



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

04/09/2013

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Happy Valley Plan Amendment
DLCD File Number 001-13

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, April 25, 2013

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Justin Popilek, City of Happy Valley
Gordon Howard, DLCD Urban Planning Specialist
Jennifer Donnelly, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

☐ In person ☐ electronic ☐ mailed

DATE
STAMP

DEPT OF
LAND CONSERVATION
AND DEVELOPMENT

APR 05 2013

For Office Use Only

Jurisdiction: **City of Happy Valley**

Local file number:
ANN0113/CPA0113/LDC0113

Date of Adoption: **4/2/2013**

Date Mailed: **4-2-13**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: **2/11/2013**

☐ Comprehensive Plan Text Amendment

☒ Comprehensive Plan Map Amendment

☐ Land Use Regulation Amendment

☒ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The City annexed 27 properties, totaling approximately 6 acres, and converted the existing Clackamas County comprehensive plan designations/zoning districts to "equivalent" City of Happy Valley comprehensive plan designations/zoning districts.

Does the Adoption differ from proposal? Please select one
No

Plan Map Changed from: **Clackamas Co. LDR & OA** to: **City R-5, R-8.5 & MUC**

Zone Map Changed from: **Clack Co. VR-5/7, R-8.5 & OA** to: **City R-5, R8.5, & MUC**

Location: **Various, see attached maps**

Acres Involved: **6**

Specify Density: Previous: **Varies**

New: **Varies**

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Clackamas Co. & Metro

Local Contact: **Justin Popilek, Associate Planner**

Phone: (503) 783-3810 Extension:

Address: **16000 SE Misty Drive**

Fax Number: 503-658-5174

City: **Happy Valley**

Zip: 97086-

E-mail Address: **justinp@ci.happy-valley.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light **green paper if available**.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 **green paper only if available**. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

Mayor
Honorable Lori DeRemer



City Manager
Jason Tuck

DATE: April 4, 2013

File No. ANN-01-13/LDC-01-13/CPA-01-13

NOTICE OF EXPEDITED DECISION

This is official notice of action taken by the Happy Valley City Council pursuant to Metro Code 3.09.045 with regard to an application for annexation to the City of Happy Valley. The subject properties are described as Clackamas County Assessor Map Numbers:

22E02AC02801, 22E02DD00100, 22E02DD00102, 22E02DD00103, 22E02DD00104,
22E02DD00107, 22E02DD00109, 22E02DD00113, 22E02DD00114, 22E02DD00115,
22E12BB00190, 22E12BB00290, 22E12BB00390, 22E12BB01100, 22E12BB01400,
22E12BB01600, 22E12BB01700, 22E12BB01900, 22E12BB02000, 22E12BB02100,
22E12BB02200, 22E12BB02300, 22E12BB02400, 22E12BB02500,
22E12BB02700, 22E12BB04000 and 22E03DD00201

On April 2, 2013 the City Council formally approved the subject application/petition based upon findings included within the Staff Report dated April 2, 2013, and deliberations of the City Council.

Per Metro Code 3.09.045 decisions made pursuant to an expedited process are not subject to appeal by a necessary party pursuant to Section 3.09.070.


Justin Popilek, Associate Planner

cc: Petitioner
Necessary Parties
File

16000 SE Misty Drive
Happy Valley, Oregon 97086
Telephone: (503) 783-3800 Fax: (503) 658-5174
Website: www.ci.happy-valley.or.us

ORDINANCE NO. 435
CITY OF HAPPY VALLEY

AN ORDINANCE ANNEXING TERRITORY INTO THE CITY OF HAPPY VALLEY,
OREGON, WITHDRAWING SAID TERRITORY FROM THE CLACKAMAS
COUNTY ENHANCED LAW ENFORCEMENT DISTRICT, AMENDING OFFICIAL
MAP EXHIBIT 11 OF THE CITY OF HAPPY VALLEY LAND DEVELOPMENT
ORDINANCE NO. 97, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to ORS 222.125 the City of Happy Valley received petitions signed by 100 percent of the owners of 100 percent of the properties with 100 percent of the assessed value of territory requesting annexation (ANN-01-13/LDC-01-13/CPA-01-13); and

WHEREAS, the proposed annexation territory consists of 26 tax lots totaling 3.57 acres of land adjacent to existing city boundaries; and

WHEREAS, the specific tax lots to be annexed include:

22E02AC02801, 22E02DD00100, 22E02DD00102, 22E02DD00103, 22E02DD00104, 22E02DD00107, 22E02DD00109, 22E02DD00113, 22E02DD00114, 22E02DD00115, 22E12BB00190, 22E12BB00290, 22E12BB00390, 22E12BB01100, 22E12BB01400, 22E12BB01600, 22E12BB01700, 22E12BB01900, 22E12BB02000, 22E12BB02100, 22E12BB02200, 22E12BB02300, 22E12BB02400, 22E12BB02500, 22E12BB02700 and 22E12BB04000; and

WHEREAS, the City provided notice that the City Council would consider the annexation petitions, consistent with the applicable notice requirements of (1) Section 16.60.050 of the City's Land Development Code, (2) applicable provisions of Metro Code Chapter 3.09, and (3) applicable state law requirements; and

WHEREAS, the City has adopted an expedited decision process for annexations consistent with Metro Code Chapter 3.09.045; and

WHEREAS, pursuant to Section 16.67.070 of the Happy Valley Municipal Code, the tax lots proposed for annexation will be re-designated and re-zoned from their existing Clackamas County plan designations/zones to the applicable city plan designations/zones per the City's Development Code; and

WHEREAS, the City Council considered the proposed annexation at its regularly scheduled City Council meeting on April 2, 2013; and

WHEREAS, 25 of the properties proposed for annexation were created as part of two separate Planned Unit Developments approved through Clackamas County, known as "Wenzel Park" (Clackamas County File Nos. Z0237-04-SL, Z0238-04-Z and Z0632-10-SL) and "Pfeifer Ridge" (Clackamas County File No. Z0733-09-SL).

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

Section 1. The City Council declares the territory described in Exhibit A, and depicted in Exhibit B is annexed to Happy Valley effective April 2, 2013.

Section 2. The City of Happy Valley declares through the legislative process that the following city Comprehensive Plan designations and zoning districts shall apply to the tax lots proposed for annexation, as pursuant to Section 16.67.070 of the Happy Valley Municipal Code:

22E02AC02801 – Mixed Use Commercial (MUC)
22E02DD00100 – Low Density Residential (R-8.5)
22E02DD00102 – Low Density Residential (R-8.5)
22E02DD00103 – Low Density Residential (R-8.5)
22E02DD00104 – Low Density Residential (R-8.5)
22E02DD00107 – Low Density Residential (R-8.5)
22E02DD00109 – Low Density Residential (R-8.5)
22E02DD00113 – Low Density Residential (R-8.5)
22E02DD00114 – Low Density Residential (R-8.5)
22E02DD00115 – Low Density Residential (R-8.5)
22E12BB00190 – Medium Density Single-Family Residential (R-5)
22E12BB00290 – Medium Density Single-Family Residential (R-5)
22E12BB00390 – Medium Density Single-Family Residential (R-5)
22E12BB01100 – Medium Density Single-Family Residential (R-5)
22E12BB01400 – Medium Density Single-Family Residential (R-5)
22E12BB01600 – Medium Density Single-Family Residential (R-5)
22E12BB01700 – Medium Density Single-Family Residential (R-5)
22E12BB01900 – Medium Density Single-Family Residential (R-5)
22E12BB02000 – Medium Density Single-Family Residential (R-5)
22E12BB02100 – Medium Density Single-Family Residential (R-5)
22E12BB02200 – Medium Density Single-Family Residential (R-5)
22E12BB02300 – Medium Density Single-Family Residential (R-5)
22E12BB02400 – Medium Density Single-Family Residential (R-5)
22E12BB02500 – Medium Density Single-Family Residential (R-5)
22E12BB02700 – Medium Density Single-Family Residential (R-5)
22E12BB04000 – Medium Density Single-Family Residential (R-5)

Section 3. Any future home construction that occurs on the lots located within “Wenzel Park” and “Pfeifer Ridge” that are subject to this annexation shall utilize the following minimum setback requirements:

Front: 20 feet	Interior Side: 3 feet
Rear: 20 feet	Street Side: 15 feet

Section 4. The City Council adopts the subject annexation application (ANN-01-13/LDC-01-13/CPA-01-13) and the associated Staff Report to the City Council dated April 2, 2013.

Section 5. The territory described in Exhibit A, and depicted in Exhibit B is hereby withdrawn from the Clackamas County Enhanced Law Enforcement District effective April 2, 2013.

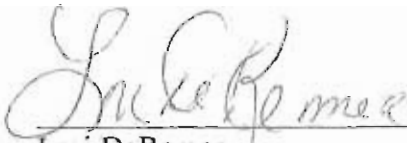
Section 6. As a condition for the annexation of each property in the territory described in Exhibit A and depicted in Exhibit B, the property owners, on behalf of themselves, their heirs, successors and assigns, waive their right(s) of remonstrance against the creation of any Local Improvement District created consistent with ORS Chapter 223 and/or Happy Valley Municipal Code Chapter 3.12 for a period of 10 years from the effective date of the annexation.

Section 7. The City Recorder is directed to:

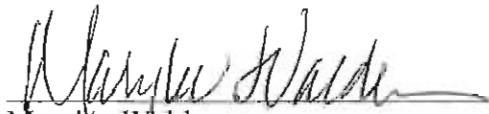
1. File a copy of this ordinance and the statements of consent to annexation consistent with ORS 222.180 with the Secretary of State and Department of Revenue;
2. Mail a copy of this ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and
3. Mail a copy of this ordinance to Clackamas County and any other necessary parties consistent with Metro Code Chapter 3.09.030(e).

Section 8. An emergency is declared to exist and as provided by Section 17 of the Happy Valley City Charter this ordinance takes effect on April 2, 2013.

COUNCIL APPROVAL AND UNANIMOUS ADOPTION AT ONE MEETING: [April 2, 2013]


Lori DeRemer
Mayor

Adoption and date attested by:


Marylee Walden
City Recorder

ORDINANCE NO. 437
CITY OF HAPPY VALLEY

AN ORDINANCE ANNEXING TERRITORY INTO THE CITY OF HAPPY VALLEY,
OREGON, WITHDRAWING SAID TERRITORY FROM THE CLACKAMAS
COUNTY ENHANCED LAW ENFORCEMENT DISTRICT, AND AMENDING
OFFICIAL MAP EXHIBIT 11 OF THE CITY OF HAPPY VALLEY LAND
DEVELOPMENT ORDINANCE NO. 97.

WHEREAS, pursuant to ORS 222.125 the City of Happy Valley received petitions signed by 100 percent of the owners of 100 percent of the properties with 100 percent of the assessed value of territory requesting annexation (ANN-01-13/LDC-01-13/CPA-01-13); and

WHEREAS, the proposed annexation territory consists of one tax lot totaling 2.44 acres of land adjacent to existing city boundaries; and

WHEREAS, the specific tax lot to be annexed is:

22E03DD00201, which is currently the subject of a land use action nearing completion in Clackamas County; and

WHEREAS, the City provided notice that the City Council would consider the annexation petitions, consistent with the applicable notice requirements of (1) Section 16.60.050 of the City's Land Development Code, (2) applicable provisions of Metro Code Chapter 3.09, and (3) applicable state law requirements; and

WHEREAS, the City has adopted an expedited decision process for annexations consistent with Metro Code Chapter 3.09.045; and

WHEREAS, pursuant to Section 16.67.070 of the Happy Valley Municipal Code, the tax lot proposed for annexation will be re-designated and re-zoned from its existing Clackamas County plan designation/zone to the applicable city plan designation/zone per the City's Development Code; and

WHEREAS, the City Council considered the proposed annexation at its regularly scheduled City Council meeting on April 2, 2013; and

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

Section 1. The City Council declares the territory described in Exhibit A, and depicted in Exhibit B is annexed to Happy Valley effective 30 days after approval of this ordinance.

Section 2. The City of Happy Valley declares through the legislative process that the following city Comprehensive Plan designations and zoning districts shall apply to the tax lots proposed for annexation, as pursuant to Section 16.67.070 of the Happy Valley Municipal Code:

Section 3. Any future home construction that occurs on the subject tax lot shall utilize the following minimum setback requirements:

Front: 20 feet	Interior Side: 3 feet
Rear: 20 feet	Street Side: 15 feet

Section 4. The City Council adopts the subject annexation application (ANN-01-13/LDC-01-13/CPA-01-13) and the associated Staff Report to the City Council dated April 2, 2013.

Section 5. The territory described in Exhibit A, and depicted in Exhibit B is hereby withdrawn from the Clackamas County Enhanced Law Enforcement District effective 30 days after approval of this ordinance.

Section 6. As a condition for the annexation of each property in the territory described in Exhibit A and depicted in Exhibit B, the property owners, on behalf of themselves, their heirs, successors and assigns, waive their right(s) of remonstrance against the creation of any Local Improvement District created consistent with ORS Chapter 223 and/or Happy Valley Municipal Code Chapter 3.12 for a period of 10 years from the effective date of the annexation.

Section 7. The City Recorder is directed to:

1. File a copy of this ordinance and the statements of consent to annexation consistent with ORS 222.180 with the Secretary of State and Department of Revenue;
2. Mail a copy of this ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and
3. Mail a copy of this ordinance to Clackamas County and any other necessary parties consistent with Metro Code Chapter 3.09.030(e).

COUNCIL APPROVAL AND UNANIMOUS ADOPTION AT ONE MEETING: [April 2, 2013]


Lori DeRemer
Mayor

Adoption and date attested by:


Marilee Walden
City Recorder

CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OREGON 97086
PH. 503.783.3800
FAX 503.658.5174

REVISED NOTICE

PLEASE NOTE THIS IS A REVISED VERSION OF A PUBLIC NOTICE THAT WAS PREVIOUSLY MAILED TO YOUR ADDRESS. THE HEARING DATE PERTAINING TO THE DOCKET NUMBER BELOW HAS BEEN MOVED TO TUESDAY, APRIL 2, 2013, AT 7 P.M. THE REVISED NOTICE READS AS FOLLOWS:

NOTICE IS HEREBY GIVEN that the Happy Valley City Council will hold a public hearing and will consider the annexation of territories pursuant to the Expedited Decision process of Metro Code Chapter 3.09.045 and a Comprehensive Plan Map/Zoning Map amendment (rezoning the subject properties from the existing Clackamas County plan designations/zoning districts to equivalent City of Happy Valley plan designations/zoning districts) to the affected properties pursuant to Section 16.67.070 of the City's Municipal Code in the City Hall Council Chambers, 16000 SE Misty Drive, Happy Valley, Oregon on **Tuesday, April 2, 2013, at 7:00 p.m.**

DOCKET NUMBER

ANN-01-13/LDC-01-13/CPA-01-13

The affected properties total approximately 6.16 acres of real property and includes the following properties as listed by Clackamas County Assessor Map Number:

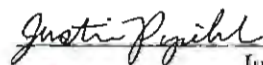
22E02AC02801, 22E02DD00107, 22E03DD00201, 22E02DD00100, 22E02DD00102, 22E02DD00103, 22E02DD00104, 22E02DD00109, 22E02DD00113, 22E02DD00114, 22E02DD00115, 22E12BB00190, 22E12BB00290, 22E12BB00390, 22E12BB01100, 22E12BB01400, 22E12BB01600, 22E12BB01700, 22E12BB01900, 22E12BB02000, 22E12BB02100, 22E12BB02200, 22E12BB02300, 22E12BB02400, 22E12BB02500, 22E12BB02700, and 22E12BB04000.

The City Council intends to decide on the application for annexation and rezoning of the above properties at the public hearing. The Council may approve or deny an application for annexation and the associated legislative comprehensive plan map/zone map amendments in accordance with the applicable criteria of the City of Happy Valley Comprehensive Plan, and Section 16.67.070 of the City of Happy Valley Municipal Code, METRO code 3.09, and ORS 222.111, 222.125 and 222.170.

The decision will be made in accordance with the said criteria, and may be appealed to the Land Use Board of Appeals.

The decision-making criteria, application, and records concerning this matter are available at the City of Happy Valley City Hall at the above address during working hours (8:00 a.m. to 5:00 p.m. weekdays), please call for an appointment. For additional information, contact Justin Popilek, Associate Planner at the above address and phone number.

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting Marylee Walden, City Recorder at the above phone number.


Justin Popilek,
Associate Planner
EXHIBIT # A

Mayor
Honorable Lori DeRemer



City Manager
Jason A. Tuck

CITY OF HAPPY VALLEY
STAFF REPORT TO THE CITY COUNCIL
April 2, 2013

ANNEXATION APPLICATION (File Number: ANN-01-13/LDC-01-13/CPA-01-13)

27 Properties – “Wenzel Park” and “Pfeifer Ridge”

I. GENERAL INFORMATION

PROPOSAL:

The City seeks approval of the annexation of 27 properties, with a cumulative area of approximately 6.01 acres, and the legislative amending of the City’s Comprehensive Plan Map/Zoning Map to convert the existing Clackamas County Comprehensive Plan designation/zoning district for the subject properties to an equivalent Happy Valley plan designation/zoning district, as set forth in Section 16.67.070 of the City’s Land Development Code (LDC). 25 of the subject properties are recently constructed/platted lots located within two Planned Unit Developments that were approved by Clackamas County known as “Pfeifer Ridge” and “Wenzel Park”. The other two properties are undeveloped lots that currently sit adjacent to all Level 1 public services. Staff has determined that the proposed annexation/zoning conversion complies with the applicable requirements of the Statewide Planning Goals, Oregon Revised Statutes (ORS), Metro Code, and the City’s Comprehensive Plan and LDC. **Therefore, staff recommends the City Council APPROVE the proposed annexation subject to the findings and conclusions in this report.**

APPLICANT:

City of Happy Valley
16000 SE Misty Drive
Happy Valley, OR 97086

PROPERTY OWNERS:

See Attached List – Exhibit B

16000 SE Misty Drive
Happy Valley, Oregon 97086
Telephone: (503) 783-3800 Fax: (503) 658-5174
Website: www.ci.happy-valley.or.us

EXHIBITS:

Exhibit A - Annexation Area Map
Exhibit B - Property Data/Owner List
Exhibit C - Annexation Petitions

APPLICABLE CRITERIA:

Applicable Statewide Planning Goals; ORS 222.111 and 222.125; Metro Code 3.09.045; and applicable policies and sections of the City of Happy Valley Comprehensive Plan and Municipal Code, Title 16 (Land Development Code) - including Section 16.67.070 (Annexations).

BACKGROUND:

The City of Happy Valley makes available petitions for annexation to area property owners and received signed petitions requesting annexation from the owners of the subject properties.

GENERAL DISCUSSION:

The proposed annexation was initiated by petitions signed by the owners of 100 percent of the property owners that represent 100 percent of the assessed value, and that represent at least 50 percent of the electors within the area being annexed. The proposal meets the requirements of Metro Ordinance Number 98-791, Chapter 3.09.045, and ORS 222.125.

The properties proposed to be annexed are located in several areas that are adjacent to the existing city limits, as noted on Exhibit A. The legal descriptions for the areas proposed for annexation are included as exhibits to the two ordinances accompanying this file (Ordinance Nos. 435 and 437) and the annexation application data forms for the areas to be annexed are attached as Exhibit B.

The proposed annexation incorporates 27 properties consisting of 6.01 acres located adjacent to the existing boundary of the City of Happy Valley. The desire of the property owners to obtain city services/permit review and/or land use regulations for the subject properties have prompted the proposed annexation request.

This staff report outlines the subject properties as to their specific configuration, existing land use, population, assessed value and other criteria for approval of boundary changes. See attached Exhibits A and B.

The proposed annexation boundaries have been drawn up to include only the properties represented by the property owners or their representatives who signed the annexation petitions.

16 of the properties proposed for annexation are lots located within “Wenzel Park”, a PUD approved by Clackamas County in 2004 and reapproved in 2011. These lots currently have a Clackamas County Comprehensive Plan designation/land use zone of Urban Low Density Residential (R-8.5). With the approval of the proposed annexation the affected “Wenzel Park” properties will receive a City plan designation/zone of Low Density Residential (R-8.5). Nine of the properties proposed for annexation are lots located within “Pfeifer Ridge”, a PUD approved by Clackamas County in 2010. These lots within “Pfeifer Ridge” currently have a County plan designation/zone of Village Standard Lot Residential (VR-5/7). With the approval of the proposed annexation the affected “Pfeifer Ridge” properties will receive a City plan designation/zone of Medium Density Single-Family Residential (R-5).

The subject lots that are located within “Wenzel Park” and “Pfeifer Ridge” are under common ownership and it is the desire of the property owner to annex into the City to process future building permits through the City’s Building Division. As the setbacks associated with the prior PUD approvals in the County differ from those associated with the underlying zones, staff recommends that the adoption ordinance (Ordinance No. 435) include provisions for setbacks specific to the annexed lots. Specifically, minimum 20-foot front/rear yard setbacks, minimum three-foot interior yard setbacks and minimum 15-foot street side yard setbacks.

One of the two remaining subject properties can be identified as Lot 1 of “Sierra Cascade”, which currently sits vacant. This property has a Clackamas County Comprehensive Plan designation/zone of Office Apartment (OA), which would convert to a City plan designation/zone of Mixed Use Commercial (MUC) with the approval of the proposed annexation. The second of the two remaining subject properties is a 2.44-acre undeveloped Lot of Record located northwest of SE 122nd Avenue and SE Echo Valley Street. This property currently has a Clackamas County plan designation/zone of Urban Low Density Residential (R-8.5), which would convert to a City plan designation/zoning district of Low Density Residential (R-8.5). It is the desire of the owner of these two undeveloped properties to annex into the City to process future land use applications and building permits through the City.

This proposed annexation complies with the present agreements the City has with various urban service providers. All of the subject properties are currently located within Clackamas County Service District #1 (CCSD #1), which provides sanitary sewer and stormwater management services to the City and other urbanized areas of Clackamas County. All the subject properties are provided water service by Sunrise Water Authority (SWA), one of the City’s service providers of potable water. SWA will continue to provide water services to the subject properties subsequent to the approval of this annexation. Also subsequent to the approval of this annexation, the owners of the subject properties will continue to be provided street lighting services by Clackamas County Service District #5 (CCSD #5). The subject properties are also currently within the North Clackamas Parks and Recreation District (NCPRD) and would continue to be with the approval of this annexation proposal. The subject properties will need to be removed from the Clackamas County Enhanced Law Enforcement District and will be provided law enforcement services by the Happy Valley Police Department. Also, the subject properties are within Clackamas Fire District #1 (CFD #1). CFD #1 provides the subject properties with fire protection and will continue to provide this service following the approval of this annexation.

The Metro Regional Framework Plan contains standards and criteria guiding the management and expansion of the Urban Growth Boundary (UGB), but most are not directly applicable to this annexation application. The Framework Plan does address the issues of annexation of properties to cities as appropriate to ensure adequate government jurisdiction and public facilities review and approvals.

The Metro Urban Growth Management Functional Plan (UGMFP) contains population and household growth figures for each jurisdiction in the region, including the City of Happy Valley. These figures should be accommodated over the next 20 years. The approval of this annexation request will work to provide housing and employment opportunities to current and future residents of the City as specified in the functional plan.

II. FINDINGS OF FACT

STATEWIDE PLANNING GOALS (DLCD)

“Goal 1: Citizen Involvement (660-015-0000(1))

Goal 1 specifies that each city adopt a program for citizen involvement that clearly defines the procedures by which the general public will be involved in the ongoing land-use planning process. This program shall provide for continuity of citizen participation and of information that enables citizens to identify and comprehend the issues.

Response:

The City of Happy Valley provided notice to all interested parties, necessary parties, and land owners within 300 feet. The notice stated that the process would be expedited. This criterion has been satisfied.

Goal2: Land Use Planning (660-015-0000(2))

Goal 2 specifies the need to establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Response:

The City’s LDC establishes provisions for the expedited annexation process and county to city zoning conversion. This staff report and findings demonstrate compliance with applicable policies and regulations of all local, regional, and state regulations. This criterion has been satisfied.

Goal 9: Economic Development (660-015-0000(9))

Goal 9 specifies that each city throughout the state must provide adequate opportunities for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Response:

The subject properties are located within an area that has already been comprehensively planned for by Clackamas County. One of the subject properties, Tax Lot 2801, currently has a Clackamas County plan designation/zone of Office Apartment, which would convert to a City plan designation/zone of Mixed Use Commercial. This zone allows for the possibility of Tax Lot 2801 to develop as a use that would provide employment opportunities to residents of the City and urbanized Clackamas County. The proposed annexation meets the City's Comprehensive Plan policies pertaining to Goal 9 and the UGMFP (see Compliance with Regional Goals). Therefore, this criterion is satisfied.

Goal 10: Housing (660-015-0000(10))

Goal 10 specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

Response:

The subject properties are located within an area that has already been comprehensively planned for by Clackamas County. The proposed annexation will provide additional lots for residential construction within the City that would be located near areas that are currently utilized for residential purposes and public parks. The annexation is compliant with the City's Comprehensive Plan goals and policies pertaining to Goal 10 and the UGMFP (see Compliance with Regional Goals) and therefore, this criterion has been satisfied.

Goal 11: Public Facilities and Services ((660-015-0000(11))

Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that the public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.

Response:

Metro Code (3.09.045.d) requires that boundary change proposals meet minimum criteria that include addressing the capacity for urban services. Boundary changes must be consistent with ORS 195.065 and regional and statewide land use goals, including Goal 11.

Clackamas County has provided the comprehensive planning for public services in the area of the subject properties. Prior to the installation of infrastructure related to public services such as sanitary sewer, stormwater management, potable water, and transportation systems Clackamas County and their service providers provided analysis as to how the subject properties (along with other adjacent properties) would best be served by public services.

If the proposed annexation is approved, the subject properties will continue to be provided public services by many of the same agencies that currently serve the annexation area. The subject properties will continue to be provided sanitary sewer and stormwater management services by CCSD #1. Fire protection will continue to be provided to the subject properties by CFD #1. Also, CCSD #5 will continue to administer street lighting to the subject properties.

SWA provides water to areas located to the south and west of the City's current boundary. The properties proposed for annexation are currently, and will continue to be, within the service area of SWA. The current and future water supply needs of the subject properties will be evaluated and planned for by SWA. Therefore, this criterion is satisfied.

Goal 12: Transportation ((660-015-0000(12))

Goal 12 calls for the provision of "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged."

Response:

The Happy Valley Transportation System Plan (TSP) has been updated to include the area proposed for annexation. The TSP was adopted in December 1998; and amended in 2001, 2006, 2009 and 2010. The TSP includes an inventory of the existing transportation system, addresses current problem areas, and evaluates future needs for both motorized and non-motorized transportation options. The TSP is consistent with the Transportation Planning Rule (TPR), the Metro Regional Transportation Plan (RTP), the Clackamas County Comprehensive Plan and Pedestrian and Bicycle Master Plan, and the Oregon Department of Transportation Oregon Transportation Plan (OTP). This criterion has been satisfied.

Goal 14: Urbanization ((660-015-0000(14))

Goal 14 requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses."

Response:

The Happy Valley Comprehensive Plan (1984) and East Happy Valley Comprehensive Plan Update (2009) established a UGB based on the seven criteria outlined in Goal 14. UGB expansions are also regulated regionally through the Metro Regional Framework Plan and UGMFP. The Regional Framework Plan stipulates that cities plan for growth and utilize available land in a manner that is consistent with the regional goals contained in the plan. Through the legislative process, the City is proposing to apply a city zoning designation that is the equivalent of the existing Clackamas County zoning designation, to be consistent with the existing Clackamas County Comprehensive Plan. The Clackamas County Comprehensive Plan was established in compliance with Goal 14. Therefore, this criterion is satisfied.

Oregon Revised Statutes (ORS)

“ORS 222.111 – [...] (2) A proposal for annexation of territory to a city may be initiated by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed.

Response:

This annexation was the result of petitions filed by the property owners or their representatives who own properties that are contiguous to the city limits of Happy Valley. The criterion has been satisfied.

ORS 222.125 - Annexation by consent of all owners of land and majority of electors; proclamation of annexation. The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.”

Response:

The application was initiated by petitions from owners of 100 percent of the land in the territory to be annexed and 50 percent of the electors in the territory to be annexed. The criterion has been satisfied.

REGIONAL LAND USE REQUIREMENT

“Metro Code 3.09.045 – Expedited Decisions

(a) The governing body of a city or Metro may use the process set forth in this section for minor boundary changes for which the petition is accompanied by the written consents of one hundred percent of property owners and at least fifty percent of the electors, if any, within the affected territory. No public hearing is required.

Response:

The City of Happy Valley established an expedited decision process through the adoption of Resolution Number 05-13. The City has received written consent in the form of petitions from 100 percent of the property owners and 50 percent the electors within the affected territory. The criterion has been satisfied.

(b) The expedited process must provide for a minimum of 20 days' notice prior to the date set for decision to all necessary parties and other persons entitled to notice by the laws of the city or Metro. The notice shall state that the petition is subject to the expedited process unless a necessary party gives written notice of its objection to the boundary change.

Response:

The City of Happy Valley provided notice to all interested parties, necessary parties and land owners within 300 feet of the subject properties. The notice stated that the process would be expedited. This criterion has been satisfied.

(c) At least seven days prior to the date of decision the city or Metro shall make available to the public a report that includes the following information:

(1) The extent to which urban services are available to serve the affected territory, including any extru-territorial extensions of service;

(2) Whether the proposed bonnulary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; und

(3) The proposed effective date of the boundary change.

Response:

A brief report, addressing the applicable criteria in Section 3.09.045 was available to the public on Monday, March 25, 2013, this criterion has been satisfied.

(d) To approve a boundary change through an expedited process, the city shall:

(1) Find that the change is consistent with expressly applicable provisions in:

(A) Any applicable urban service agreement adopted pursuant to ORS 195.065;

Response:

The proposed annexation is consistent with ORS 195.065. As stated above, the subject properties would generally remain within service districts already serving the area. All of the subject properties are currently located within CCSD #1, which provides sanitary sewer and stormwater management services to the City and other urbanized areas of Clackamas County. All the subject properties are provided water service by SWA, one of the City's service providers of potable water. SWA will continue to provide water services to the subject properties subsequent to the approval of this annexation. The subject properties are also currently within the NCPRD and would continue to be with the approval of this annexation proposal. The subject properties will need to be removed from the Clackamas County Enhanced Law Enforcement District and will be provided law enforcement services by the Happy Valley Police Department. Also, the subject properties are within CFD #1. CFD #1 provides the subject properties with fire protection and will continue to provide this service following the approval of this annexation. This criterion has been satisfied.

(B) Any applicable annexation plan adopted pursuant to ORS 195.205;

Response:

An applicable annexation plan adopted pursuant to ORS 195.205 does not exist. Therefore, this criterion does not apply.

(C) Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;

Response:

An applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) does not exist. Therefore, this criterion does not apply.

(D) Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services; and

Response:

The proposed annexation would not interfere with the provision, quality, or quantity of public facilities and services. The subject properties are located in areas where urban services have already been installed. This criterion has been satisfied.

(E) Any applicable comprehensive plan; and

Although a specific Comprehensive Plan does not exist for the subject site outside of the current Clackamas County Comprehensive Plan, if annexed, the subject properties will be subject to the City's overall Comprehensive Plan, including all relevant policies. Therefore, this criterion is satisfied.

(2) Consider whether the boundary change would:

(A) Promote the timely, orderly and economic provision of public facilities and services;

(B) Affect the quality and quantity of urban services; and

(C) Eliminate or avoid unnecessary duplication of facilities or services.

Response:

The proposed annexation would not interfere with the provision, quality, or quantity of public facilities and services. The subject properties are located in an area where urban services have already been installed. The criterion has been satisfied.

(e) A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and outside the UGB. Neither a city nor a district may extend water or sewer services from inside a UGB to territory that lies outside the UGB."

Response:

The subject properties having petitioned for annexation are within the existing Metro UGB. The criterion has been satisfied.

CITY OF HAPPY VALLEY COMPREHENSIVE PLAN

Comprehensive Plan Policies

“Policy 4: To insure orderly development in the City of Happy Valley through formulation of growth management policies and guidelines which will determine that development can occur only when adequate levels of services and facilities are or will be available.

Response:

The subject properties are located where urban services are currently available. In fact, the subject properties currently are served by all Level 1 services. Therefore, this criterion is satisfied.

Policy 5: To encourage controlled development while maintaining and enhancing the physical resources which make Happy Valley a desirable place to live.

Response:

The subject properties are located within an area that has been comprehensively planned for by Clackamas County. This plan was created with preservation and enhancement of physical resources as a goal. Therefore, this criterion is satisfied.

Policy 7: To coordinate with the Metropolitan Service District (Metro) on any proposed changes or adjustments of the Urban Growth Boundary in the immediate vicinity of the City.”

Response:

There are no proposed changes or adjustments to the UGB associated with this annexation application. This criterion is not applicable.

CITY OF HAPPY VALLEY MUNICIPAL CODE

Happy Valley Land Development Code

“16.67 Comprehensive Plan Map, Specific Area Plans, Land Use District Map and Text Amendments

[...]

16.67.070 Annexations.

A. Except as provided in subsection B of this section, when a property or area is annexed to the City from unincorporated Clackamas County with an accompanying Clackamas County Comprehensive Plan designation and zone, the action by the City Council to annex the property or area shall include an ordinance to amend the City's Comprehensive Plan map/zoning map to reflect the conversion from the County designation/zone to a corresponding City designation/zone, as shown in Table 16.67.070-1 below.

Table 16.67.070-1 Land Designation Conversion Table

<i>Clackamas County Zone</i>	<i>City of Happy Valley Zone</i>
Urban/Rural Residential	
<i>R-2.5</i>	<i>SFA</i>
<i>R-5</i>	<i>R-5</i>
<i>R-7</i>	<i>R-7</i>
<i>R-8.5</i>	<i>R-8.5</i>
<i>R-10</i>	<i>R-10</i>
<i>R-15</i>	<i>R-15</i>
<i>R-20</i>	<i>R-20</i>
<i>MR-1</i>	<i>MUR-M1</i>
<i>MR-2</i>	<i>MUR-M2</i>
<i>HDR</i>	<i>MUR-M3</i>
<i>RA-2</i>	<i>R-15</i>
<i>FU-10</i>	<i>*</i>
Natural Resources	
<i>EFU</i>	<i>*</i>
Commercial	
<i>NC</i>	<i>MUE</i>
<i>C-2</i>	<i>MCC</i>
<i>C-3</i>	<i>MCC</i>
<i>RCC</i>	<i>MCC</i>
<i>RCO</i>	<i>MUC</i>
<i>OC</i>	<i>CCC</i>
<i>RCHD</i>	<i>MUR-M2</i>
<i>OA</i>	<i>MUC</i>
<i>PMU-6</i>	<i>RCMU</i>
Industrial	
<i>I-2</i>	<i>IC</i>
<i>I-3</i>	<i>IC</i>
<i>BP</i>	<i>EC</i>
Special Districts	
<i>OSM</i>	<i>IPU</i>
Sunnyside Village	
<i>VR-4/5</i>	<i>R-5</i>
<i>VR-5/7</i>	<i>R-5</i>
<i>VCS</i>	<i>IPU</i>

VA	MUR-MI
VO	VO
VTH	VTH
*Annexation of these zoning districts would require the creation of a new Comprehensive Plan designation/zoning district within the City that would be determined by the Planning Official based on surrounding Comprehensive Plan designations/zoning districts and a Transportation Planning Rule-compliant Traffic Impact Analysis.	

B. When an unincorporated property within the East Happy Valley Comprehensive Plan area, Aldridge Road Comprehensive Plan area, or the Rock Creek Mixed Employment Comprehensive Plan area is annexed to the City, the property shall be rezoned to the applicable zoning designation in the Comprehensive Plan pursuant to the applicable requirements of the Land Development Code.

C. For any proposed annexation to the City, application shall be made directly to the City of Happy Valley on the appropriate forms and accompanied with the required fee. Upon receipt of a copy of the form, the City shall schedule a public hearing before the Planning Commission, which shall make a recommendation to the City Council. The City may utilize any lawful annexation process under state, regional or local law, including the expedited annexation process established in the Metro Code. An expedited annexation process shall be sent directly to the City Council for review. Expedited annexations shall be processed as an ordinance pursuant to the City of Happy Valley Charter.

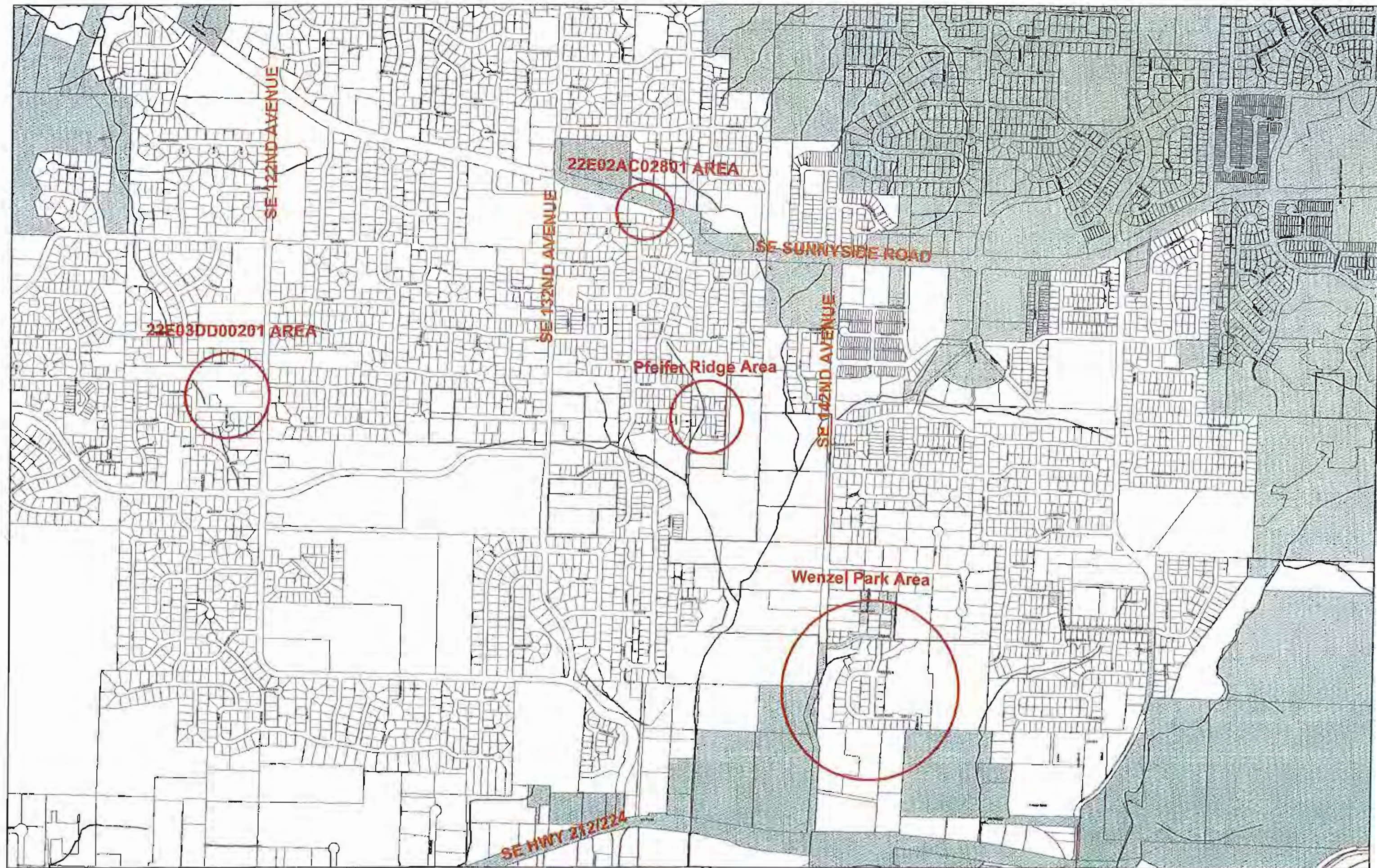
D. For any proposed deannexation from the City, application shall be made directly to the City of Happy Valley on the appropriate forms and accompanied with the required fee. Upon receipt of a copy of the form the City shall schedule a public hearing before the Planning Commission, which shall make a recommendation to the City Council.”

Response:

Pursuant to Subsection “B” above, the properties associated with this annexation proposal will receive an equivalent city zoning designation per the city’s “conversion matrix”. As a result, if the proposed annexation is approved, an ordinance (Ordinance No. 435) to amend the City’s Comprehensive Plan Map/Zoning Map will be passed that reflects the zoning conversion of the subject properties from their current Clackamas County designations/zones to City of Happy Valley designations/zones. These criteria have been satisfied.

III. CONCLUSION AND RECOMMENDATION:

Staff has determined that the above findings demonstrate that the proposed annexation and zoning conversion of the subject properties satisfy the requirements of the Statewide Planning Goals, ORS, Metro Code 3.09, and City of Happy Valley Comprehensive Plan and LDC. Staff, therefore, recommends that the City Council approve application ANN-01-13/LDC-01-13/CPA-01-13.



	A	B	C	D	E	F	G	H	I	J	K	L	M
1	ANN-01-13	ANN-01-13											
2	PROPERTY OWNER	TAX MAP/LOT	SITE ADDRESS	CITY	MAILING ADDR	STATE	ZIP	ZONING	ACRES	ASSESSED VALUE	# DU	# PEOPLE	PROPOSED ZONE
3													
4	TA LIESY HOMES NW	22E02AC02801	13600 SE SUNNYSIDE RD	Clackamas		OR	97015	OA	0.59	85,407.00	0	0	
5													
6	TA LIESY HOMES NW	22E02DD00107	13750 SE ALMOND DR	Clackamas		OR	97015	VR57	0.1	65,366.00			
7													
8	TA LIESY HOMES NW	22E03DD000201	No Situs					R8.5	2.44	138,807.00			
9													
10	RIGGINS INVESTMENTS	22E02DD000100	13793 SE ALMOND DR	Clackamas	13605 SE HWY 212	OR	97015	VR57	0.1	65,366.00			
11	RIGGINS INVESTMENTS	22E02DD000102	14043 SE 139TH AVE	Clackamas	13605 SE HWY 212	OR	97015	VR57	0.09	65,366.00			
12	RIGGINS INVESTMENTS	22E02DD000103	13759 SE ALMOND DR	Clackamas	13605 SE HWY 212	OR	97015	VR57	0.12	65,366.00			
13	RIGGINS INVESTMENTS	22E02DD000104	13747 SE ALMOND DR	Clackamas	13605 SE HWY 212	OR	97015	VR57	0.14	75,134.00			
14	RIGGINS INVESTMENTS	22E02DD000109	13780 SE ALMOND DR	Clackamas	13605 SE HWY 212	OR	97015	VR57	0.1	65,366.00			
15	RIGGINS INVESTMENTS	22E02DD000113	13761 SE ELLS CT	Clackamas	13605 SE HWY 212	OR	97015	VR57	0.11	65,366.00			
16	RIGGINS INVESTMENTS	22E02DD000114	13753 SE ELLS CT	Clackamas	13605 SE HWY 212	OR	97015	VR57	0.11	65,366.00			
17	RIGGINS INVESTMENTS	22E02DD000115	13745 SE ELLS CT	Clackamas	13605 SE HWY 212	OR	97015	VR57	0.09	65,366.00			
18													
19	TALIESIN HOMES NW LLC	22E12BB000190	14263 SE WENZEL DR	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.07	41,453.00			
20	TALIESIN HOMES NW LLC	22E12BB000290	14279 SE WENZEL DR	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.07	41,453.00			
21	TALIESIN HOMES NW LLC	22E12BB000390	14295 SE WENZEL DR	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.09	51,563.00			
22	TALIESIN HOMES NW LLC	22E12BB001100	14947 SE GLENBROOK RD	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.15	90,766.00			
23	TALIESIN HOMES NW LLC	22E12BB001400	14975 SE GLENBROOK RD	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.16	90,766.00			
24	TALIESIN HOMES NW LLC	22E12BB001600	14991 SE GLENBROOK RD	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.18	99,577.00			
25	TALIESIN HOMES NW LLC	22E12BB001700	14999 SE GLENBROOK RD	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.2	99,842.00			
26	TALIESIN HOMES NW LLC	22E12BB001900	15017 SE GLENBROOK RD	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.13	85,136.00			
27	TALIESIN HOMES NW LLC	22E12BB002000	15025 SE GLENBROOK RD	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.12	80,769.00			
28	TALIESIN HOMES NW LLC	22E12BB002100	15033 SE GLENBROOK RD	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.12	80,769.00			
29	TALIESIN HOMES NW LLC	22E12BB002200	15041 SE GLENBROOK RD	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.12	80,769.00			
30	TALIESIN HOMES NW LLC	22E12BB002300	15049 SE GLENBROOK RD	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.12	80,769.00			
31	TALIESIN HOMES NW LLC	22E12BB002400	15057 SE GLENBROOK RD	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.12	80,769.00			
32	TALIESIN HOMES NW LLC	22E12BB002500	15065 SE GLENBROOK RD	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.12	80,769.00			
33	TALIESIN HOMES NW LLC	22E12BB002700	15081 SE GLENBROOK RD	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.11	80,655.00			
34	TALIESIN HOMES NW LLC	22E12BB004000	15062 SE ASPEN WAY	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.14	85,136.00			
35								TOTAL	6.01	2,073,237.00			
36													
37	***FISCHER PENNY CATHLEEN	22E12BB003000	15088 SE ELKHORN RD	Clackamas	15088 SE ELKHORN RD	OR	97015	R-8.5	0.13	85,136.00			
38	***MELISSA & JASON JAMIESON	22E12BB003900	15059 SE ASPEN WAY	Clackamas	12042 SE SUNNYSIDE RD	OR	97015	R-8.5	0.15	90,766.00			
39													
40	***Removed from annexation due to TA Liesey not the legal owner of the property												



CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
Phone: 503-783-3800 Fax: 503-658-5174

PETITION TO ANNEX

To the City Council of the
City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

13600 SE SUNNYSIDE RD., HAPPY VALLEY
Street Address of Property (if address has been assigned)
SIERRA CASCADE, LOT 1
Legal Description (Subdivision Name, Lot number(s))

NE 1/4 SEC 2, T2S, R2E, WM, TL 2801
Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

[Signature]
Signature

TL
Owner Initial

Voter Initial

10/12/12
Date

Signature

Owner Initial

Voter Initial

Date

Other Authorized Signature

Owner Initial

Voter Initial

Date

10221 SE Rogina Ct
Street Address

503-761-6259
Home Phone

503-572-3903
Work Phone

Mailing Address

Happy Valley, OR 97086
City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

Indefinitely, or until

[Signature] 10/12/12
Signature Date

Signature Date

The Population Research Center at Portland State University compiles population estimates which they report to the State of Oregon on an annual basis. The State of Oregon then uses these estimates to determine the City's Fair Share of state funds. Please help us with this effort by indicating below the number of housing units on the above indicated tax lots and the number of people residing in these housing units. THANK YOU!

Number of housing unit on above lot:

Types of housing units: Single family Multi-family Mobile home or trailer

Number of people occupying these units:

ANN-05-12



To the City Council of the
City of Happy Valley, Oregon

CITY OF HAPPY VALLEY
16000 SE Misty Drive
Happy Valley, OR 97086
Phone: 503-783-3800 Fax: 503-658-5174
PETITION TO ANNEX

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

See Attached

Street Address of Property (if address has been assigned)

Wenzel Park 1, 2, 3, 11, 14, 16, 17, 19, 20, 21, 22, 23, 24, 25, 27

Legal Description (Subdivision Name, Lot number(s))

30, 39, 40

Attached

Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

Signature

Owner Initial

Voter Initial

Date

Signature

Owner Initial

Voter Initial

Date

Other Authorized Signature

Owner Initial

Voter Initial

Date

Street Address

Home Phone

Work Phone

Mailing Address

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

City, State and Zip Code

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective _____ Indefinitely, or until _____.

Signature

Date

Signature

Date

The Population Research Center at Portland State University compiles population estimates which they report to the State of Oregon on an annual basis. The State of Oregon then uses these estimates to determine the City's Fair Share of state funds. Please help us with this effort by indicating below the number of housing units on the above indicated tax lots and the number of people residing in these housing units. THANK YOU!

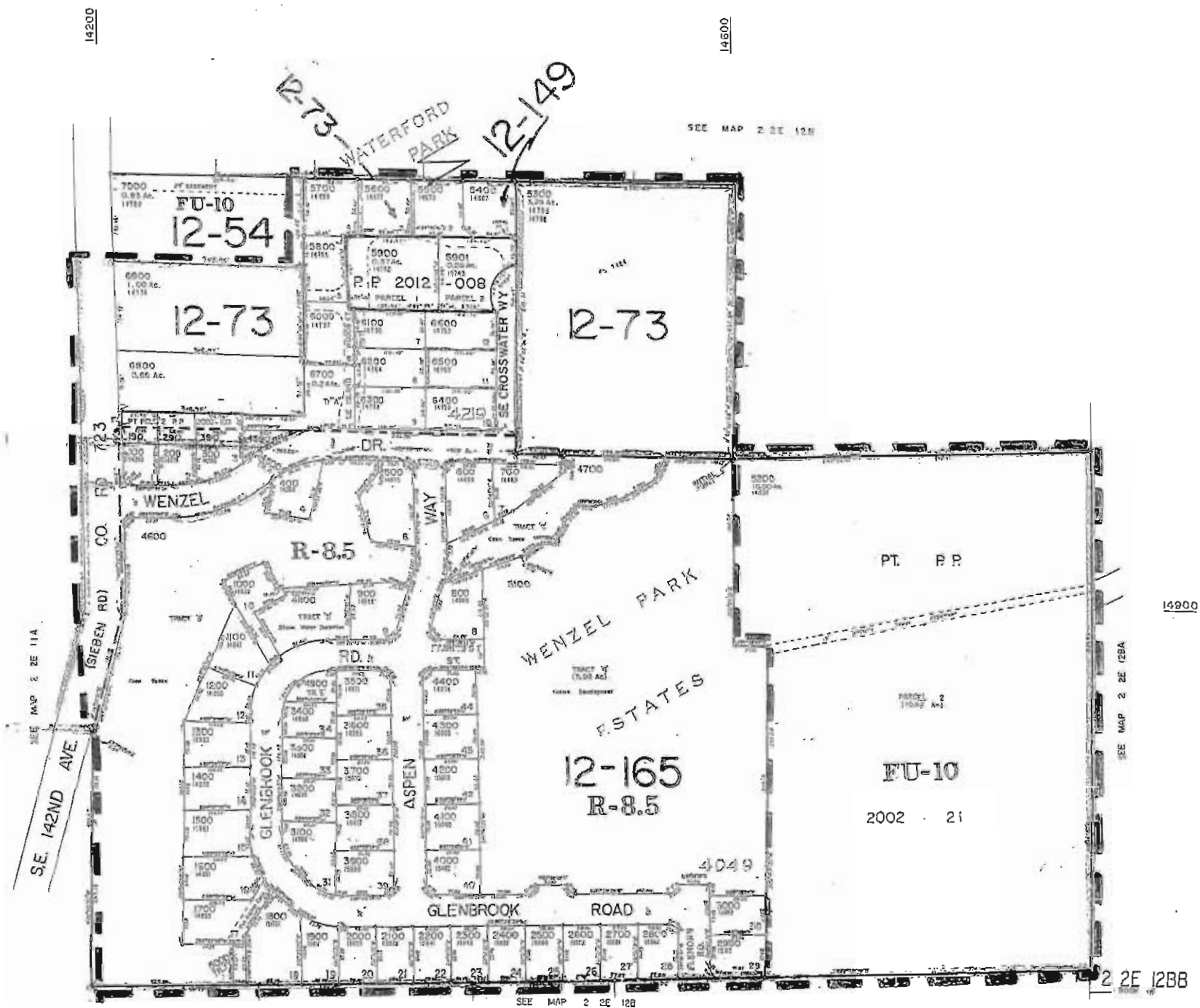
Number of housing unit on above lot: _____

Types of housing units: _____ Single family _____ Multi-family _____ Mobile home or trailer

Number of people occupying these units: _____

Wenzel Park							
Two tax id #'2??	Lot	Address	Wenzel	Glenbrook	Elkhorn	Aspen	
22E12BB00100	1	14263	x				22E12BB00190
22E12BB00200	2	14279	x				22E12BB00290
22E12BB00300	3	14295	x				22E12BB00390
	11	14947		x			22E12BB01100
	14	14975		x			22E12BB01400
	16	14991		x			22E12BB01600
	17	14999		x			22E12BB01700
	19	15017		x			22E12BB01900
	20	15025		x			22E12BB02000
	21	15033		x			22E12BB02100
	22	15041		x			22E12BB02200
	23	15049		x			22E12BB02300
	24	15057		x			22E12BB02400
	25	15065		x			22E12BB02500
	26	15073		x			22E12BB02600
	27	15081		x			22E12BB02700
	28	15089		x			22E12BB02800
	30	15088			x		22E12BB03000
	39	15059				x	22E12BB03900
	40	15062				x	22E12BB04000
Cavalier Meadows							
22E03DD00201							
Pfiefer Ridge	Lot	Address	Ells ct	139th	Almond		Tax Id #
	8	13750			x		22E02DD00107
	11	14133		R			22E02DD00110

2 2E 126B





CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
Phone: 503-783-3800 Fax: 503-658-5174

PETITION TO ANNEX

To the City Council of the
City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

See Attached

Street Address of Property (if address has been assigned)

Pfeiffer Ridge 1, 3, 4, 5, 10, 14, 15, 16

Legal Description (Subdivision Name, Lot number(s))

Attached

Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

[Signature]
Signature

[Initials]
Owner Initial

[Initials]
Voter Initial

12/13/12
Date

Signature

Owner Initial

Voter Initial

Date

Other Authorized Signature

Owner Initial

Voter Initial

Date

Street Address

Home Phone

Work Phone

Mailing Address

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

City, State and Zip Code

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective

_____ Indefinitely, or until _____.

Signature

Date

Signature

Date

The Population Research Center at Portland State University compiles population estimates which they report to the State of Oregon on an annual basis. The State of Oregon then uses these estimates to determine the City's Fair Share of state funds. Please help us with this effort by indicating below the number of housing units on the above indicated tax lots and the number of people residing in these housing units. THANK YOU!

Number of housing unit on above lot: _____

Types of housing units: _____ Single family _____ Multi-family _____ Mobile home or trailer

Number of people occupying these units: _____

Pfiefer Ridge	Lot	Address	Ells ct	139th	Almond		Tax Id #
	1	13793			x		22E02DD00100
	3	14043		x	.		22E02DD00102
	4	13759			x		22E02DD00103
	5	13747			x		22E02DD00104
	10	13780			x		22E02DD00109
	14	13761	x				22E02DD00113
	15	13753	x				22E02DD00114
	16	13745	x				22E02DD00115

SITUATED IN THE S.E. 1/4 OF SECTION 2, T.2S., R.2E., W.M.
CLACKAMAS COUNTY, OREGON
CLACKAMAS COUNTY PLANNING FILE NO. 20733-09-SL
JULY 20, 2011 SCALE: 1"= 50'

CHIEF
JULY 26, 1988
KENNETH D. GUSTON
2147
ALBANY 8/2/93

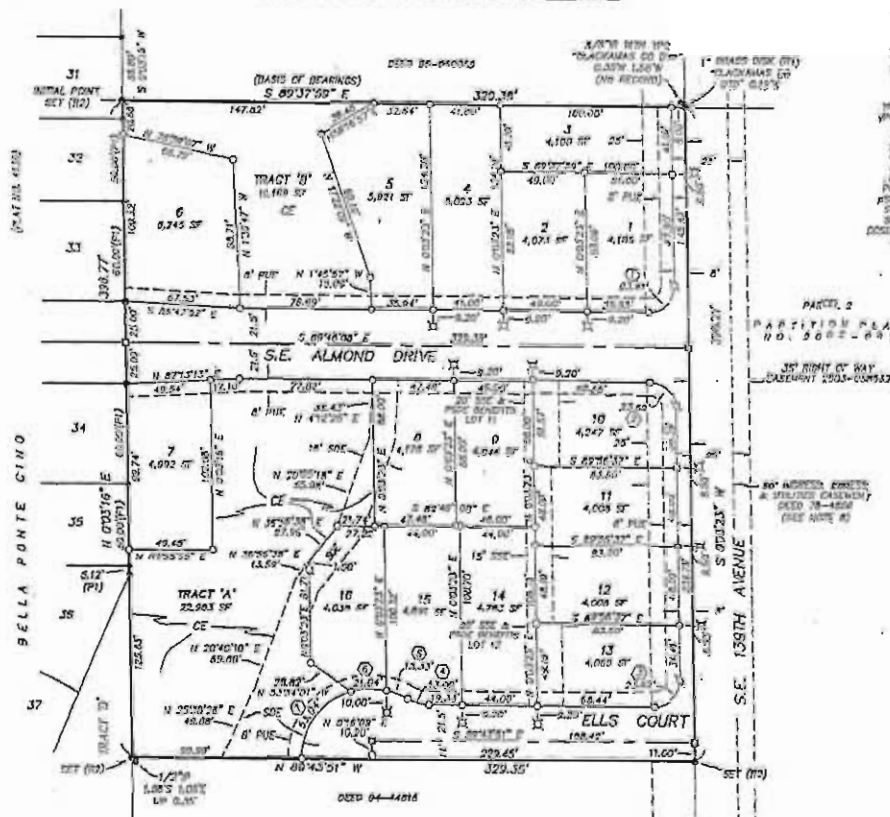
THE BASIS OF BEARINGS AND DISTANCE RESOLUTION
IS PER RECORD OF SURVEY BY 2008-347. ALL POINT
MEASUREMENTS, BEARINGS AND DISTANCES ARE RECORDED AND
MEASURED PER SAID SURVEY UNLESS NOTED OTHERWISE.

I, ARNOLD E. GUSTIN, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, HAVE CORRECTLY
 INTERPRETED AND MARKED, OR FOUND TO BE MARKED WITH LAWFUL MONUMENTS, AS NOTED ELSEWHERE
 HEREON, THE LANDS REPRESENTED ON THE ATTACHED MAP OF "PROOF PEGS" DESCRIBED AS
 FOLLOWED:

A TRACT OF LAND SITUATED IN THE SOUTHEAST ONE QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF CLATSOP AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible][illegible]

NO	NO	DATE	TIME	LOCATION	REMARKS
1	15.00	02/12/20	23.57	000000000000	73.25
2	15.00	02/12/20	23.57	000000000000	73.18
3	15.00	02/12/20	23.57	000000000000	73.20
4	24.00	21/12/20	13.50	000000000000	72.84
5	41.00	18/12/20	13.52	000000000000	73.22
6	46.00	20/12/20	10.04	000000000000	70.61
7	49.00	24/12/20	03.04	000000000000	40.40

[illegible]

Eric Miller, MANAGER
ERIC MILLER, MANAGER
SINARSE GROUP, LLC
AN OREGON LIMITED LIABILITY COMPANY

STATE OF OREGON
COUNTY OF Clackamas CL
THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON July 21st 2012
BY ERIC JENSEN AS MANAGER OF SUNRISE GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY
Eric Jensen

MY COMMISSION EXPIRES April 24, 2012
MY COMMISSION NUMBER 407021

BOOK 142 PAGE 011
PLAT No. 11382

[illegible]

APPROVED THE 28th DAY OF July 2011
BY Clerk of the Court
CLACKAMAS COUNTY PLANNING DEPARTMENT

APPROVED THE 28th DAY OF July 2011
CLACKAMAS COUNTY PLANNING DEPARTMENT
BY [Signature]
APPROVED THE 28th DAY OF July 2011
BY [Signature]
CLACKAMAS COUNTY PLANNING DEPARTMENT

ALL TAXES, FEES, ASSIGNMENTS OR OTHER FINANCIAL OBLIGATIONS OF D.E.S. 95-025 HAVE BEEN PAID IN FULL
DATE 2-2-13
APPROVED 28 DAY OF July, 2011
CLACKAMAS COUNTY ASSessor & TAX COLLECTOR
BY Amy Hodge REF ID: A11111
STATE OF OREGON
COUNTY OF CLACKAMAS S.S.
I DO HEREBY CERTIFY THAT THE ATTACHED PLAT
WAS RECEIVED FOR RECORD ON THE 28 DAY OF
July, 2011 AT 2:07 O'CLOCK P.M.
AS PLAT NO. 4303
RECORDING NO. 2011-042464
TERRY HALL, CLACKAMAS COUNTY CLERK
BY [Signature] DEPUTY



To the City Council of the
City of Happy Valley, Oregon

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
Phone: 503-783-3800 Fax: 503-658-5174

PETITION TO ANNEX

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

See Attached

Street Address of Property (if address has been assigned)

Cavalier Meadows

Legal Description (Subdivision Name, Lot number(s))

22E03DD00201

Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

[Signature]

Signature

R

Owner Initial

Voter Initial

12/1/12

Date

Signature

Owner Initial

Voter Initial

Date

Other Authorized Signature

Owner Initial

Voter Initial

Date

Street Address

Home Phone

Work Phone

Mailing Address

City, State and Zip Code

A legal description and a copy of the assessor's map of the property must be submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective
___ Indefinitely, or until ____.

Signature

Date

Signature

Date

The Population Research Center at Portland State University compiles population estimates which they report to the State of Oregon on an annual basis. The State of Oregon then uses these estimates to determine the City's Fair Share of state funds. Please help us with this effort by indicating below the number of housing units on the above indicated tax lots and the number of people residing in these housing units. THANK YOU!

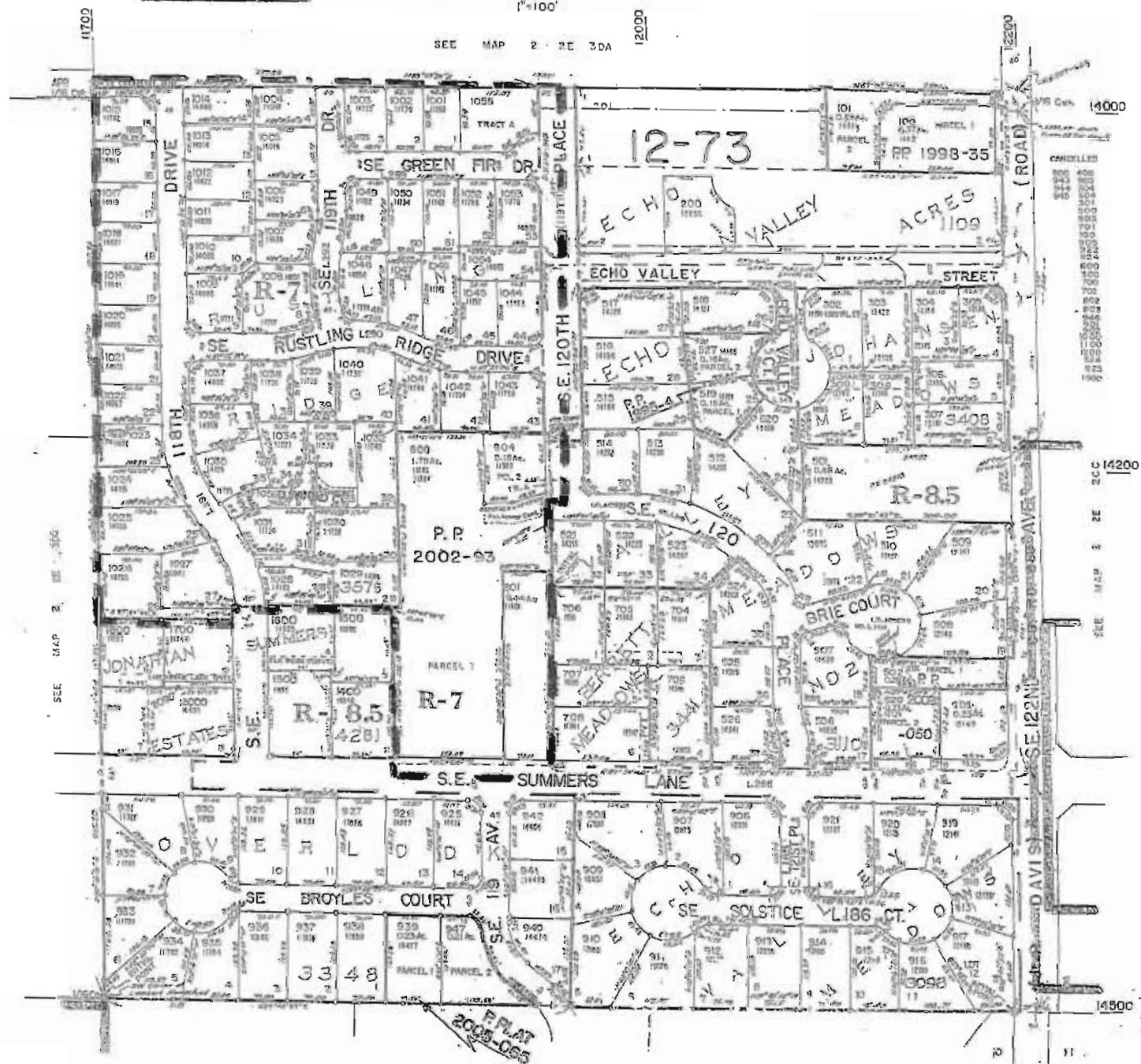
Number of housing unit on above lot: _____

Types of housing units: ___ Single family ___ Multi-family ___ Mobile home or trailer

Number of people occupying these units: _____

$[^{51}\text{Cr}] = 100'$

SEE MAP 2 - 2E 3DA





CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
Phone: 503-783-3800 Fax: 503-658-5174

PETITION TO ANNEX

To the City Council of the
City of Happy Valley, Oregon

I (we), the undersigned owner(s) of the property described below and/or elector(s) residing at the location below described, hereby petition and give consent to, annexation of said property to the City of Happy Valley.

The consent for annexation is for the following described property:

13750 SE Almond
Street Address of Property (if address has been assigned)
Pfeifer Knolls 8
Legal Description (Subdivision Name, Lot number(s))
ZZE02DDCO107
Tax Map and Tax Lot Number

SIGNATURE(S) OF LEGAL OWNER(S) AND/OR REGISTERED VOTER(S)

[Signature] TL 12/1/12
Signature Owner Initial Voter Initial Date

Signature Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address

City, State and Zip Code

A legal description and a copy of the
assessor's map of the property must be
submitted with this petition.

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective
___ Indefinitely, or until ____.

Signature Date Signature Date

The Population Research Center at Portland State University compiles population estimates which they report to the State of Oregon on an annual basis. The State of Oregon then uses these estimates to determine the City's Fair Share of state funds. Please help us with this effort by indicating below the number of housing units on the above indicated tax lots and the number of people residing in these housing units. THANK YOU!

Number of housing unit on above lot: _____
Types of housing units: ___ Single family ___ Multi-family ___ Mobile home or trailer
Number of people occupying these units: _____

SUNNYSIDE

22E02AC02801

SHANNON

ERIN

SUMMER

22E03DD00201

EEN FIR

120TH

NG RIDGE

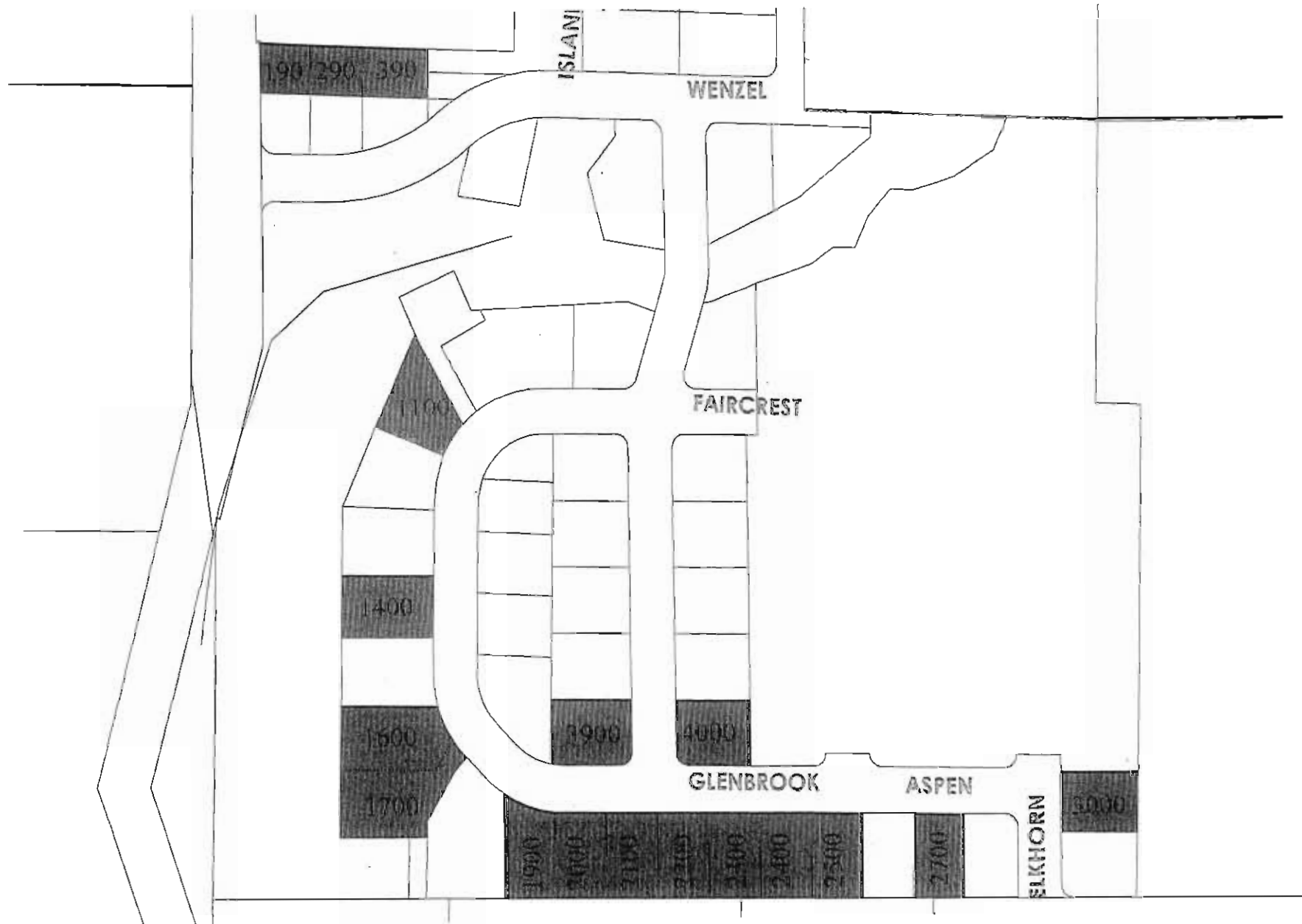
ECHO VALLEY

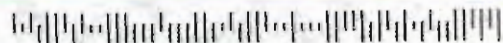
JOHANSEN

ANN-01-13
Tax #22E02DD



ANN-01-13
Tax ID#22E12BB





CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OREGON 97086



Plan Amendment Specialist – Angela Houck
Dept. of Land Conservation & Development
635 Capital Street NE, Suite 150
Salem, OR 97301-2540

DEPT OF
APR 05 2013
LAND CONSERVATION
AND DEVELOPMENT