



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: November 18, 2015
Jurisdiction: City of Happy Valley
Local file no.: CPA-12-15/LDC-13-15/
DLCD file no.: 014-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 11/18/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office. This amendment was submitted without a signed ordinance.

Notice of the proposed amendment was submitted to DLCD 51 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us

DLCD FORM 2



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
DEPT OF
File No.:
NOV 18 2015
Received:
LAND CONSERVATION AND DEVELOPMENT

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Happy Valley

Local file no.: CPA-12-15/LDC-13-15/LP-04-15

Date of adoption: 11-10-15

Date sent: 11-16-15

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 9-17-15

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

NO

Local contact (name and title): Michael Cynkar, Assistant Planner

Phone: 503783-3821

E-mail: michaelc@happyvalley.or.gov

Street address: 16000 SE Misty Drive

City: Happy Valley

Zip: 97086

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from City, R-15	to City, R-10	0 acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): 12E36CC01300

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from City, R-15	to City, R-10	Acres: 0
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
---------------------------	--------------	----------------

Location of affected property (T, R, Sec., TL and address): 12E36CC01300

List affected state or federal agencies, local governments and special districts: Metro & Clackamas County

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

Mayor
Honorable Lori DeRemer

City Manager
Jason A. Tuck



November 16, 2015

File Nos. CPA-12-15/LDC-13-15/LP-04-15
("Burns Partition")

NOTICE OF DECISION

This is official notice of action taken by the City of Happy Valley Planning Commission at a public hearing held on November 10, 2015, with regard to an application by Darroch Burns and Tom Liesy for a Comprehensive Plan/Zoning Map Amendment and a three (3) parcel Partition (File Nos. CPA-12-15/LDC-13-15/LP-04-15) on a single legal lot of record. The subject property is located at the western terminus of Frye Street, west of 147th Avenue and east of Natalya Street, and is further described as Clackamas County Assessor Map No. 12E36CC; Tax Lot 1300.

At the public hearing, the Planning Commission voted to approve the "Burns Partition" based upon submitted information, public testimony, and deliberations of the Planning Commission. Copies of the original Staff Report for File Nos. CPA-12-15/LDC-13-15/LP-04-15 are available upon request.

This action of the Planning Commission is subject to an appeal to the City Council per the provisions of Section 16.61.040 of Title 16 (Land Development Code) of the City of Happy Valley Municipal Code. An appeal of this decision must be filed within 14 days of the mailing of this Notice of Decision. Staff from the City's Planning Division (503-783-3800) can provide information regarding forms, fees, and the appeal process. Issues which may provide the basis for an appeal to the City Council shall be submitted in writing, accompanied by a filing fee of \$1,000 plus attorney's fees (\$2,500 deposit required), prior to the expiration of the appeal period. Issues shall be raised with sufficient specificity to enable the Community Development Director or designee to respond to the issue. If no appeal is filed by **Monday, November 30, 2015, at 5:00 p.m.**, this decision shall be deemed final.

A handwritten signature in blue ink, appearing to read 'Michael Cynkar', is positioned above the printed name and title.

Michael Cynkar
Assistant Planner

Cc: Darroch Burns (Applicant)
Tom Liesy (Applicant)
Ray Moore (Applicant's representative)
Participants of Record

16000 SE Misty Drive, Happy Valley, Oregon 97086-4288
Telephone: (503) 783-3800 Fax: (503) 658-5174
happyvalleyor.gov

**BEFORE THE PLANNING COMMISSION
FOR THE CITY OF HAPPY VALLEY, OREGON**

"Burns Partition"	)	Planning Commission
Three-Parcel Partition	)	Approval of a Comprehensive Plan Amendment
	)	Zoning Map Amendment
	)	and Partition
	)	
Applicants:	)	
Darroch Burns and Tom Liesy	)	CPA-12-15/LDC-13-15/LP-04-15

Pursuant to Happy Valley Land Development Code §16.61.040, the City provided notice of a public hearing before the Planning Commission. An affidavit of the notice of hearing is a part of the record. The staff report was prepared and available to the public seven (7) days prior to the public hearing as required by state law.

After providing notice and a staff report, the Planning Commission conducted an evidentiary hearing providing an opportunity to submit oral testimony and written evidence. The approval criteria for the applications for a Comprehensive Map Amendment/Zoning Map Amendment/Partition are provided in the applicable City of Happy Valley Comprehensive Plan Policies; and, applicable sections of the City of Happy Valley Municipal Code; Title 16-Land Development Code, including Chapters 16.22 (Residential Land Use Districts); 16.41 (Access and Circulation); 16.42 (Landscaping, Street Trees, Fences, and Walls); 16.43 (Parking and Loading); 16.50 (Public Facilities); 16.61 (Types of Review Procedures); 16.63 (Land Divisions and Property Line Adjustments); and 16.67 (Comprehensive Plan Map, Specific Area Plans, Land Use District Map and Text Amendments).

After discussion and deliberation, the Planning Commission voted to approve the "Burns Partition" three-Parcel Partition (Comprehensive Plan Amendment/Zoning Map Amendment/Partition).

I. DESCRIPTION OF THE APPLICATION

Darroch Burns submitted an application requesting a three-Parcel Partition (Comprehensive Plan Amendment/Zoning Map Amendment/Partition), in order to change the zoning designation of the subject property from City of Happy Valley Very Low Density Residential – 15,000 square feet (R-15) to City of Happy Valley Low Density Residential – 10,000 square feet (R-10) and partition the subject property into three parcels for building lots for detached single-family residences.

The subject site consists of one lot of record totaling approximately 0.93 acres in size. The subject property is located at the western terminus of Frye Street, west of 147th Avenue and east of Natalya Street, and is further described as Clackamas County Assessor Map No. 12E36CC: Tax Lot 1300.

The City provided notice of the proposed application to all affected governmental entities, and has crafted specific conditions of approval detailing the requirements and conformance with regulations provided by said entities.

II. ADOPTION OF FINDINGS

The Planning Commission specifically adopts the findings within the November 10, 2015 staff report in support of this order approving the “Burns Partition” three-Parcel Partition (Comprehensive Plan Amendment/Zoning Map Amendment/Partition – File Nos. CPA-12-15/LDC-13-15/LP-04-15).

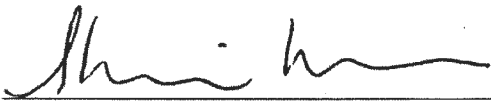
III. ORDER

The Planning Commission hereby approves the “Burns Partition” Comprehensive Plan Amendment/Zoning Map Amendment/Partition (File Nos. CPA-12-15/LDC-13-15/LP-04-15), based on the findings provided herein and specifically adopted under Section II. This order

requires compliance with the conditions set out in the Conditions of Approval from the Staff Report to the Planning Commission dated November 10, 2015, including any amended language.

ORDER OF THE PLANNING COMMISSION dated this 10 day of November, 2015.

PLANNING COMMISSION, CITY OF HAPPY VALLEY

By: 
Shanin Prusia, Planning Commission Chair

Final Conditions of Approval for "Burns Partition"

File Numbers: CPA-12-15/LDC-13-15/LP-04-15

Administration

1. That the City shall amend its Comprehensive Plan Map/Zoning Map to indicate that Clackamas County Assessor Map No. 12E36CC: Tax Lot 1300 is subject to a Low Density Residential plan designation and R-10 zoning designation.
2. That the property owner shall file a final plat pursuant to ORS 92.050 and shall conform to all provisions contained therein. The recorded plat shall be in substantial conformance with the approved preliminary plat and bear the signature of the City's Economic and Community Development Director. Two recorded copies of the Plat shall be submitted to the City as verification of recordation prior to the issuance of any building permit.
3. That the approval for the proposed Partition shall expire two years from the issuance of the Notice of Decision. The applicant may apply for a maximum of three, one year time extensions, pursuant to Section 16.63.040.D of the most current revision of the City's LDC.
4. That prior to final plat approval, area computations in square feet for all building lots must be prepared and submitted by an engineer or surveyor registered in the State of Oregon.

Happy Valley Engineering Division

General Items

5. That all submitted project construction plans shall conform to the City's "Engineering Design and Standard Details Manual" (Design Manual) for design and drafting requirements.
6. That the project is subject to the City's latest "Public Improvement Guarantee" form which requires a financial security based upon the engineer's estimate and a 25% two (2) year maintenance bond upon completion and acceptance of the improvements.
7. That construction plans shall show all adjacent subdivision names, lot lines and tax lot lines with the tax map and tax lot number noted on each.
8. That construction plan review is subject to these conditions of approval.
9. That prior to the scheduling of the Pre-Construction meeting, issuance of a Notice to Proceed, or beginning any site work, the applicant shall submit all applicable bonds, have paid all applicable fees, and have service provider letters for both Stormwater and Sanitary Sewer services from Water Environment Services (Clackamas County) and the Sunrise Water Authority.
10. That full time inspection by the developer's engineer is required for all street and storm drainage construction.
11. That a sign shall be posted conspicuously at the job site entrance prior to site construction, and shall be maintained throughout construction. Use 2-inch high black letters on an orange background. The sign shall read as follows:

"SITE CONSTRUCTION SHALL BE LIMITED TO 7:00 AM TO 6:00 PM ON WEEKDAYS, AND 8:00 AM TO 5:00 PM ON SATURDAYS AND SUNDAYS.

HOWEVER, SITE CLEARING, EARTH MOVING, INSTALLATION OR CONSTRUCTION OF UNDERGROUND UTILITIES, PAVING OF STREETS AND SIDEWALKS, FOUNDATION FRAMING AND POURING, AND STRUCTURAL FRAMING SHALL BE ENTIRELY PROHIBITED ON SUNDAYS.

TO REPORT VIOLATIONS CALL 503-783-3800."

The City Manager or Director of Community Services may allow longer, or require shorter, work hours depending on site-specific conditions. Holidays will be considered as Sundays.

Grading and Erosion Sediment Control

12. That the developer's engineer is required to provide a site specific drainage plan to temporarily collect, route, and treat surface water and ground water during each construction phase. The construction plans shall specifically identify how the storm drainage system and erosion sediment control (ESC) measures will be phased during construction, such that at any time during construction the approved plans shall be capable of providing full erosion and sediment control collection, routing, and treatment of storm water runoff and ground water. No site construction will be allowed to take place if the storm drainage system and ESC measures are not installed per plan and functioning properly.
13. That if the total disturbed area for this project exceeds 1 acre, an NPDES 1200-C permit from DEQ will be required. The applicant shall follow the latest requirements from DEQ for NPDES 1200-C permit submittals. A copy of the approved and signed permit shall be provided to the City prior to holding a pre-construction meeting or commencing any construction activity.
14. That vegetative cover shall be maintained on slopes or established through new plantings for stability and erosion control purposes. Vegetation shall not be stripped from any steeply sloped area except for construction of utilities, streets, pedestrian facilities, and retaining walls.
15. That the Erosion Sediment Control Plan shall include a plan to implement and maintain wet weather measures within 14 days of the final grading and between the dates of October 1st and April 30th.
16. That all grading activity shall be per the current City of Happy Valley Municipal Code. The developer shall submit a completed Site Development Permit and Engineering Erosion Control Permit to the City prior to beginning any grading work on site.
17. That lot grading and tree preservation shall be in accordance with Municipal Code Section 16.42.050.E.2.
18. That the grading limits around protected trees shall be fenced using the standard 4' orange plastic construction fencing in addition to the required erosion sediment control fences. All fencing, ESC measures and construction gravel entrances shall be installed and maintained by the developer and inspected by the City of Happy Valley prior to beginning work on the site.

19. That all construction trucks shall perform transfer of trailers on-site. Surrounding public streets shall not be used as a staging area for dump trucks with transfer trailers.

Street/Pedestrian System

20. That street design plans shall conform to the requirements delineated in the City's "Engineering Design and Standard Details Manual" (Design Manual), current revision, and the City's Transportation System Plan (TSP), current revision. The referenced documents are available on the City's website.
21. That all required public improvements shall be constructed, inspected, and accepted in accordance with Section 16.63.080.B.2 of the LDC prior to final plat approval.
22. That no building permits shall be submitted to the City for review until the plat has been recorded, the City, County, and Water District have accepted all improvements, individual 8 ½ x 11 "as-built" record drawings for each lot showing storm and sanitary lateral locations with two distance ties to their ends for future locations are received and approved by all applicable agencies, and the performance/maintenance bonds for each jurisdiction is in place, the City has accepted the project as complete and a Building Permit Release Letter has been issued.
23. That all current ADA requirements for streets and intersections shall be met.
24. That 147th Avenue is classified as a Local Facility. Frontage improvements and a right-of-way dedication are required along the frontage of Tax Lot 1300. Parking will be limited to one side of the street along the 28-foot paved section, and the street shall be signed and marked accordingly.
25. That the applicant shall provide a signing and striping plan as part of the construction plan set, prepared by a registered engineer. The applicant shall be responsible for the installation of all signing and striping as indicated on the plans.

Miscellaneous

26. That the Developer shall provide a signed copy of the U.S. Postal Services "*Mode of Delivery Agreement*". Submittal of this agreement shall be required prior to a pre-construction meeting taking place.
27. That dust shall be controlled within the development during construction and shall not be permitted to drift onto adjacent properties.
28. That noise shall be kept at the minimum level possible during construction. The developer shall agree to aggressively ensure that all vehicles working on the development shall have adequate and fully functioning sound suppression devices installed and maintained at all times.
29. That all construction sites shall be maintained in a clean and sanitary condition at all times. Construction debris, including food and drink waste, shall be restricted from leaving the construction site through the use of proper disposal containers or construction fencing enclosures. Failure to comply with this condition may result in a "Stop Work" order until deficiencies have been corrected to the satisfaction of the City.

30. That submittal to the City of all required performance bonds, insurance certificates, engineer's agreements, set-aside account letters and/or sureties shall occur prior to establishing a pre-construction meeting date. Review and acceptance by the City Recorder of these instruments shall be required prior to establishing a pre-construction meeting date.
31. That a construction plan deposit shall be paid with the first submittal of the construction plans for each phase of the project. The deposit amount is based upon the number of lots and the Engineering Division Fee Schedule can be found on the City website. All remaining engineering plan review and inspection fees, right-of-way permit fees (if any) and tree cutting permit fees (if any), shall be paid at the time of the pre-construction meeting.

Clackamas County Service District #1/Water Environment Services

Sanitary

32. That the sanitary sewer plans and specifications are subject to the applicable state and federal laws for the construction of sewerage systems.
33. That the development is subject to the Rules & Regulations and Standard Specifications of Clackamas County Service District No. 1 (CCSD #1) sanitary sewer.
34. That the cost of the sanitary sewer systems shall be borne entirely by the developer. Each lot is subject to a sanitary System Development Charge (SDC). These fees shall be paid prior to issuing the building permit. Plan review fees are due with the first submittal for plan review. This development is subject to a plan review fee for sanitary sewer.
35. That a collection sewer charge (Late comer's fee) applies for connection the existing sanitary sewer lines in 147th Avenue and Natalya Street. The collection sewer charge fee is required to be paid prior to the recordation of the partition plat. The developer shall contact CCSD #1 to obtain the amount.
36. That the applicant shall submit complete civil plans for storm and sanitary sewer design, stamped by a licensed Civil Engineer, to Water Environment Services. Plans shall be submitted to the Technical Services Coordinator.

Storm drainage

37. That the development is subject to the Rules & Regulations and Standard Specifications of CCSD #1 for storm drainage and erosion control.
38. That the cost of the storm drainage facilities shall be borne entirely by the developer. Each lot is subject to a System Development Charge (SDC). These fees shall be paid prior to issuing the building permit. Plan review fees are due with the first submittal for plan review. This development is subject to a Surface Water plan review fee.
39. That provisions must be made for roof and foundation drains from new homes in the development to discharge into the public storm sewer system. The applicant is required to install a LIDA approved structure prior to connecting Parcels 2 and 3 to the storm drain laterals. Stormwater infiltration must be provided prior to connection to the public storm

system. Infiltration systems must be sized with sufficient capacity to accommodate runoff for the proposed impervious area added.

40. The following plat restriction must be shown on the partition plat:

“SUBJECT TO CCSD #1 RULES AND REGULATIONS AND STORM WATER FACILITY MAINTENANCE AGREEMENT UNDER EXISTING FEE NO. 2005-118977, CLACKAMAS COUNTY DEED RECORDS”.

41. That CCSD #1 shall review and approve the final plat for the sanitary and storm sewer systems prior to recording. Prior to approving the partition plat, a performance bond for the proposed sanitary, storm and street improvements may be required
42. That substantial deviations from the approved construction plans must have prior approval of the District.

Clackamas Fire District #1

Fire Department Apparatus Access

43. That the applicant shall provide address numbering that is clearly visible from the street.
44. That fire apparatus grades shall not exceed 12 percent. When fire sprinklers are installed, a maximum grade of 15 percent may be allowed.
45. That access roads shall be within 150 feet of all portions of the exterior wall of the first story of a building as measured by an approved route around the exterior of the building. That when access roads are longer than 150 feet in length, a fire department approved turnaround is required. This includes private driveways.
46. That fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to a fire hydrant) and an unobstructed vertical clearance of 13 feet 6 inches.

Water Supply

47. That the minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Table C105.1
48. That where a portion of a structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structures, on-site fire hydrants and mains shall be provided.
49. That the minimum available fire flow for single family dwellings served by a municipal water supply shall be 1,000 gallons per minute @ 20 psi.
- a. If the proposed homes are over 3,600 sq. ft., Appendix B of the Oregon Fire Code for minimum fire flow requirements shall be followed.

Sunrise Water Authority

50. That all water system construction must be in accordance with the rules, regulations, policies, guidelines and standards of SWA. Cost of the improvements and construction shall be borne entirely by the developer, unless other arrangements are made between the developer and SWA.
51. That SWA has adequate potable water supplies available in sufficient quantities to provide normal domestic and fire protection needs for this proposal, as required by the Oregon Health Division. Exact improvements to the water system will be determined during design review by SWA.

Clackamas County Service District #5 (Street Lighting)

52. That street lighting does not exist on any of the property frontages and thus new Westbrook style lights on new poles will be required for all property frontages for this development. The property is not part of an assessment district.
53. That the property owner shall submit a request in writing for the formation of an assessment area, which will include any new tax lots created by this partition, to help pay for the operation and maintenance of lighting. The current rate of assessment for street lighting shall apply. The applicant shall provide the City with a copy of said agreement.

Utilities

54. That the applicant shall provide utility easements where required and shall be responsible for coordinating construction with all utility and service providers and facilitating cooperation among all providers and agencies.
55. That all utilities, including electrical power, telephone, cable TV, gas and others shall be underground. If installation of underground utilities is not feasible, the applicant shall provide conduit for future underground connection. Pre-wiring of the project site for street lighting must be approved by CCSD #5.

Design

56. That this development shall utilize the following building setback development standards for the R-10 development district:

*22 feet front
22 feet rear
7 feet side
15 feet street side
40 percent lot coverage*

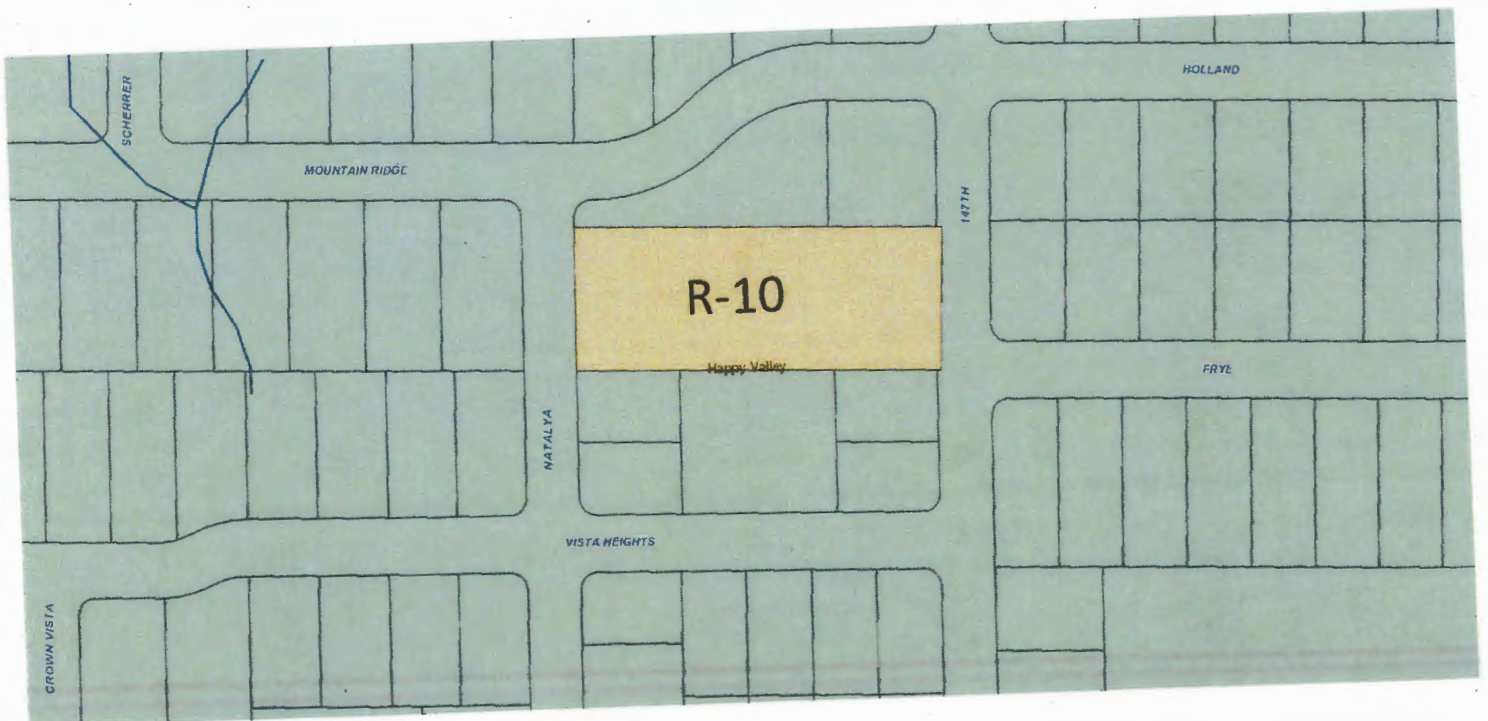
However, in no case shall a garage be located less than 22 feet from a public right-of-way. Prior to final plat approval, area computations in square feet for all building lots must be prepared and submitted by an engineer or surveyor registered in the State of Oregon. Setbacks are measured from the foundation to the property line.

The Planning Official or designee is authorized by the Planning Commission to permit reductions or increases to these standards as may be necessary to provide for the retention of trees greater than six inches in diameter measured at breast height (4.5 feet). A request to adjust the setbacks for these lots shall be accompanied by a building plan for the subject lot that illustrates the relationship between the proposed structure and significant tree retention.

57. That the applicant shall provide a minimum of two off street parking spaces per residence and shall also provide driveways in accordance with Sections 16.41.030.B and 16.44.010.A.3 of the LDC.
58. That the applicant shall obtain and provide copies to the City of all necessary State and Federal permits to facilitate the proposed development.
59. That tree removal shall be in accordance with Section 16.42.050.E.3 of the City's LDC.
60. That consistent with the standards of Section 16.42.040, the applicant shall install street trees in front of the existing residence as part of the frontage improvements to 147th Avenue that are required as part of this application. Street trees, planter strips and sidewalks shall also be installed prior to final building permit approval of the future homes on proposed Parcels 2 and 3.



Existing Zoning



Proposed Zoning

Y OF HAPPY VALLEY
000 SE MISTY DRIVE
VALLEY, OREGON 97086



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 000.92⁵
0000017232 NOV 16 2015
MAILED FROM ZIP CODE 97086

DEPT OF

NOV 18 2015

LAND CONSERVATION
AND DEVELOPMENT

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