



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

February 14, 2007

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Happy Valley Plan Amendment
DLCD File Number 008-06



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: March 1, 2007

This amendment was submitted to DLCD for review 45 days 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 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.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Meg Fernekees, DLCD Regional Representative
Steve Oulman, DLCD Transportation Planner
Michael Walter, City of Happy Valley

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FORM 2 Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: CITY OF HAPPY VALLEY Local file number: CPA-03-06/LDO-07-06/MPA-01-06/PUDA-05-06
Date of Adoption: 2/06/07 Date Mailed: 2/08/07
Date original Notice of Proposed Amendment was mailed to DLCD: _____

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other: _____

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

AMENDMENT TO PREVIOUS MASTER PLAN APPROVAL THAT ADJUSTED TWO ZONE LOCATIONS (MUR-S AND MUR-A) AND
REPLACED A MULTI-FAMILY ZONE (MUR-M1) WITH A MIXED USE ZONE (MUR-X)

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME".
If you did not give Notice for the Proposed Amendment, write "N/A".

SAME

Plan Map Changed from: MUR-S, MUR-A, MUR-M1 to: MUR-S, MUR-A, MUR-X
Zone Map Changed from: MUR-S, MUR-A, MUR-M1 to: MUR-S, MUR-A, MUR-X
Location: SOUTH OF SUNNYSIDE ROAD, WEST OF 162ND AVENUE Acres Involved: 97
Specify Density: Previous: 605 UNITS New: 647 UNITS
Applicable Statewide Planning Goals: 2, 10, 14
Was and Exception Adopted? YES NO

DLCD File No.: 008-06(15680)

CITY OF HAPPY VALLEY
ORDINANCE NO. 349

AN ORDINANCE ADOPTING THE "TARALON MASTER PLAN – MAJOR AMENDMENTS"; AMENDING OFFICIAL MAP EXHIBIT 11 OF THE CITY OF HAPPY VALLEY LAND DEVELOPMENT ORDINANCE NO. 97, AS AMENDED; AND, DECLARING AN EMERGENCY

THE CITY OF HAPPY VALLEY FINDS:

WHEREAS, Application CPA-03-06/LDO-07-06/MPA-01-06 is a request by Newland Communities to provide major amendments to the Taralon Master Plan, and thus amend the Development District Map (Official Map Exhibit 11 of Ordinance 97). Said changes include applying the MUR-S zone to 56.82 acres of the site, a MUR-A zone to 13.2 acres of the site, a MUR-X zone to 9.26 acres of the site, a MUR-M1 zone to 12.53 acres of the site and a MUC zone to 5.19 acres of the site; and,

WHEREAS a public hearing was held before the City of Happy Valley Planning Commission on January 23, 2007; and

WHEREAS, the Planning Commission recommended by unanimous vote that said Official Map Exhibit 11 be amended as recommended by the Community Development Department in the staff report dated January 23, 2007, including updated Exhibits; and

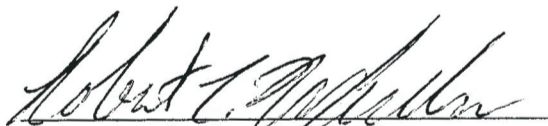
WHEREAS, the City has forwarded a copy of the proposed design review board provisions to the Oregon Department of Land Conservation and Development (DLCD) in a timely manner.

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:


Section 1. The City Council of Happy Valley, Oregon amends Official Map Exhibit 11 of Ordinance No. 97 as set forth in Exhibit "A" and incorporated herein.

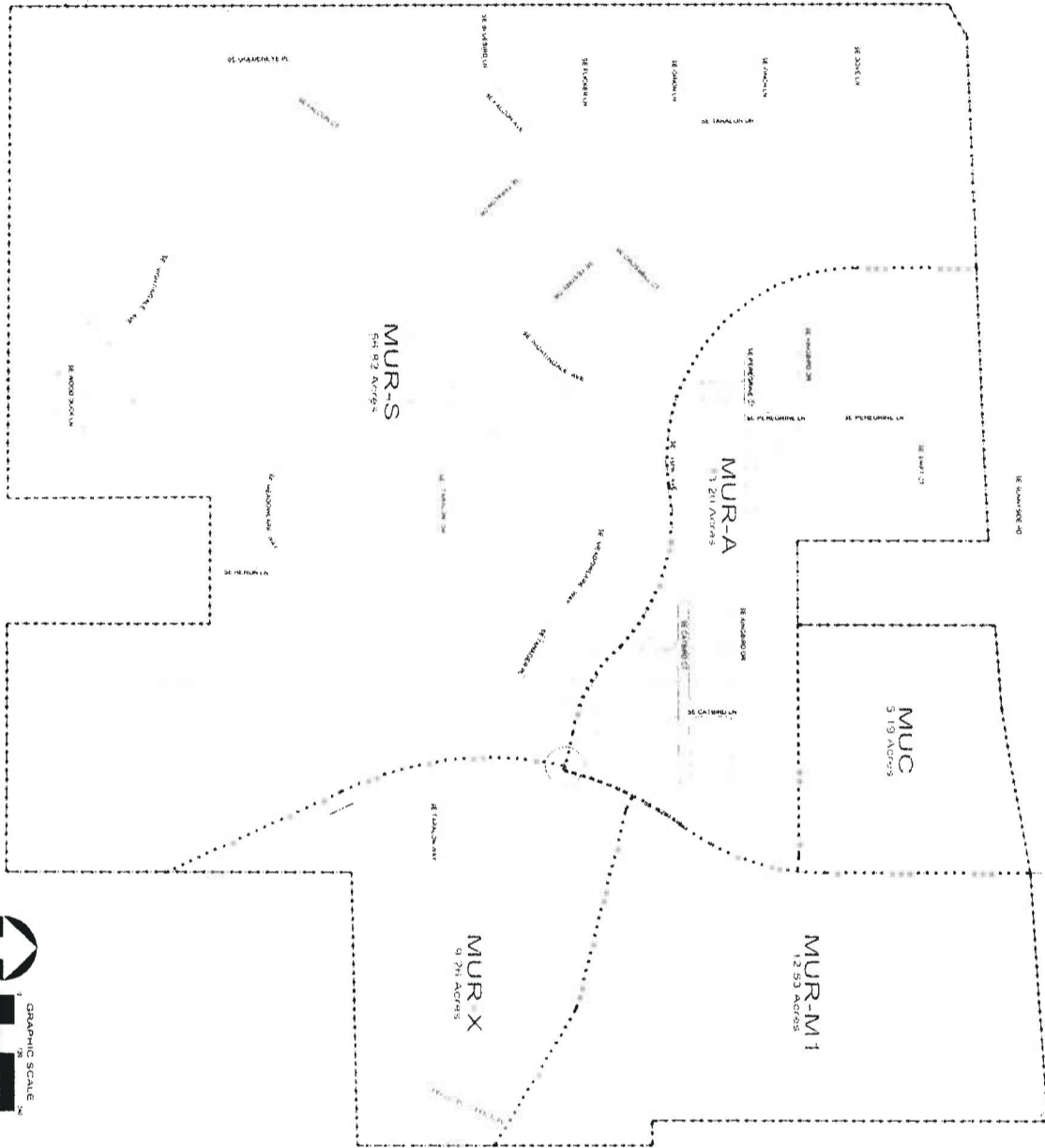
Section 2. An emergency is declared to exist and this Ordinance takes effect immediately upon approval by the City Council.

READ for the first time at the regular meeting of the City Council of the City of Happy Valley, Oregon, on February 6, 2007 and read for the second time on February 6, 2007, and adopted by a unanimous vote of the City Council of the City of Happy Valley, Oregon.


Robert L. Wheeler, Mayor

ATTEST:


Marylee Walden, City Recorder



Taralon Master Plan Updated Land Use Designations & Density Calculations

Zone	Area (Acres)	Population	Units	Population Density	Units Density
MUR-A	13.201	1,100	100	83	7.6
MUR-S	54.82	4,500	450	82	7.5
MUR-X	9.271	750	75	81	7.4
MUR-M1	12.53	1,000	100	80	7.3
MUC	5.19	400	40	77	7.1
Total	94.99	7,750	765	82	7.5

Exhibit # "A"

ZONING DEFINITIONS:

- MUR-A = MIXED USE ATTACHED DWELLINGS
- MUR-C = MIXED USE COMMERCIAL / DWELLINGS
- MUR-S = MIXED USE SINGLE FAMILY DWELLINGS
- MUR-X = MIXED USE BUILDINGS WITH RESIDENTIAL EMPHASIS

Sheet Legend

SYMBOL	DESCRIPTION
—————	PROPERTY LINE
—————	ROAD LINE
.....	ZONING LIMITS LINE