



# 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](http://www.lcd.state.or.us)

## NOTICE OF ADOPTED AMENDMENT

April 22, 2008



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 003-08

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: May 8, 2008**

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.

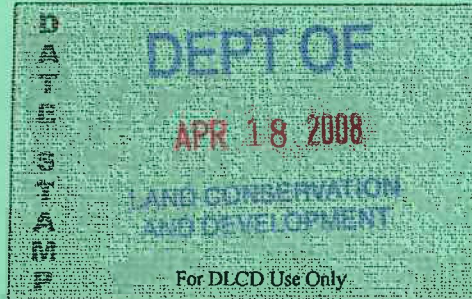
**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
Meg Fernekees, DLCD Regional Representative  
Sarah Mizejewski, City of Happy Valley

<paa> ya

# FOR 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: LDO-01-08/CPA-01-08  
Date of Adoption: 4/15/08 Date Mailed: 4/17/08  
Date original Notice of Proposed Amendment was mailed to DLCD: 2/05/08

- |  |  |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment     | <input checked="" type="checkbox"/> Zoning Map Amendment             |
| <input type="checkbox"/> New Land Use Regulation           | <input type="checkbox"/> Other: _____                                |

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

Zone change request by applicant from Mixed Use Residential (MUR-S) to Medium Density Residential (R-10) for 1.07 acres of land.

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 (Mixed Use Residential) to: R-10 (Medium Density Residential)

Zone Map Changed from: MUR-S (Mixed Use Residential) to: R-10 (Medium Density Residential)

Location: 22E01A Tax Lots 500, 505, 590 and 595 Acres Involved: 1.07

Specify Density: Previous: 6 units per net acre New: Medium

Applicable Statewide Planning Goals: 1, 2, 5 & 12

Was and Exception Adopted?  YES  NO

DLCD File No.: 003-08 (16686)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (45) 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

Affected State or Federal Agencies, Local Governments or Special Districts:

CITY OF HAPPY VALLEY, CLACKAMAS COUNTY

Local Contact: Sarah Mizejewski Phone: 503 760 3325 Extension:

Address: 12915 SE KING ROAD City: HAPPY VALLEY

Zip Code + 4: 97086 - Email Address: sarahm@ci.happy-valley.or.us

### ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:  
**ATTENTION: PLAN AMENDMENT SPECIALIST**  
**DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT**  
**635 CAPITOL STREET NE, SUITE 150**  
**SALEM, OREGON 97301-2540**
2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to **maru.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

CITY OF HAPPY VALLEY

ORDINANCE NO. 373

AN ORDINANCE AMENDING OFFICIAL MAP EXHIBIT 11 OF THE CITY OF HAPPY VALLEY LAND DEVELOPMENT ORDINANCE NO. 97, AS AMENDED

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

WHEREAS, Application CPA-01-08/LDO-01-08 was a request by Richard Gilbert to amend the Development District Map (Official Map Exhibit 11 of Ordinance 97) by applying the R-10 zone to approximately 1.05 acres of land currently zoned MUR-S. The property is known as Clackamas County Assessor Map No. 2S 2E 1A Tax Lot 590 and 595.

WHEREAS one hearing was held before the City of Happy Valley Planning Commission on March 25, 2008; and,

WHEREAS, the Planning Commission recommended by a 5-0 vote that said Official Map Exhibit 11 be amended as recommended by the Community Development Department in the staff report dated March 25, 2008; and,

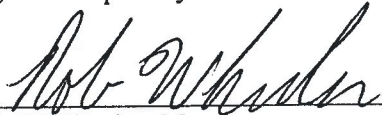
WHEREAS, the City has timely forwarded a copy of the proposed map amendments to the Department of Land Conservation and Development of the State of Oregon; and,


WHEREAS, the City Council of the City of Happy Valley, Oregon, has determined that it is reasonable, necessary and in the public interest to revise the Official Development District Map, Exhibit 11, and approved the Planning Commission's recommendation pursuant to the findings contained in the staff report to the Planning Commission dated March 25, 2008 and the Staff Report to the City Council dated April 15, 2008, at the regular meeting of the City Council on April 15, 2008.

NOW, THEREFORE, it is hereby declared by the City Council of Happy Valley, Oregon, that the City's Land Development Ordinance be amended by substituting a new Exhibit 11 with the Development Districts changed, as set forth as part of Exhibit "A" to this Ordinance and is fully incorporated herein.

BE IT FURTHER declared that this Ordinance shall become effective thirty (30) days after 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 April 15, 2008, and adopted by vote of the members of the City Council of the City of Happy Valley, Oregon.

  
Rob Wheeler, Mayor

ATTEST:  
  
Marylee Walden, City Recorder

Mayor  
HON. ROBERT  
WHEELER

City Councilors  
LORI DEREMER  
MARKLEY DRAKE  
TOM ANDRUSKO  
KRISTEN MITCHELL



*City of Happy Valley*

12915 SE KING ROAD, HAPPY VALLEY, OREGON 97086  
Telephone (503) 760-3325 ~ Fax (503) 760-9397  
Web Site: [www.ci.happy-valley.or.us](http://www.ci.happy-valley.or.us)

April 16, 2008

File No. CPA-01-08/LDO-01-08

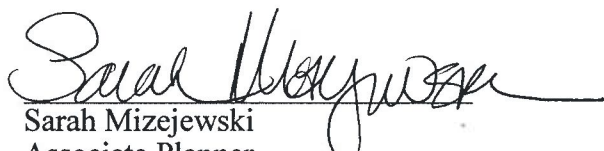
### NOTICE OF DECISION

This is official notice of action taken by the Happy Valley City Council at a public hearing on April 15, 2008, with regard to an application by the Richard Gilbert for a Comprehensive Plan Map Amendment/Zone Change from Mixed Use Residential – Single Family (MUR-S) to Medium Density Residential (R-10). The subject property is located at southeast corner of SE 152<sup>nd</sup> Avenue and SE Frye Street and is further described as Clackamas County Map and Tax Lot 22E01A 590 and 595.

At the public hearing, the City Council formally approved the subject application based upon findings included within the Planning Commission Staff Report dated March 25, 2008, public testimony and deliberations of the City Council.

Copies of the Staff Report and findings from CPA-01-08/LDO-01-08 are available upon request.

This action of the City Council is subject to appeal to the State of Oregon Land Use Board of Appeals. An appeal of this decision must be filed within 21 days of the mailing of this Notice of Decision. City Planning Department staff (503-760-3325) can provide information regarding forms, fees, and the appeal process. Issues, which may provide the basis for an appeal to the Oregon Land Use Board of Appeals, shall be submitted in writing, accompanied by appropriate filing fees, prior to the expiration of the appeal period. Issues shall be raised with sufficient specificity to enable the Oregon Land Use Board of Appeals to respond to the issue. If no appeal is filed by **Wednesday, May 7, 2008 at 5:00 p.m.**, this decision shall be deemed final.

  
Sarah Mizejewski  
Associate Planner

copy: Monty Hurley, AKS Engineering & Forestry  
Richard Gilbert  
File Nos. CPA-01-08/LDO-01-08

Our Mission is **Our Community**  
Working with You to Preserve, Serve, and Enrich

City of Happy Valley, City Council

**REPORT SUMMARY**

Meeting Date April 15, 2008

Agenda Item No. \_\_\_\_\_  
(# To be assigned by Exec. Asst.)

<b><u>Item Title</u></b> Sunrise Mountain View Comprehensive Plan Amendment/Zone Change	
<b><u>Prepared by</u></b> Sarah Mizejewski	<b><u>Department</u></b> Economic & Community Development
<b><u>Explanation</u></b> The applicant has applied for a comprehensive plan amendment/zone change from MUR-S to R-10 so as to prevent split zoning on several proposed lots within the subject development. The comprehensive plan amendment/zone change will not impact density of the site as it is for a small area of the applicant's property. The Planning Commission has recommended approval of said zone change and has approved the PUD, known as Sunrise Mountain View.	
<b><u>Special Issues</u></b> None	
<b><u>Financial Impact</u></b> None	
<b><u>Recommendation</u></b> Staff recommends approval of said comprehensive plan amendment/zone change	
<b><u>Planning Commission Recommendation</u></b> Planning Commission recommends approval of said comprehensive plan amendment/zone change	
<b><u>Attachments</u></b> 1. Staff Report 2. Ordinance No. 373	

AGENDA SUMMARY MUST BE LIMITED TO ONE PAGE

**Mayor**  
HON. ROBERT  
WHEELER

**City Councilors**  
LORI DEREMER  
MARKLEY DRAKE  
TOM ANDRUSKO  
KRISTEN MITCHELL



*City of Happy Valley*

12915 SE KING ROAD, HAPPY VALLEY, OREGON 97086

Telephone (503) 760-3325 ~ Fax (503) 760-9397

Web Site: [www.ci.happy-valley.or.us](http://www.ci.happy-valley.or.us)

**CITY OF HAPPY VALLEY  
STAFF REPORT TO THE CITY COUNCIL**

APRIL 15, 2008

COMPREHENSIVE PLAM MAP AMENDMENT/ZONE CHANGE APPLICATION  
(File No. CPA-01-08/LDO-01-08 and Ordinance 373)

**I. GENERAL INFORMATION**

**Applicant:** Richard W. Gilbert, LLC  
15402 SE Frye Street  
Happy Valley, OR 97086

**Property Owner:** Richard W. Gilbert, LLC  
15402 SE Frye Street  
Happy Valley, OR 97086

**Site Location:** Southeast corner of SE 152<sup>nd</sup> and SE Frye Street

**Proposal:** The applicant seeks approval for a Comprehensive Plan Map Amendment/Zone Change from Mixed Use Residential (MUR-S) to Medium Density Residential (R-10) for property described as 2S2E01A Lots 590 and 595.

**II. DISCUSSION**

On March 25, 2008, the Planning Commission held a public hearing and voted to forward a recommendation of approval of Comprehensive Plan Map Amendment/Zone Change Application CPA-01-08/LDO-01-08. At the same meeting, the Planning Commission voted to approve a 41-Lot planned unit development request known as "Sunrise Mountain View" for the properties associated with the Comprehensive Plan Map Amendment/ Zone Change along with two additional properties. There were some modifications to the Conditions of Approval. The modified language is identified as **boldface** and underlined text, with deletions marked as ~~strikethrough~~ text, in Attachment A Staff Report and Exhibits to the Planning Commission.

### **III. CONCLUSION AND RECOMMENDATION**

Staff recommends the City Council uphold the Planning Commission recommendation and approve application CPA-01-08/LDO-01-08 authorizing a comprehensive plan map amendment/zone change from MUR-S to R-10.

- Attachment:**
- A. Staff Report to the Planning Commission dated March 25, 2008.
  - B. Preliminary Plan Set for "Sunrise Mountain View".



Mayor  
HON. ROBERT  
WHEELER

City Councilors  
LORI DEREMER  
MARKLEY DRAKE  
TOM ANDRUSKO  
KRISTEN MITCHELL



*City of Happy Valley*

12915 SE KING ROAD, HAPPY VALLEY, OREGON 97086  
Telephone (503) 760-3325 ~ Fax (503) 760-9397  
Web Site: [www.ci.happy-valley.or.us](http://www.ci.happy-valley.or.us)

**CITY OF HAPPY VALLEY  
STAFF REPORT TO THE PLANNING COMMISSION**

Sunrise Mountain View PUD  
CPA-01-08/LDO-01-08/PUD-01-08

March 25, 2008

The following staff report has been prepared based on the information contained in the application and supplemental information provided by the applicant, his consultants and responses received from service providers, all of which are incorporated by reference herein.

**I. GENERAL INFORMATION**

**APPLICANT:** Richard W. Gilbert, LLC  
15402 SE Frye Street  
Happy Valley, OR 97086

**PROPERTY OWNERS:** Richard W. Gilbert  
15402 SE Frye Street  
Happy Valley, OR 97086

**APPLICANT'S REPRESENTATIVE:** Montgomery Hurley, PE, PLS  
AKS Engineering & Forestry  
13910 SW Galbreath Dr. Suite 100  
Sherwood, OR 97140

**PROPERTY LOCATION:** Southeast corner of SE 152<sup>nd</sup> Avenue and SE Frye Street

**TAX MAP/LOT NUMBER** 2S2E01A, Lots 500, 505, 590, and 595

**PLAN DESIGNATION:** R-10 - Medium Density Residential  
MUR-S – Mixed Use Residential

**PROJECT DESCRIPTION:** The applicant has proposed a comprehensive plan amendment and zone change from MUR-S to R-10 on two small lots on the south portion of the property. The intent of the comprehensive plan amendment and zone change is to simply avoid creating lots that will have a split zoning designation and, in turn, provide a more logical zoning boundary given the existing and proposed development pattern. The applicant proposes to develop 11.69 acres into a planned unit development comprised of 41 residential lots and associated open space tracts.

**DENSITY CALCULATIONS:** *Note: Density calculations are based on total acreage less twenty percent for roads and utilities.*

11.69 Acres	509,216
20%	101,843
Net Acreage	407,373
%10,000 (R-10)	40.7 Units

**Total – 41 units**

**APPLICABLE CRITERIA:** City of Happy Valley Land Development Code (LDC): **Title 16, Chapters 16.12, 16.16, 16.20, 16.40, 16.52, and 16.56.**

City of Happy Valley Comprehensive Plan: Policies 13, 15, 74, 85, 86, 99, 100, 101, 102, and 103.

**SITE DESCRIPTION:** The subject site includes four lots combined for a total site area of approximately 11.69 acres. The site has frontage on SE 152<sup>nd</sup> Avenue and SE Frye Street. Both SE Jubilee Street and SE Meadehill Avenue stub into the site's southern boundary. Existing topography generally slopes to the southeast at approximately 10 percent. The site is primarily pasture, but there is residential landscaping and several trees located on the property. There are currently two existing homes and associated outbuildings located on the site.

**ADJACENT LAND USE:** The site is surrounded by single family residential development. Bella Casa is north of the site. Burgundy Rose is east of the site. Sunrise Heights is south of the site, and Shadowridge is west of the site.

**EXHIBITS:**

**The applicant has submitted the following exhibits as part of the application package:**

**Exhibit 1 (dated January 21, 2008)**  
Preliminary Planned Unit Development Plans (15 sheets)

**Exhibit 2 (dated January 2008)**  
Traffic Impact Study

**Exhibit 3 (dated November 29, 2007)**  
Geotechnical Report

**Exhibit 4 (dated December 2007)**  
Wetland Determination

**Exhibit 5 (dated January 2008)**  
Applicant's Narrative

**Staff has submitted the following exhibits as part of the Staff Report:**

**Staff Exhibit A Service Provider Comments and Conditions**

- 1) Clackamas County Service District #5 (CCSD #5)
- 2) City of Happy Valley Public Works Dept.
- 3) Clackamas County Water Environment Services (WES)
- 4) DKS Associates
- 5) Clackamas County Fire District #1 (CCFD#1)
- 6) Sunrise Water Authority

**Staff Exhibit B Public Comment**

- 1) Janis Hoyer – 7552 N. Denver Ave. Portland, OR 97217

**II. GENERAL DISCUSSION - CPA-01-08/LDO-01-08/PUD-01-08**

Comprehensive Plan Amendment/Zone Change

The applicant is requesting a comprehensive plan amendment/zone change from MUR-S (Mixed Use Residential Single Family) to R-10 (Medium Density Residential) for two of the four lots associated with the subject development. The two lots being impacted by the comprehensive plan amendment/zone change are along the southerly portion of the site adjacent to the Sunrise Heights development. The development pattern that has been designed by the applicant would create lots with split zoning if the comprehensive plan

amendment/zone change is not approved. In an effort to avoid lots with split zoning and confusion that can be created as a result, the comprehensive plan amendment/zone change has been applied for and is fully supported by staff. It is important to note that the proposed comprehensive plan amendment/zone change does not impact density for the site. Sheet 3 of Exhibit 1 most clearly shows the two lots in question in addition to the proposed lots. Sheet 3 clearly demonstrates how a comprehensive plan amendment/zone change would allow for less confusion with regards to zoning boundaries.

Transportation System

SE 152<sup>nd</sup> Avenue has a fully improved right-of-way which includes a variable width slope easement along the west side of Lot 500. The City is unwilling to abandon this slope easement as it was established to protect the SE 152<sup>nd</sup> Avenue road section. In order to abandon the easement, an alternative action such as providing a structural retaining wall along the west side of Lot 500 to replace the road fill slope will be required. In addition, the existing right-of-way width is 66 feet, corresponding to the requirements of the City's 1998 Transportation System Plan (TSP). The current TSP (adopted 2006) requires a 68-foot right-of-way width for a 3-lane minor arterial. For compliance purposes with the current TSP, the applicant will be required to provide a 1-foot right-of-way dedication along the SE 152<sup>nd</sup> Avenue frontage.

The applicant will be required to complete frontage improvements to SE Frye Street. Frontage improvements shall meet those shown in Figure 8-7 of the Happy Valley TSP. The frontage improvement requirements along the south side of SE Frye Street vary based on the conditioned improvements of the approved developments along the north side of SE Frye Street. For the section of SE Frye Street along proposed Lots 1 through 3 (approximately), the improvements shall include sidewalk, landscape strip and curb. For the section of SE Frye Street along Lots 4 through Tract B (approximately), the one-half street improvements shall include 32-foot curb to curb width in a minimum 52-foot total public right-of-way resulting in a 26-foot half street from the centerline of the roadway to the curb. The one-half street improvements shall include pavement, sidewalk, landscape strip and curb.

In addition, the pavement section along SE Frye Street from SE Capri Court to the intersection of SE 155<sup>th</sup> Avenue has only the first lift of asphalt. This was done due to the inability of the Bella Casa Subdivision to acquire right-of-way from the applicant of this development. The Bella Casa Subdivision developer provided the City with a cash fee in lieu of to have this work performed at a later date. The applicant will be required to provide the second lift of asphalt to the unfinished SE Frye Street surface and will be reimbursed the cost of the second lift from the cash fee in lieu of paid by the Bella Casa Subdivision developer.

Setbacks

The applicant has proposed a reduction to the front and rear yard setbacks from the standard 22 feet to 20 feet and a reduction of the side yard setback from 7 feet to 5 feet. The applicant does propose to retain one of the existing homes on Lot 37 of the development. A 20-foot front yard setback to the existing structure on Lot 37 is appropriate; however there hasn't been sufficient justification for a reduction of the front and rear yard setbacks presented by the applicant. The City recently revised setbacks in all residential zones in an effort to eliminate any further reduction with development applications. Without good cause, the City is unwilling to support any further reduction of the front and rear yard setbacks. However, a reduction for the side yard setback does appear to be appropriate as the proposed lot sizes are in the range of the R-7 development district which allows for a 5-foot side yard setback. As a result, staff does recommend approval of the side yard setback reduction.

Open Space

As shown on Sheets 14 and 15 of Exhibit 1, the applicant has proposed an open space that includes a pedestrian path, a stream with rapids, a wood footbridge, a BBQ pit, picnic table, and associated landscaping. Staff has made two recommendations with regard to the open space. The first recommendation is for a screening fence to be placed along the southerly edge of the property adjacent to the existing homes in the Sunrise Heights development. The second recommendation is for play equipment to be placed in the lawn area of the proposed Tract C open space.

**III. ANALYSIS AND FINDINGS CPA-01-08/LDO-01-08/PUD-01-08**

**A. CITY OF HAPPY VALLEY COMPREHENSIVE PLAN**

Of the 103 Policies contained in the Happy Valley Comprehensive Plan, it was determined by the City Council that 10 of these are applicable to new development, and therefore must be met by any subdivision proposal. The balance of the policies in the Plan are either discretionary or are incumbent upon the City to plan, program and implement. The ten mandatory policies are 13, 15, 74, 85, 86, 99, 100, 101, 102, and 103. The applicant addressed these policies in the attached narrative.

**“Policy 13**

**Development which increases runoff and erosion, or which has the potential for undermining downhill development through significant increases in runoff will be restricted.**

Staff Response

The Surface Water Management Rules and Regulations have requirements for detention, water quality and infiltration. Currently, storm water either infiltrates into the site soils or runs off-site to the southeast. New impervious areas for the project site will be created with the construction of the new streets, sidewalks, driveways, and houses. The applicant has submitted a drainage report and proposes to install a pipe to meet the detention requirement. The applicant has proposed to provide water quality by treating the storm water in a water quality manhole. They intend to apply for an infiltration waiver, but further documentation on infiltration is required.

The applicant has provided a preliminary stormwater report by AKS Engineering dated January 15, 2008. Calculations have been submitted with the preliminary civil engineering plans indicating the amount of new impervious surface being created. Per applicable conditions of approval, this criterion has been satisfied.

**Policy 15**

**Engineering studies by private developers, the City and other government agencies for sites proposed for development within these areas of suspected or known hazards and compliance with appropriate chapters of adopted Uniform Building Code and section of Happy Valley Land Development Ordinance, are required.**

Staff Response

The applicant has completed a wetland delineation and submitted it with the application. The current plans show jurisdictional bodies of water. The application shows that the potential wetlands will either be found to be non-jurisdictional or they will be mitigated. If the applicant mitigates these wetlands then no buffer or conservation easement is required. However, if the site retains the jurisdictional bodies, then a buffer and conservation easement is required. Any disturbance to the jurisdictional wetlands requires approval from the Oregon Division of State Lands and the U.S. Army Corps of Engineers. Per applicable conditions of approval, this criterion has been satisfied.

**Policy 74**

**To require new developments to provide Level 1 public facilities and services which are consistent with the Leveled Growth Management sections of the Plan and are required by City ordinances.**

Staff Response

All Level 1 public facilities and services are available to serve the subject site, and conditions of approval associated with such provisions are included. This criterion has

6

been satisfied.

**Policy 85**

**To require new developments to limit storm drainage runoff outside project boundaries or provide a storm drainage and collection system within the project in compliance with the City's Storm Drainage Ordinance.**

Staff Response

The proposed development will provide a stormwater system that will collect and convey stormwater. Subject to applicable conditions of approval, this criterion is satisfied.

**Policy 86**

**Until the City's Facilities Plan is completed and the economic analysis and assessment polices are formulated by Clackamas County Service District #1, the City shall evaluate on a case by case basis those P.U.D., subdivision, land partition or building permit application, which can be provided with sewer service from existing sewer lines adjacent to the City. Their approval during this interim period shall be based on the provisions of City's Land Development Ordinance, Growth Management Policies, and agreements for the payment of anticipated public facilities assessments.**

Staff Response

As shown on the preliminary plans, sanitary sewer services are available to the site via SE 152<sup>nd</sup> Avenue. Public sanitary sewer is also available from the Sunrise Heights development. A collection sewer charge fee is associated with this property due to the SE 147<sup>th</sup>/152<sup>nd</sup> Avenue Realignment project. The total amount due for the collection sewer charge shall be collected at the time of connection or prior to plat recordation, whichever comes first. Per applicable conditions of approval, this criterion has been satisfied.

**Policy 99**

**Any and all development within the city shall be subject to participation in the provision of Level 2 facilities and services which are essential to the development of the City as a whole, and shall include:**

- schools
- police protection
- parks and recreation
- public transit
- vector control

- city administrative services

**However, per the requirements of ORS 195.110(11) - notwithstanding any other provision of state or local law, school capacity shall not be the sole basis for the approval or denial of any residential development application, unless the application involves changes to the local government comprehensive plan or land use regulations.**

Staff Response

All proposed lots created with the subdivision will be required to pay property taxes and System Development Charges. Therefore, the subject site development will contribute to the provision of Level 2 services. Thus, this criterion has been satisfied.

**Policy 100**

**The funding of improvement, extension or construction of Level 1 facilities and services within the incorporated limits of the City shall be the responsibility of those whose land use activities caused such improvement, extension or construction to become necessary. Funding sources may include but are not limited to creation of local improvement district (LID); outside funding or grants in aid; direct source payment with or without agreement for future reimbursement by other property owners who may utilize the facility or service; other sources as may be identified.**

Staff Response

Level 1 facilities and services are available to the site and will be provided by the developer. The improvements are required to be designed by a licensed engineer, constructed by a licensed contractor, and paid for by the developer. The improvements are required to be in substantial conformance with the attached preliminary development plans and applicable conditions of approval. This criterion has been satisfied.

**Policy 101**

**Waivers of remonstrance for all future improvements of Level 1 facilities and services shall be required for all approved minor partitions, major partitions, subdivisions and P.U.D.'s. The city shall retain these waivers for use when necessary.**

Staff Response

There will be no waiver of remonstrance required for this development. Therefore, this criterion has been satisfied.



**Policy 102**

**When, as the coordinator of land use activities and service provision to development areas, the City must make determinations regarding fulfillment of the Growth Management Policies and Procedures, the City shall consider recommendations provided by service providers and other affected agencies, including but not limited to the following:**

**Clackamas County Service District No. 1 (CCSD#1)  
Sunrise Water Authority  
Clackamas County Fire District No. 1 (CCFD#1)  
Clackamas County, Department of Transportation and Development (DTD)  
North Clackamas School District No. 12 (NCSD#12)  
North Clackamas Parks & Recreation District (NCPRD)  
Tri-Met  
City of Portland  
City of Gresham  
City of Damascus**

**Any determination shall be within the parameters of the providers' or agency's own standards, criteria, requirements or plans. The service providers' decision shall be treated as a rebuttable presumption as to the ability of that provider to provide an acceptable level of service. However, the evidence that can rebut said decision must be compelling evidence based upon objective data and the agencies' standards-criteria-requirement or plans in order to controvert the determination of the service provided.**

**Staff Response**

Applicable service providers have been contacted and coordinated with by the City of Happy Valley, and the requirements of these service providers are incorporated within the record. This criterion has been satisfied.

**Policy 103**

**No development of any properties shall be permitted which will interfere or prevent the extension of any Level 1 facilities or services."**

**Staff Response**

It is not anticipated that the proposed development will interfere or prevent the extension of any Level 1 facilities or services. This criterion has been satisfied.

**B. HAPPY VALLEY LAND DEVELOPMENT CODE**

Approval criteria for Planned Unit Developments are found in the Happy Valley Land Development Code (LDC), Title 16, Chapters 16.12 Development Districts, 16.16 Methods of Development, 16.20 Development Standards and Requirements, 16.40 Amendments to the Comprehensive Plan, Land Use Map, and Land Development Title of this Code, 16.52 Streets and Roads, and 16.56 Storm Drainage, and have been addressed in the applicant's narrative.

**Section 16.12 – Development Districts**

**“Section 16.12.050 Medium Density Residential**

**Density not to exceed one unit for each ten thousand (10,000) square feet — R-10.**

**A. Purpose. This urban residential district is a means by which the densities are increased to make efficient use of available facilities and services in an environment of single-family dwellings. Variations in dwelling types and lot sizes should provide for a necessary flexibility in the city which will prevent typical appearances created by the traditional subdivision of land. Standards in this district are strictly urban oriented and are designed to develop and perpetuate urban trends and patterns. The numerical designation R-10 shall be interpreted to mean that the maximum density shall be one unit per ten thousand (10,000) square feet of lot area.**

**B. Allowable Uses Permitted by Right.**

- 1. One single-family frame dwelling, modular dwelling unit or manufactured home per lot;**
- 2. Open space in a natural state;**
- 3. Public parks and playgrounds, public golf courses, tennis courts and similar outdoor recreational activity areas;**
- 4. Any accessory structure which is customarily incidental to any of the above permitted uses, located on the same lot;**
- 5. Single-family attached dwelling units, duplexes, multiple family units or manufactured housing, approved as part of a PUD application pursuant to Section 16.16.140;**
- 6. Home occupation, as defined in Section 16.04.080, per the provisions of Section 16.14.020;**
- 7. Accessory dwelling units complying with Section 16.16.250;**
- 8. Residential home;**

9. **Construction of new streets and roads, including the extensions of existing streets and roads, that are included with the adopted transportation system plan. [...]**
- D. **Dimensional Standards.**
  1. **Minimum lot width: Sixty (60) feet;**
  2. **Minimum lot depth: Eighty (80) feet;**
  3. **Minimum street frontage: Fifty (50) feet; however, frontage may be reduced to thirty-five (35) feet when the lot fronts on a cul-de-sac;**
  4. **Minimum setbacks (measured to building foundation):**
    - a. **Front: Twenty-two (22) feet,**
    - b. **Rear: Twenty-two (22) feet,**
    - c. **Interior side: Seven (7) feet,**
    - d. **Street side (corner lot): Fifteen (15) feet;**
  5. **Maximum lot coverage: Forty (40) percent of total lot area for all structures.**

Staff Response

Section 16.12.050 of the Happy Valley Municipal Code establishes the permitted uses and dimensional standards for the R-10 development district. The proposal is for a 41-lot single-family residential development, which is a permitted use within this development district. The applicant has proposed a reduction to the front and rear yard setbacks from the standard 22 feet to 20 feet and a reduction of the side yard setback from 7 feet to 5 feet. The applicant does propose to retain one of the existing homes on Lot 37 of the development. A 20-foot front yard setback to the existing structure on Lot 37 is appropriate; however there hasn't been sufficient justification for a reduction of the front and rear yard setbacks presented by the applicant. The City recently revised setbacks in all residential zones in an effort to eliminate any further reduction with development applications. Without good cause, the City is unwilling to support any further reduction of the front and rear yard setbacks. However, a reduction for the side yard setback does appear to be appropriate as the proposed lot sizes are in the range of the R-7 development district which allows for a 5-foot side yard setback. As a result, staff does recommend approval of the side yard setback reduction. As conditioned, these criteria are satisfied.

**SECTION 16.16 – METHODS OF DEVELOPMENT**

**Section 16.16.140 Planned Unit Development – Purpose**

- A. This section of the code serves to specify the purposes, objectives, procedures, standards,**

**requirements, conditions and other information necessary to accomplish a planned unit development (PUD). The purpose and intent of this section is to allow an alternative to the traditional subdivision that encourages conservation of natural features by relating design to the existing landscape; through the efficient use of land and public services (particularly, but not limited to situations where the existence of slopes, drainageways, or other natural features may preclude traditional subdivision design); and the creation of public and private common open space.**

[..]

Staff Response

The applicant is developing a 41-lot Planned Unit Development. Construction of the PUD will extend all required services through the site. As a part of the PUD, several open space tracts are being created. This criterion has been satisfied.

**3. Application Review Criteria (Section 16.16.100.D.2)**

**Criteria a: The application shall be in compliance with all official maps, exhibits, goals and policies of the Revised Comprehensive Plan.**

Staff Response

The proposal conforms, or will be conditioned to conform, to the applicable goals and policies of the Comprehensive Plan. The application will be in conformance with the official in that it proposes single family residential development at a density which does not exceed the requirements for the R-10 Development District. This criterion has been satisfied.

**Criteria b: The application meets all requirements of the appropriate technical and growth management articles or sections of the Land Development Ordinance.**

Staff Response

The application satisfies, or will be conditioned to satisfy, all requirements of Section 16.16.100 - Procedure, including pre-application conference and review, filing requirements, mapping requirements, distribution of preliminary plans and preliminary approval criteria. The application as submitted has met, or will be conditioned to meet, all requirements of Section 16.16.110 - Minimum Design Standards - including general provisions, street design provisions, easement provisions, and lot design provisions. The application as submitted has met, or will be conditioned to meet, all requirements of

12

Section 16.16.120 - Minimum Design Standards - including road improvement standards, County surveyor's requirements, street tree requirements, sanitary sewerage disposal and storm drainage requirements, domestic water and fire protection service requirements, and underground utility requirements. Per applicable conditions of approval, this criterion has been satisfied.

**Criteria c: The applicant can provide all Level 1 services at adequate levels as determined by the appropriate service provider.**

Staff Response

Water will be provided by Sunrise Water District. Storm drainage and sewer facilities will be constructed in conformance with City of Happy Valley and CCSD No. 1 design standards. Clackamas County Fire District No.1 will provide fire protection. Public streets will be provided pursuant to City of Happy Valley standards for local streets. This criterion has been satisfied.

**Criteria d: The Applicant addresses participation in the provision of Level 2 services at adequate levels as determined by the appropriate service provider.**

Staff Response

Level 2 services will be provided through the payment of applicable Systems Development Charges, pursuant to Ordinance numbers 106 and 112, and payment of property taxes. This criterion has been satisfied.

**Criteria e: Adjoining land may be developed or provided access and services that will allow its future development.**

Staff Response

Property surrounding the subject site is already developed as residential subdivisions. This criterion has been satisfied.

**Criteria f: Compliance with all applicable portions of Section 16.32 (Design Review) has been met.**

Staff Response

Subdivisions and PUDs are not subject to Design Review Standards. Therefore, this criteria is not applicable.

**Criteria g: The applicant shows how traffic generated by the proposed development can be mitigated to the standard described in the *Transportation System Plan* and the applicant provides guarantees (as required by Section 16.16.130.A.3.a) to construct the required improvements.**

Staff Response

The applicant completed a traffic impact analysis (see Exhibit 2) that was reviewed and commented on by the City's Traffic Engineer. Comments regarding the traffic analysis were submitted and are attached as a Staff Exhibit. It was determined by the City's Traffic Engineer that the traffic impact analysis provided by the applicant generally meets the conditions required by the City. Furthermore, the City will require the applicant to provide an appropriate financial guarantee before site construction can begin. Given the applicable conditions of approval, this criterion has been satisfied.

**Criteria h: The applicant demonstrates how connectivity is established between the proposed development, adjacent existing development and adjacent potential future developments. Where automobile connectivity cannot be established due to topographic or other constraints, pedestrians and/or bicycle connectivity will be considered.**

Staff Response

Properties surrounding the subject site have already been fully developed. The applicant has provided a plan that allows for both automobile and pedestrian/bicycle connectivity to the developed properties to the greatest extent possible. Per applicable conditions of approval, this criterion has been satisfied.

**Section 16.16.110 Minimum Design Standards**

**A. General Provisions.**

- 1. The principles and requirements within this section shall be followed in the development of all major partitions, subdivisions and planned unit developments and shall be considered minimum standards.**
- 2. All cuts and fills shall comply with the standards and provisions in Section 16.20.140.**
- 3. The removal of natural ground cover shall comply with the standards and provisions in Section 16.20.100.**

[...]

Staff Response

These standards are addressed in the applicant's narrative. The application meets or will be conditioned to meet all the standards in this section to include requirements for pedestrian pathways and lot access. Therefore, this criterion has been satisfied.

**Section 16.16.120 Minimum Improvement Standards**

**A. Road Improvement Standards (Chapter 16.52) and Requirements. All new public street improvements shall conform with the adopted minimum installation, material and construction standards for all public street improvements. If the city does not have standards which are applicable, the standards of Clackamas County shall be adopted.**

[...]

Staff Response

These standards are addressed in the applicant's narrative. All improvements meet or will be conditioned to meet the requirements of this section to include street and sidewalk requirements, sewer and storm provision, and fire protection and water requirements. Per applicable conditions of approval, this criterion has been satisfied.

**Section 16.16.160 – Procedure**

**b. Open Space.**

**i. All planned unit developments shall have a minimum of twenty (20) percent of the development's gross land area dedicated to public or commonly held open space and/or recreational area. This requirement may be met in part of open space created in accordance with Section 16.16.240(E)(2). The extent to which any type of open space satisfies the total open space requirement shall be in the sole discretion of the city. This twenty (20) percent requirement does not affect the density calculation as determined in density.**

**(A) Dedicated open space must be adequate to carry out the city's parks and recreation master plan, at the determination of the city. This means that, where sufficient buildable land is available and a need exists in the neighborhood, at least one acre of open space suitable and accessible for the development of a mini-park or recreational area shall be included as part of the required open space. In all other instances, lands which are least suitable for development and/or which offer the greatest natural habitat potential should be given the highest priority for dedication as open space. Where possible, dedicated open space shall be suitable for linkage through a network of trails, bike paths, and greenways.**

[...]

Staff Response

As mentioned in the text above, when applying for a Planned Unit Development the applicant is required to dedicate 20 percent of the gross land area to open space. The applicant has met this requirement. Within the Tract C Open Space, a large lawn area has been shown on the preliminary plans. Staff recommends that the applicant provide a recreational facility or play structure within this area. Given the applicable conditions of approval, this criterion has been satisfied.

**Section 16.16.210 - Density Calculations**

- A. Purpose. Density calculation is the means by which density for any parcel may be determined and ultimately within that parcel in a more efficient and land conscious manner. This portion of the Land Development Title provides the method for calculating the overall density for any given parcel of land which may contain both buildable and unbuildable areas.**

[...]

Staff Response

Density is calculated by determining the total gross acreage of the parcels and identifying the areas in excess of 20 percent slope. Deduct 20 percent of the gross buildable acres for roads, and then multiply the net buildable acres by the density of the applicable development district. Multiply RSD-1 acres by one unit per acre. The combination of these figures is the total allowable units on the site. The subject site is 11.69 acres in size. According to the applicant's geotechnical analysis, there is no RSD-1 land on the subject site. The total density for this site is as follows:

R-10	11.69 acres - 20%	9.34 acres
	0.08 acres (RSD-1) x 1 unit	0.08 acres
	9.42 acres X 43,560 / 10,000 =	41 units
<b>Total</b>		<b>41 units</b>

Thus, the maximum density of the site would be 41 lots. The applicant is proposing 41 lots for development and therefore satisfies this criterion.

**Section 16.16.270 – Significant Natural Resource Lands**

- A. The significant natural resources section is intended to provide protection for identified significant natural resources under statewide planning Goal 5. It is intended to prohibit**

16



**development in significant natural resources and surrounding buffer areas or to allow development to occur where adverse impacts to the resources can be suitably mitigated.**

**B. For the purpose of this section, significant natural resources are designated as significant wetlands and riparian corridors. These resources have been inventoried within the city according to procedures, standards and definitions established under Goal 5 and are identified on the significant wetlands and riparian corridors map (Official Map #22) in the comprehensive plan.**

**C. The regulations of this section are an important factor in the city's compliance with statewide planning Goal 5 and also serve to encourage coordination between the city, state, and federal agencies concerned with natural resource regulatory programs.**

[...]

Staff Response

The applicant has completed a wetland delineation and submitted it with the application. The current plans show jurisdictional bodies of water. The application shows that the potential wetlands will either be found to be non-jurisdictional or they will be mitigated. If the applicant mitigates these wetlands then no buffer or conservation easement is required. However, if the site retains the jurisdictional bodies then a buffer and conservation easement is required. Any disturbance to the jurisdictional wetlands requires approval from the Oregon Division of State Lands and the U.S. Army Corps of Engineers. Per applicable conditions of approval, this criterion has been satisfied.

**SECTION 16.20 – DEVELOPMENT STANDARDS AND REQUIREMENTS**

**Section 16.20.030 - Setbacks and Yards**

**A. Purpose. Setbacks for all structures shall meet the stated minimum distances for each district. Where no minimum has been stated, the planning commission or appropriate and designated body or agent shall determine a minimum setback based on the following criteria:**

- 1. The intended use of the lot;**
- 2. The district in which the site is located;**
- 3. Size of the lot and percentage of lot coverage;**
- 4. Accessory uses proposed on the lot;**
- 5. Surrounding uses;**
- 6. Impact on or by other chapters of this title;**
- 7. Impact on surrounding uses or development;**
- 8. Setbacks for the same or similar uses in Happy Valley or other areas.**

[...]

Staff Response

The applicant proposes to utilize the flexibility of the PUD process to provide open space dedication and resultant smaller lot sizes. The applicant has proposed a reduction to the front and rear yard setbacks from the standard 22 feet to 20 feet and a reduction of the side yard setback from 7 feet to 5 feet. The applicant does propose to retain one of the existing homes on Lot 37 of the development. A 20-foot front yard setback to the existing structure on Lot 37 is appropriate; however there hasn't been sufficient justification for a reduction of the front and rear yard setbacks presented by the applicant. The City recently revised setbacks in all residential zones in an effort to eliminate any further reduction with development applications. Without good cause, the City is unwilling to support any further reduction of the front and rear yard setbacks. However, a reduction for the side yard setback does appear to be appropriate as the proposed lot sizes are in the range of the R-7 development district which allows for a 5-foot side yard setback. As a result, staff does recommend approval of the side yard setback reduction. Per the applicable Condition of Approval, these criteria are satisfied.

**Section 16.20.040 - Width & Depth**

**A. Purpose. Width and depth for all lots not developed as a planned unit development or a subdivision as defined in Section 16.16.090 shall meet the stated minimum dimensions for each district. Where no minimum dimension has been stated, the planning commission or appropriate and designated body or agent may determine the minimum dimensions for width and/or depth of a lot based on the following criteria:**

- 1. The intended use of the lot;**
- 2. The district in which the site is located;**
- 3. Surrounding uses;**
- 4. Existing topography, soil conditions (if applicable) and other physical characteristics of the site and the vicinity;**
- 5. The pattern of existing lot sizes and configurations in the vicinity;**
- 6. The trend of developing lot sizes and configurations in the vicinity;**
- 7. Impact on surrounding uses or development;**
- 8. Minimum dimensional standards applied under the same or similar conditions in Happy Valley or other areas.**

**B. Variances. Width and depth dimensional standards may be varied only by the planning commission or appropriate and designated body or agent, in accordance with Chapter 16.28 of this title, incorporating the above criteria in its consideration.**

**C. When determining if a lot meets the width and/or depth dimensional standards as stated in this chapter or determined by the planning commission or appropriate and designated body or agent, the following criteria shall be used:**

- 1. For lot width, the dimension shall be that which is measured between the exact mid-points of the side lot line;**
  - 2. For lot depth, the dimension shall be that which is measured between the exact mid-points of the front and rear lot lines;**
  - 3. Width and depth for corner lots shall be determined.**
- [...]

Staff Response

As illustrated within the preliminary development plans (Exhibit 1), all lots conform to the minimum lot width and depth requirements of the R-10 Development District with one exception. Lot 10, due to the curvature of the street, only has 31.9 feet of street frontage. Given the small amount of length the applicant is short, this shortfall is acceptable as the applicant has proposed to utilize the provisions of a PUD to allow such deviation. These criteria have been satisfied.

**Section 16.20.050 - Coverage**

**A. Purpose. Lot coverage for all lots not developed as a planned unit development or a subdivision as defined in Section 16.16.090 shall meet the stated maximum percentage for each district. Where no maximum percentage has been established, the planning commission or appropriate and designated body or agent shall determine the maximum percentage for lot coverage based on the following criteria:**

- 1. The intended use of the lot;**
- 2. The district in which the lot is located;**
- 3. Setbacks required by the district in which the lot is located;**
- 4. Lot width and depth:**
  - a. Of the actual lot in question,**
  - b. As required by the district in which the lot is located.**
- 5. Existing topography and other physical characteristics of the site and the vicinity;**
- 6. Surrounding uses;**
- 7. Impact on or by other chapters of this title;**
- 8. The pattern and trend of lot coverage for existing and developing lots in the vicinity;**
- 9. Impact of the change in lot coverage on surrounding uses and development;**
- 10. Lot coverage standards applied under the same or similar conditions in Happy Valley or other areas.**

**B. Variances. Lot coverage standards may be varied only by the planning commission or appropriate and designated body or agent in accordance with Chapter 16.28 of this title, incorporating the above criteria in its consideration.**

[...]

Staff Response

According to the applicant, all lots will conform to the lot coverage requirements of the R-10 Development District. No exceptions are proposed. This criterion has been satisfied.

**Section 16.20.060 - Building Heights**

**A. Purpose. To establish a height ordinance that protects the aesthetic character and views within the city, while allowing for the construction of single-family dwellings.**

[...]

Staff Response

The applicant has not applied for a variance to this section. Building heights will be reviewed at the time of building permit application. This criterion has been satisfied.

**Section 16.20.070 - Parking and Access and Utilities**

**A. Intent. The state's transportation planning rule calls for reductions in vehicle miles traveled per capita and restrictions on construction of new parking spaces as a means of responding to transportation and land use impacts of growth. The Metro 2040 Growth Concept calls for more compact development as a means to encourage more efficient use of land, promote non-auto trips and protect air quality. In addition, the federally mandated air quality plan adopted by the state relies on the 2040 Growth Concept fully achieving its transportation objectives.**

[...]

Staff Response

The development proposal will be conditioned to meet the requirement of two off-street parking spaces per dwelling unit. All utilities within the development will be placed underground and located within a public right-of-way or easement, which meets the criteria.

**Section 16.20.090 - Tree Cutting and Preservation**

**A. Purpose. The purpose of this section is to regulate the removal of trees in order to preserve the wooded character of the City of Happy Valley, and to protect trees as a natural resource of the city. It is the intent of this section to allow the prudent management of trees by property owners where such management is in keeping with the purposes of this section.**

[...]

Staff Response

The applicant has provided a tree inventory and removal plan. Tree removal plans will be required at the time construction plans are submitted. Trees removed that are outside the allowed parameters will be mitigated at a rate of 2:1. The applicant shall be required to obtain a Type B permit prior to removal of trees. Per the applicable Conditions of Approval, this criterion may be satisfied.

**Section 16.20.100 - Landscaping, Street Trees, & Buffering**

**A. Purpose. The purpose of this section is to establish standards for landscaping, buffering and screening of land uses within Happy Valley in order to enhance the aesthetic environmental quality of the city:**

- 1. By protecting existing street trees and requiring the planting of street trees in new developments;**
- 2. Through the use of plant materials as a unifying element;**
- 3. By using planting materials to define spaces and articulate the uses of specific areas; and**
- 4. By using trees and other landscaping materials to mitigate the effects of the sun, wind, noise and lack of privacy by the provision of buffering and screening.**

[...]

Staff Response

The applicant has submitted a conceptual landscape design only as a part of Applicant's Exhibit 1. A final landscape plan, in compliance with this Section must be submitted to the Community Development Director or designee for approval prior to approval of construction plans. Per the applicable Conditions of Approval, these criteria have been satisfied.

**Section 16.20.110 - Fencing and Screening**

- A. Purpose. While fencing or screening is not uniformly mandatory for all residential development, some circumstances suggest and dictate that fencing or screening shall be erected, installed or planted along the property lines or at some other locations on the property.**  
[..]

Staff Response

Staff has noted the need for fencing or screening along the southerly boundary of the subject site to separate the pedestrian path/open space from existing residences. The fencing should extend from SE 152<sup>nd</sup> Avenue east to SE Jubilee Street on the southerly boundary of Tract A, along the southerly boundary of Tract C beginning at the back of the proposed sign easement east to SE Meadehill Avenue, and along the southerly boundary of lot 28 beginning at the back of the proposed sign easement to the easterly property line. In addition, it is recommended that the developer provide a screening fence similar to that provided in the Sunrise Heights development along SE 152<sup>nd</sup> Avenue to screen lots 1 and 9-15 from traffic related noise. Per the pertinent Condition of Approval, this criterion is satisfied.

**Section 16.20.120 - Lighting**

**A. Purpose.**

**1. This section has been formulated to allow for the provision of street lighting for reasons of safety, health, peace and general welfare of all users and the citizens of and visitors to Happy Valley. It is the intent of this section that such lighting shall be provided by and through annexation of the city to Clackamas County Service District No. 5 or its successor.**  
[...]

**2. For properties annexed to the city after August 1, 2003 and properties located in the Rock Creek Comprehensive Plan adopted June 2001 which provide roadways designated as neighborhood or residential streets:**

**a. Poles (New): Decorative Shepherd's Crook Pole aluminum poles meeting PGE specifications. Twenty-one (21) feet overall length with the light center at seventeen (17) feet, with eighteen (18) feet mounting height. Color to be black. Anchored on appropriate concrete base. Special poles may be required for minor arterials at the discretion of the city;**

[...]

Staff Response

Street lighting will be provided throughout the development in accordance with the requirements of CCSD #5 per the comments from Kevin Noreen in an attached Staff Exhibit. Per applicable conditions of approval, this criterion has been satisfied.

**Section 16.20.140 - Excavation or Filling of Soil**

**A. Purpose. The provisions of this section further regulate and restrict the layout and improvement of land, including drainage; the excavating, filling and grading of lots; the location and construction of buildings and other structures and parts and appurtenances of such buildings and structures.**

[...]

Staff Response

The applicant has submitted a preliminary grading plan with Applicant's Exhibit 1. Erosion control will be required and an NPDES permit must be obtained from the City of Happy Valley if grading activity disturbs more than one acre. All grading and filling must be in accordance with Ordinance 138 of the City's Municipal Code. This criterion has been satisfied as conditioned.

**Section 16.20.170 - Surface Water Runoff and Detention**

**A. Purpose. In order to minimize water quality degradation by preventing siltation of any creek, stream, lake or other body of water, and to protect property and property owners not only adjacent to any body of water but at any location within the city, this section has been formulated. Additionally, the city seeks to reduce the general erosion, protect the topography of the area, reduce damage to water bodies, courses and property both public and private and to protect and insure the safety of city and county streets and roads, drainage channels, public and private facilities and the general health, welfare, peace and comfort of the citizens of Happy Valley and the public through the implementation of this and associated or related sections.**

[...]

Staff Response

The applicant proposes to construct an on-site facility for stormwater detention and infiltration. The proposal has been deemed acceptable by WES and therefore, this criterion has been satisfied per applicable conditions of approval.

**Section 16.40- Amendments to the Comprehensive Plan, and Land Development Title of This Code**

**16.40.041 Review criteria.**

- A. The proposed amendment is consistent with and promotes applicable goals and policies of the comprehensive plan of the city.**

Staff Response

See the staff response to applicable Comprehensive Plan Policies, above. As addressed within the record, this criterion is satisfied by the request.

- B. There is a demonstrated public need for a change of the specific type proposed.**

Staff Response

Only a small portion of the site will be impacted by the proposed zone change. Along the southerly portion of the site, two small tax lots have the MUR-S zoning designation. The remainder of the site has the R-10 zoning designation. The development pattern that has been designed by the applicant would create lots with split zoning. In an effort to avoid lots with split zoning, the zone change has been applied for. This will create less confusion and the future and allow for a cleaner development. This criterion has been satisfied.

- C. That need will be best served by the amendment as proposed as compared with other alternatives.**

Staff Response

The other alternative would be do leave the zoning as is. While this is perfectly acceptable, the most logical alternative is to create a zoning pattern that will lead to the least amount of confusion. As a result, the need is best served by the subject amendment. This criterion has been satisfied.

- D. The proposed amendment is consistent with the use and implementation of growth management mechanisms and capital improvement programs of the city.**



Staff Response

The City of Happy Valley Comprehensive Plan establishes goals and policies to guide the quantity, type, costs, timing, and quality of development within the city. The applicable growth management mechanism policies related to the proposed project are Policies 97, 99, and 102.

Policy 97 states that the “City shall permit development on vacant buildable lands when all Level 1 facilities and services are available [including] sanitary sewer, water supply, storm drainage, fire protection, and streets and roads.” Policy 99 is similar to Policy 97, although it refers to having adequate provisions for providing Level 2 services that include schools, police protection, parks and recreation, public transit, vector control, and city administrative services. Policy 102 requires city coordination with local service providers to ensure adequate services are available. Policy 102 states that the “city shall rely on a determination provided by the service providers and other affected agencies...Any determination shall be within the parameters of the providers’ or agency’s own standards, criteria, requirements or plans.”

Development that could be permitted with the approval of this zone change would potentially impact both Level 1 and Level 2 services. However, through applicable conditions of approval, all services are required to be provided in conjunction with future land divisions. Therefore, this criterion has been satisfied.

- E. The proposed amendment can be implemented by this land development title and all other appropriate codes, ordinances and regulations. The applicant bears the entire burden of proof of establishing to the planning commission that the proposed amendment meets the above requirements. This burden of proof shall also apply to the city if it initiates a proposed amendment.**

Staff Response

As observed, development will require conformance with all applicable requirements of the codes, ordinances and regulations of the City of Happy Valley. A development application is concurrently being processed by the City along with this comprehensive plan map amendment/zone change. Subject to the conditions of approval listed in this report, Staff has determined the development on the subject site is in compliance with the regulations of the City of Happy Valley. Therefore, this criterion is satisfied by the request.

- G. When an application includes a proposed comprehensive plan amendment or land use district change, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR)**

**660-012-0060. If a master plan that requires a full traffic impact analysis is required for a comprehensive plan map amendment/zone change area, a subsequent master plan may satisfy this provision, as determined by the city of Happy Valley community development director or designee.**

Staff Response

The applicant provided a traffic analysis indicating compliance with the Transportation Planning Rule based on the development not significantly impacting the surrounding transportation system. The residential development that is proposed for the site is estimated to generate 372 new vehicle trips daily. No capacity related mitigation measures were identified as a result of the traffic study review. Given the above information, this proposal is consistent with the Transportation Planning Rule (OAR 660-12-0060), and therefore satisfies this criterion.

**SECTION 16.52-- STREETS AND ROADS STANDARDS**

**16.52.010 Purpose**

**A. It is the purpose and intent of this chapter to establish design standards and performance requirements for all streets and roads and other transportation facilities constructed or reconstructed within the city, as well as establish a process for variation from the streets standards.**

**B. The residential streets standards shall be considered as minimum design requirements under ideal circumstances. All residential streets in the city shall be designed as one of the standard prototypes except as provided in Section 16.52.0650 of this chapter. Approval of the appropriate street prototype shall be by the planning commission as part of the review process as provided in this title and shall be based on the following considerations:**

- 1. Street function needed within the existing proposed and future neighborhood and the city circulation networks;**
- 2. Anticipated daily traffic volume;**
- 3. Individual property access requirements;**
- 4. Topographic variations and the amount of cut and fill required for the proposed street;**
- 5. Soil and other field conditions.**

[...]

Staff Response

Subject to the applicable conditions of approval, the proposed streets are in compliance with City standards as shown on the preliminary plans. All other standards of Chapter 16.52 have been met. Per the pertinent Conditions of Approval, these criteria have been satisfied.

**SECTION 16.56 – STORM DRAINAGE**

**A. Permits.** A city permit is required to discharge storm drainage into a city-maintained drainage facility or drainage course. The design engineer or other responsible party must submit plans for review and pay the appropriate fee before a permit may be issued.

**B. Extent of System.** In general, storm drain systems should be designed to carry future loads which may reasonably be expected from full development upstream consistent with the comprehensive plan. Storm drainage systems shall extend to the appropriate extremities of the project to provide for both upstream and downstream development of the system. See Section 16.20.160 for details.

**C. Separate Storm Drains and Sanitary Sewers Required.** All new systems and extensions of existing systems shall be designed only on the basis of separate storm drains and sanitary sewers. Combined sewers will not be approved.

**D. Connections to Existing Storm Drains.** Wherever practicable, storm drain connections will be made directly into existing manholes. Construction of a manhole over the existing storm drain may be required. Tee connections may be allowed from single inlets or single area drains. Also, if the existing storm drain is thirty-six (36) inches in diameter or larger, a manhole connection may not be required. In any case, the sole determination of the type of connection will be made by the city engineer.”

Staff Response

Water Environment Services (WES), a Department of Clackamas County, has reviewed the application for the above development. WES manages and operates Clackamas County Service District #1 (CCSD#1). CCSD#1 provides sanitary sewer collection and treatment for the urbanized areas of north Clackamas County including Boring and Hoodland. WES also provides surface water management and erosion control services in those areas listed above and the lower Tualatin drainage basin.

The Surface Water Management Rules & Regulations have requirements for detention, water quality and infiltration. Currently, storm water either infiltrates into the site soils or runs off-site to the southeast. New impervious areas for the project site will be created with the construction of the new streets, sidewalks, driveways, and houses. The applicant has submitted a drainage report and proposes to install a pipe to meet the detention requirements. The applicant has proposed to provide water quality by treating the storm water in a water quality manhole. They intend to apply for an infiltration waiver, but further documentation on infiltration is required.

The applicant has provided a preliminary stormwater report by AKS Engineering, dated January 15, 2008. Calculations have been submitted with the preliminary civil engineering plans indicating the amount of new impervious surface being created.

An access road has been shown for adequate access to the detention pipe and water quality manhole. The storm water facilities will be public facilities and maintained by CCSD#1.

**CONCLUSION AND RECOMMENDATION CPA-01-08/LDO-01-08/PUD-01-08**

Staff has completed a review of the application according to the applicable policies of the Comprehensive Plan and requirements of the Land Development Code. Staff has concluded that the application meets, or will be conditioned to meet, the criteria for approval. Based on the findings included in the development application and this Report, Staff recommends the Planning Commission forward a recommendation of approval of CPA-01-08/LDO-01-08 to the City Council. In addition, staff recommends the Planning Commission approve PUD-01-08 subject to the conditions included in the following section, CPA-01-08/LDO-01-08/PUD-01-08 Conditions of Approval.

**CPA-01-08/LDO-01-08/PUD-01-08 Conditions of Approval**

**Administration**

1. System Development Charges (SDC's) shall be paid and any credits allowed shall be in accordance with the Ordinance 106 as amended. SDC's shall be paid at issuance of building permits. When the building permits are issued for the individual lots, the final amount will be calculated and the builder/homeowner will pay any difference.
2. Each lot is subject to pay the current rates for sanitary and storm drain System Development Charge (SDC). Fees are reviewed annually; the most current fee rate applies. These fees shall be paid prior to issuing the building permit.
3. The developer or his engineer is required to pay a preliminary plan review fee of based on the number of lots when submitting the first set of construction plans to the City for review. This fee will be credited toward the total plan review fees.
4. Subject to the City's latest "Public Improvement Guarantee" form which requires financial security of 125% of the City engineer's estimate and a 25% two (2)-year maintenance bond upon completion and acceptance of the improvements.
5. 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.

6. Construction plan review is subject to these Conditions of Approval.
7. No building permits shall be submitted to the City for review until the plat has been recorded and two copies (18" x 24") and one 8-1/2" x 11" of the recorded plat have been submitted to the City, the City and County have accepted all improvements, mylar "as built" drawings are received by the City and County and a 2-year maintenance bond is in place, along with any performance bonds.
8. Full time inspection by the developer's engineer is required for all street and storm drainage construction.
9. The developer's engineer shall submit an approved tree removal plan and obtain the required tree cutting permits for only those trees necessary to construct the street and utility improvements. A tree planting mitigation plan at a rate of 2:1 is required for any trees removed outside the limits of the infrastructure improvements. Any trees that are to be preserved must be fenced at the drip line for protection prior to construction.
10. The developer's engineer is required to initially submit three sets of construction plans for initial review to the City as well as submitting two sets of plans (including storm detention calculations) to Clackamas County Department of Water Environment Services and the City's traffic engineer (Peter Coffey, DKS Engineering). A pre-design/pre-construction meeting is required to be held with the City Engineer prior to submittal of construction plan sets.
11. 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 Mayor and the City 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.
12. This approval will expire two years from the date of the Notice of Decision and may be extended for a maximum of one additional year pursuant to section 16.16.110.C2.6 of the Land Development Code. ~~Recording in phases will require a Development Agreement with the City. The development agreement shall specify that no time extensions shall be permitted and all phases must be recorded within seven (7) years from the final decision, including the provision of two additional units for minimum density requirements and the additional open space area, and all necessary improvements.~~

**Grading and Erosion Control**

13. 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 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 erosion sediment control measures are not installed per plan and functioning properly.
14. Since the total disturbed area for this project exceeds 1 acre, an NPDES 1200-C permit will be required for this project. Permits shall be submitted to the City for processing through DEQ. A check made out to DEQ shall be included with the ESC drawing submittals. 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.
15. All grading activity including tree removal shall be per the current City of Happy Valley Municipal Code. Neither activity shall commence prior to issuance of both a site development permit and tree removal permit by the City.
16. The developer shall have a Geotechnical Engineer Report prepared by a registered engineer or registered geologist/hydro-geologist in the State of Oregon, which outlines the site specific details within the project boundaries. Along with the general construction recommendations, delineating the extent of spring and groundwater activity shall be researched and reported. The report shall detail a plan for dewatering these areas and shall further identify those lots which need specific foundation design. These lots shall be identified in the final plat with a note stating that special foundation designs are required to be approved by the City of Happy Valley.
17. Retaining walls greater than three (3) feet in height shall have a geotechnical engineer provide stamped design calculations and detail drawings required for the retaining wall construction. The retaining wall detail drawings shall include at a minimum; wall profile, wall cross section at highest point of wall, wall reinforcing geotextile requirements, wall drainage system, and wall backfill requirements.

18. That in the event there is engineered fill on any public roads or lots, the developer's soils engineer and testing lab shall obtain and record compaction test and submit results for the review and approval by the City Engineer. Additionally, reports shall be attached to the individual 8 ½ x 11 as-built drawings required for each lot. Storm and sanitary laterals shall have two distance ties to their ends for future location.
19. That if waste material is to be disposed of on-site outside of any public right-of-way area, the applicant shall submit a grading plan by an engineer registered in the State of Oregon, in accordance with City Municipal Code for review and approval by the City Engineer. Those lots or areas specifically affected shall be flagged with an asterisk on the final plat referring to a note that states specific foundation design adequate for the intended use will be necessary under City Municipal Code 15.12.
20. That the grading limits shall be fenced using the standard 4' orange plastic construction fencing in addition to the required erosion sediment control fences. All fencing and construction gravel entrances shall be installed and maintained by the developer and inspected by the City of Happy Valley prior to issuance of a site development permit by the City.
21. 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 months of October 1<sup>st</sup> and April 30<sup>th</sup>.
22. That all street grading shall meet the City's current standards and slope of driveways themselves shall not exceed 12 percent. Approval of driveway grades exceeding 12% are on a case by case basis at the discretion of the City Engineer and CCFD#1.

#### Streets and Roads

23. Street design plans shall conform to the requirements delineated in the City's "*Engineering Design and Standard Details Manual*" (Manual) current revision, and the City's Transportation System Plan (TSP), current revision.
24. ~~The existing SE 152<sup>nd</sup> Avenue right of way is 66 feet in width, corresponding to the requirements of the City's 1998 TSP (Amended 2001). The current TSP (Adopted 2006) requires a 68 foot right of way for a three lane minor arterial. For compliance purposes an additional one foot of right of way dedication shall be required for the frontage along SE 152<sup>nd</sup> Avenue.~~

25. The existing SE 152<sup>nd</sup> Avenue right-of-way adjacent to Lot 500 includes a variable width slope easement. The City is unwilling to abandon this slope easement as it was established to protect the SE 152<sup>nd</sup> Avenue road section. An alternative action may be to provide a structural retaining wall along the west side of Lot 500 to replace the road fill slope. If this option is utilized the retaining wall shall be placed within a retaining wall easement across all the future lots which it crosses or enters into. The retaining wall easement shall clearly state that any modification of this retaining wall is prohibited and that maintenance of this retaining wall shall be the responsibility of the HOA. If the City Engineer agrees upon an alternative solution, the City may relinquish the slope easement.
26. Frontage (one-half street) improvements to SE Frye Street shall be constructed to meet City of Happy Valley standards for a local roadway. The improvements shall meet those shown in Figure 8-7 of the Happy Valley TSP. The frontage improvement requirements along the south side of SE Frye Street vary based on the conditioned improvements of the approved development along the north side of SE Frye Street. For the section of SE Frye Street along Lots 1 through 3 (approximately), the improvements shall include sidewalk, landscape strip and curb. For the section of SE Frye Street along Lots 4 through Tract B (approximately), the one-half street improvements shall include 32-foot total curb to curb width in a minimum 52-foot total right-of-way resulting in a 26-foot half street from the centerline of the roadway of the curb. The one-half street improvements shall include pavement, sidewalk, landscape strip and curb.
27. The developer shall be required to provide the second lift of asphalt to the existing unfinished SE Frye Street surface between SE Capri Court and SE 155<sup>th</sup> Avenue, and will be reimbursed the cost of the second lift from the cash fee in lieu of paid by the Bella Casa Subdivision developer. The total amount of the reimbursement shall not exceed the amount of the existing fee-in-lieu of paid by the Bella Casa Subdivision developer. Any construction costs above this amount will be borne by the Sunrise Mountain View developer.
28. A ten foot wide paved pedestrian and bicycle path shall be provided through Tract A connecting SE 152<sup>nd</sup> Avenue to SE Jubilee Street.
29. A ten foot wide paved pedestrian and bicycle path shall be provided along the south edge of the site property (south of Lots 16, 27, and Tract C) between SE Jubilee Street and SE Meadehill Avenue.
30. A ten-foot wide paved pedestrian and bicycle path shall be provided between Lots 32 and 33 connecting SE Meadehill Avenue and the path in Tract B.



31. A ten-foot wide paved pedestrian and bicycle path shall be provided connecting the path in Tract B to the existing path in Burgundy Rose located opposite of SE Dream Weaver Drive.
32. The driveway for Lot 4 shall be located on the south edge of the property onto SE Bari Avenue.
33. The driveway for Lot 38 shall be located on the south edge of the property onto SE Bari Avenue.
34. The driveway for Lot 36 shall be provided on the east edge of the property onto SE Gilbert Street or on the north edge of the property onto SE Bari Avenue.
35. This property is not within the service district boundary for CCSD#5 and thus the property owner shall take all necessary action to annex these subject properties into the service district boundary.
36. Adequate lighting does not exist on the SE Frye Street frontage. Street lights will be required on SE Frye Street as well as on the internal streets of the subdivision. The property owner shall submit a request in writing for the installation of street lighting and the formation of an assessment area to help pay for the operation and maintenance of lighting. The lighting standard is techtra lights.
37. A cross section for the street improvement shall be prepared that illustrates utility locations, street improvements including grade and elevation and sidewalk location including grade and elevation per current construction requirements. Said cross section shall be submitted to the City Engineer for review and approval.
38. Typical street sections shall conform to the City's "**Engineering Design and Standard Details Manual**" (Manual) current revision, and the City's Transportation System Plan (TSP) current revision, and shall include an 8-foot public utility easement (PUE).
39. That all required public improvements shall be constructed, inspected, and accepted or financially guaranteed prior to final plat approval.
40. 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, mylar (record) 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 and all City requirements are met.

41. That all current ADA requirements for streets and intersections shall be met. In addition, the developer shall be responsible for the installation of all street name signs (including directions provisions, i.e. "SE"), stop signs (required at all street intersections), and any parking restriction signs or curb painting delineating parking restrictions, per the requirements of the City of Happy Valley.
42. The site plan shall designate the internal roadways such that they meet the standards of the Happy Valley Transportation System Plan<sup>1</sup>.
43. A minimum of 280-feet of intersection sight distance, as defined by AASHTO, shall be provided at all internal site driveways. These shall be approved by the engineer prior to final site plan approval.
44. The applicant shall provide a signing and striping plan according to the City's *Permanent Signing Legend and Striping Details Legend*, prepared by a registered engineer, for all site roadways to be approved by the City prior to final plat approval. The applicant shall be responsible for the installation of all signing and striping as indicated on plans.
45. Street trees shall be provided in accordance with § 16.20.100(F)(1)(a) of the LDC and any other applicable city standards.
46. All street names are to be platted with "SE" as addressed by the City and all street names shall be submitted to and approved by the City prior to final plat approval.
47. Each lot shall contain a minimum of two off street parking spaces. These may be open or enclosed parking spaces.
48. All required improvements shall be constructed and inspected or financially guaranteed prior to final plat approval.

**Fire**

49. Fire apparatus access roads must support a 75,000 lb. fire apparatus.

50. Access roads between 12% and 15% grade will only be approved if fire sprinklers are installed in all new structures served by that road. Access roads in excess of 15% grade are generally not approved.
51. All new buildings shall have a firefighting water supply that meets the fire flow requirements of the Fire Code. Maximum spacing between hydrants on street frontage shall not exceed 500 feet.

**Storm Drainage**

52. The development is subject to the Rules and Regulations for Surface Water Management and Standard Specifications of Clackamas County Service District No. 1 for Surface Water Management and erosion control.
53. Cost of the Surface Water 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.
54. This development is subject to the current plan review fees of CCSD#1. **Plan review fees are due with the first submittal for plan review.**
55. (SWM Section 5.2.4 and 5.2.5) Surface Water detention calculations shall be by the King County method (SBUH hydrograph - software version 4.21B or higher or approved equivalent). The detention requirement is to reduce the 2-year developed discharge to one half of the pre-developed rate.
56. (SWM section 5.2.7) Water quality requirements shall be met. Facilities must be designed to treat the runoff from rainfall up to the amount of 2/3 of a 2-yr storm.
57. (SWM Section 5.2.6) Storm water infiltration shall be provided. Infiltration systems must be sized with sufficient capacity to infiltrate up to the one-half inch of rainfall in a 24-hour period.
58. (SWM Section 5.2.2) All springs, seeps, wetlands, sensitive areas, and required buffers shall be clearly shown and noted on the plans and identified by a certified professional. In addition, the location of each building must be shown on the plan so that potential storm water impacts can be effectively evaluated.
59. (SWM Section 5.2.2) The developer's engineer must provide supporting data TO WES/CCSD#1 that the downstream conveyance system has adequate capacity to accommodate the Surface Water flows and not cause flooding.

60. If any portion of the surface water runoff will be disposed in an underground injection system (as defined in OAR 340, Division 44), the system must be registered with the Oregon Department of Environmental Quality. Any additional State permit requirement will be determined at that time.
61. A Downstream Stormwater Drainage analysis is required. Drainage must be routed around the site to an acceptable outfall or through the on-site conveyance/detention system.
62. Provisions must be made for roof and foundation drains from new homes in the development. These must either be emptied into the street gutter or into a storm sewer system. If roof and foundation drains are run to streets, gutter elevations must be shown on the storm drainage plans.
63. (SWM section 5.1.13) The development is required to enter into a storm water maintenance agreement with Clackamas County Service District No. 1. for the maintenance of the storm water facilities. The following statement must be added to the Restrictions on the subdivision plat.  
**Clackamas County Service District #1 (CCSD#1), its Successors or Assigns is hereby granted the right to lay down, construct, reconstruct, replace, operate, inspect and perpetually maintain sewers, wastewater, storm drainage or surface water pipelines, and all related facilities. No permanent structure shall be erected upon said easement without the written consent of the CCSD#1. Grantors agree to undertake no activity that would harm or impair the proper functioning of the sanitary and storm sewer system.**
64. (SWM section 5.1.13) The following plat restriction must be shown on all subdivision plats that are within CCSD #1:  
"SUBJECT TO CCSD #1 RULES AND REGULATIONS AND STORM WATER FACILITY MAINTENANCE AGREEMENT UNDER FEE NO. \_\_\_\_\_, CLACKAMAS COUNTY DEED RECORDS".
65. CCSD#1 shall review and approve the final plat for the sanitary and storm sewer systems prior to recording. A copy of the CC&R's is required for CCSD#1 review with submittal of the plat.
66. All identified wetlands shall be delineated. Any work within jurisdictional wetlands or streams requires written approval from DSL and the U.S. Army Corps of Engineers. A 25'-200' buffer must be maintained from the top of all stream banks and delineated wetland boundaries, depending on the slope and upstream drainage area.

67. Submit complete civil plans, including an erosion control plan, to be reviewed for both sanitary and stormwater regulations by the Water Environment Services. Plans shall be submitted to the Technical Services Coordinator. Any substantial deviation from the approved construction plans must have prior approval of the district.
68. Surface stormwater runoff from single lot construction and landscaping on the south side of lots 1 through 4 and 38 through 41 shall provide a private stormwater system along the south side of said lots for the purpose of providing conveyance of surface stormwater runoff and retaining wall drainage to the public stormwater system. This private stormwater system will be located within a private utility easement and the system itself shall be maintained by the subdivision HOA.

**Sanitary Sewer**

69. (OAR 340-52) (ORS 672) The sanitary sewer plans and specifications are subject to the applicable state and federal laws for the construction of sewerage systems.
70. The proposed development is not inside CCSD#1 boundaries and is required to annex to the District (CCSD#1) prior to submitting plans for review.
71. The development is subject to the Rules & Regulations and Standard Specifications of Clackamas County Service District No. 1 sanitary sewer.
72. (SAN section 9.01.1) 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 connecting to the sewer or before issuing the building permit.
73. This development is subject to a current plan review fee for sanitary sewer. **Plan review fees are due with the first submittal for plan review.**
74. A collection sewer charge shall be applied to the project and payment for the cost of extending sewer is required to be paid prior to signing the final plat. Costs to be determined at the completion of construction after final costs have been tabulated for the cost of the sewer.
75. (OAR 340-52) (Section 3 Sewer Extension Guide) The applicant shall submit plans and apply for a sanitary sewer connection permit. Submit complete civil plans for sanitary sewer design, stamped by a licensed Civil Engineer, to Water

Environment Services. Plans shall be submitted to the Technical Services Coordinator. Sanitary sewer plan and profile shall be 1" = 50' horizontal and 1" = 10' vertical, unless otherwise approved.

76. The developer must provide minimum 15-foot wide sanitary sewer easements where necessary as determined by Clackamas County Service District # 1. Easements for storm and sanitary in a combined area are a minimum of 20-foot wide.
77. Any substantial deviation from the approved construction plans must have prior approval of the District. A Public Sanitary Sewer Extension application is valid for two-years. If the Sanitary Sewer Extension is not completed and accepted within two-years of the date the permit is issued then the District reserves the right to require another plan review and additional fees. If a time extension is requested, the District will review the status of the completion of the project and fees will be assessed at the standard minimum plan review rate for any time extension.

**Water**

78. All water system construction must be in accordance with the rules, regulations, policies, guidelines and standards of the Sunrise Water Authority. Cost of the improvements and construction shall be borne entirely by the developer, unless other arrangements are made between the developer and Sunrise Water Authority.
79. Sunrise Water Authority 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. Commonly held irrigated spaces must be designed to Irrigation Association Best Management Practices Standards and utilize evapo-transpiration controllers. Exact improvements to the water system will be determined during design review by the Water Authority.
80. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in OFC Appendix B. Hydrants shall be installed per OFC Appendix C. Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrants and mains shall be provided. This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.

**Utilities**

81. Provide utility easements where required. The developer shall be responsible for coordinating construction with all utility and service providers and facilitating cooperation among all providers and agencies.
82. All utilities, including electrical power, telephone, cable TV, gas and others shall be underground. Pre-wiring of the project site for street lighting must be approved by Clackamas County Service District No. 5.
83. Any offsite utility or slope easements shall be obtained prior to approval of the construction plans. Copies of the signed and recorded easements shall be provided to the City.

**Design**

84. A final landscape plan shall be submitted to the Community Development Director or designee for approval prior to final plat approval. The plan shall include all open space areas, detention facilities, street trees, and ground cover proposed for planting. The final landscape plan shall be in substantial conformance with the preliminarily approved landscape plan.
85. 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.
86. All applicable requirements of § 16.16.110, 120, and 130.A & D. of the Development Code shall be met.
87. This project shall utilize setback standards for the R-10 District as follows:
  - 22 feet front
  - 22 feet rear
  - 5 feet side
  - 15 foot street side

**Lot 37 shall be allowed a 20-foot front yard setback. All other setbacks on Lot 37 shall comply with the above listed setback standards.**

**Lots 10-15 and 28-33 shall utilize the following setbacks:**

**20 feet front**

20 feet rear  
5 feet side  
15 foot street side

All setbacks are measured from the foundation to the property line.

88. Irrigation is required in all open space tracts and the detention facility. Landscape and irrigation plans for the open space tract shall be submitted prior to approval of construction plans. This landscape plan shall include a street tree planting plan. The plan shall be prepared by a landscape professional licensed in the State of Oregon, and be approved by the Community Development Director or designee prior to construction plan approval.
89. All Open Space Tracts shall contain a "blanket" public pedestrian access easement over their entirety.
90. ~~Tract C Open Space shall have a recreational amenity such as a play structure or other active space facility located within the grass area. The amenity shall be shown on the landscape/construction plans and is subject to approval by the Community Development Director or designee.~~

Miscellaneous

91. All submitted project construction plans shall conform to the City's "*Engineering Design and Standard Details Manual*" (Manual) for design and drafting requirements.
92. 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 Storm Water and Sanitary Sewer services from Water Environment Services (Clackamas County) and the Sunrise Water Authority.
93. A sign shall be posted on the job site at any entrance, using 4-inch high (Series D black on orange) letters. The sign shall read as follows:

***"CONSTRUCTION WITHIN THE DEVELOPMENT 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***

40



***ENTIRELY PROHIBITED ON SUNDAYS.”***

The sign shall be conspicuously posted by and at the expense of the developer at each and every entry to the development stating these work hours and shall be maintained through build out. The City Manager shall have the authority to waive these requirements in the event of emergency or in the City Manager's opinion, justifiable cause.

94. The following note shall be shown on the project drawings on the General Notes sheet. ***“All proposed public infrastructure improvements shall conform to: the City of Happy Valley's current street design standards as delineated in the City's Engineering Design and Standard Details Manual (Manual) and the City's Transportation System Plan (TSP), the ODOT/APWA Oregon Standard Specifications for Construction, latest edition, AASHTO “A Policy on Geometric Design of Highways and Streets”, latest edition, and any Public Works policy updates issued by the City. The contractor shall have a copy of the specification book and City policy updates available at the construction site while construction takes place.”***
95. Joint mailbox facilities shall be installed prior to the City signing the Letter of Acceptance for the development. Joint mailbox facilities must be installed per U.S. Postal Service's *“Developers' Guide to Centralized Box Units”*. 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.
96. Dust shall be controlled within the development during construction and shall not be permitted to drift onto adjacent properties.
97. 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.
98. 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 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 Community Development Director.

99. If applicable, a demolition plan shall be submitted to the City Engineer for approval and permit issued from the City prior to any site demolition or site work.
100. The developer shall consult the fire marshal on the need for a fire prevention and control plan during the period of site development. If the fire marshal determines the need for such a plan, the developer shall prepare such plan to the requirements and specifications of the fire marshal and shall file a copy with the City.
101. Per Ordinance 282 of the City's Municipal Code (15.04.150), a temporary water-flushed toilet or an approved chemical toilet shall be installed and maintained on the site and/or premises where any construction activity is occurring.
102. All open space tracts and/or common area shall be conveyed to a homeowners association or the City of Happy Valley. The City of Happy Valley shall have the option to refuse acceptance of the open space. If the City does not agree to assume the ownership and maintenance of the open space tract(s) within this development, the applicant must have a homeowners association and all necessary documentation to insure the responsibility of the association relative to the open space and/or common areas. The City shall be a benefited party for the enforcement of maintenance provisions for the open space.
103. All future submittals of this application, to include construction plans and final plat, shall be consistent with the lot numbering as approved on the preliminary plat.
104. Buildings shall have approved address numbering that is plainly legible and visible from the street or road fronting the property.
105. A note shall be added to the Final Plat stating that all subsequent development, including home construction, shall be subject to the applicable conditions of this approval.
106. Lots 4, 28, and 38 shall have sign easements and maintenance agreements established in conjunction with final plat approval. This approval does not constitute sign permit approval. A separate sign permit is required.
107. The applicant shall provide to the City for review a copy of the CC&R's for the development prior to final plat approval.
108. The applicant shall obtain demolition permits for any structure not to remain on the site from the City of Happy Valley Building Department.

109. The applicant shall decommission and remove the existing underground fuel tanks in accordance with DEQ regulations. The applicant shall provide documentation to the City showing that DEQ rules and regulations were satisfied prior to final plat approval.
- ~~110. A screening fence shall be provided along the southerly boundary of the subject site in the following locations:~~
- ~~• From SE 152<sup>nd</sup> Avenue east to SE Jubilee Street on the southerly boundary of Tract A~~
  - ~~• Along the southerly boundary of Tract C beginning at the back of the proposed sign easement east to SE Meadehill Avenue~~
  - ~~• Along the southerly boundary of lot 28 beginning at the back of the proposed sign easement to the easterly property line.~~



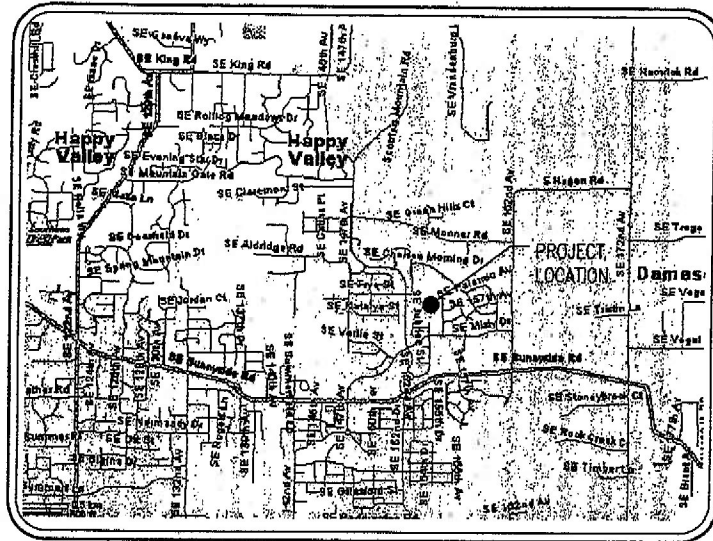
**PRELIMINARY**

**PLANS**

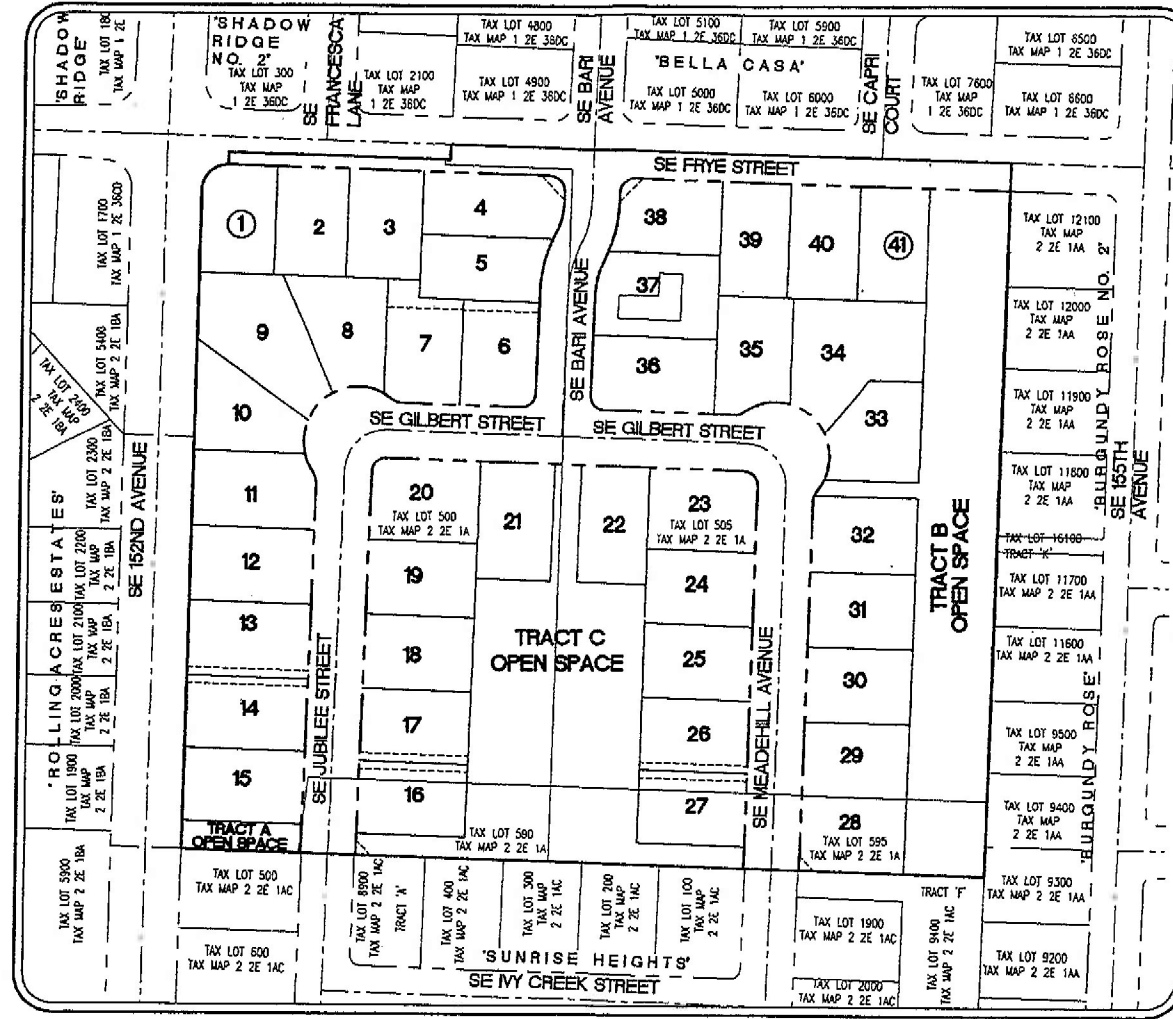
**ATTACHED**

# SUNRISE MOUNTAIN VIEW

## PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN



**VICINITY MAP**  
NOT TO SCALE



**SITE MAP**  
NOT TO SCALE

### SHEET INDEX

- |   |   |
|---|---|
| 1 COVER SHEET WITH VICINITY AND SITE MAP                    | 9 PRELIMINARY AERIAL PHOTO PLAN               |
| 2 EXISTING CONDITIONS PLAN AND TREE TABLE                   | 10 PRELIMINARY AERIAL CONTOUR PLAN            |
| 3 PRELIMINARY SUBDIVISION PLAT                              | 11 PRELIMINARY SLOPE ANALYSIS                 |
| 4 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN AND TABLE  | 12 PRELIMINARY SETBACKS PLAN                  |
| 5 PRELIMINARY GRADING, EROSION CONTROL, AND DEMOLITION PLAN | 13 PRELIMINARY AREA CIRCULATION PLAN          |
| 6 PRELIMINARY SITE AND STREET PLAN                          | 14 PRELIMINARY LANDSCAPE AND STREET TREE PLAN |
| 7 PRELIMINARY COMPOSITE UTILITY PLAN                        | 15 PRELIMINARY TRACT 'C' LANDSCAPE PLAN       |
| 8 PRELIMINARY STREET PROFILES AND CROSS SECTIONS            |   |

**APPLICANT**

RICHARD W. GILBERT, LLC  
CONTACT: RICK GILBERT  
15402 SE FRYE STREET  
CLACKAMAS, OR, 97015  
PH: 503-658-6993  
FAX: 503-658-2327

**LAND USE PLANNING /  
CIVIL ENGINEERING / SURVEYING FIRM**

AKS ENGINEERING & FORESTRY, LLC  
CONTACT: MONTY HURLEY / PETE BOONE  
13910 SW GALBREATH DRIVE, SUITE 100  
SHERWOOD, OR 97140  
PH: 503-925-8799  
FAX: 503-925-8969

**PROJECT LOCATION:**

LOCATED SOUTH OF "SHADOW RIDGE NO. 2 AND BELLA CASA" AND EAST OF "ROLLING ACRES ESTATES" AT 15302 SE FRYE STREET, HAPPY VALLEY, OREGON.

**PROPERTY DESCRIPTION:**

TAX LOTS 500, 505, 590, AND 595 CLACKAMAS COUNTY TAX MAP 1 2E 1A LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF HAPPY VALLEY, CLACKAMAS COUNTY, OREGON.

**EXISTING LAND USE:**

RURAL RESIDENTIAL

**PROJECT PURPOSE:**

SINGLE FAMILY DETACHED RESIDENTIAL 41-LOT PLANNED UNIT DEVELOPMENT

**VERTICAL DATUM:**

ELEVATIONS ARE BASED ON A PK NAIL WITH A WASHER, BEING OBEC CONTROL POINT # 510. MONUMENT IS LOCATED APPROXIMATELY 110 FEET WEST OF THE INTERSECTION OF SE SUNNYSIDE ROAD AND SE 157TH AVENUE ON THE WEST SIDE OF SE SUNNYSIDE ROAD. ELEVATIONS ARE REFERENCED TO NGVD29(47). THE ELEVATION OF THE PK NAIL IS STAMPED 395.39 FEET.

**LEGEND**

EXISTING	PROPOSED	EXISTING	PROPOSED
DECIDUOUS TREE		STORM SEWER CLEAN OUT	
CONIFEROUS TREE		STORM SEWER CATCH BASIN	
FIRE HYDRANT		STORM SEWER MANHOLE	
WATER BLOWOFF		GAS METER	
WATER METER		GAS VALVE	
WATER VALVE		GUY WIRE ANCHOR	
DOUBLE CHECK VALVE		POWER POLE	
AIR RELEASE VALVE		POWER VAULT	
SANITARY SEWER CLEAN OUT		POWER JUNCTION BOX	
SANITARY SEWER MANHOLE		POWER RISER	
SIGN		TELEPHONE/TELEVISION POLE	
STREET LIGHT		TELEPHONE/TELEVISION VAULT	
MAILBOX		TELEPHONE/TELEVISION JUNCTION BOX	
		TELEPHONE/TELEVISION RISER	

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE		
OVERHEAD WIRE		
TELEPHONE LINE		
TELEVISION LINE		
GAS LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		

REVISIONS:


**COVER SHEET WITH  
VICINITY AND SITE MAP**

ENGINEERING • PLANNING  
SURVEYING • FORESTRY

AKS ENGINEERING & FORESTRY

13910 SW GALBREATH DR., SUITE 100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8969

Offices Located In:  
SHERWOOD, OREGON  
VANCOUVER, WASHINGTON  
www.aks-eng.com

DESIGNED BY: PDR  
DRAWN BY: TWC  
CHECKED BY: MBH

DRIVING NO.: P1-01  
SCALE: AS SHOWN

PREPARED FOR:  
RICHARD W. GILBERT, LLC  
15402 SE FRYE STREET  
CLACKAMAS, OR 97015  
PH: 503-658-6993  
FAX: 503-658-2327

**SUNRISE MOUNTAIN VIEW**  
HAPPY VALLEY  
CLACKAMAS COUNTY TAX MAP 2 2E 1A

DATE: 1-21-06

JOB NUMBER  
1181

SHEET  
1 OF 15

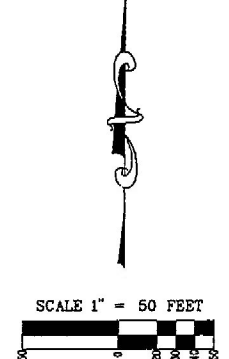
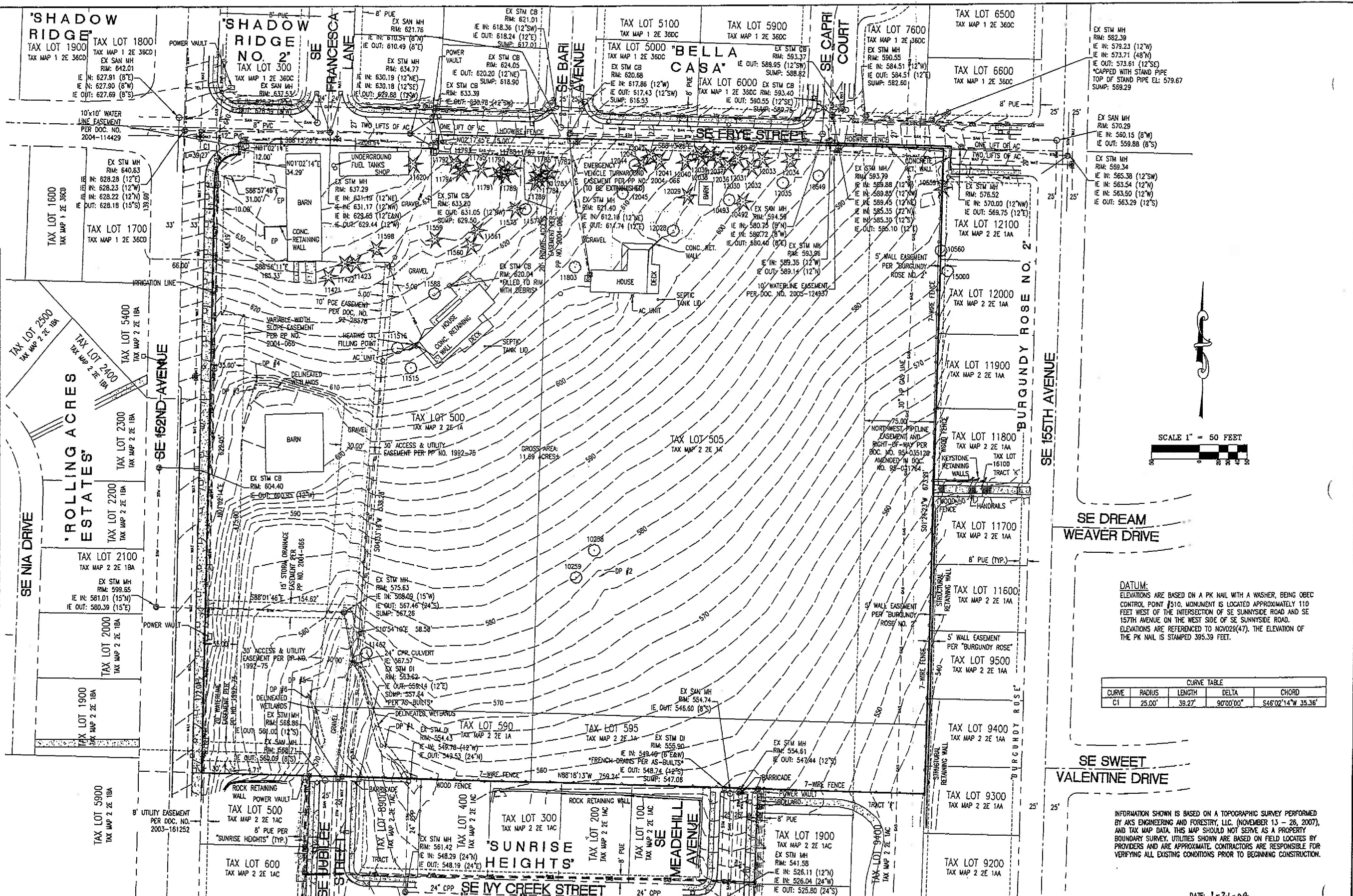
REGISTERED PROFESSIONAL ENGINEER  
MONTY HURLEY  
NOV 4, 2003  
RENEWAL DATE: 6/30/06

NOT FOR CONSTRUCTION

OREGON

**TREE TABLE**

TREE NUMBER	SPECIES	DBH
10256	BIG LEAF MAPLE	9
10259	BIRCH	7.7
10492	DOUGLAS FIR	19
10493	ALDER	9
10549	BIG LEAF MAPLE	17
10559	DOUGLAS FIR	34
10560	BIG LEAF MAPLE	24
11421	DOUGLAS FIR	28
11422	DOUGLAS FIR	29
11423	DOUGLAS FIR	19
11492	APPLE	18
11515	UNKNOWN DECID.	7
11516	UNKNOWN DECID.	5
11559	DOUGLAS FIR	36
11560	DOUGLAS FIR	23
11561	DOUGLAS FIR	28
11573	DOUGLAS FIR	27
11574	UNKNOWN DECID.	8
11588	UNKNOWN DECID.	11
11598	DOUGLAS FIR	29
11620	DOUGLAS FIR	30
11782	DOUGLAS FIR	15
11783	DOUGLAS FIR	8
11784	DOUGLAS FIR	15
11785	DOUGLAS FIR	11
11786	DOUGLAS FIR	18
11787	DOUGLAS FIR	14
11788	DOUGLAS FIR	12
11789	DOUGLAS FIR	9
11790	CHERRY	7
11791	DOUGLAS FIR	17
11792	DOUGLAS FIR	28
11793	DOUGLAS FIR	16
11794	DOUGLAS FIR	23
11795	DOUGLAS FIR	14
11803	UNKNOWN DECID.	9
12028	UNKNOWN DECID.	6
12029	DOUGLAS FIR	28
12030	DOUGLAS FIR	30
12031	DOUGLAS FIR	13
12032	DOUGLAS FIR	31
12033	DOUGLAS FIR	11
12034	DOUGLAS FIR	25
12035	APPLE	9
12036	DOUGLAS FIR	10
12037	DOUGLAS FIR	15
12038	DOUGLAS FIR	7
12039	DOUGLAS FIR	22
12040	DOUGLAS FIR	15
12041	DOUGLAS FIR	11
12042	DOUGLAS FIR	13
12043	DOUGLAS FIR	23
12044	UNKNOWN DECID.	7.7, 7.7
12045	APPLE	15
15000	DOUGLAS FIR	30



**DATUM:**  
ELEVATIONS ARE BASED ON A PK NAIL WITH A WASHER, BEING OBEY CONTROL POINT #510. MONUMENT IS LOCATED APPROXIMATELY 110 FEET WEST OF THE INTERSECTION OF SE SUNNYSIDE ROAD AND SE 157TH AVENUE ON THE WEST SIDE OF SE SUNNYSIDE ROAD. ELEVATIONS ARE REFERENCED TO NAD83(47). THE ELEVATION OF THE PK NAIL IS STAMPED 395.39 FEET.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	25.00'	39.27'	90°00'00"	54°02'14"W 35.36'

INFORMATION SHOWN IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY AKS ENGINEERING AND FORESTRY, LLC. (NOVEMBER 13 - 26, 2007), AND TAX MAP DATA. THIS MAP SHOULD NOT BE USED AS A PROPERTY BOUNDARY SURVEY. UTILITIES SHOWN ARE BASED ON FIELD LOCATES BY PROVIDERS AND ARE APPROXIMATE. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

**REVISIONS:**

NO.	DATE	DESCRIPTION

**EXISTING CONDITIONS  
PLAN AND TREE TABLE**

ENGINEERING • PLANNING SURVEYING • FORESTRY  
LICENSED IN OR, WA & AK

**AKS**  
ENGINEERING & FORESTRY

Offices Located in:  
SHERWOOD, OREGON  
VANCOUVER, WASHINGTON  
www.aks-eng.com

13910 SW GALBREATH DR., SUITE 100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8969

DESIGNED BY: PDB  
DRAWN BY: TWC  
CHECKED BY: MGH

PLANNING NO.: P1-02  
SCALE: AS SHOWN

PREPARED FOR:  
RICHARD W. GILBERT, LLC  
15402 SE FRYE STREET  
CLACKAMAS, OR 97015  
PH: 503-658-6993  
FAX: 503-658-3177

**SUNRISE MOUNTAIN VIEW**  
**HAPPY VALLEY**

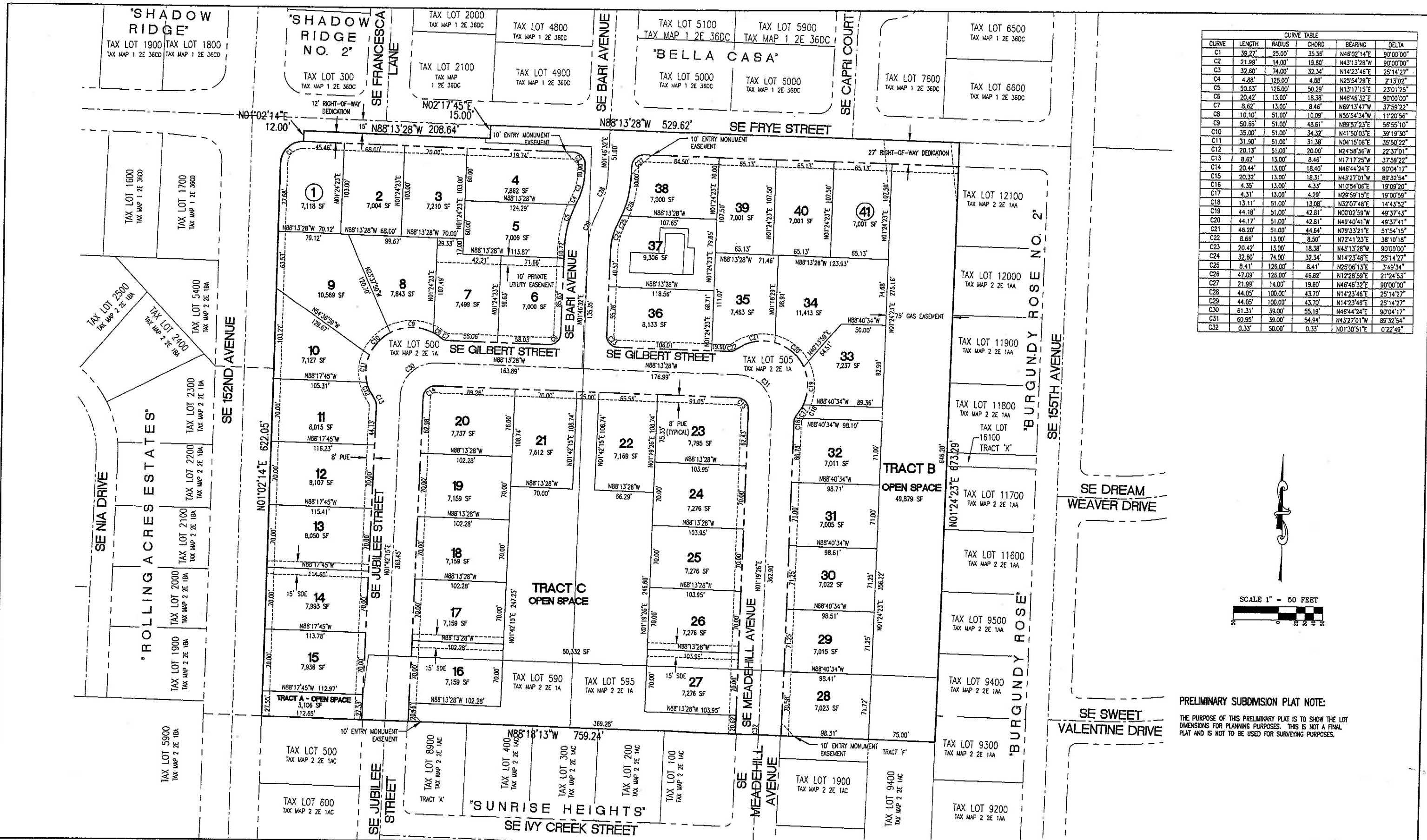
NOT FOR CONSTRUCTION

PROFESSIONAL FORESTRY  
B. BULLOCK  
JAN 2, 2008

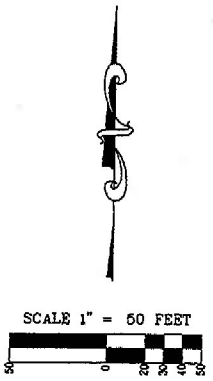
DATE: 1-21-08

JOB NUMBER: 1181  
SHEET: 2 OF 15

CLACKAMAS COUNTY TAX MAP 2 2E 1A



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	39.27	25.00	35.36	N46°02'14"E 90°00'00"
C2	21.99	14.00	19.80	N43°13'28"W 90°00'00"
C3	32.60	74.00	32.34	N14°23'46"E 25°14'27"
C4	4.88	126.00	4.88	N25°54'28"E 2°13'02"
C5	50.63	126.00	50.29	N13°17'15"E 23°01'25"
C6	20.42	13.00	18.38	N46°46'32"E 90°00'00"
C7	8.62	13.00	8.46	N69°13'47"W 37°59'22"
C8	10.10	51.00	10.09	N55°54'34"W 1°20'56"
C9	50.66	51.00	48.61	N89°57'23"E 56°55'10"
C10	35.00	51.00	34.32	N41°50'03"E 39°19'30"
C11	31.90	51.00	31.38	N04°15'06"E 35°50'22"
C12	20.13	51.00	20.00	N24°58'36"W 22°37'01"
C13	8.62	13.00	8.46	N17°17'25"W 37°58'22"
C14	20.44	13.00	18.40	N46°44'24"E 90°04'17"
C15	20.32	13.00	18.31	N43°27'01"W 89°32'54"
C16	4.35	13.00	4.33	N10°54'06"E 19°08'20"
C17	4.31	13.00	4.29	N29°59'15"E 19°00'58"
C18	13.11	51.00	13.08	N32°07'48"E 14°43'52"
C19	44.18	51.00	42.81	N00°02'58"W 49°37'43"
C20	44.17	51.00	42.81	N89°40'41"W 49°37'41"
C21	45.20	51.00	44.54	N79°33'21"E 51°54'15"
C22	8.66	13.00	8.50	N7241'23"E 38°10'18"
C23	20.42	13.00	18.38	N43°13'28"W 90°00'00"
C24	32.60	74.00	32.34	N14°23'46"E 25°14'27"
C25	8.41	126.00	8.41	N25°06'13"E 3°49'34"
C26	47.09	126.00	45.82	N12°28'58"E 21°24'53"
C27	24.05	100.00	43.70	N14°23'46"E 25°14'27"
C28	44.05	100.00	43.70	N14°23'46"E 25°14'27"
C29	61.31	39.00	55.19	N46°44'24"E 90°04'17"
C30	60.95	39.00	54.94	N43°27'01"W 89°32'54"
C31	0.33	50.00	0.33	N01°30'51"E 0°22'48"



PRELIMINARY SUBDIVISION PLAT NOTE:  
 THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE LOT DIMENSIONS FOR PLANNING PURPOSES. THIS IS NOT A FINAL PLAT AND IS NOT TO BE USED FOR SURVEYING PURPOSES.

REVISIONS:


**PRELIMINARY SUBDIVISION PLAT**

ENGINEERING • PLANNING SURVEYING • FORESTRY  
 LICENSED IN OR, WA & AK

13910 SW GALBREATH DR., SUITE 100  
 SHERWOOD, OR 97140  
 PHONE: (503) 925-8799  
 FAX: (503) 925-8969

Offices Located In:  
 SHERWOOD, OREGON  
 VANCOUVER, WASHINGTON  
[www.aks-eng.com](http://www.aks-eng.com)

DESIGNED BY:	PDB	DRAWING NO.:	PI-05
DRAWN BY:	TWC	SCALE:	AS SHOWN
CHECKED BY:	MHJ	PREPARED FOR:	RICHARD W. GILBERT, LLC 15402 SE FRYE STREET CLACKAMAS, OR 97015 PH: 503-658-6993 FAX: 503-658-2327

**SUNRISE MOUNTAIN VIEW**  
**HAPPY VALLEY**  
 TAX LOTS 500, 505, 590, AND 595

DATE: 1-21-06

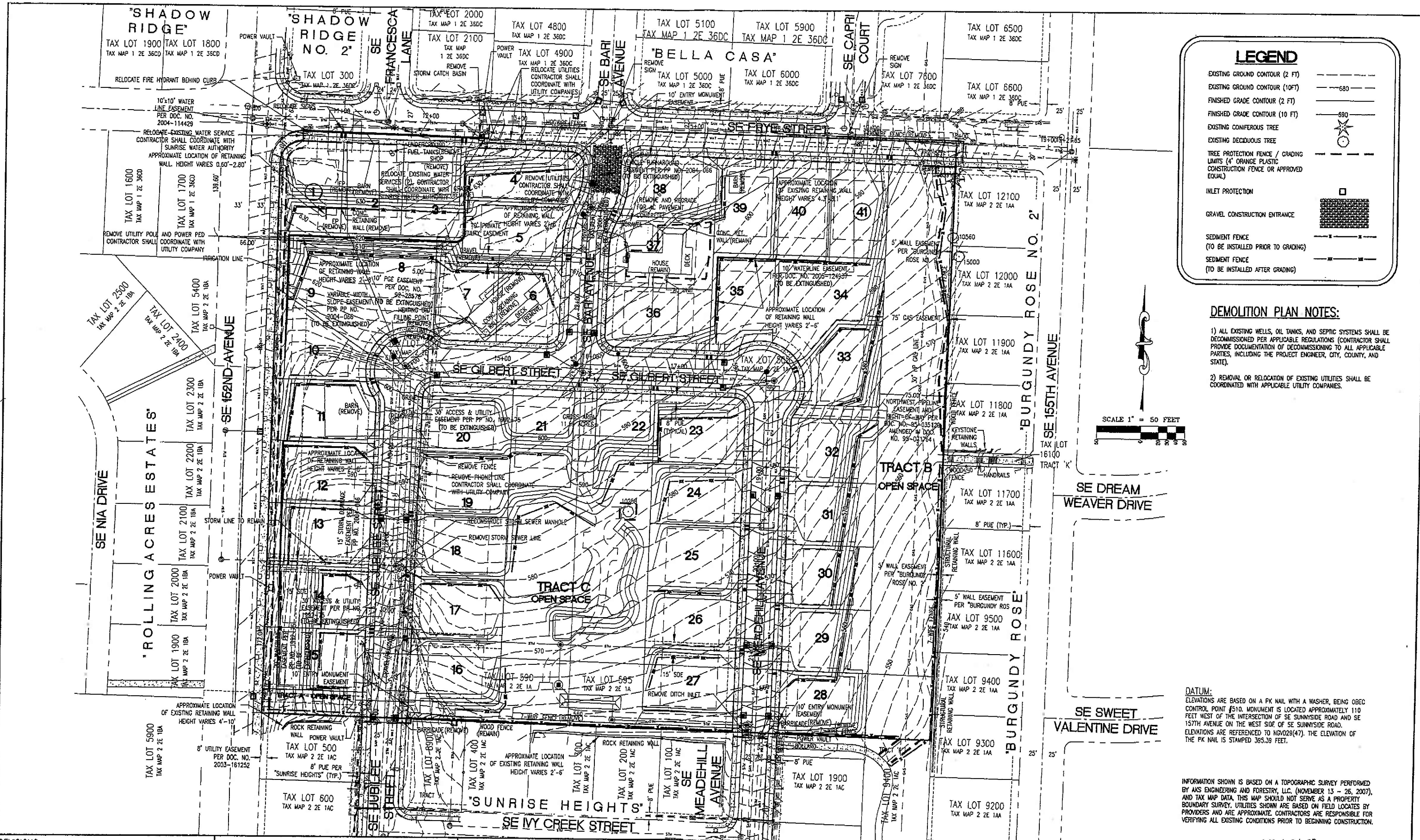
JOB NUMBER  
 1181

NOT FOR CONSTRUCTION SHEET  
 3 OF 15

CLACKAMAS COUNTY TAX MAP 2 ZE 1A



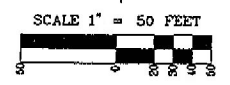




**LEGEND**

- EXISTING GROUND CONTOUR (2 FT)
- EXISTING GROUND CONTOUR (10FT)
- FINISHED GRADE CONTOUR (2 FT)
- FINISHED GRADE CONTOUR (10 FT)
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- TREE PROTECTION FENCE / GRADING LIMITS (4" ORANGE PLASTIC CONSTRUCTION FENCE OR APPROVED EQUAL)
- INLET PROTECTION
- GRAVEL CONSTRUCTION ENTRANCE
- SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)
- SEDIMENT FENCE (TO BE INSTALLED AFTER GRADING)

- DEMOLITION PLAN NOTES:**
- 1) ALL EXISTING WELLS, OIL TANKS, AND SEPTIC SYSTEMS SHALL BE DECOMMISSIONED PER APPLICABLE REGULATIONS (CONTRACTOR SHALL PROVIDE DOCUMENTATION OF DECOMMISSIONING TO ALL APPLICABLE PARTIES, INCLUDING THE PROJECT ENGINEER, CITY, COUNTY, AND STATE).
  - 2) REMOVAL OR RELOCATION OF EXISTING UTILITIES SHALL BE COORDINATED WITH APPLICABLE UTILITY COMPANIES.



**DATUM:**  
 ELEVATIONS ARE BASED ON A PK NAIL WITH A WASHER, BEING OREGON CONTROL POINT #510. MONUMENT IS LOCATED APPROXIMATELY 110 FEET WEST OF THE INTERSECTION OF SE SUNNYSIDE ROAD AND SE 157TH AVENUE ON THE WEST SIDE OF SE SUNNYSIDE ROAD. ELEVATIONS ARE REFERENCED TO NGVD(29)(47). THE ELEVATION OF THE PK NAIL IS STAMPED 395.39 FEET.

INFORMATION SHOWN IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY AKS ENGINEERING AND FORESTRY, LLC. (NOVEMBER 13 - 26, 2007), AND TAX MAP DATA. THIS MAP SHOULD NOT SERVE AS A PROPERTY BOUNDARY SURVEY. UTILITIES SHOWN ARE BASED ON FIELD LOCATES BY PROVIDERS AND ARE APPROXIMATE. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.

REVISIONS:


**PRELIMINARY GRADING,  
 EROSION CONTROL,  
 AND DEMOLITION PLAN**

ENGINEERING • PLANNING  
 SURVEYING • FORESTRY

AKS ENGINEERING & FORESTRY

13910 SW GALBREATH DR., SUITE 100  
 SHERWOOD, OR 97140  
 PHONE: (503) 925-8799  
 FAX: (503) 925-8969

Offices Located In:  
 SHERWOOD, OREGON  
 VANCOUVER, WASHINGTON  
 www.aks-eng.com

DESIGNED BY:	PDB	DRAWING NO.:	P1-05
DRAWN BY:	TWC	SCALE:	AS SHOWN
CHECKED BY:	MEH	PREPARED FOR:	RICHARD W. GILBERT, LLC 15402 SE FRYE STREET CLACKAMAS, OR 97015 PH: 503-658-6993 FAX: 503-658-2327

**SUNRISE MOUNTAIN VIEW**

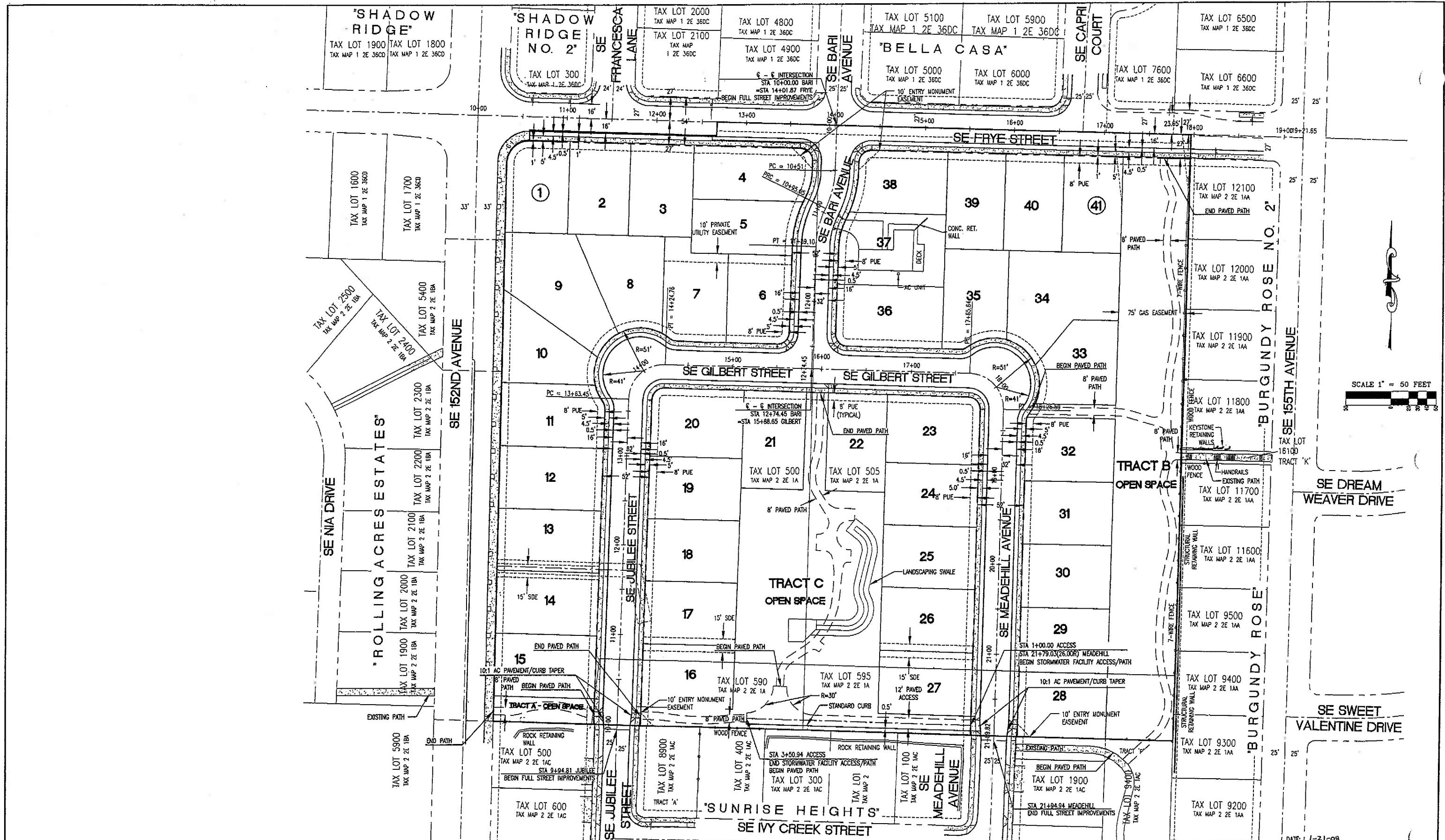
**HAPPY VALLEY**  
 TAX LOTS 500, 505, 590, AND 595

DATE: 1-21-08

JOB NUMBER: 1181

SHEET: 5 OF 15

REGISTERED PROFESSIONAL ENGINEER  
 RICHARD W. GILBERT  
 OREGON  
 1978



REVISIONS:


## PRELIMINARY SITE AND STREET PLAN

ENGINEERING • PLANNING      SURVEYING • FORESTRY

LICENSED IN OR, WA & AK



**AKS**  
ENGINEERING & FORESTRY

Offices Located in:  
SHERWOOD, OREGON  
VANCOUVER, WASHINGTON  
www.aks-eng.com

13910 SW GALBREATH DR., SUITE 100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8969

DESIGNED BY: PDB	DRAWING NO.: P1-06
DRAWN BY: TWC	SCALE: AS SHOWN
CHECKED BY: MBH	
PREPARED FOR:	RICHARD W. GILBERT, LLC 15402 SE FRYE STREET CLACKAMAS, OR 97015 PH: 503-658-6993 FAX: 503-658-2327

## SUNRISE MOUNTAIN VIEW

HAPPY VALLEY      OREGON

CLACKAMAS COUNTY TAX MAP 2 ZE 1A

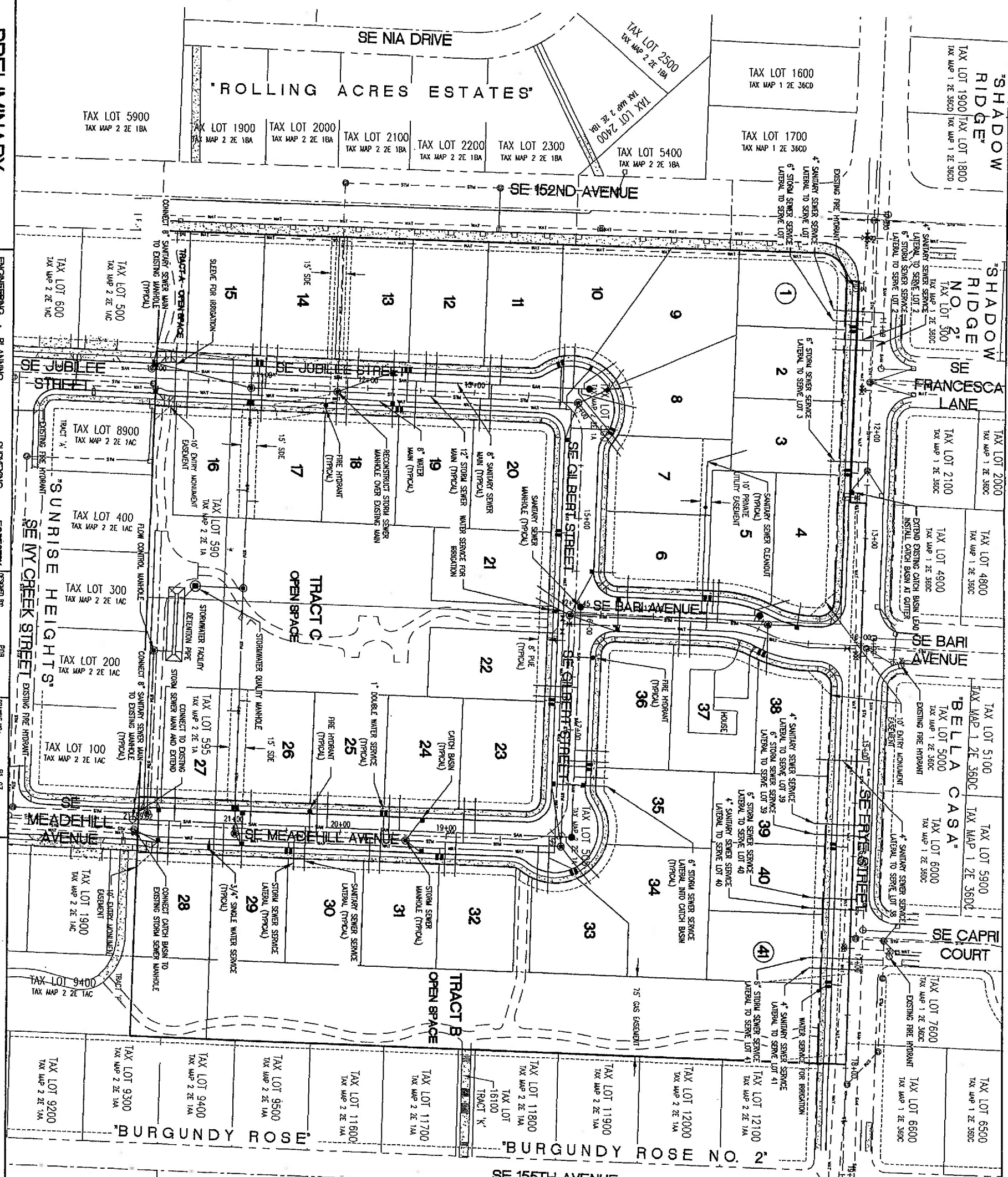
DATE: 1/21/08



REGISTERED PROFESSIONAL ENGINEER  
RICHARD W. GILBERT  
NO. 9,200  
EXPIRES 9/30/10

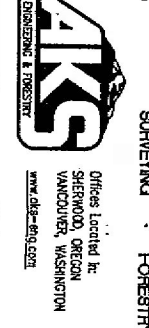
JOB NUMBER: 1181  
SHEET: 6 OF 15

NOT FOR CONSTRUCTION



**PRELIMINARY  
COMPOSITE UTILITY  
PLAN**

ENGINEERING - PLANNING  
LICENSED IN OR, WA & AK  
13910 SW CALLEBATH DR., SUITE 100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8889



OFFICES LOCATED IN:  
SHERWOOD, OREGON  
VANCOUVER, WASHINGTON  
WYOMING, WYOMING

DESIGNED BY: [ ]  
CHECKED BY: [ ]  
DATE: [ ]

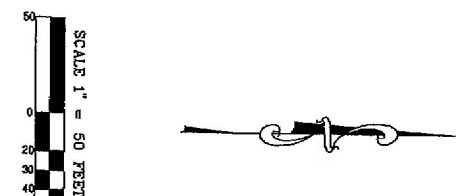
PREPARED FOR:  
RICHARD W. CALBERT, LLC  
15402 SE FRYE STREET  
CLACKAMAS, OR 97015  
PH: 503-658-8993  
FAX: 503-658-2327

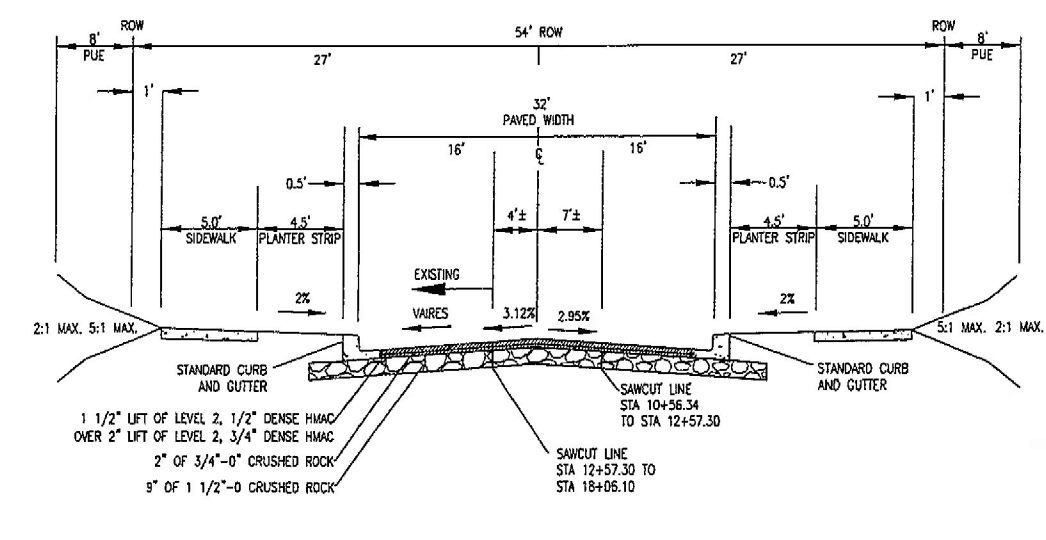
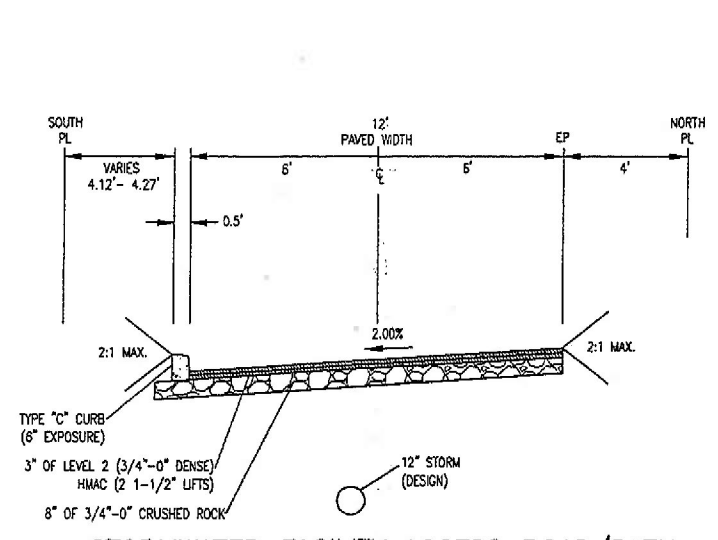
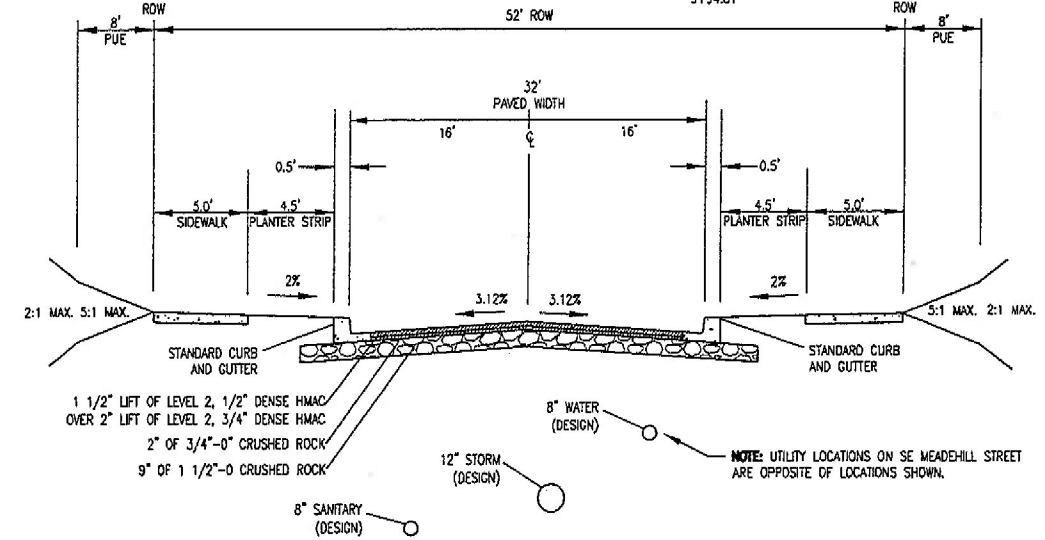
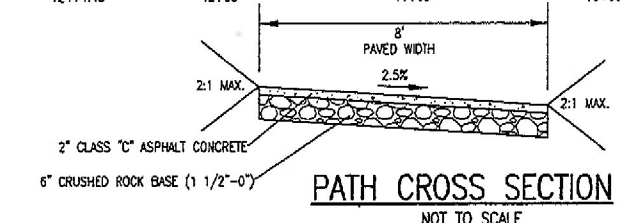
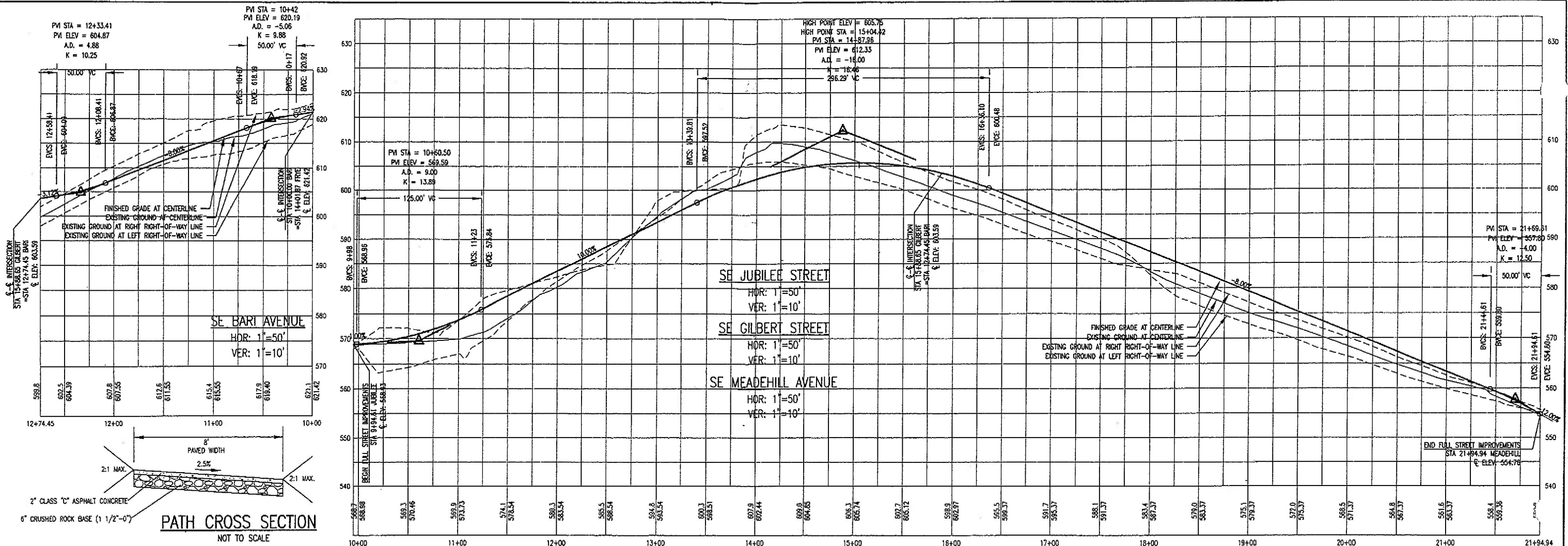
**SUNRISE MOUNTAIN VIEW  
HAPPY VALLEY  
OREGON**

DATE: 1-21-08

NOT FOR CONSTRUCTION

JOB NUMBER: 1181  
SHEET: 7 OF 15





STA 10+00.00 TO STA 12+74.45 BARI  
 STA 9+94.81 TO STA 21+94.94 JUBILEE/CRAVEN/MEADEHILL  
 NOT TO SCALE

STA 1+00.00 TO STA 3+50.94  
 NOT TO SCALE

STA 10+00.00 TO STA 18+06.10 FRYE  
 NOT TO SCALE

REVISIONS:


**PRELIMINARY STREET  
PROFILES AND  
CROSS SECTIONS**

ENGINEERING • PLANNING  
SURVEYING • FORESTRY

13910 SW GALBREATH DR., SUITE 100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8969

**AKG**  
ENGINEERING & FORESTRY

Offices Located In:  
SHERWOOD, OREGON  
VANCOUVER, WASHINGTON  
www.aks-eng.com

DESIGNED BY:	POB	DRAWING NO.:	PI-08
DRAWN BY:	TWC	SCALE:	AS SHOWN
CHECKED BY:	MBH		
PREPARED FOR:	RICHARD W. GILBERT, LLC 15402 SE FRYE STREET CLACKAMAS, OR 97015 PH: 503-658-6993 FAX: 503-658-2327		

**SUNRISE MOUNTAIN VIEW**

**HAPPY VALLEY**  
CLACKAMAS COUNTY TAX MAP 2 2E 1A  
TAX LOTS 500, 505, 590, AND 595

DATE: 1-21-08

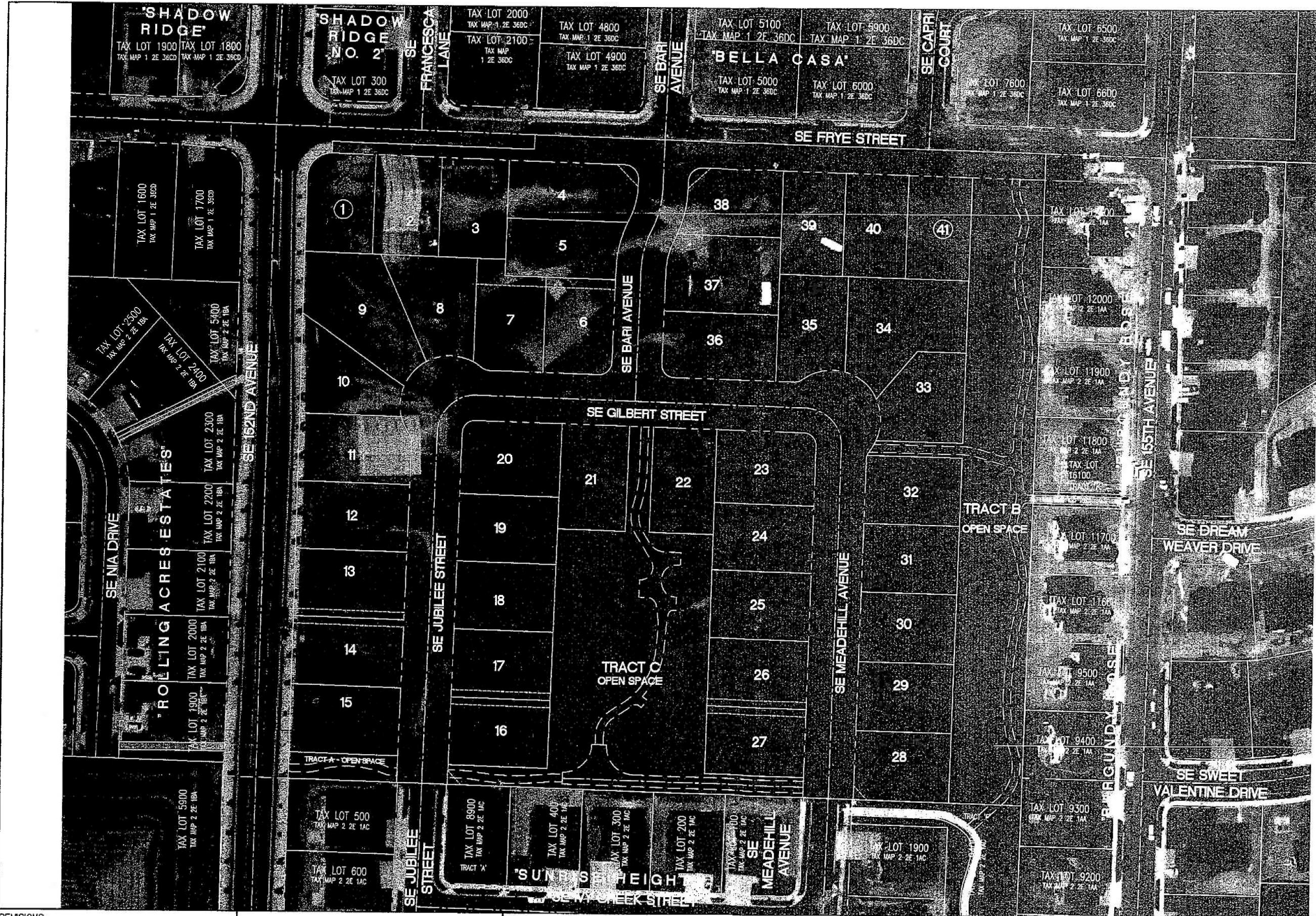
REGISTERED PROFESSIONAL ENGINEER  
NO. 58542PE  
ANTHONY B. HARRIS

NOT FOR CONSTRUCTION

JOB NUMBER  
1181

SHEET  
8 OF 15

RENEWAL DATE: 6/30/09



REVISIONS:


**PRELIMINARY AERIAL PHOTO PLAN**

ENGINEERING • PLANNING SURVEYING • FORESTRY  
 LICENSED IN OR, WA & AK

13910 SW GALBREATH DR., SUITE 100  
 SHERWOOD, OR 97140  
 PHONE: (503) 925-8799  
 FAX: (503) 925-8969

**AKS**  
 ENGINEERING & FORESTRY

Offices Located in:  
 SHERWOOD, OREGON  
 VANCOUVER, WASHINGTON  
 www.aks-eng.com

DESIGNED BY: PD9	DRAWING NO.: P1-09
DRAWN BY: TWC	SCALE: AS SHOWN
CHECKED BY: MBH	
PREPARED FOR: RICHARD W. GILBERT, LLC 15402 SE FRYE STREET CLACKAMAS, OR 97015 PH: 503-658-6993	

**SUNRISE MOUNTAIN VIEW**  
**HAPPY VALLEY**

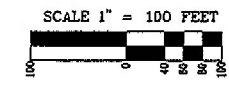


DATE: 1-21-08

JOB NUMBER: 1181  
 SHEET: 9 OF 15

OREGON

NOT FOR CONSTRUCTION



DATE: 1-21-09

REVISIONS:


**PRELIMINARY  
AERIAL CONTOUR PLAN**

ENGINEERING • PLANNING  
LICENSED IN OR, WA & AK

SURVEYING • FORESTRY

13910 SW GALBREATH DR., SUITE 100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8969

**AKS**  
ENGINEERING & FORESTRY

Offices Located in:  
SHERWOOD, OREGON  
VANCOUVER, WASHINGTON  
www.aks-eng.com

DESIGNED BY:	POB	DRAWING NO.:	PI-10
DRAWN BY:	TWC	SCALE:	AS SHOWN
CHECKED BY:	MSH		
PREPARED FOR:	RICHARD W. GILBERT, LLC 15402 SE FRYE STREET CLACKAMAS, OR 97015 PH: 503-658-6993 FAX: 503-658-2327		

**SUNRISE MOUNTAIN VIEW**

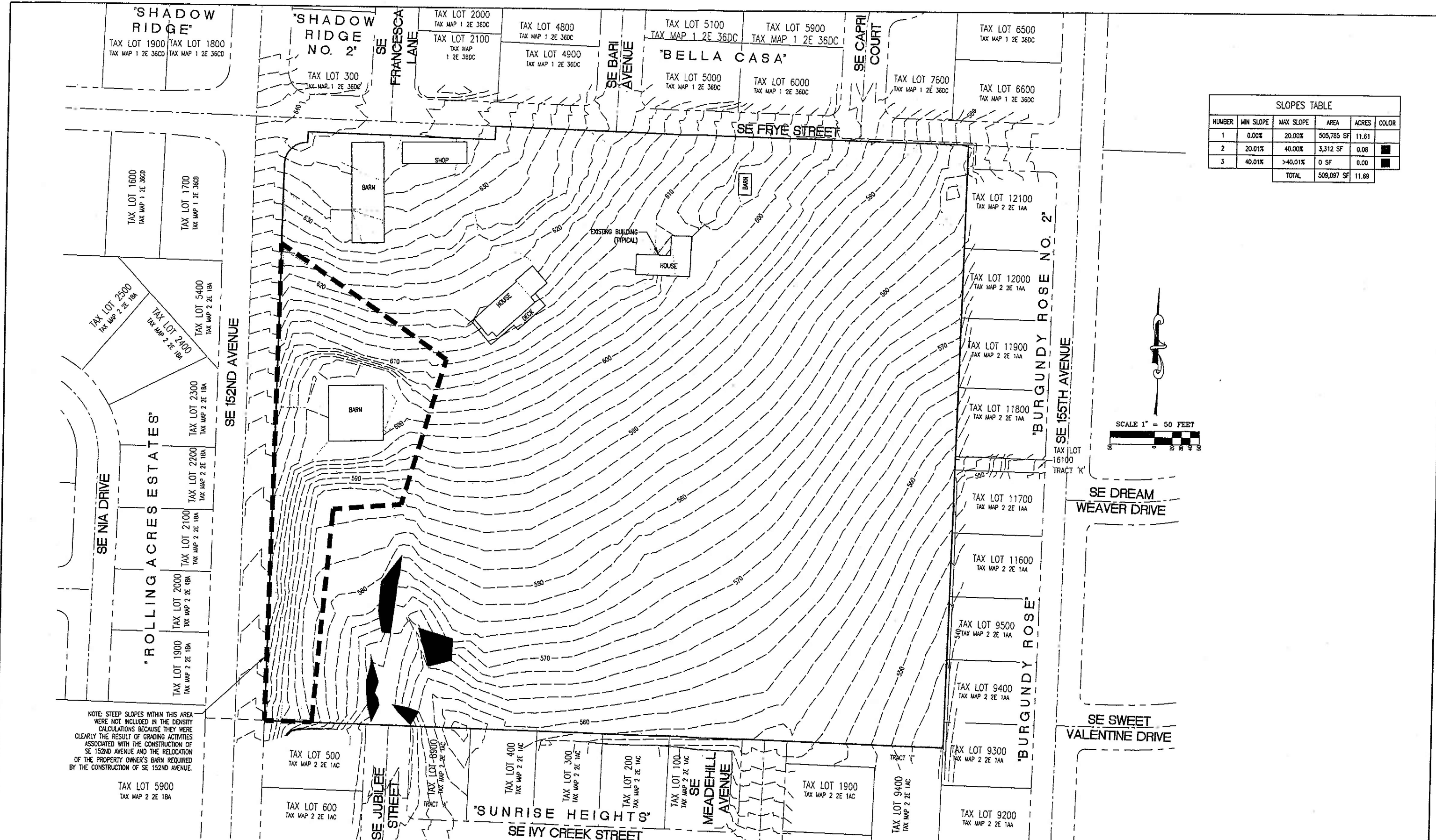
**HAPPY VALLEY**  
CLACKAMAS COUNTY TAX MAP 2 ZE 1A

REGISTERED PROFESSIONAL  
ENGINEER  
No. 1440  
JULY 4, 2001  
GREGORY B. BURRILL

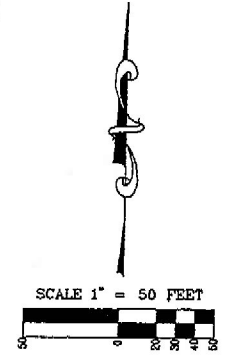
NOT FOR CONSTRUCTION

JOB NUMBER  
1181

SHEET  
10 OF 15



SLOPES TABLE					
NUMBER	MIN SLOPE	MAX SLOPE	AREA	ACRES	COLOR
1	0.00%	20.00%	505,785 SF	11.61	
2	20.01%	40.00%	3,312 SF	0.08	■
3	40.01%	>40.01%	0 SF	0.00	■
TOTAL			509,097 SF	11.69	



NOTE: STEEP SLOPES WITHIN THIS AREA WERE NOT INCLUDED IN THE DENSITY CALCULATIONS BECAUSE THEY WERE CLEARLY THE RESULT OF GRADING ACTIVITIES ASSOCIATED WITH THE CONSTRUCTION OF SE 152ND AVENUE AND THE RELOCATION OF THE PROPERTY OWNER'S BARN REQUIRED BY THE CONSTRUCTION OF SE 152ND AVENUE.

REVISIONS:

## PRELIMINARY SLOPE ANALYSIS

ENGINEERING • PLANNING  
SURVEYING • FORESTRY

LICENSED IN OR, WA & AK

13910 SW GALBREATH DR., SUITE 100  
SHERWOOD, OR 97140  
PHONE: (503) 925-8799  
FAX: (503) 925-8859

Offices Located In:  
SHERWOOD, OREGON  
VANCOUVER, WASHINGTON  
www.aks-eng.com

DESIGNED BY:	PDB	DRAWING NO.:	P1-11
DRAWN BY:	TWC	SCALE:	AS SHOWN
CHECKED BY:	MBH	PREPARED FOR:	
		RICHARD W. GILBERT, LLC 15402 SE FRYE STREET CLACKAMAS, OR 97015 PH: 503-658-6993 FAX: 503-658-2327	

## SUNRISE MOUNTAIN VIEW

### HAPPY VALLEY

TAX LOTS 500, 505, 590, AND 585

DATE: 1-21-08

NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER  
JOHN W. BURNETT  
NOV 9, 2005  
CLACKAMAS COUNTY, OREGON

JOB NUMBER: 1181  
SHEET: 11 OF 15





REVISIONS:


**PRELIMINARY SETBACKS  
PLAN**

ENGINEERING • PLANNING SURVEYING • FORESTRY  
LICENSED IN OR, WA & AK

**AKS**  
ENGINEERING & FORESTRY

Offices Located in:  
 SHERWOOD, OREGON  
 VANCOUVER, WASHINGTON  
 PHONE: (503) 925-8799  
 FAX: (503) 925-8969  
[www.aks-eng.com](http://www.aks-eng.com)

DESIGNED BY:	PDB	DRAWING NO.:	P1-12
DRAWN BY:	TWC	SCALE:	AS SHOWN
CHECKED BY:	MEH		
PREPARED FOR:	RICHARD W. GILBERT, LLC 15402 SE FRYE STREET CLACKAMAS, OR 97015 PH: 503-658-6993 FAX: 503-658-2327		

**SUNRISE MOUNTAIN VIEW**  
**HAPPY VALLEY**  
CLACKAMAS COUNTY TAX MAP 2 2E 1A

DATE: 1-21-08

**REGISTERED PROFESSIONAL ENGINEER**  
NO. 10000  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
PROF. B. HOLE

JOB NUMBER: 1181  
 SHEET: 12 OF 15



REVISIONS:


**PRELIMINARY  
AREA CIRCULATION PLAN**

ENGINEERING • PLANNING  
SURVEYING • FORESTRY

DESIGNED BY: PDB  
DRAWN BY: TWC  
CHECKED BY: NBH

PREPARED FOR:  
RICHARD W. GILBERT, LLC  
15402 SE FRYE STREET  
CLACKAMAS, OR 97015  
PH: 503-658-6993  
FAX: 503-658-2327



**SUNRISE MOUNTAIN VIEW**

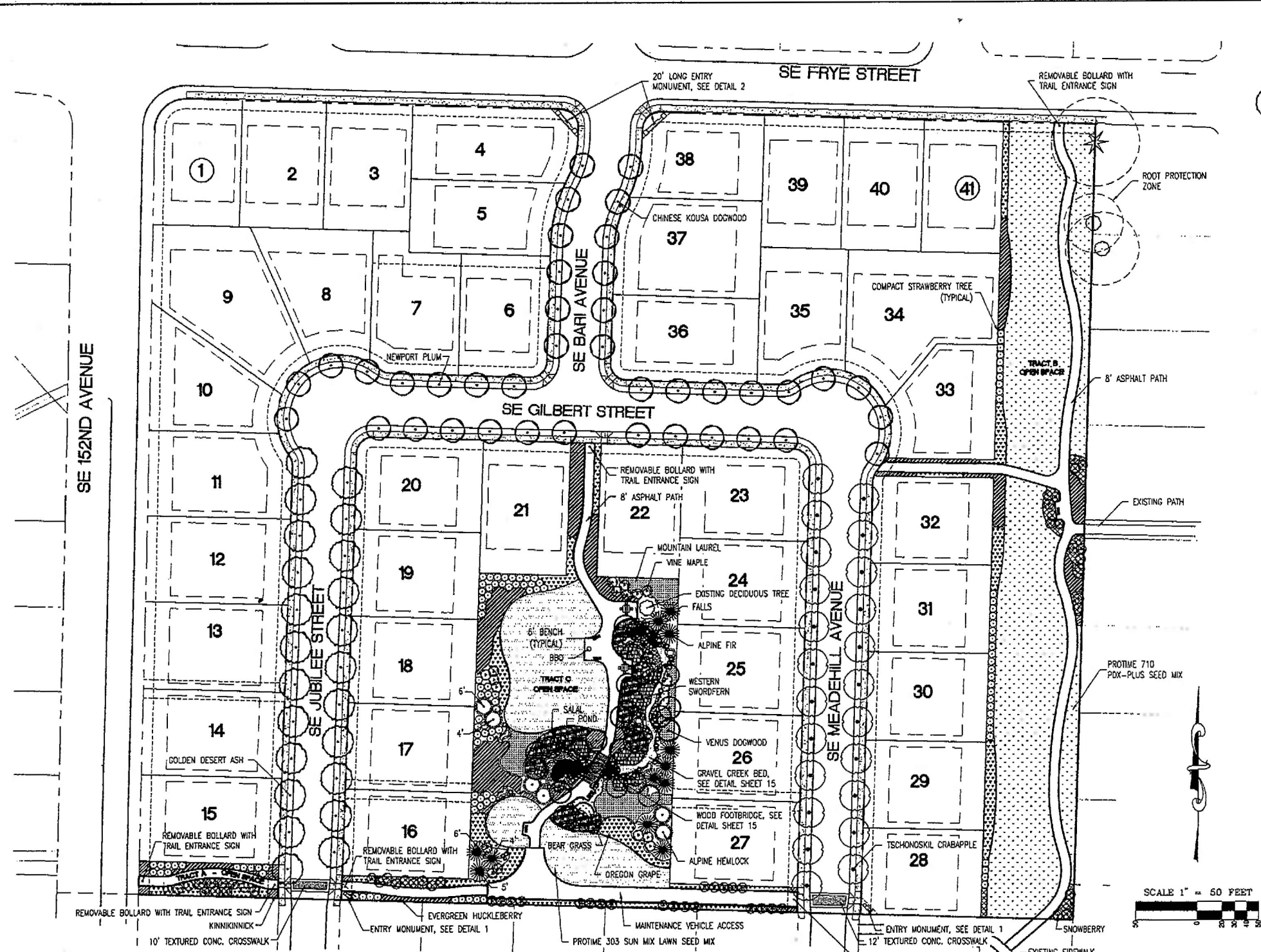
**HAPPY VALLEY**  
TAX LOTS 500, 505, 590, AND 595

DATE: 1-21-08

**NOT FOR CONSTRUCTION**

**OREGON**  
CLACKAMAS COUNTY TAX MAP 2 ZE 1A

JOB NUMBER  
1181  
SHEET  
13 OF 15



**MASTER PLANT LIST**

**STREET TREES**

SYMBOL	QTIES	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
(Symbol)	12	CORNUS KOUSA CHINENSIS	CHINESE KOUSA DOGWOOD	2" CAL.	B&B	30 O.C.
(Symbol)	23	FRAXINUS EXCELSIOR 'AUREAFOLIA'	GOLDEN DESERT ASH	2" CAL.	B&B	30 O.C.
(Symbol)	23	MALLUS 'TSCHONOSKIL'	TSCHONOSKIL CRABAPPLE	2" CAL.	B&B	30 O.C.
(Symbol)	28	PRUNUS CERASIFERA 'NEWPORT'	NEWPORT PLUM	2" CAL.	B&B	30 O.C.

TOTAL STREET TREES: 86

**OPEN SPACE TREES**

SYMBOL	QTIES	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
(Symbol)	12	ABIES LASIOCARPA	ALPINE FIR	4'-10'	COLLECTED, CLUMP	AS SHOWN
(Symbol)	26	CORNUS FLORIDA 'CLOUD 9'	CLOUD 9 DOGWOOD	1 3/4" CAL.	B&B	AS SHOWN
(Symbol)	6	TSUGA MERTENSIANA	ALPINE HEMLOCK	6'-10'	COLLECTED, CLUMP	AS SHOWN
(Symbol)	1	EXISTING DECIDUOUS TREE TO REMAIN				

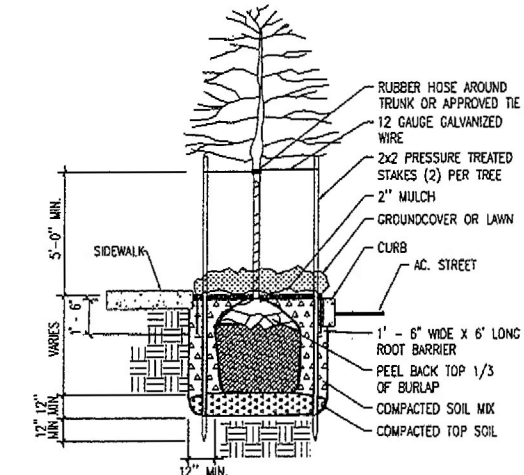
TOTAL OPEN SPACE TREES: 45

**SHRUBS AND GROUNDCOVERS**

SYMBOL	QTIES	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
(Symbol)		ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GAL.	CONTAINER	48" O.C.
(Symbol)		ACER CIRCINATUM	VINE MAPLE	8'-10'	B&B	AS SHOWN
(Symbol)		ARCTOSTAPHYLOS UVA-URSI	KINKINNICK	1 GAL.	CONTAINER	18" O.C.
(Symbol)		GAULTHERIA SHALLOM	SALAL	1 GAL.	CONTAINER	24" O.C.
(Symbol)		KALMIA LATIFOLIA	MOUNTAIN LAUREL	3 GAL.	CONTAINER	36" O.C.
(Symbol)		MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL.	CONTAINER	36" O.C.
(Symbol)		POLYSTICHUM MUNITUM	WESTERN SWORDFERN	2 GAL.	CONTAINER	24" O.C.
(Symbol)		SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL.	CONTAINER	24" O.C.
(Symbol)		VACINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL.	CONTAINER	24" O.C.
(Symbol)		XEROPHYLLUM TENAX	BEARGRASS	1 GAL.	CONTAINER	18" O.C.

PROTIME 303 SUN MIX LAWN SEED BLEND OR APPROVED EQUAL. SEED AT A RATE OF 10 LBS PER 1000 SQ. FT.  
 TOP HAT PERENNIAL RYEGRASS 50%  
 DERBY SUPREME PERENNIAL RYEGRASS 30%  
 LONGFELLOW CHEWINGS FESCUE 20%

PROTIME 710 POX-PLUS SEED MIX OR APPROVED EQUAL. SEED AT A RATE OF 2 LBS PER 1000 SQ. FT.  
 PRB820 PERENNIAL RYEGRASS 56%  
 EUREKA HARD FESCUE 14%  
 HERBACEOUS PLANTS & CLOVERS 30%



**3 TREE PLANTING DETAIL**

NTS  
 NOTE:  
 1. DRIVE STAKES OUTSIDE OF FOOTBALL SINGLE STAKE TREES LESS THAN 6' TALL.  
 2. SET TREE 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLING OF SOIL.  
 3. PROVIDE 6" LONG ROOT BARRIER NEXT TO SIDEWALK AND CURB. CENTER BARRIER ON TREE TRUNK.

DATE: 1-22-08

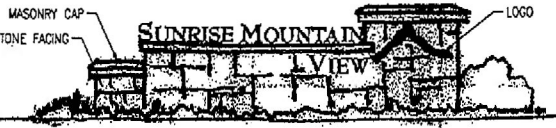
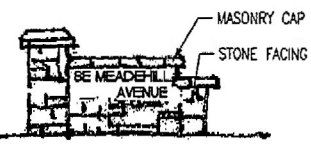
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. IN CASE OF DISCREPANCIES, DESIGN INTENT PREVAILS OVER PLANT QUANTITIES.
- PLANTS AND PLANTING SHALL CONFORM TO CITY OF HAPPY VALLEY DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ASN 1260.1. PLANT IN ACCORDANCE TO STANDARDS ADOPTED BY OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- ALL STREET TREES TO BE LIMBED UP 7' OR AS APPROVED BY LANDSCAPE ARCHITECT.
- CENTER ALL STREET TREES BETWEEN CURB AND SIDEWALK.
- DOUBLE STAKE VINE MAPLES AND ALL OTHER TREES.
- KEEP TREE TRUNKS 4' AWAY FROM PATHS. KEEP SHRUBS 24" FROM PATHS AND 3' ON CENTER FROM ALL TREES.
- SEED MIX TO BE OBTAINED FROM HOBBS & HOPKINS (503) 230-0391.
- REFER TO SHEET 15 OF 15 FOR DETAIL PLAN OF TRACT C.

**1 SE MEADEHILL AVENUE ENTRY MONUMENT**

NTS  
 NOTE:  
 1. SAME DETAIL FOR SE JUBILEE STREET.  
 2. ALL LETTERS TO BE 6" +/- STEEL BLACK POWDER-COATED STEEL.

**2 SE BARI AVENUE ENTRY MONUMENT**

NTS  
 NOTE: CAPITAL LETTERS TO BE 12" +/- HIGH; LOWER CASE LETTERS TO BE 10" +/- HIGH; ALL LETTERS TO BE BLACK POWDER-COATED STEEL.



**REVISIONS:**


**PRELIMINARY LANDSCAPE AND STREET TREE PLAN**

ENGINEERING • PLANNING SURVEYING • FORESTRY  
 LICENSED IN OR, WA & AK

**AKS**  
 ENGINEERING & FORESTRY

13910 SW CALBREATH DR., SUITE 100  
 SHERWOOD, OR 97140  
 PHONE: (503) 925-8799  
 FAX: (503) 925-8969

Offices Located In:  
 SHERWOOD, OREGON  
 VANCOUVER, WASHINGTON  
[www.aks-eng.com](http://www.aks-eng.com)

DESIGNED BY: JHI  
 DRAWING NO.: PI-115  
 DRAWN BY: KAH  
 SCALE: AS SHOWN  
 CHECKED BY: JHI

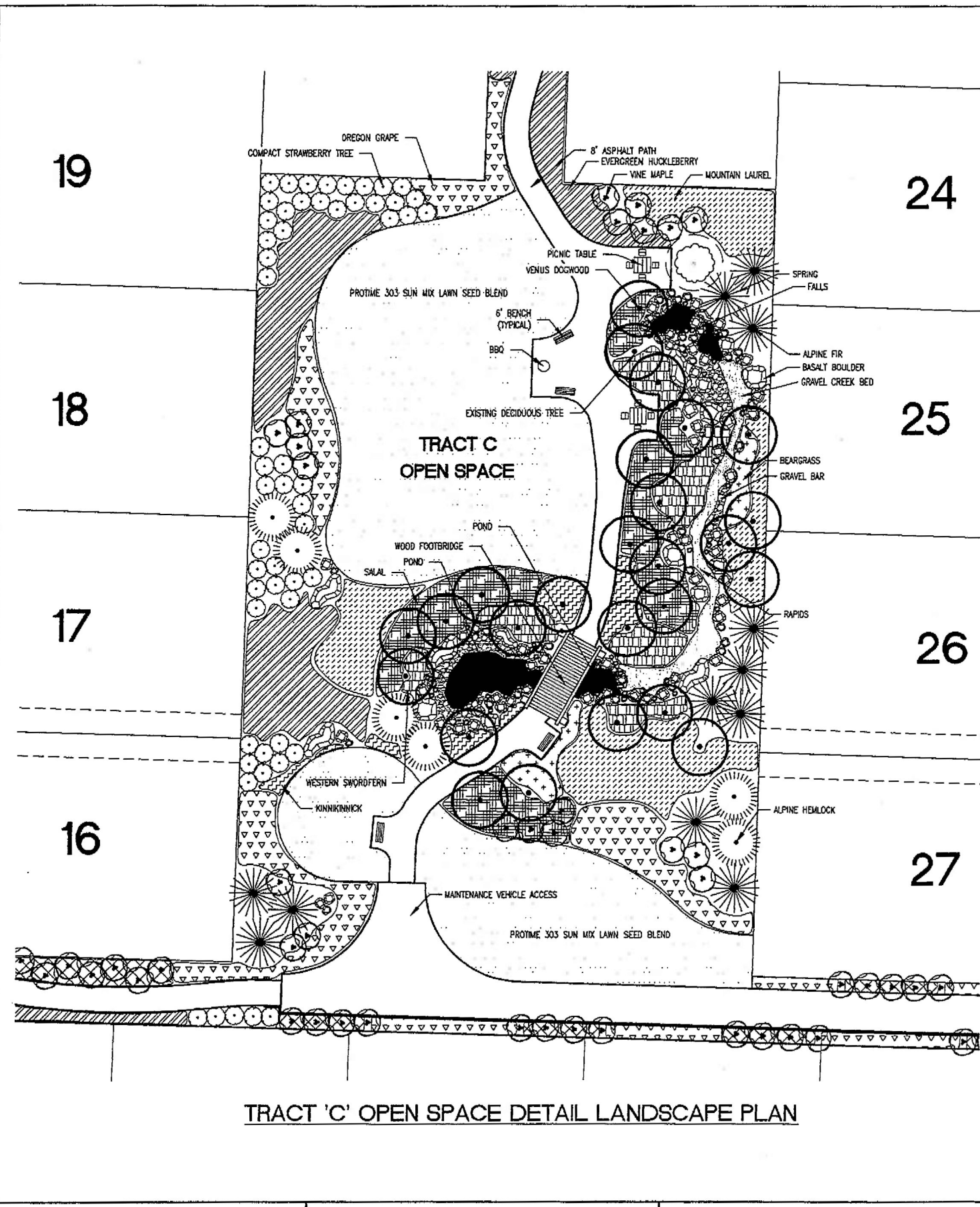
PREPARED FOR:  
 RICHARD W. GILBERT, LLC  
 15402 SE FRYE STREET  
 CLACKAMAS, OR 97015  
 PH: 503-658-6993  
 FAX: 503-658-2327

**SUNRISE MOUNTAIN VIEW**  
 HAPPY VALLEY OREGON  
 TAX LOTS 500, 505, 590, AND 595

REGISTERED  
 LANDSCAPE ARCHITECT  
 NOT FOR CONSTRUCTION

JOB NUMBER 1181  
 SHEET 14 OF 15

DATE: 1-22-08



TRACT 'C' OPEN SPACE DETAIL LANDSCAPE PLAN

TRACT 'C' OPEN SPACE PLANT LIST

TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
	12	ABIES LASIOCARPA	ALPINE FIR	4'-10'	COLLECTED, CLUMP	AS SHOWN
	26	CORNUS FLORIDA 'CLOUD 9'	CLOUD 9 DOGWOOD	1 3/4" CAL.	B&B	AS SHOWN
	6	TSUGA MERTENSIANA	ALPINE HEMLOCK	6'-10'	COLLECTED, CLUMP	AS SHOWN
	1	EXISTING DECIDUOUS TREE TO REMAIN				

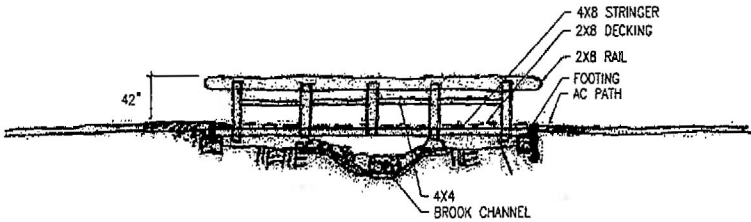
SHRUBS AND GROUNDCOVERS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
	5	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GAL.	CONTAINER	48" O.C.
	8	ACER CIRCINATUM	VINE MAPLE	8'-10'	B&B	AS SHOWN
	1	ARCTOSTAPHYLOS UVA-URSI	KINKKINICK	1 GAL.	CONTAINER	18" O.C.
	1	GAULTHERIA SHALLON	SALAL	1 GAL.	CONTAINER	24" O.C.
	3	KALMA LATIFOLIA	MOUNTAIN LAUREL	3 GAL.	CONTAINER	36" O.C.
	2	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL.	CONTAINER	36" O.C.
	2	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	2 GAL.	CONTAINER	24" O.C.
	1	SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL.	CONTAINER	24" O.C.
	2	VACINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL.	CONTAINER	24" O.C.
	1	XEROPHYLLUM TENAX	BEARGRASS	1 GAL.	CONTAINER	18" O.C.

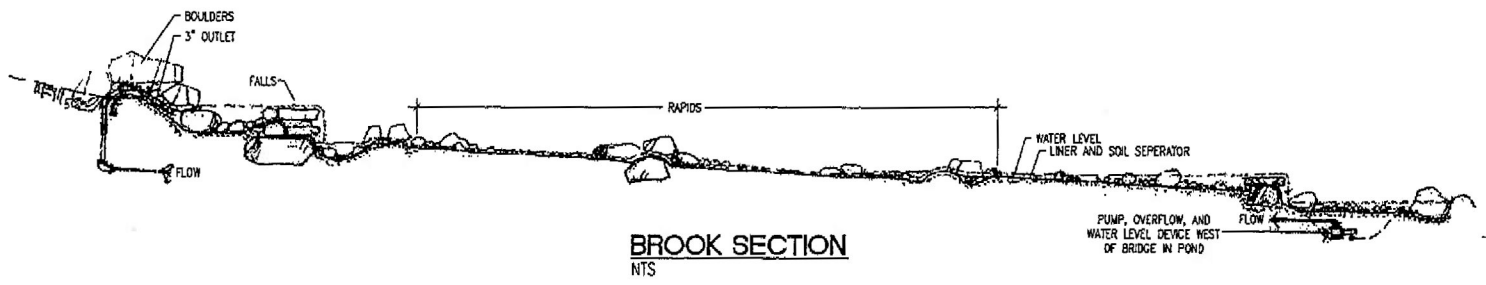
PROTIME 303 SUN MIX LAWN SEED BLEND OR APPROVED EQUAL. SEED AT A RATE OF 10 LBS PER 1000 SQ. FT.  
 TOP HAT PERENNIAL RYEGRASS 50%  
 DERBY SUPREME PERENNIAL RYEGRASS 30%  
 LONGFELLOW CHEWINGS FESCUE 20%

NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. IN CASE OF DISCREPANCIES, DESIGN INTENT PREVAILS OVER PLANT QUANTITIES.
- PLANTS AND PLANTING SHALL CONFORM TO CITY OF HAPPY VALLEY DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ASN 1260.1. PLANT IN ACCORDANCE TO STANDARDS ADOPTED BY OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- DOUBLE STAKE VINE MAPLES AND ALL OTHER TREES.
- KEEP TREE TRUNKS 4" AWAY FROM WALKS. KEEP SHRUBS 24" FROM WALKS AND 3' ON CENTER FROM ALL TREES.
- SEED MIX TO BE OBTAINED FROM HOBBS & HOPKINS (503) 230-0391.



WOOD FOOTBRIDGE SECTION ELEVATION  
NTS



BROOK SECTION  
NTS

REVISIONS:


**PRELIMINARY TRACT 'C'  
LANDSCAPE PLAN**

ENGINEERING • PLANNING SURVEYING • FORESTRY  
 LICENSED IN OR, WA & AK

**AKS**  
ENGINEERING & FORESTRY

13910 SW GALBREATH DR., SUITE 100  
 SHERWOOD, OREGON 97140  
 PHONE: (503) 925-8799  
 FAX: (503) 925-8969

Offices Located In:  
 SHERWOOD, OREGON  
 VANCOUVER, WASHINGTON

www.aks-eng.com

DESIGNED BY:	JHI	DRAWING NO.:	PI-L14-L15
DRAWN BY:	KAH	SCALE:	AS SHOWN
CHECKED BY:	JHI	PREPARED FOR:	RICHARD W. GILBERT, LLC 15402 SE FRYE STREET CLACKAMAS, OR 97015 PH: 503-658-6993 FAX: 503-658-2327

**SUNRISE MOUNTAIN VIEW**

**HAPPY VALLEY**  
TAX LOTS 500, 505, 590, AND 595

DATE: 1-22-08

REGISTERED  
 LANDSCAPE ARCHITECT  
 NOT FOR CONSTRUCTION

JOB NUMBER  
1181

SHEET  
15 OF 15

CLACKAMAS COUNTY TAX MAP 2 ZE 1A