



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

November 14, 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 008-08



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: November 28, 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.

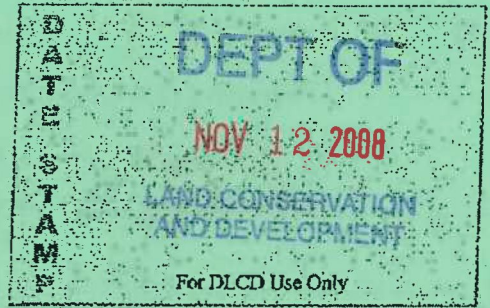
***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Jennifer Donnelly, DLCD Regional Representative
Bill Holmstrom, DLCD Transportation Planner
Michael Walter, City of Happy Valley

<paa> ya/mtg

FORM 2 Notice of Adoption

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



Jurisdiction: Happy Valley Local file number: CPA-05-08
Date of Adoption: 11/04/08 Date Mailed: 11/06/08
Date original Notice of Proposed Amendment was mailed to DLCD: 8/18/08

- | | |
|---|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment | <input 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".

ADOPTED APPLICABLE TEXT AND MAPS ASSOCIATED WITH THE CLACKAMAS COUNTY
SUNNYSIDE CORRIDOR COMMUNITY PLAN AS A SUPPLEMENTAL PLAN TO THE CITY'S
COMPREHENSIVE PLAN.

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: N/A to: N/A

Zone Map Changed from: N/A to: _____

Location: SE SUNNYSIDE RD. (117TH TO SUNNYSIDE VILLAGE Acres Involved: UNKNOWN

Specify Density: Previous: N/A New: N/A

Applicable Statewide Planning Goals: 2, 9, 10 AND 12

Was and Exception Adopted? YES NO

DLCD File No.: 008-08 (17086)

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:

HAPPY VALLEY, CLACKAMAS COUNTY

Local Contact: MICHAEL WALTER Phone: (503) 760-3325 Extension: _____
Address: 12915 SE KING ROAD City: HAPPY VALLEY
Zip Code + 4: 97086 - Email Address: michaelw@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. 383

AN ORDINANCE AMENDING THE CITY'S COMPREHENSIVE PLAN, SPECIFICALLY ADOPTING THE
"SUNNYSIDE CORRIDOR COMMUNITY PLAN" AS A SUPPLEMENTAL PLAN TO THE CITY'S
COMPREHENSIVE PLAN AND DECLARING AN EMERGENCY

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

WHEREAS, Application CPA-05-08 was a city-initiated request to amend the City's Comprehensive Plan as detailed within Exhibit "A"; and

WHEREAS a hearing was held before the City of Happy Valley Planning Commission on October 14, 2008; and

WHEREAS, the Planning Commission recommended the changes to the City's Comprehensive Plan as detailed in the Staff Report to the Planning Commission dated October 14, 2008; and

WHEREAS, the City has forwarded a copy of the proposed amendments to the Oregon Department of Land Conservation and Development (DLCD) in a timely manner; and

WHEREAS, the Council of the City of Happy Valley, Oregon, has determined that it is reasonable, necessary and in the public interest to amend the City's Comprehensive Plan as detailed within Exhibit "A"; and

WHEREAS, the Council hereby adopts the proposed amendments as detailed in Exhibit "A", as supported by the Findings of Fact in the Staff Report to the Planning Commission dated October 14, 2008, and as discussed at the regular meeting of the City Council on November 4, 2008; and

WHEREAS, the Council deems it in the public interest to declare an emergency so that this ordinance takes effect as specified below, prior to the expiration of the 30-day period specified in the City Charter, so that the proposed Supplemental Plan to the City's Comprehensive Plan may be in place for evaluation of any relevant land development applications.

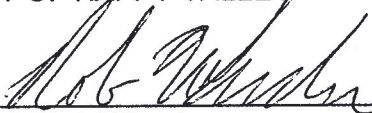
NOW, THEREFORE, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

- Section 1. The City of Happy Valley declares that the City's Comprehensive Plan be amended as set forth as part of Exhibit "A" and is fully incorporated herein.
- Section 2. The City of Happy Valley declares that the Findings of Fact included within the Staff Report to the Planning Commission dated October 14, 2008 are hereby adopted in conjunction with this Ordinance.
- Section 3. An emergency is declared to exist and as provided by Section 32 of the Happy Valley City Charter this Ordinance takes effect on November 4, 2008.

PASSED AND APPROVED THIS 4th day of November, 2008

CITY OF HAPPY VALLEY



Mayor Rob Wheeler

ATTEST:



Marylee Walden, City Recorder

Mayor
HON. ROB WHEELER

Council President
LORI DEREMER

City Councilors
TOM ANDRUSKO
MARKLEY DRAKE
KRISTIN MITCHELL



City of Happy Valley

12915 SE KING ROAD, HAPPY VALLEY, OREGON 97086-6298
TELEPHONE (503) 760-3325 FAX (503) 760-9397
Web site: www.ci.happy-valley.or.us

Staff Report to the City Council

Comprehensive Plan Amendment File No. CPA-05-08 (Sunnyside Corridor Community Plan)

November 4, 2008

I. GENERAL INFORMATION

- Applicant:** City of Happy Valley
- Property Owners:** Citywide
- Development Dist.:** All applicable zones
- Proposal:** Adopt an amended version of the Clackamas County Sunnyside Corridor Community Plan as a Supplemental Plan to the City's Comprehensive Plan.
- Discussion:** The proposed adoption of the amended Sunnyside Corridor Community Plan is a City-initiated plan amendment that staff recommends for inclusion within the City's Comprehensive Plan so that properties that are annexed within the City of Happy Valley that are also within the Sunnyside Corridor Community Plan area, can be evaluated against this well established County plan. For further discussion, please see the Staff Report and Exhibits to the Planning Commission dated October 14, 2008 (Attachment "A").

**Conclusion and
Recommendation:**

The Planning Commission held a Public Hearing on October 14, 2008, and recommended that the City Council endorse the adoption of the Sunnyside Corridor Community Plan as a Supplemental Plan to the City's Comprehensive Plan based on the Findings of Fact within the Staff Report to the Planning Commission.

Attachments:

- A. Staff Report and Exhibits to the Planning Commission dated October 14, 2008.

Mayor
HON. ROB WHEELER

Council President
LORI DEREMER

City Councilors
TOM ANDRUSKO
MARKLEY DRAKE
KRISTIN MITCHELL



City of Happy Valley

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

OCTOBER 14, 2008

**COMPREHENSIVE PLAN TEXT AMENDMENT – ADOPTING AN AMENDED
VERSION OF THE CLACKAMAS COUNTY SUNNYSIDE CORRIDOR COMMUNITY
PLAN AS A SUPPLEMENTAL PLAN TO THE CITY’S COMPREHENSIVE PLAN**

FILE NO. CPA-05-08

I. GENERAL INFORMATION:

APPLICABLE CRITERIA:

Metro Chapter 3.07 (Urban Growth Management Functional Plan); applicable Goals and Policies from the City of Happy Valley Comprehensive Plan; applicable Sections of Title 16 (Development Code) of the City of Happy Valley Municipal Code, including §16.40.020 (Initiation of a plan amendment), §16.40.040 (Public hearing and notice), and §16.40.041 (Review criteria).

EXHIBITS:

- A. Staff Report and Findings of Fact
- B. Sunnyside Corridor Community Plan (Amended Text)
- C. Standard Public Notice

BACKGROUND:

The Sunnyside Corridor Community Plan (Community Plan) is currently part of the Clackamas County Comprehensive Plan. However, the geographic region encumbered by the plan area is near or adjacent to the existing city limits of the City of Happy Valley and is within the City’s “area of interest”. Furthermore, one property located within the plan area was annexed within the city limits, and subsequently applied for and received a comprehensive plan map amendment/zone change on the property. As part of the City’s review of the comprehensive plan

**ATTACHMENT A
EXHIBIT A**

map amendment/zone change, the Community Plan was not addressed within the City's findings, due to the fact that said plan has never been incorporated within the City's Comprehensive Plan. This application seeks to rectify that scenario, by adopting a specifically crafted (amended) version of the Community Plan as a supplemental plan to the City's Comprehensive Plan. Thus, if future properties were to annex to the City of Happy Valley (and subsequently apply for any type of land use action), the goals and policies of the Community Plan will be available as a City document for review and evaluation as a specific guiding document (and review criteria) for said future land use analysis and review.

SUBJECT AREA:

As defined within the Policies section of the attached text (see Exhibit B), and illustrated within the Maps and Figures (in particular, see Map X-SC-1), the Community Plan area is applied from approximately 117th Avenue to 138th Avenue, both south and north of Sunnyside Road, including specific Corridor Design Type Areas clustered around 122nd Avenue and 132nd Avenue intersections with Sunnyside Road.

OBSERVATIONS:

SPECIFIC AMENDMENTS TO THE SUNNYSIDE CORRIDOR COMMUNITY PLAN

- Staff recommends specific changes to the language found within the Clackamas County Sunnyside Corridor Community Plan, mainly designed to make it clear that it is only if properties within the Community Plan area are annexed to the City is the Community Plan evaluated/utilized by the City. In addition, staff has endeavored to create a system wherein the way the Community Plan is "written to" Clackamas County zones, can be accommodated by future conversion to City zoning. On a parallel tract, staff is working on a "conversion matrix" within the City's Development Code, whereby properties that annex to the City will be legislatively re-comprehensive planned/re-zoned to from their Clackamas County zone in place prior to annexation, to an equivalent and equal City zone, after annexation.

COMPREHENSIVE PLAN POLICY AMENDMENT

- Staff recommends that a specific Comprehensive Plan Policy be crafted to "tie" the proposed adoption of the Community Plan as a Supplemental Plan to the City's greater Comprehensive Plan:

“Policy No. 54D

To plan for the adoption of the Sunnyside Corridor Community Plan as a Supplemental Plan to the City’s Comprehensive Plan.

As the City of Happy Valley has accepted annexation applications from properties located adjacent to the city limits within unincorporated Clackamas County, County planning documents exist for those geographic regions which should be incorporated and evaluated within the City’s land use decision making process. Therefore, the City of Happy Valley shall continue to coordinate with Clackamas County on any changes to the Sunnyside Corridor Community Plan and will adopt an amended, City of Happy Valley version of the Clackamas County Sunnyside Corridor Community Plan as a Supplemental Plan to the City’s Comprehensive Plan.

AGENCY AND INTERESTED PERSONS COMMENTS

- Notification and materials were delivered to the Oregon Department of Land Conservation and Development (DLCD), the required 45 days prior to this initial evidentiary hearing. In addition, notice and materials were sent to the regional government (Metro); Clackamas County Planning; Clackamas County Development Agency; and Sunnyside United Neighbors CPO. As of the date this report was written, no official comments had been received.

II. RECOMMENDATION

As the City of Happy Valley continues to grow and expand through annexation (primarily to the south and west), it is of the utmost importance to coordinate with existing planning documents such as the Sunnyside Corridor Community Plan, so as to facilitate and continue the planning work that has occurred within these geographic regions, though through the “filter” of the City’s Comprehensive Plan and Development Code. Adoption of the Community Plan as a Supplemental Plan to the City’s Comprehensive Plan will provide said opportunities for coordination and evaluation.

Therefore, staff recommends that the Planning Commission forward a recommendation of approval of CPA-05-08 (Sunnyside Corridor Community Plan) to the City Council.

III. FINDINGS OF FACT

1. **The following Titles from METRO Chapter 3.07 (Urban Growth Management Functional Plan) are applicable to this request:**

S:\ECONOMIC AND COMMUNITY DEVELOPMENT\Planning\Plng Dev Rev\Dev Review\CPA\2008\CPA-05-08 Sunnyside Corridor Community Plan\CPA-05-08 PC Report.docx

"Title 1 (Requirements for Housing and Employment Accommodation).

[...]

3.07.130 Design Type Boundaries Requirements

For each of the following 2040 Growth Concept design types, city and county comprehensive plans shall be amended to include the boundaries of each area, determined by the city or county consistent with the general locations shown on the 2040 Growth Concept Map or on maps adopted by ordinances adding territory to the UGB.

[...]

Corridors—Along good quality transit lines, corridors feature a high-quality pedestrian environment, convenient access to transit, and somewhat higher than current densities."

Staff Response:

The Community Plan includes the Sunnyside Road Corridor, which in the subject area is served by public transit (Tri-Met bus service), has high quality pedestrian amenities, and provides for future "upzoning" areas that could provide higher than current densities. In addition, the City's adoption of the Community Plan implements the Corridor designation on the Metro 2040 Growth Concept and by adoption, the City will carry forward the intent of regional corridors. Therefore, this criterion is satisfied by the proposed amendments.

2. The following Goals and Policies from the City of Happy Valley Comprehensive Plan are applicable to this request:

[...]

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

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

Staff Response:

The adoption of the CRC Design Plan as a Supplemental Plan within the City's Comprehensive Plan aids in insuring orderly development in the City precisely through the formulation of growth management policies and guidelines that the CRC Design Plan itself represents. By adopting the CRC Design Plan, the City assists in assuring adequate levels of services and facilities and encourages controlled development while maintaining and enhancing the physical resources of the City. Therefore, these criteria are satisfied by the proposed amendments.

[...]

Policy 50: To locate land uses so as to take advantage of existing systems and physical features, to minimize development cost and to achieve compatibility and to avoid conflicts between adjoining uses.

Staff Response:

The proposed Community Plan will take advantage of existing systems such as the transportation system provided by Sunnyside Road and the collector streets within the plan area. In addition, the adoption of the Community Plan will provide goals and policies that aid in achieving computability between adjoining uses, including multi-jurisdictional issues of land use planning and zoning. Therefore, this criterion is satisfied by the proposed amendments.

[...]

Goal #9 – To diversify and improve the economy of the state.

[...]

Policy 55: To improve the economy of Happy Valley by providing a range of land use types including variety of commercial and employment districts [...]

Policy 60: To encourage compatible residential, commercial and light industrial development in Happy Valley that will provide jobs. The City supports the development of commercial and employment uses in Rock Creek (including the Rock Creek Employment Area) and in other areas, subject to design standards."

Staff Response:

The adoption of the proposed Community Plan includes areas and zones within Clackamas County that include commercial zoning. If any such area were to be annexed to the City of Happy Valley, future evaluation of the Community Plan will aid in improving the economy of Happy Valley by providing a range of land use types and will assist in providing compatible residential and commercial development in this geographic region. Therefore, these criteria are satisfied by the proposed amendments.

3. The following sections of Title 16 of the Happy Valley Municipal Code (DEVELOPMENT CODE) are applicable to this request:

"Chapter 16.40 AMENDMENTS TO THE COMPREHENSIVE PLAN, LAND USE MAP AND LAND DEVELOPMENT TITLE OF THIS CODE

[...]

16.40.020 Initiation of a plan amendment.

Any change in the text, map, or implementing ordinance of the adopted Happy Valley Comprehensive Plan may be initiated by the City, any resident of the City, property owners or authorized agent. [...]

Staff Response:

The adoption of the Community Plan as a Supplemental Plan to the City's Comprehensive Plan is proposed by the City itself. Therefore, this criterion has been satisfied by the proposed amendments.

[...]

16.40.040 Public hearing and notice.

A. Any proposed change to the adopted Happy Valley land use regulations shall follow the stated scheduling, notification and procedure.

1. Process. The first evidentiary hearing shall occur before the planning commission, who may make a recommendation to the city council to approve, approve with conditions, or deny subject requests. The city council shall be the final local review authority, and shall decide to approve, approve with conditions, or deny subject requests.

2. *Notice.*
 - a. *All affected governmental agencies shall be notified by mail. Failure to receive such notices shall not invalidate the application, public hearing or other proceedings.*
 - b. *Continued hearings may be held on any application without giving further notice as outlined above, provided that the date and time of additional or continued hearings are given during the first public hearing or subsequent hearing on the subject preceding the additional or continued hearing.*
 - c. *Notice of all non-site-specific proposed plan text, map or implementing ordinance amendments shall be provided pursuant to the city charter and applicable state statutes.*
 - B. *Any proposed annexation to the city via an expedited process shall follow the stated scheduling, notification and procedure.*
 1. *Process. Expedited annexations shall be processed as an ordinance per chapter eight of the city's Charter, effective January 1, 2001. The final decision shall occur before the city council. The city council shall be the only local review authority, and shall decide to approve, approve with conditions, or deny subject requests.*
 2. *Notice.*
 - a. *All interested and necessary parties, as defined by the Metro Code Section 3.09.020, shall be notified by mail. Failure to receive such notices shall not invalidate the application, final decision or other proceedings.*
 - b. *Continued hearings may be held on any application without giving further notice as outlined above, provided that the date and time of additional or continued hearings are given during the first public hearing or subsequent hearing on the subject preceding the additional or continued hearing.*

Staff Response:

The processes and notice described within this section have been followed by the City. Therefore, these criteria are satisfied by the proposed amendments.

Section 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 the applicable Goals and Policies of the Comprehensive Plan, above. As addressed within the record, this criterion is satisfied by the proposed adoption of the Community Plan as a Supplemental Plan to the City's Comprehensive Plan.

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

Staff Response:

The review of land use applications for comprehensive plan map amendments/zone changes for properties annexed to within the city limits without the benefit of evaluation and analysis of those land use decisions to the Community Plan is clearly not in the best interests of the public, both within the City of Happy Valley and nearby unincorporated Clackamas County. Therefore, there is a demonstrated public need for adoption of the Community Plan and this criterion is satisfied by the request.

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

Staff Response:

The proposed language has been substantially reviewed by staff, including the City Attorney. As such, the proposed language, as compared with an alternate version, may be considered the "best" version, and thus the stated need (see response above) will "be best served by the amendments as proposed." Therefore, this criterion is satisfied by the request.

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 adoption of the Community Plan will assist in the use and implementation of growth management mechanisms and capital improvement programs within the City. Therefore, this criterion is satisfied by the proposed amendments.

SUNNYSIDE CORRIDOR COMMUNITY PLAN

The Sunnyside Corridor Community Plan Area is one of the most rapidly urbanizing areas of Clackamas County, **and includes some geographic areas that include properties located within the City of Happy Valley, as well as areas that are eligible to annex within the city limits.** Most of the development has occurred in the last 20 years, and there is capacity for additional growth. The Sunnyside Village area has developed rapidly since adoption of the Sunnyside Village Plan in 1993, and has provided many lessons about integrating land use and transportation, mixing uses, and accommodating higher density housing types. New planning rules affect the ways the remaining areas must be planned. These include:

- The Region 2040 Urban Growth Management Functional Plan. Sunnyside Road was identified by regional planning efforts as appropriate for designation as a Corridor design type. Corridors are planned to be areas featuring a high quality pedestrian environment, convenient access to transit, and higher employment concentrations and housing densities than surrounding areas. In order to support high quality transit service, they are planned to be developed at **higher densities than have historically been seen in this region of unincorporated Clackamas County and the City of Happy Valley that are somewhat higher than today (2000).** Typical new development would include rowhouses, and one- to three-story office, apartment and retail buildings.
- The National Marine Fisheries Service has listed several runs of Chinook Salmon and Steelhead in the Clackamas River as “threatened” under the Endangered Species Act. The Region 2040 Urban Growth Management Functional Plan, and the county water quality plans are responding to the listings. The listings may require additional protection of riparian corridors and area streams.

In addition, the ~~recently~~ completed Environmental Assessment for widening Sunnyside Road identifies ~~opportunities and limits for the types of development that are feasible and prudent in the area.~~ The Sunnyside Corridor Community Plan is designed to support the transportation improvements ~~planned for~~ **associated with the Sunnyside Road widening** by limiting land uses and thus traffic generation on Sunnyside Road, limiting accesses on Sunnyside Road, and increasing the connectivity within the neighborhood so that local trips won't have to use Sunnyside Road.

The Sunnyside Corridor Community Plan is designed to promote an urban form that will support alternative modes of transportation, such as walking, bicycling, and transit. Permitted land uses, the transportation network, and development standards are all designed to support alternative modes as well as auto use, and create a development pattern conducive to face-to-face community interaction. Designations for employment and higher density housing are located to support adopted public policy for the development of the regional transportation system.

EXHIBIT B

The Sunnyside Corridor Community Plan is designed to focus the most intense development in two "development nodes" centered on SE 122nd Avenue and Sunnyside Road and on SE 132nd Avenue and Sunnyside Road. SE 122nd Avenue and SE 132nd Avenue must be improved to support the levels of traffic projected. There are three schools in the vicinity of SE 132nd Avenue and it is heavily used by school children. A street design to promote safety, convenience, and comfort is of utmost importance.

The overall ~~Clackamas County~~ **City of Happy Valley** Comprehensive Plan applies to the **properties located within the city limits that are within (either currently or through future annexation) the Sunnyside Corridor Community Plan Area.** ~~This section~~ **The Sunnyside Corridor Community Plan is being adopted as a geographically specific supplemental plan** ~~of to the City's Comprehensive Plan,~~ **and** describes the goals and policies that are specific to the Sunnyside Corridor Community Plan Area. ~~This section~~ **supplemental plan** takes precedence where conflicts exist between it and the remainder of the **City's** Comprehensive Plan.

The Sunnyside Corridor Community Plan applies to the area shown on Map X-SC-1, from SE 117th Avenue to the western boundaries of the Sunnyside Village. The primary focus of the Plan is the area immediately adjacent to Sunnyside Road and other areas with vacant and redevelopable land, especially the future urban areas east of SE 132nd Avenue, **and as such, includes properties that are located within both unincorporated Clackamas County and the City of Happy Valley. The city's adoption of the Sunnyside Corridor Community Plan is applicable for only those properties that are located in the city limits.**

GOALS

- Ensure the efficient use of land and urban services.
- Provide a mix of housing types, densities and price ranges to accommodate the diverse housing needs of the projected population.
- Encourage jobs and services along the Sunnyside Corridor to be concentrated at major intersections, **though non-signalized intersections may accommodate community commercial uses.**
- Provide a transportation network that emphasizes an interconnection of streets, alleys and pedestrian ways that encourage transit, bicycle and pedestrian trips and provide opportunities for neighborhood circulation that avoids having to use Sunnyside Road.
- Reduce access points along Sunnyside Road.
- Facilitate development of sub-regional storm drainage detention and sediment control facilities that enhance water quality in area streams and provide adequate storm water detention.

- Provide adequate infrastructure.
- Provide for joint-use public facilities to reduce the land area committed to public uses.
- Protect the character of existing neighborhoods.

POLICIES

I. LAND USE

- 1.0 Map X-SC-2 illustrates the Land Use Plan designations for the Sunnyside Corridor Community Plan Area. The following uses may be allowed: **Clackamas County** Low Density Residential, Medium High Density Residential, Office Apartment, Community Commercial, and Public and Community Use, **which are converted to applicable and equivalent City of Happy Valley residential, commercial and public/community use comprehensive plan designations/zoning districts, if annexed within the city limits.** Policies directing the application of these plan designations are located in Chapter 4 of this Plan. In addition, ~~p~~**Policies** establishing special standards for these plan designations/**zoning districts** when applied in the Sunnyside Corridor Community Plan Area are set out in ~~p~~**Policies** 2.0 to 5.0 below.
- 2.0 The Growth Concept Design Type Corridor, ~~as defined in Chapter 4,~~ shall be applied along Sunnyside Road from approximately SE 117th Avenue to SE 138th Avenue. **The Corridor Design Type is defined as areas located along streets which have existing or planned high quality transit service and feature a high quality pedestrian environment, convenient access to transit and increased residential and employment densities. The intent of the Corridor designation is to encourage increased densities by facilitating comprehensive plan map and zone changes in specific locations. In addition, it provides guidance for development review to implement a high quality pedestrian environment.** The Corridor Design Type location shall be defined within the Sunnyside Corridor Community Plan as development nodes, which are delineated on Map X-SC-1.
- 2.1 The development nodes will contain concentrations of higher intensity development, separated by **Clackamas County** Office Apartment or Low Density Residential uses **or if annexed, applicable City of Happy Valley commercial or residential uses.**
- 2.2 ~~Corridor Policies 2.1–2.5 stated in Chapter 4: Urban Growth Concept~~ **The following sub-policies** shall be applicable to the development nodes:
- 2.2A Provide for both employment and housing, including mixed use.**
- 2.2B Provide for a high level of bus usage, with land uses and transportation facilities to support bus use.**

2.2C Encourage and support pedestrian travel with supportive land uses, frequent street connections, and sidewalks and pedestrian ways.

2.2D Provide for vehicular traffic and auto-oriented uses, while expanding the share of trips via transit and other modes.

2.2E Enhance connectivity between neighborhoods adjacent to the Corridor Design Type Area and the Corridor Street.

2.3 The development nodes will include a complementary mix of land uses. The following uses are expected to be found in the Corridor design type area: retail, services, offices, schools, religious facilities, community facilities, and multifamily residential.

2.4 The following **Clackamas County** Plan designations may be located within the development nodes: **Clackamas County** Community Commercial, Office Apartment, Medium High Density Residential and Low Density Residential **and all applicable and equivalent City commercial, residential and institutional plan designations/zoning districts.**

2.5 The Corridor design type development nodes shall not be expanded to include additional land area.

Residential

3.0 Residential designations shall be allowed in the Sunnyside Corridor Community Plan Area to provide for a variety of housing choices that are compatible with the character of the area, support current and projected demographics and ensure a range of densities to promote an efficient use of the land and urban services.

3.1 **Clackamas County** Urban Low Density Residential (LDR) designations shall be applied in many locations in the Sunnyside Corridor Community Plan Area, including locations on Sunnyside Road between development nodes. **Clackamas County** R-7 zoning shall be applied to areas designated **Clackamas County** Urban Low Density Residential that are located east of SE 132nd Avenue, south of SE Sunnyside Road and west of the Sunnyside Village. **However, if annexed within the city limits, such areas shall be converted to the City R-7 plan designation/zoning district.**

Office Apartment

4.0 The **Clackamas County** Office Apartment designation shall be applied in the Sunnyside Corridor Community Plan Area to provide for employment and limited housing uses. **Clackamas County** Office Apartment designations shall be applied as depicted on Map X-SC-2 and may be applied in other locations when the **Clackamas County** Office Apartment Area of Application criteria are met.

However, if annexed within the city limits, such areas shall be converted to the City Mixed Use Commercial (MUC) plan designation/zoning district.

Commercial

- 5.0 Within the Sunnyside Corridor Community Plan Area, the **Clackamas County** Community Commercial plan designation shall be allowed only on the south side of SE Sunnyside Road within the development node at the intersection of SE 122nd Avenue. This designation is provided to meet the retail needs of the Sunnyside Corridor Community Plan Area. **However, if annexed within the city limits, such areas shall be converted to the City Community Commercial Center (CCC) plan designation/zoning district.**

II. STREETS, ALLEYS AND PEDESTRIAN CONNECTIONS

- 1.0 Integrate land use with the transportation network in the Sunnyside Corridor Community Plan.
- 2.0 All new developments shall provide streets, vehicular connections and pedestrian connections as shown on the Maps X-SC-3 and XSC-4.
- 2.1 New streets and connections identified on Map X-SC-3 as "location determined" may be modified only when it can be shown that the depicted street or connection is impractical to develop due to wetlands, topographic conditions, resource protection, or pre-existing lotting patterns.
- 2.2 The precise location for new streets and connections depicted as "location flexible" will be determined during the development review process.
- 3.0 In addition to the vehicular and pedestrian connections required on Map SC-3, safe and convenient pedestrian connections shall be used to enhance access between residential and commercial developments, public facilities, activity centers, and streets when public streets are not feasible.
- 3.1 A system of pedestrian connections shall be provided from subdivisions and multifamily developments to the following commercial or public facilities: existing or planned transit facility, school, park, outdoor activity area, plaza, day care center, children's play area, library, church, or similar facility.
- 3.2 Pedestrian access shall be provided from a dead-end street, cul-de-sac, or mid-block where the block is longer than 330 feet.
- 3.3 Commercial developments shall be integrated with the neighborhood. If direct pedestrian access is not provided between commercial developments and adjacent residential areas via public streets and sidewalks, additional pedestrian and bicycle access shall be provided.

- 4.0 Southeast 132nd Avenue south of Sunnyside Road shall be constructed to the street standards as depicted in Figure X-SC-1.
- 4.1 No new residential driveway accesses shall be allowed on SE 132nd Avenue south of Sunnyside Road.
- 4.2 The fronts or sides of primary dwelling units shall be oriented to SE 132nd Avenue. Back yards shall not line SE 132nd Avenue.
- 4.3 Facades facing SE 132nd Avenue shall not consist of a blank wall.
- 5.0 New local streets and new connector streets shall comply with the following design standards:
- 5.1 Orient local streets whenever practical so that at least 50% of the lots front north or south to take advantage of solar access.
- 5.2 Provide on-street parking, planting strips between sidewalk and street, sidewalks on both sides of the street, street trees, and short pedestrian crossing distances at intersections. Figure X-SC-2 illustrates a typical street cross section.
- 6.0 Street trees listed as prohibited in Section 1600 of the Clackamas County Zoning and Development Ordinance shall not be approved as street trees in the Sunnyside Corridor Community Plan Area.
- 7.0 Provide vehicular and/or pedestrian connections between residential developments, public facilities, neighborhood services, and the collector and arterial street system.
- 8.0 Alleys shall be allowed in all residential districts. All alleys shall be private streets and shall be constructed as depicted in Figure X-SC-3.
- 9.0 Access controls on Sunnyside Road shall be consistent with the ~~preliminary design for Sunnyside Road as shown in the Sunnyside Road Environmental Assessment or more detailed design and engineering work undertaken for Sunnyside Road~~ **approved construction plans for this roadway**. In addition, the following shall be applied:
- 9.1 Consolidate driveways to the targets shown on Map X-SC-5, Access Management Targets for Sunnyside Road.
- 9.2 Whenever possible, driveway accesses shall be consolidated as development and re-development occurs. Temporary accesses may be allowed when Office Apartment sites develop incrementally, but only if a master plan has been approved demonstrating how and when further driveway consolidation shall occur.

- 9.3 To maintain the flow of traffic on Sunnyside Road, driveways may be restricted to right-in, right-out only.
- 9.4 Clackamas County Office Apartment and Commercial developments and applicable City of Happy Valley commercial or residential developments shall minimize vehicular access to Sunnyside Road, with primary access provided on side streets whenever possible.

III. NATURAL RESOURCE PROTECTION

- 1.0 Restrict development of natural resource areas, including: Slopes greater than 20%, confirmed landslide hazard areas, flood hazard areas, stream buffers, wetlands and significant natural areas.
- 2.0 Except in stream corridor and wetland buffers, residential development may be allowed within restricted areas when it is consistent with the Policies in the Natural Hazards section of Chapter 3, and the Open Space and Floodplains section of Chapter 4 of the Comprehensive Plan natural resource and floodplain requirements of the City's Development Code.
- 3.0 Allow the transfer of residential development density from restricted areas to other areas on the site, subject to the following standards:
 - 3.1 Resulting density on the developed portion of a Clackamas County Low-Density Residential site or applicable City of Happy Valley residential district shall not exceed 15 dwelling units per acre.
 - 3.2 If the density on the developed portion of the site exceeds the next highest residential Clackamas County Plan category or applicable City of Happy Valley residential district, buffering from adjacent low-density residential uses shall be considered in the development review process.

IV. PARKS, OPEN SPACE AND RECREATION TRAILS

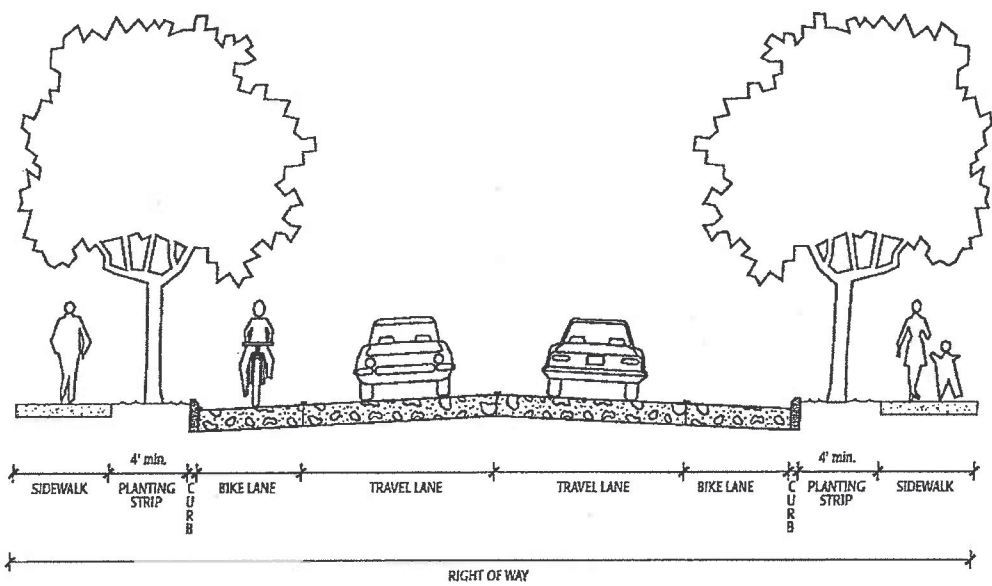
- 1.0 Provide parks that are equitably distributed and accessible from throughout the Sunnyside Corridor Community Plan Area.
- 2.0 Facilitate park and recreation and storm water detention and treatment providers to cooperate in the development of facilities that meet the needs of both agencies.
- 3.0 At the time of site development, trails shown on Map X-SC-6 shall be constructed to standards established by the North Clackamas Parks and Recreation District.
- 4.0 Map X-SC-6 depicts the general location of a trail that will connect to an adjacent trail in the Sunnyside Village. The final location of this trail will be determined as development occurs. (1/6/05).

- 5.0 All designated trails identified on Map X-SC-6 that are privately developed shall be ~~either dedicated to, or granted as an easement to, the North Clackamas Parks District, encumbered by public access easements, and shall be dedicated to the applicable homeowner's association or other private entity,~~ which will be responsible for their maintenance. Trails that are publicly developed shall be owned and maintained by either the City of Happy Valley or the North Clackamas Parks and Recreation District (NCPRD).

MAPS & FIGURES

Sunnyside Corridor Community Plan

Map X-SC-1	Community Plan Area & Corridor Design Type Location
Map X-SC-2	Land Use Plan Map
Map X-SC-3	New Streets
Map X-SC-4	Functional Classification
Map X-SC-5	Sunnyside Road Access Management Targets
Map X-SC-6	Trails
Figure X-SC-1	132 nd Avenue South of Sunnyside Road
Figure X-SC-2	New Local Streets
Figure X-SC-3	Alley Cross Section



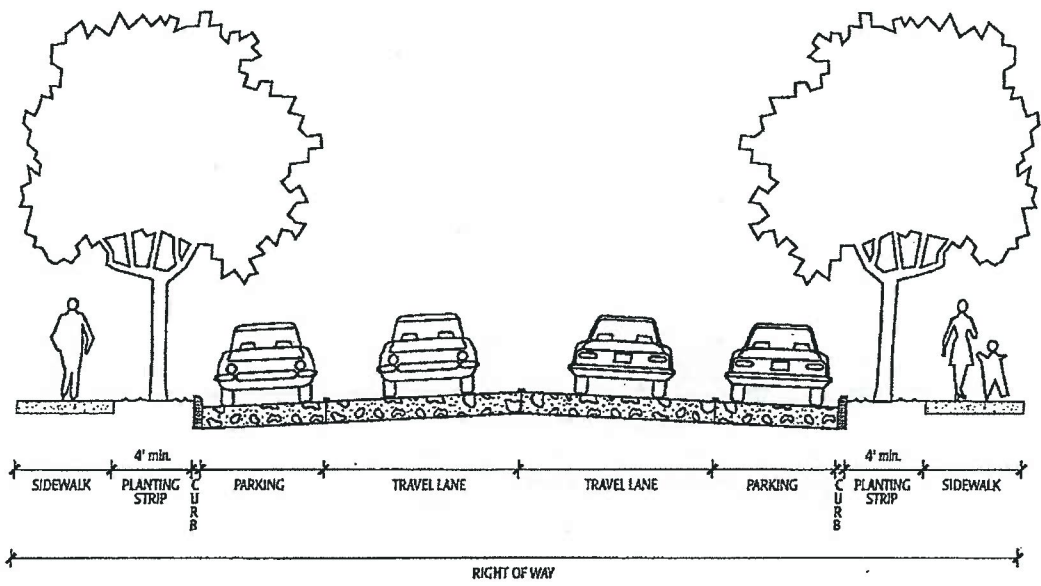
**Sunnyside Corridor Community Plan
132nd Avenue South of Sunnyside Rd.**

Street Cross Section

Happy Valley
Comprehensive Plan



FIGURE X-SC-1



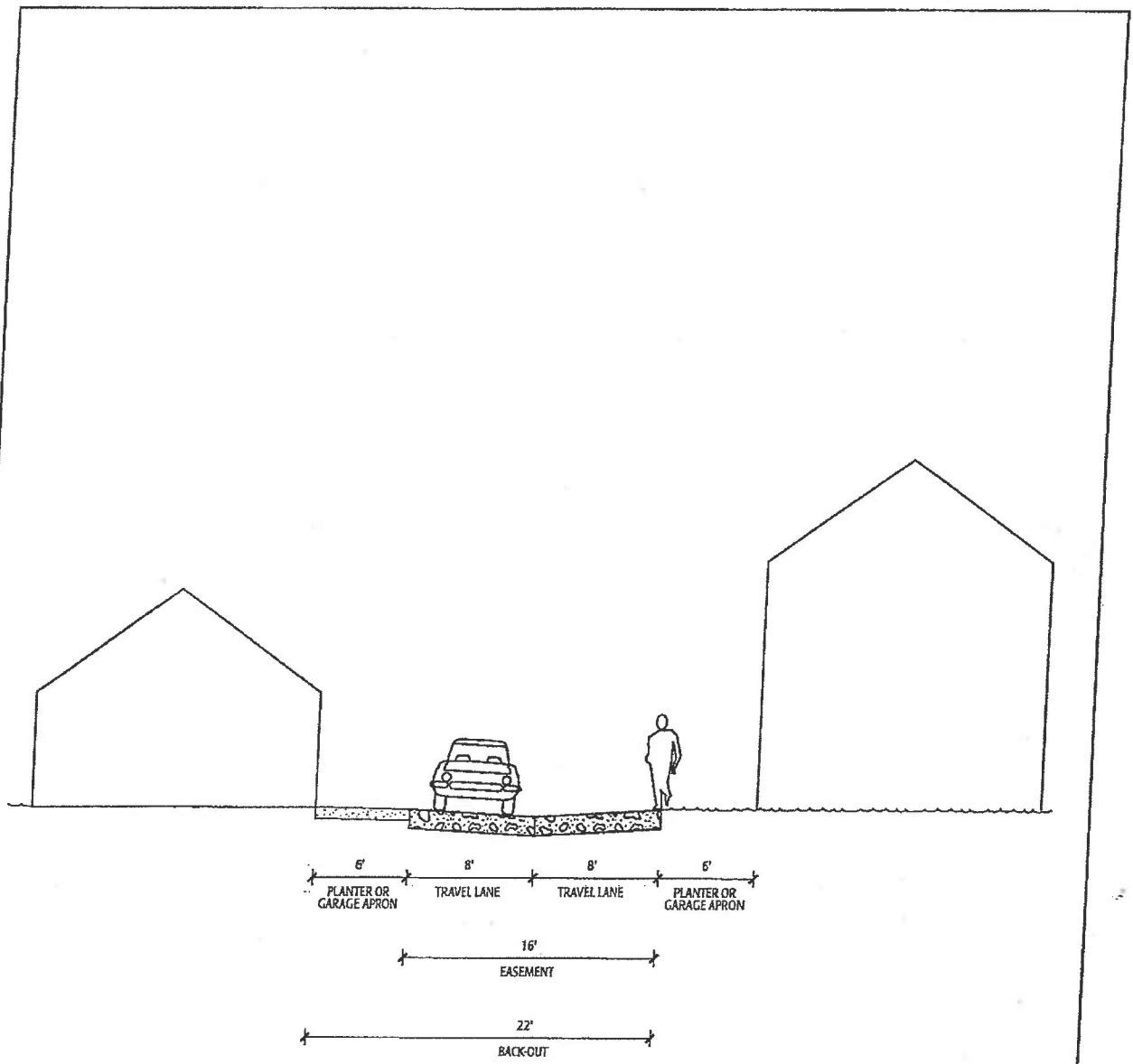
**Sunnyside Corridor Community Plan
New Local Streets**

Street Cross Section

Happy Valley
Comprehensive Plan



FIGURE X-SC-2

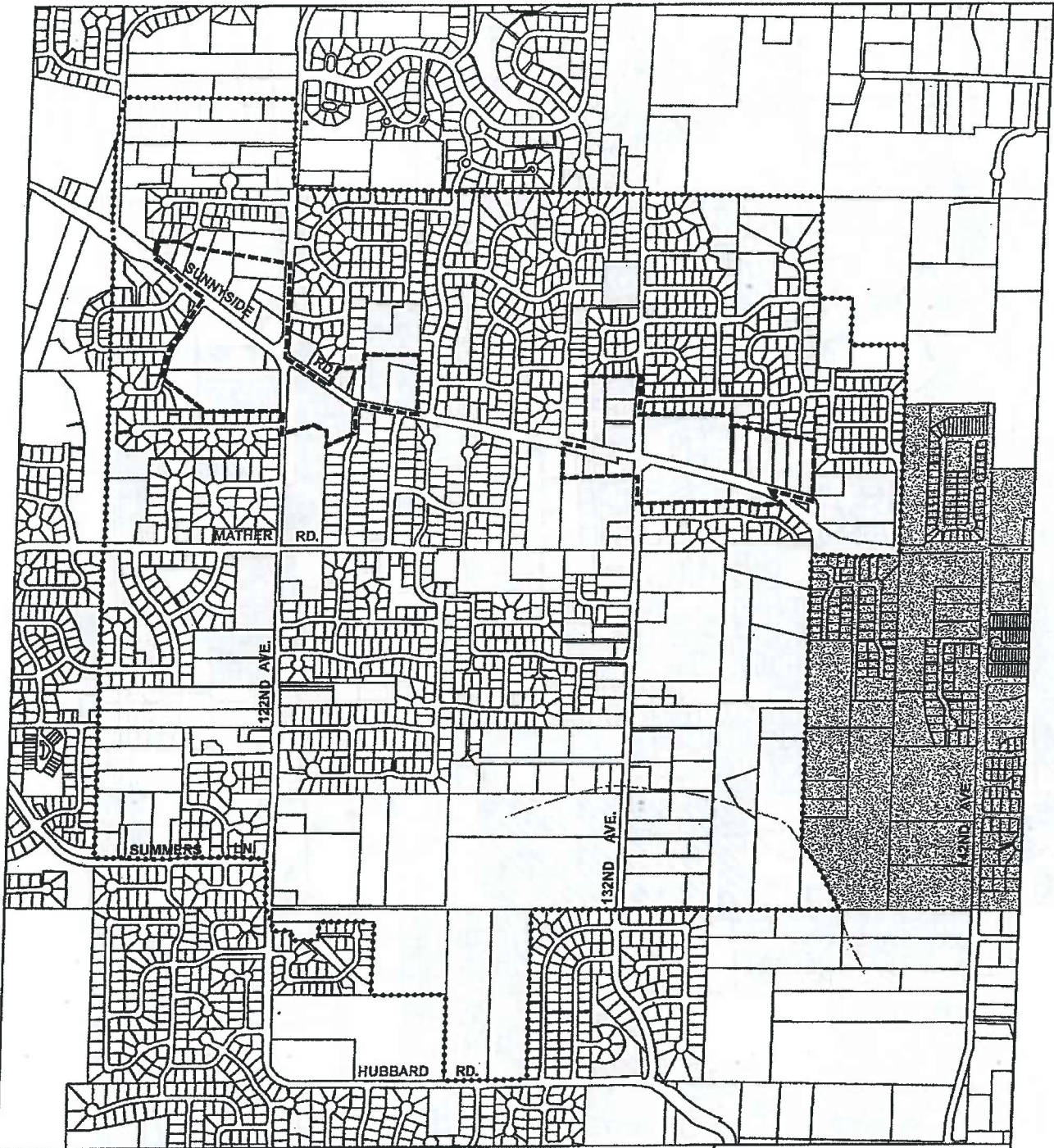


**Sunnyside Corridor Community Plan
Alley Cross Section**

Happy Valley
Comprehensive Plan



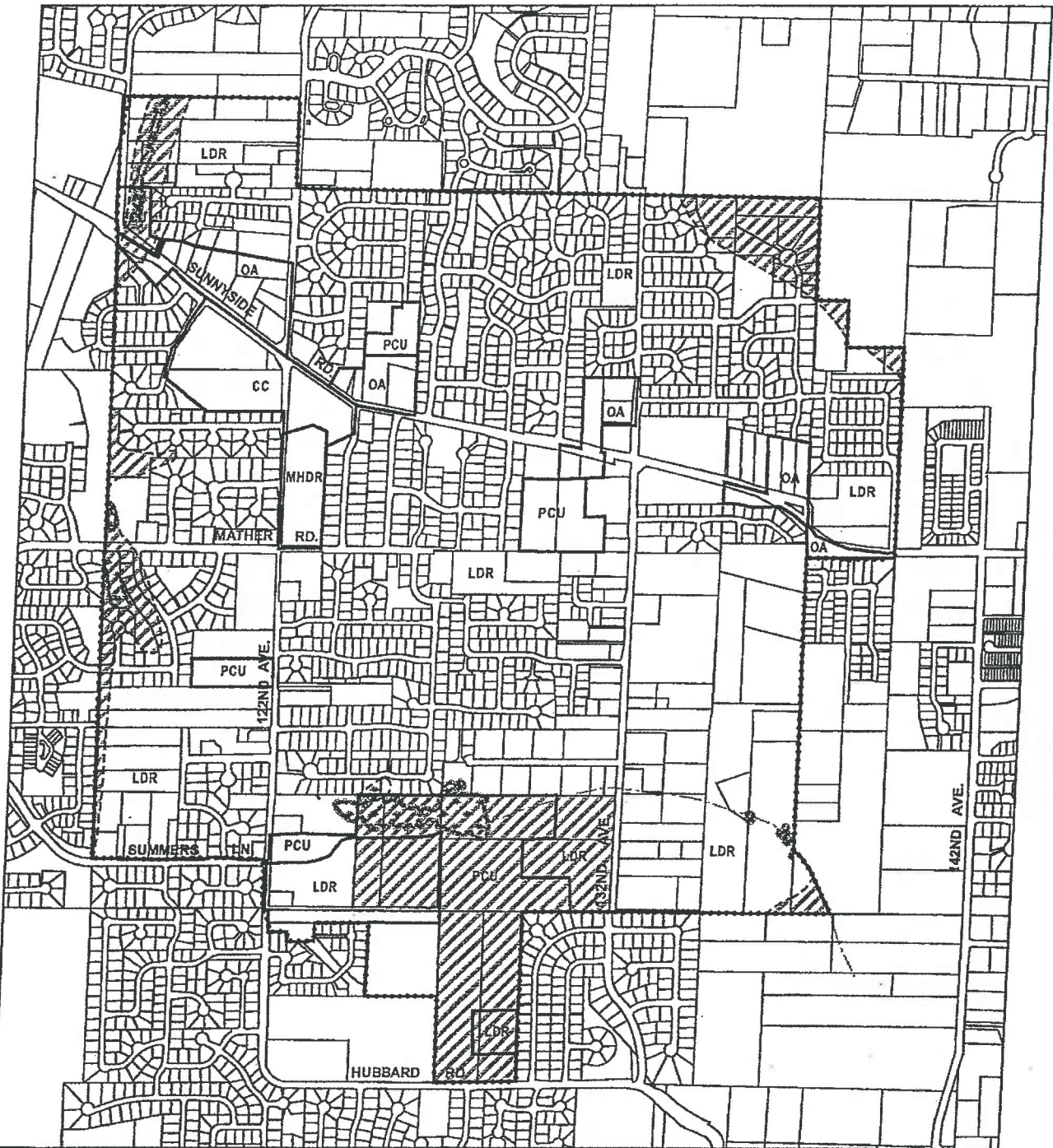
FIGURE X-SC-3



**Sunnyside Corridor Community Plan
Community Plan Area and Corridor Design Type Location**




Happy Valley
Comprehensive Plan
MAP X-SC-1

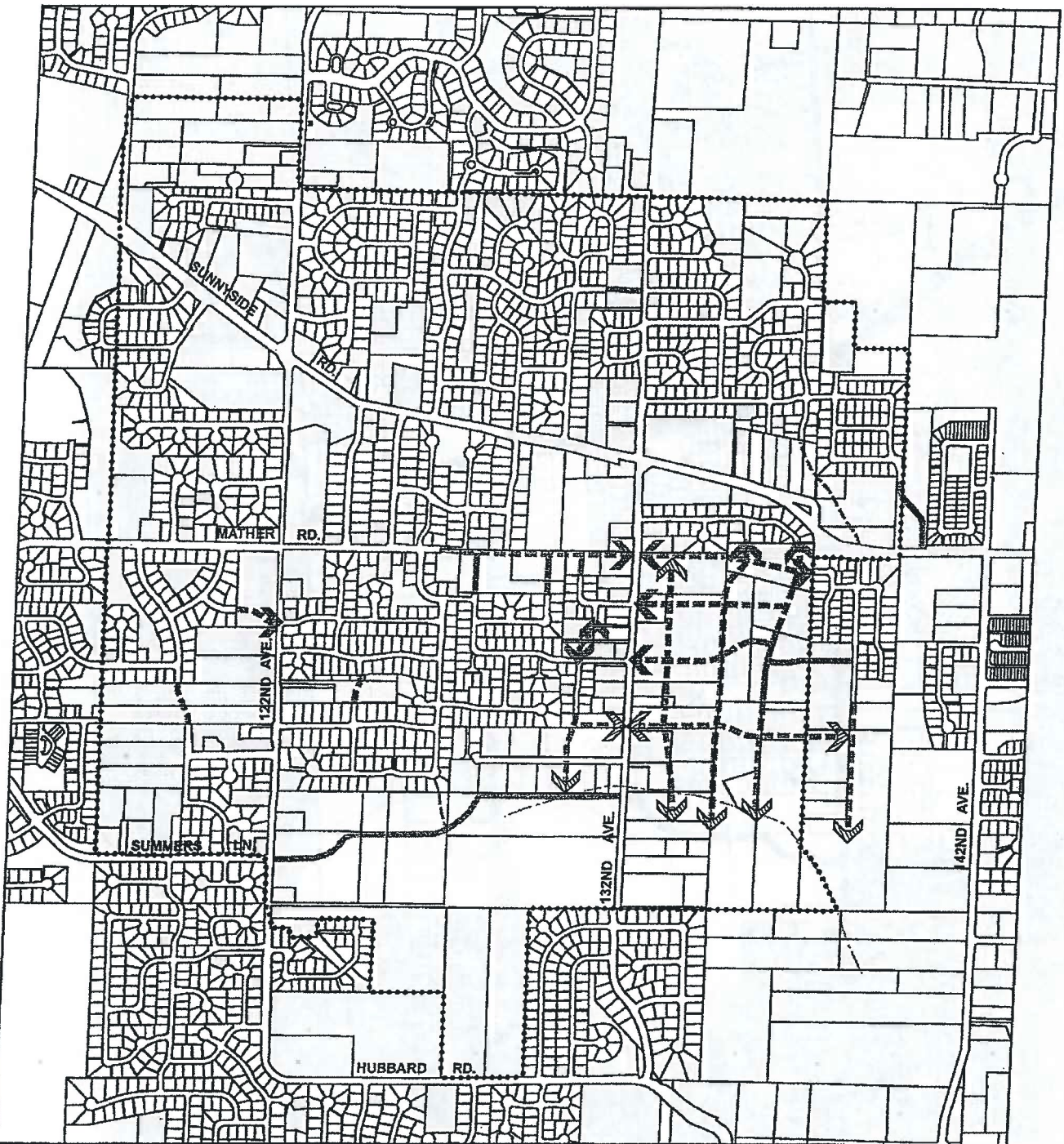
-  SUNNYSIDE CORRIDOR COMMUNITY PLAN AREA
-  CORRIDOR DESIGN TYPE AREAS
-  SUNNYSIDE VILLAGE



**Sunnyside Corridor Community Plan
Land Use Plan Map**

Happy Valley
Comprehensive Plan
MAP X-SC-2

CC	COMMUNITY COMMERCIAL		RESOURCE PROTECTION
OA	OFFICE APARTMENT		GOAL 5 WETLAND
LDR	LOW DENSITY RESIDENTIAL		WETLAND BUFFER
MHDR	MEDIUM HIGH DENSITY RESIDENTIAL		
PCU	PUBLIC AND COMMUNITY USE		



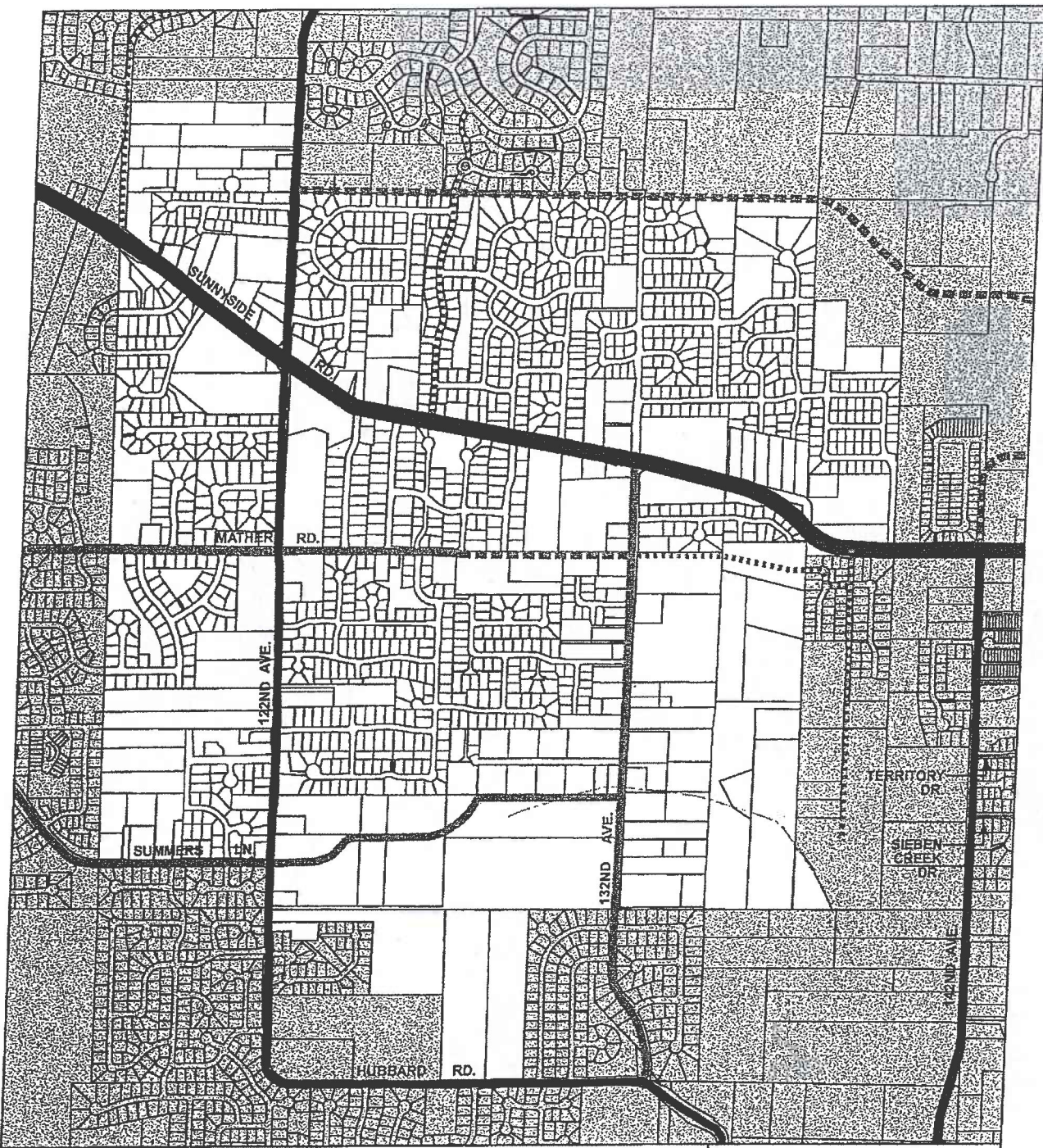
**Sunnyside Corridor Community Plan
New Streets**

Happy Valley
Comprehensive Plan
MAP X-SC-3

..... COMMUNITY
PLAN AREA








===== NEW STREET, LOCATION DETERMINED
 - - - - - NEW STREET, LOCATION FLEXIBLE
 - - - - - NEW PEDESTRIAN CONNECTION,
 LOCATION FLEXIBLE

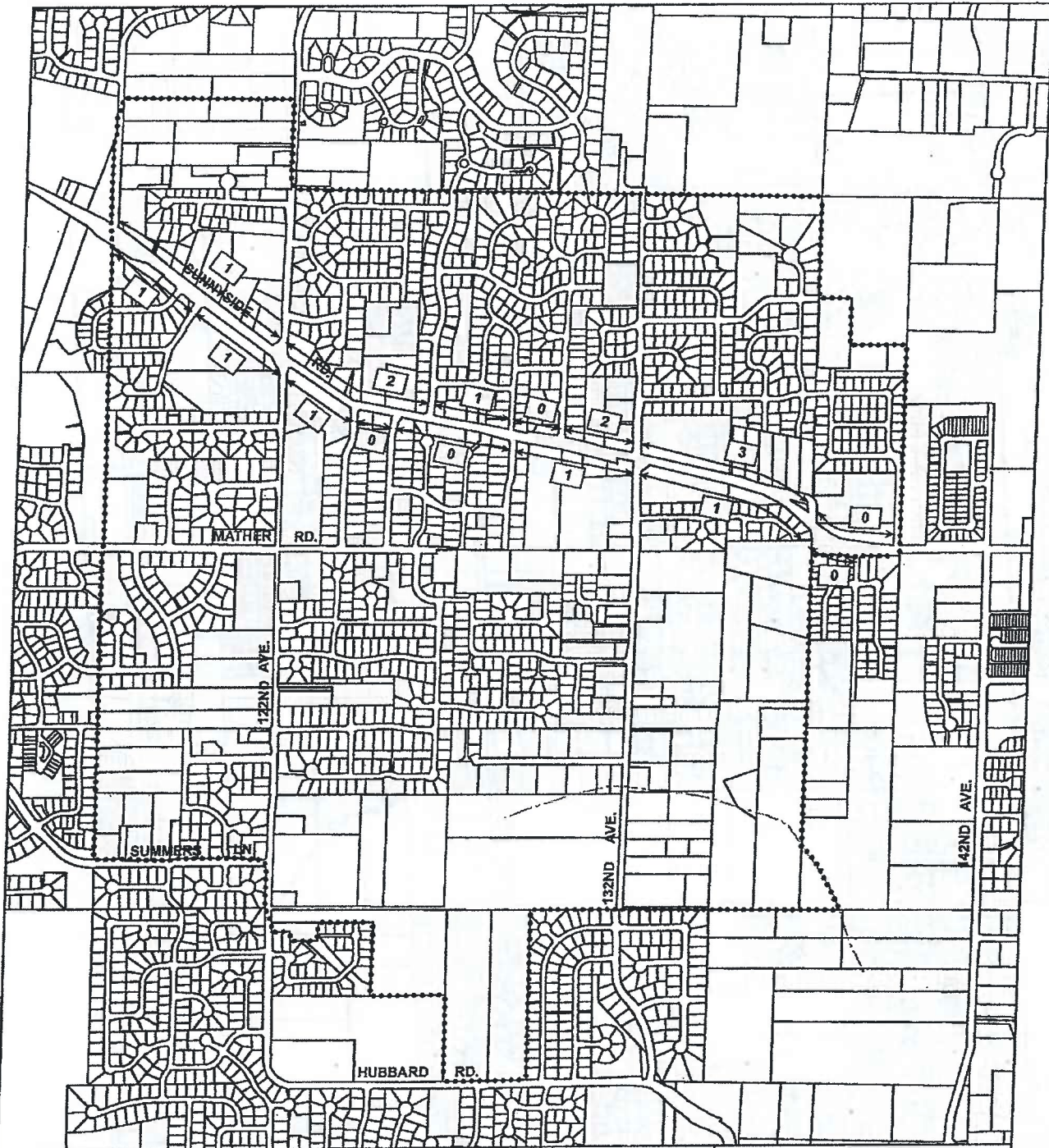
➤ NEW CONNECTION,
LOCATION DETERMINED
 ➤ NEW CONNECTION,
LOCATION FLEXIBLE



**Sunnyside Corridor Community Plan
Functional Classification**



Happy Valley
Comprehensive Plan
MAP X-SC-4

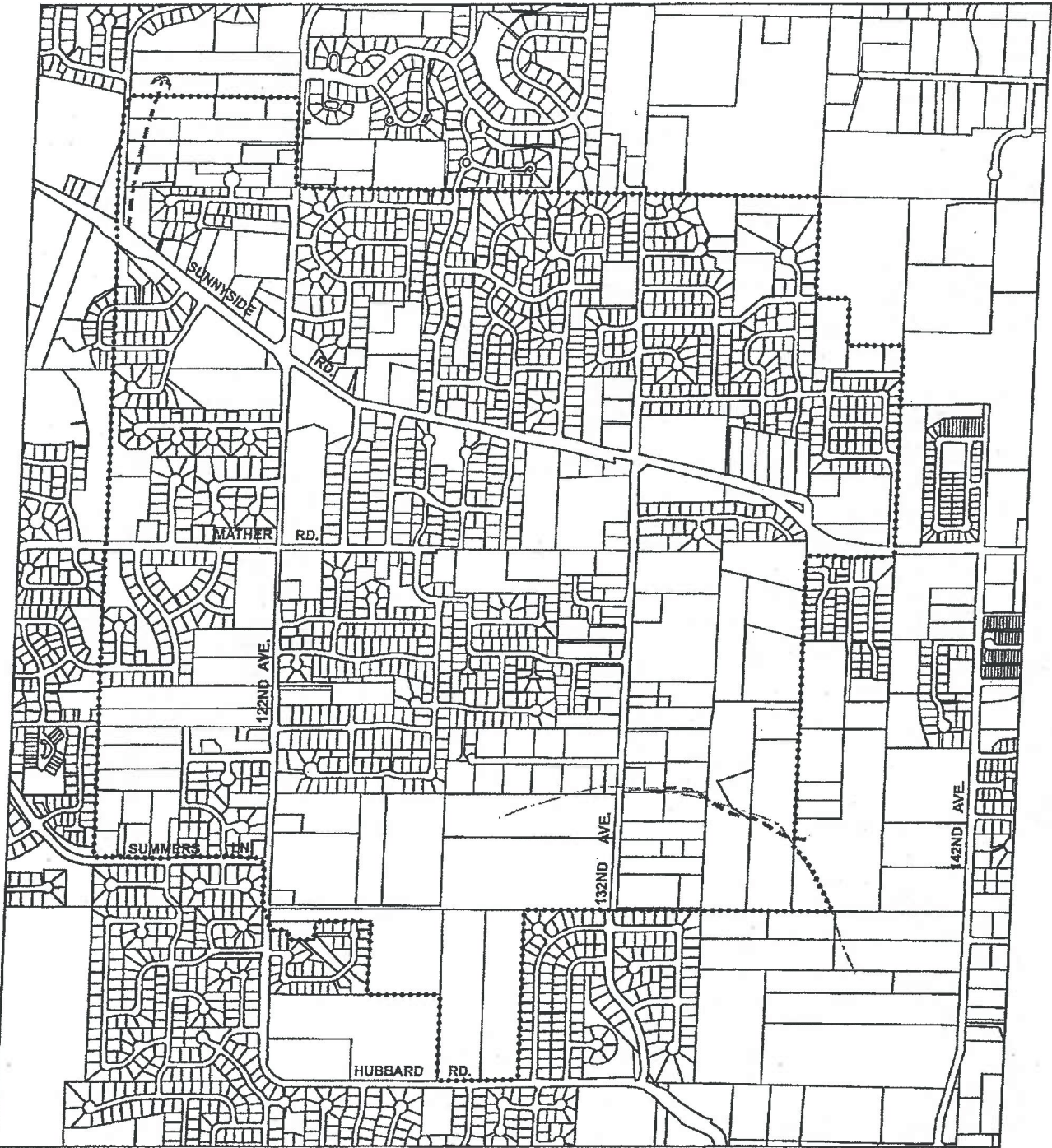
	COMMUNITY PLAN AREA (PLAN AREA IN WHITE)		EXISTING RD.		PROPOSED RD.		MAJOR ARTERIAL
			MINOR ARTERIAL		COLLECTOR		CONNECTOR



Sunnyside Corridor Community Plan
Sunnyside Road Access Management Targets

Happy Valley
 Comprehensive Plan
MAP X-SC-5

-  COMMUNITY PLAN AREA
-  NUMBER OF DRIVEWAYS TARGETED IN THIS SEGMENT



**Sunnyside Corridor Community Plan
Trails**

Happy Valley
Comprehensive Plan
MAP X-SC-6

 COMMUNITY PLAN AREA  TRAIL

NOTICE OF PUBLIC HEARING
City of Happy Valley Planning Commission and City Council

Notice is hereby given that the City of Happy Valley Planning Commission and City Council will hold public hearings on the following dates in regard to proposed Comprehensive Plan Amendments:

- Date & Time:** Planning Commission, October 14, 2008, 7:00 p.m.
City Council, November 4, 2008, 7:00 p.m.
- Hearing Location:** City Hall Annex, 12915 SE King Rd., Happy Valley, OR 97086;
- File & Subject:** LDO-05-08, administrative amendments to the City's Comprehensive Plan.
- Proposal:** Adoption of an amended version of the Clackamas County Sunnyside Corridor Community Plan as a supplemental plan to the City's Comprehensive Plan.
- Location:** Sunnyside Road Corridor from approximately 117th Avenue to 138th Avenue.
- Applicant:** City of Happy Valley
- Applicable Criteria:** Sections 16.40.020, 16.40.040, 16.40.041, 16.40.050 and 16.40.060 of the City of Happy Valley's Municipal Code.
- Staff Contact:** Michael Walter, Planning Services Manager
503-595-6172

Interested parties are invited to attend this hearing or to submit comments in writing prior to the meeting time. Written testimony may be submitted in advance or in person at the hearing. Those wishing to present verbal testimony, either pro, con, or to raise questions, will be asked to speak after presentation of the report.

Testimony should pertain to the applicable criteria. The decision will be made in accordance with said criteria, and may be appealed to the Land Use Board of Appeals. Failure to raise an issue in writing prior to or before the close of the written comment period or failure to provide sufficient specificity at the public hearing to afford the decision-making body an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based upon that issue. The applicant and any person who submits written comments shall receive notice of the decision.

The failure of the applicant to raise constitutional or other issues relating to proposed amendments without sufficient specificity to allow the decision-making body to respond to the issue precludes an action for damages in circuit court.

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

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 72 hours in advance by contacting Marylee Walden, City Recorder at the above phone number.

CITY OF HAPPY VALLEY
ORDINANCE NO. 383

AN ORDINANCE AMENDING THE CITY'S COMPREHENSIVE PLAN, SPECIFICALLY ADOPTING THE
"SUNNYSIDE CORRIDOR COMMUNITY PLAN" AS A SUPPLEMENTAL PLAN TO THE CITY'S
COMPREHENSIVE PLAN AND DECLARING AN EMERGENCY

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

WHEREAS, Application CPA-05-08 was a city-initiated request to amend the City's Comprehensive Plan as detailed within Exhibit "A"; and

WHEREAS a hearing was held before the City of Happy Valley Planning Commission on October 14, 2008; and

WHEREAS, the Planning Commission recommended the changes to the City's Comprehensive Plan as detailed in the Staff Report to the Planning Commission dated October 14, 2008; and

WHEREAS, the City has forwarded a copy of the proposed amendments to the Oregon Department of Land Conservation and Development (DLCD) in a timely manner; and

WHEREAS, the Council of the City of Happy Valley, Oregon, has determined that it is reasonable, necessary and in the public interest to amend the City's Comprehensive Plan as detailed within Exhibit "A"; and

WHEREAS, the Council hereby adopts the proposed amendments as detailed in Exhibit "A", as supported by the Findings of Fact in the Staff Report to the Planning Commission dated October 14, 2008, and as discussed at the regular meeting of the City Council on November 4, 2008; and

WHEREAS, the Council deems it in the public interest to declare an emergency so that this ordinance takes effect as specified below, prior to the expiration of the 30-day period specified in the City Charter, so that the proposed Supplemental Plan to the City's Comprehensive Plan may be in place for evaluation of any relevant land development applications.

NOW, THEREFORE, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

- Section 1. The City of Happy Valley declares that the City's Comprehensive Plan be amended as set forth as part of Exhibit "A" and is fully incorporated herein.
- Section 2. The City of Happy Valley declares that the Findings of Fact included within the Staff Report to the Planning Commission dated October 14, 2008 are hereby adopted in conjunction with this Ordinance.
- Section 3. An emergency is declared to exist and as provided by Section 32 of the Happy Valley City Charter this Ordinance takes effect on November 4, 2008.

PASSED AND APPROVED THIS 4th day of November, 2008

CITY OF HAPPY VALLEY

ATTEST:

Mayor Rob Wheeler

Marylee Walden, City Recorder

SUNNYSIDE CORRIDOR COMMUNITY PLAN

The Sunnyside Corridor Community Plan Area is one of the most rapidly urbanizing areas of Clackamas County, and includes some geographic areas that include properties located within the City of Happy Valley, as well as areas that are eligible to annex within the city limits. Most of the development has occurred in the last 20 years, and there is capacity for additional growth. The Sunnyside Village area has developed rapidly since adoption of the Sunnyside Village Plan in 1993, and has provided many lessons about integrating land use and transportation, mixing uses, and accommodating higher density housing types. New planning rules affect the ways the remaining areas must be planned. These include:

- The Region 2040 Urban Growth Management Functional Plan. Sunnyside Road was identified by regional planning efforts as appropriate for designation as a Corridor design type. Corridors are planned to be areas featuring a high quality pedestrian environment, convenient access to transit, and higher employment concentrations and housing densities than surrounding areas. In order to support high quality transit service, they are planned to be developed at higher densities than have historically been seen in this region of unincorporated Clackamas County and the City of Happy Valley. Typical new development would include rowhouses, and one- to three-story office, apartment and retail buildings.
- The National Marine Fisheries Service has listed several runs of Chinook Salmon and Steelhead in the Clackamas River as “threatened” under the Endangered Species Act. The Region 2040 Urban Growth Management Functional Plan, and the county water quality plans are responding to the listings. The listings may require additional protection of riparian corridors and area streams.

In addition, the completed Environmental Assessment for widening Sunnyside Road identified opportunities and limits for the types of development that are feasible and prudent in the area. The Sunnyside Corridor Community Plan is designed to support the transportation improvements associated with the Sunnyside Road widening by limiting land uses and thus traffic generation on Sunnyside Road, limiting accesses on Sunnyside Road, and increasing the connectivity within the neighborhood so that local trips won't have to use Sunnyside Road.

The Sunnyside Corridor Community Plan is designed to promote an urban form that will support alternative modes of transportation, such as walking, bicycling, and transit. Permitted land uses, the transportation network, and development standards are all designed to support alternative modes as well as auto use, and create a development pattern conducive to face-to-face community interaction. Designations for employment and higher density housing are located to support adopted public policy for the development of the regional transportation system.

The Sunnyside Corridor Community Plan is designed to focus the most intense development in two “development nodes” centered on SE 122nd Avenue and Sunnyside Road and on SE 132nd Avenue and Sunnyside Road. SE 122nd Avenue and SE 132nd Avenue must be improved to support the levels of traffic projected. There are three schools in the vicinity of SE 132nd Avenue and it is heavily used by school children. A street design to promote safety, convenience, and comfort is of utmost importance.

The overall City of Happy Valley Comprehensive Plan applies to the properties located within the city limits that are within (either currently or through future annexation) the Sunnyside Corridor Community Plan Area. The Sunnyside Corridor Community Plan is being adopted as a geographically specific supplemental plan of the City’s Comprehensive Plan, and describes the goals and policies that are specific to the Sunnyside Corridor Community Plan Area. This supplemental plan takes precedence where conflicts exist between it and the remainder of the City’s Comprehensive Plan.

The Sunnyside Corridor Community Plan applies to the area shown on Map X-SC-1, from SE 117th Avenue to the western boundaries of the Sunnyside Village. The primary focus of the Plan is the area immediately adjacent to Sunnyside Road and other areas with vacant and redevelopable land, especially the future urban areas east of SE 132nd Avenue, and as such, includes properties that are located within both unincorporated Clackamas County and the City of Happy Valley. The city’s adoption of the Sunnyside Corridor Community Plan is applicable for only those properties that are located in the city limits.

GOALS

- Ensure the efficient use of land and urban services.
- Provide a mix of housing types, densities and price ranges to accommodate the diverse housing needs of the projected population.
- Encourage jobs and services along the Sunnyside Corridor to be concentrated at major intersections, though non-signalized intersections may accommodate community commercial uses.
- Provide a transportation network that emphasizes an interconnection of streets, alleys and pedestrian ways that encourage transit, bicycle and pedestrian trips and provide opportunities for neighborhood circulation that avoids having to use Sunnyside Road.
- Reduce access points along Sunnyside Road.
- Facilitate development of sub-regional storm drainage detention and sediment control facilities that enhance water quality in area streams and provide adequate storm water detention.

- Provide adequate infrastructure.
- Provide for joint-use public facilities to reduce the land area committed to public uses.
- Protect the character of existing neighborhoods.

POLICIES

I. LAND USE

- 1.0 Map X-SC-2 illustrates the Land Use Plan designations for the Sunnyside Corridor Community Plan Area. The following uses may be allowed: Clackamas County Low Density Residential, Medium High Density Residential, Office Apartment, Community Commercial, and Public and Community Use, which are converted to applicable and equivalent City of Happy Valley residential, commercial and public/community use comprehensive plan designations/zoning districts, if annexed within the city limits. Policies establishing special standards for these plan designations/zoning districts when applied in the Sunnyside Corridor Community Plan Area are set out in Policies 2.0 to 5.0 below.
- 2.0 The Growth Concept Design Type Corridor shall be applied along Sunnyside Road from approximately SE 117th Avenue to SE 138th Avenue. The Corridor Design Type is defined as areas located along streets which have existing or planned high quality transit service and feature a high quality pedestrian environment, convenient access to transit and increased residential and employment densities. The intent of the Corridor designation is to encourage increased densities by facilitating comprehensive plan map and zone changes in specific locations. In addition, it provides guidance for development review to implement a high quality pedestrian environment. The Corridor Design Type location shall be defined within the Sunnyside Corridor Community Plan as development nodes, which are delineated on Map X-SC-1.
- 2.1 The development nodes will contain concentrations of higher intensity development, separated by Clackamas County Office Apartment or Low Density Residential uses or if annexed, applicable City of Happy Valley commercial or residential uses.
- 2.2 The following sub-policies shall be applicable to the development nodes:
- 2.2A Provide for both employment and housing, including mixed use.
- 2.2B Provide for a high level of bus usage, with land uses and transportation facilities to support bus use.
- 2.2C Encourage and support pedestrian travel with supportive land uses, frequent street connections, and sidewalks and pedestrian ways.

- 2.2D Provide for vehicular traffic and auto-oriented uses, while expanding the share of trips via transit and other modes.
- 2.2E Enhance connectivity between neighborhoods adjacent to the Corridor Design Type Area and the Corridor Street.
- 2.3 The development nodes will include a complementary mix of land uses. The following uses are expected to be found in the Corridor design type area: retail, services, offices, schools, religious facilities, community facilities, and multifamily residential.
- 2.4 The following Clackamas County Plan designations may be located within the development nodes: Clackamas County Community Commercial, Office Apartment, Medium High Density Residential and Low Density Residential and all applicable and equivalent City commercial, residential and institutional plan designations/zoning districts.
- 2.5 The Corridor design type development nodes shall not be expanded to include additional land area.

Residential

- 3.0 Residential designations shall be allowed in the Sunnyside Corridor Community Plan Area to provide for a variety of housing choices that are compatible with the character of the area, support current and projected demographics and ensure a range of densities to promote an efficient use of the land and urban services.
- 3.1 Clackamas County Urban Low Density Residential (LDR) designations shall be applied in many locations in the Sunnyside Corridor Community Plan Area, including locations on Sunnyside Road between development nodes. Clackamas County R-7 zoning shall be applied to areas designated Clackamas County Urban Low Density Residential that are located east of SE 132nd Avenue, south of SE Sunnyside Road and west of the Sunnyside Village. However, if annexed within the city limits, such areas shall be converted to the City R-7 plan designation/zoning district.

Office Apartment

- 4.0 The Clackamas County Office Apartment designation shall be applied in the Sunnyside Corridor Community Plan Area to provide for employment and limited housing uses. Clackamas County Office Apartment designations shall be applied as depicted on Map X-SC-2 and may be applied in other locations when the Clackamas County Office Apartment Area of Application criteria are met. However, if annexed within the city limits, such areas shall be converted to the City Mixed Use Commercial (MUC) plan designation/zoning district.

Commercial

- 5.0 Within the Sunnyside Corridor Community Plan Area, the Clackamas County Community Commercial plan designation shall be allowed only on the south side of SE Sunnyside Road within the development node at the intersection of SE 122nd Avenue. This designation is provided to meet the retail needs of the Sunnyside Corridor Community Plan Area. However, if annexed within the city limits, such areas shall be converted to the City Community Commercial Center (CCC) plan designation/zoning district.

II. STREETS, ALLEYS AND PEDESTRIAN CONNECTIONS

- 1.0 Integrate land use with the transportation network in the Sunnyside Corridor Community Plan.
- 2.0 All new developments shall provide streets, vehicular connections and pedestrian connections as shown on the Maps X-SC-3 and XSC-4.
- 2.1 New streets and connections identified on Map X-SC-3 as “location determined” may be modified only when it can be shown that the depicted street or connection is impractical to develop due to wetlands, topographic conditions, resource protection, or pre-existing lotting patterns.
- 2.2 The precise location for new streets and connections depicted as “location flexible” will be determined during the development review process.
- 3.0 In addition to the vehicular and pedestrian connections required on Map SC-3, safe and convenient pedestrian connections shall be used to enhance access between residential and commercial developments, public facilities, activity centers, and streets when public streets are not feasible.
- 3.1 A system of pedestrian connections shall be provided from subdivisions and multifamily developments to the following commercial or public facilities: existing or planned transit facility, school, park, outdoor activity area, plaza, day care center, children's play area, library, church, or similar facility.
- 3.2 Pedestrian access shall be provided from a dead-end street, cul-de-sac, or mid-block where the block is longer than 330 feet.
- 3.3 Commercial developments shall be integrated with the neighborhood. If direct pedestrian access is not provided between commercial developments and adjacent residential areas via public streets and sidewalks, additional pedestrian and bicycle access shall be provided.

- 4.0 Southeast 132nd Avenue south of Sunnyside Road shall be constructed to the street standards as depicted in Figure X-SC-1.
 - 4.1 No new residential driveway accesses shall be allowed on SE 132nd Avenue south of Sunnyside Road.
 - 4.2 The fronts or sides of primary dwelling units shall be oriented to SE 132nd Avenue. Back yards shall not line SE 132nd Avenue.
 - 4.3 Facades facing SE 132nd Avenue shall not consist of a blank wall.
- 5.0 New local streets and new connector streets shall comply with the following design standards:
 - 5.1 Orient local streets whenever practical so that at least 50% of the lots front north or south to take advantage of solar access.
 - 5.2 Provide on-street parking, planting strips between sidewalk and street, sidewalks on both sides of the street, street trees, and short pedestrian crossing distances at intersections, per the requirements of the City's Transportation System Plan.
- 6.0 Street trees listed as prohibited in Section 1600 of the Clackamas County Zoning and Development Ordinance shall not be approved as street trees in the Sunnyside Corridor Community Plan Area.
- 7.0 Provide vehicular and/or pedestrian connections between residential developments, public facilities, neighborhood services, and the collector and arterial street system.
- 8.0 Alleys shall be allowed in all residential districts. All alleys shall be private streets and shall be constructed per the requirements of the City's Transportation System Plan.
- 9.0 Access controls on Sunnyside Road shall be consistent with the approved construction plans for this roadway. In addition, the following shall be applied:
 - 9.1 Consolidate driveways to the targets shown on Map X-SC-5, Access Management Targets for Sunnyside Road.
 - 9.2 Whenever possible, driveway accesses shall be consolidated as development and re-development occurs. Temporary accesses may be allowed when Office Apartment sites develop incrementally, but only if a master plan has been approved demonstrating how and when further driveway consolidation shall occur.
 - 9.3 To maintain the flow of traffic on Sunnyside Road, driveways may be restricted to right-in, right-out only.

- 9.4 Clackamas County Office Apartment and Commercial developments and applicable City of Happy Valley commercial or residential developments shall minimize vehicular access to Sunnyside Road, with primary access provided on side streets whenever possible.

III. NATURAL RESOURCE PROTECTION

- 1.0 Restrict development of natural resource areas, including: Slopes greater than 20%, confirmed landslide hazard areas, flood hazard areas, stream buffers, wetlands and significant natural areas.
- 2.0 Except in stream corridor and wetland buffers, residential development may be allowed within restricted areas when it is consistent with the natural resource and floodplain requirements of the City's Development Code.
- 3.0 Allow the transfer of residential development density from restricted areas to other areas on the site, subject to the following standards:
 - 3.1 Resulting density on the developed portion of a Clackamas County Low-Density Residential site or applicable City of Happy Valley residential district shall not exceed 15 dwelling units per acre.
 - 3.2 If the density on the developed portion of the site exceeds the next highest residential Clackamas County Plan category or applicable City of Happy Valley residential district, buffering from adjacent low-density residential uses shall be considered in the development review process.

IV. PARKS, OPEN SPACE AND RECREATION TRAILS

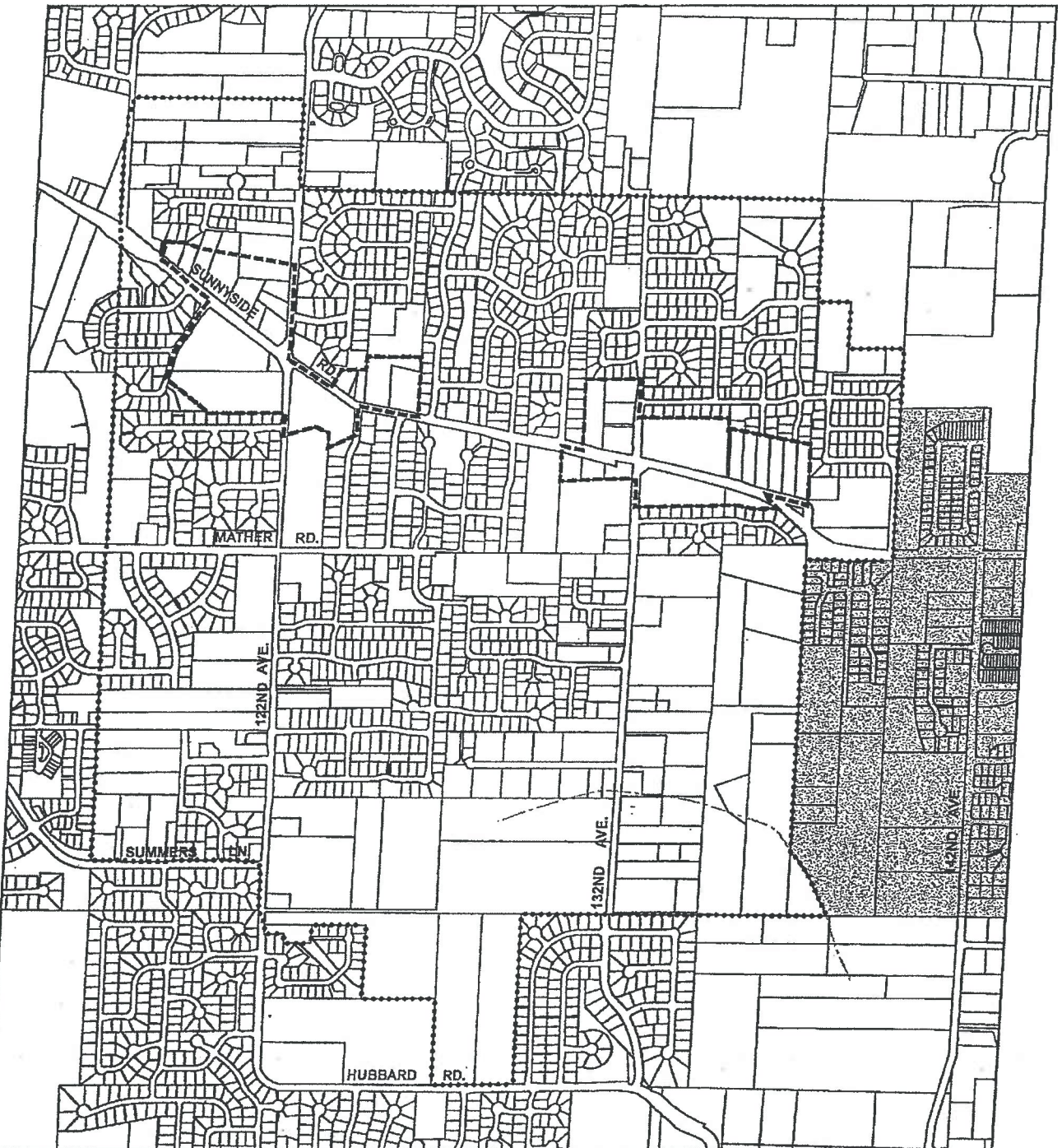
- 1.0 Provide parks that are equitably distributed and accessible from throughout the Sunnyside Corridor Community Plan Area.
- 2.0 Facilitate park and recreation and storm water detention and treatment providers to cooperate in the development of facilities that meet the needs of both agencies.
- 3.0 At the time of site development, trails shown on Map X-SC-6 shall be constructed to standards established by the North Clackamas Parks and Recreation District.
- 4.0 Map X-SC-6 depicts the general location of a trail that will connect to an adjacent trail in the Sunnyside Village. The final location of this trail will be determined as development occurs.

- 5.0 All designated trails identified on Map X-SC-6 that are privately developed shall be encumbered by public access easements, and shall be dedicated to the applicable homeowner's association or other private entity, which will be responsible for their maintenance. Trails that are publicly developed shall be owned and maintained by either the City of Happy Valley or the North Clackamas Parks and Recreation District (NCPRD).

MAPS & FIGURES

Sunnyside Corridor Community Plan

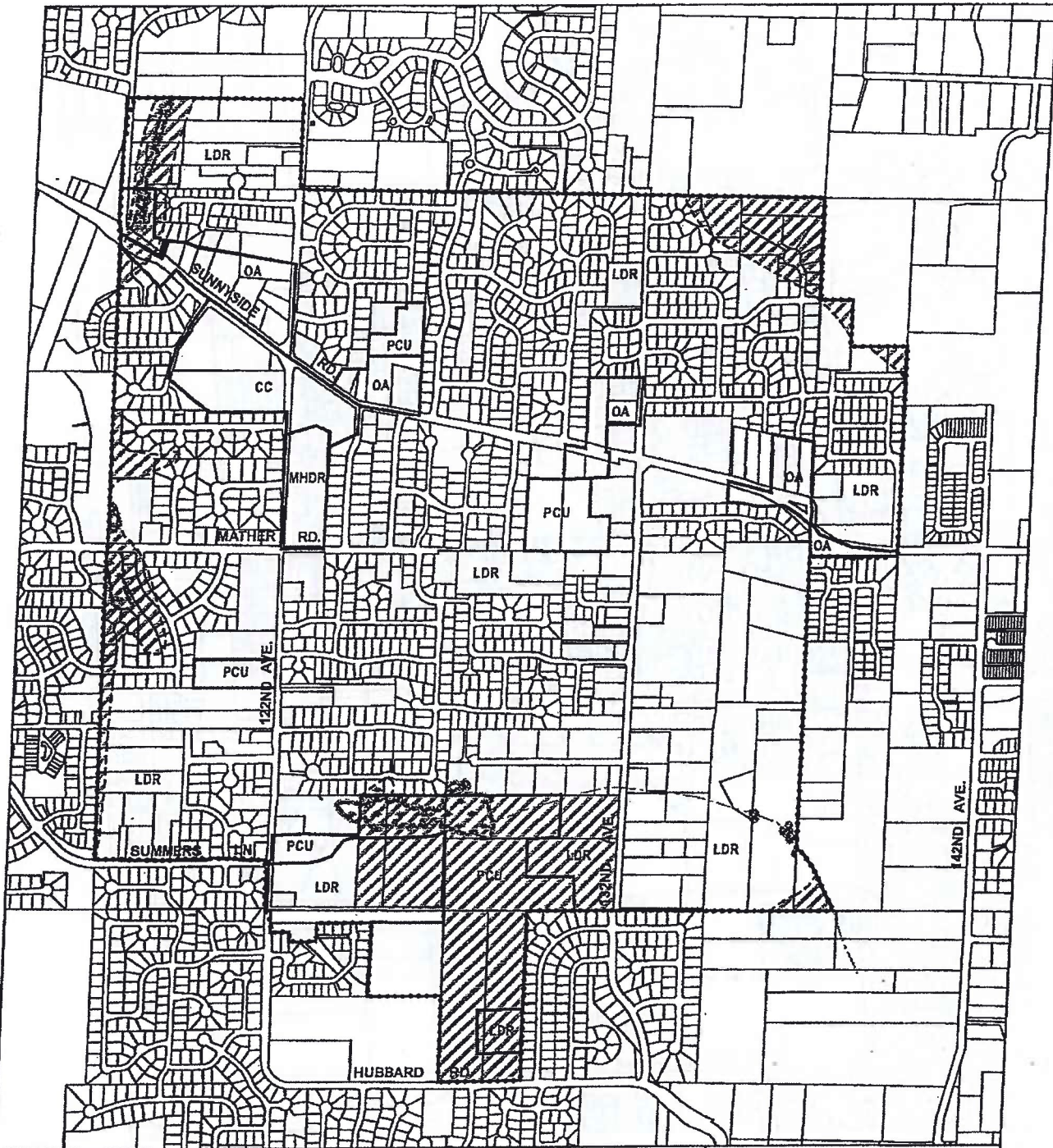
Map X-SC-1	Community Plan Area & Corridor Design Type Location
Map X-SC-2	Land Use Plan Map
Map X-SC-3	New Streets
Map X-SC-4	Functional Classification
Map X-SC-5	Sunnyside Road Access Management Targets
Map X-SC-6	Trails
Figure X-SC-1	132 nd Avenue South of Sunnyside Road



Sunnyside Corridor Community Plan
Community Plan Area and Corridor Design Type Location




Happy Valley
 Comprehensive Plan
MAP X-SC-1

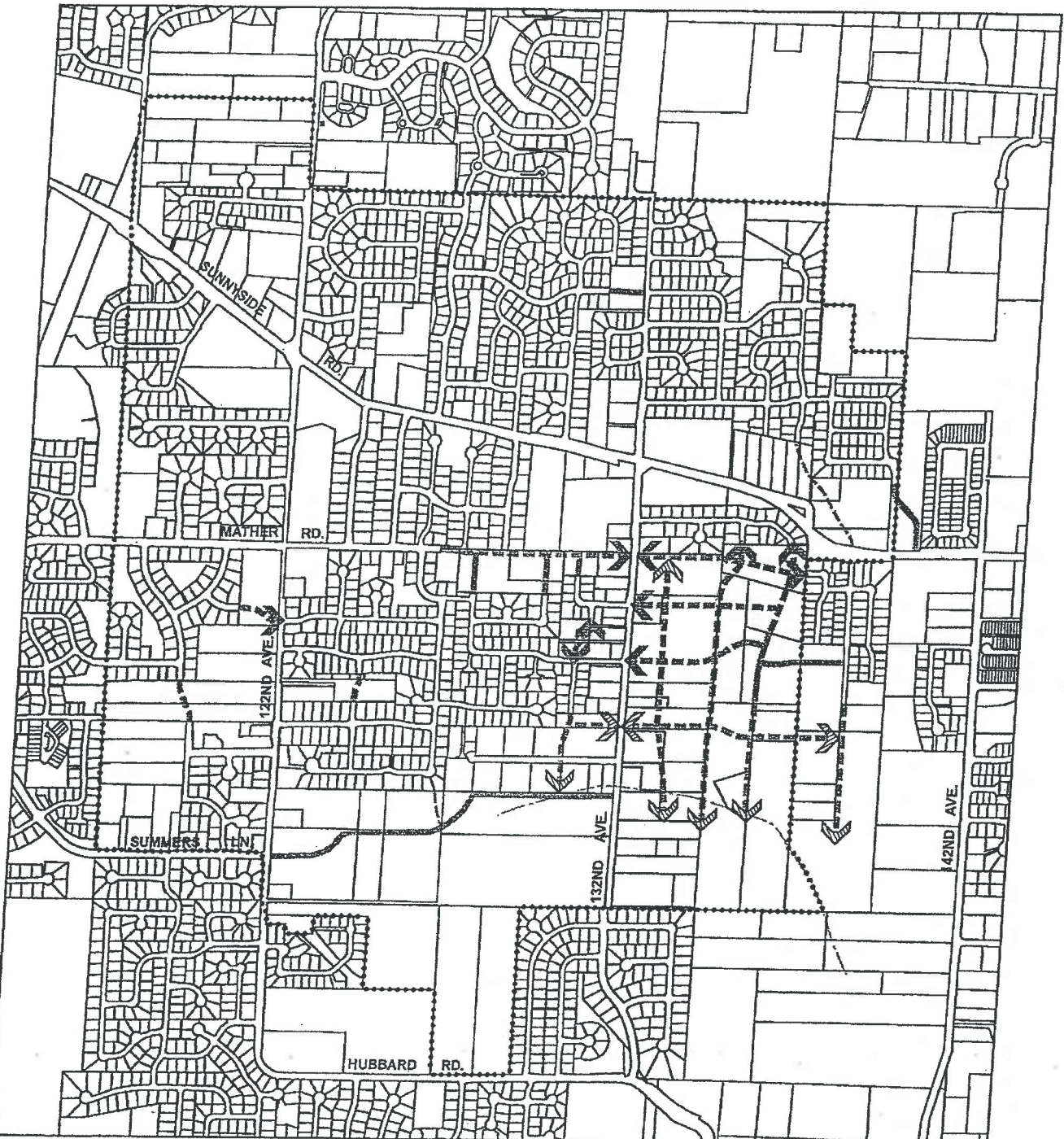
-  SUNNYSIDE CORRIDOR COMMUNITY PLAN AREA
-  CORRIDOR DESIGN TYPE AREAS
-  SUNNYSIDE VILLAGE



**Sunnyside Corridor Community Plan
Land Use Plan Map**

Happy Valley
Comprehensive Plan
MAP X-SC-2

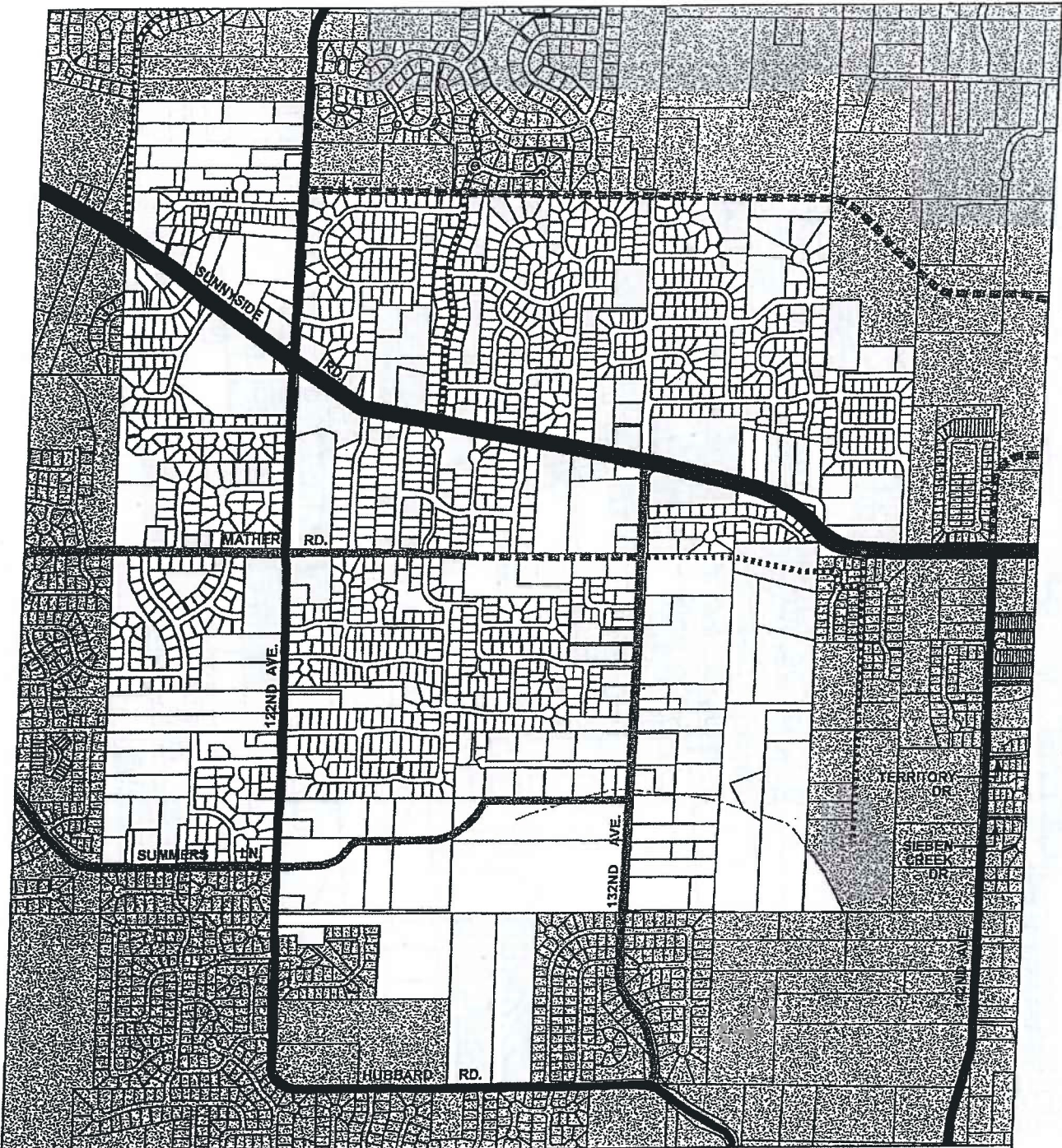
CC	COMMUNITY COMMERCIAL		RESOURCE PROTECTION
OA	OFFICE APARTMENT		GOAL 5 WETLAND
LDR	LOW DENSITY RESIDENTIAL		WETLAND BUFFER
MHDR	MEDIUM HIGH DENSITY RESIDENTIAL		
PCU	PUBLIC AND COMMUNITY USE		



**Sunnyside Corridor Community Plan
New Streets**

Happy Valley
Comprehensive Plan
MAP X-SC-3

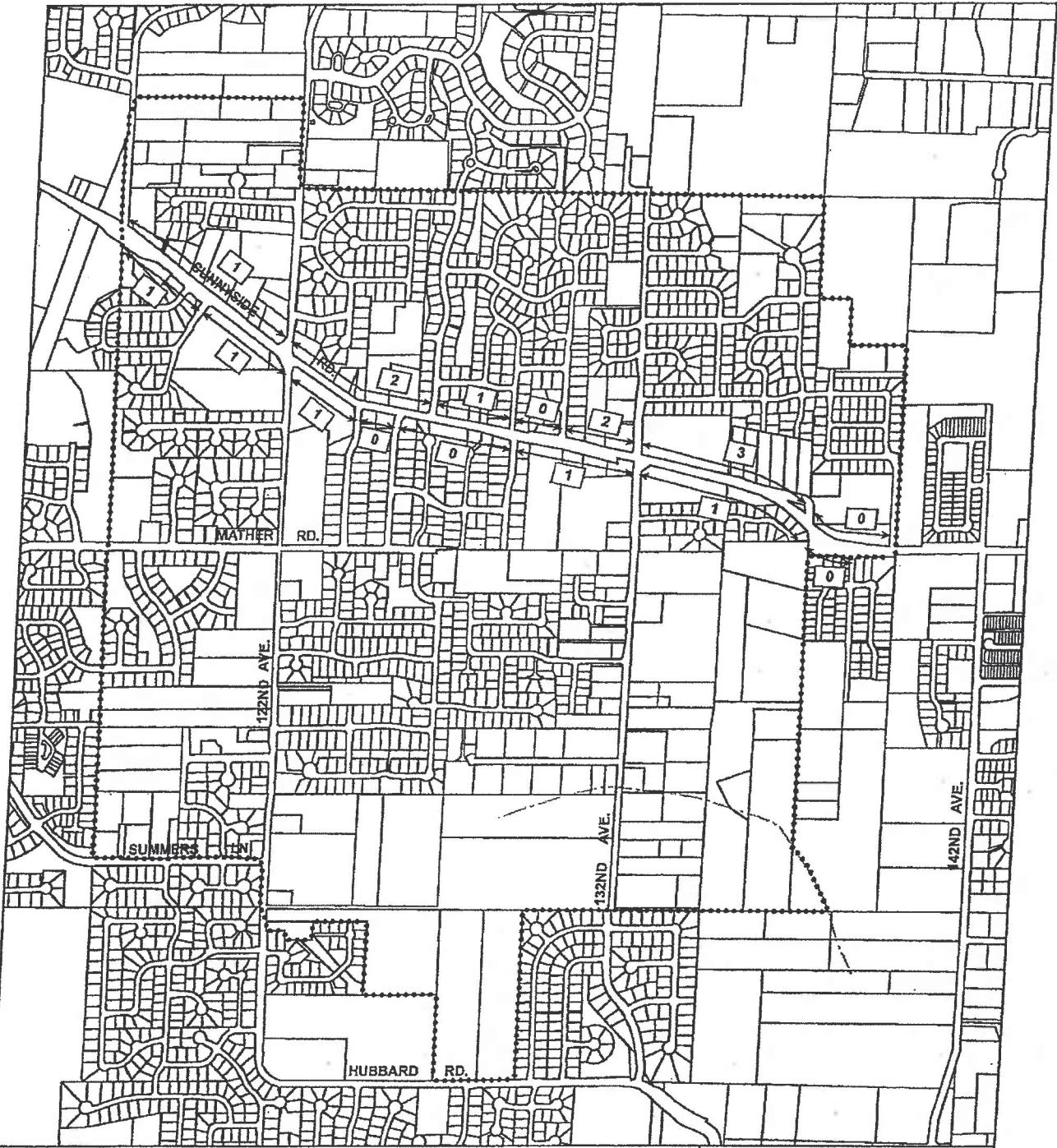
- | | |
|---|--|
| <ul style="list-style-type: none"> ⋯ COMMUNITY PLAN AREA — NEW STREET, LOCATION DETERMINED - - - NEW STREET, LOCATION FLEXIBLE - - - NEW PEDESTRIAN CONNECTION, LOCATION FLEXIBLE | <ul style="list-style-type: none"> ➤ NEW CONNECTION, LOCATION DETERMINED ➤ NEW CONNECTION, LOCATION FLEXIBLE |
|---|--|



**Sunnyside Corridor Community Plan
Functional Classification**



Happy Valley
Comprehensive Plan
MAP X-SC-4

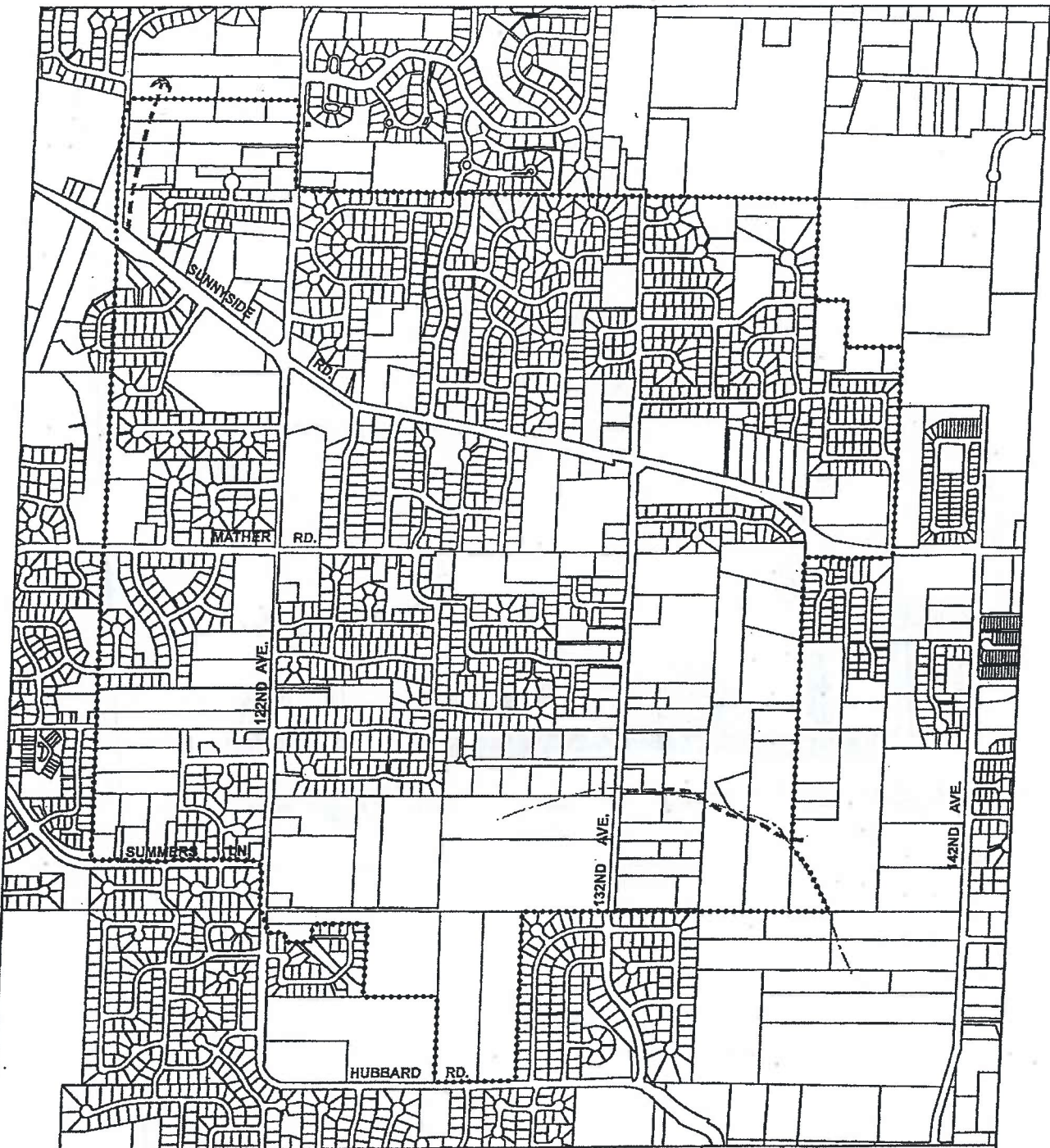
	COMMUNITY PLAN AREA	EXISTING RD.	PROPOSED RD.	
	(PLAN AREA IN WHITE)			MAJOR ARTERIAL
				MINOR ARTERIAL
				COLLECTOR
				CONNECTOR



Sunnyside Corridor Community Plan
Sunnyside Road Access Management Targets

Happy Valley
 Comprehensive Plan
MAP X-SC-5

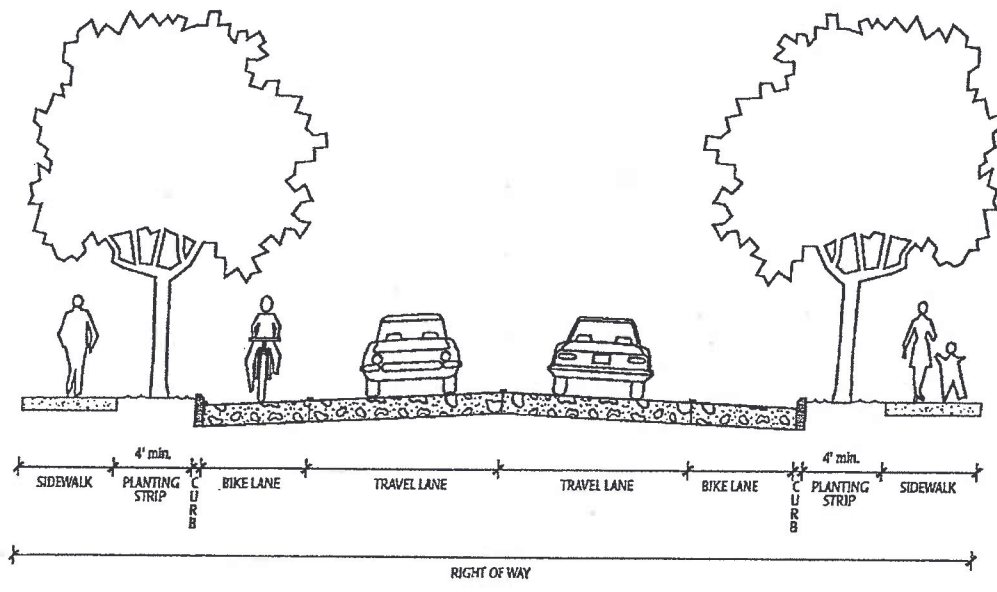
-  COMMUNITY PLAN AREA
-  NUMBER OF DRIVEWAYS TARGETED IN THIS SEGMENT



**Sunnyside Corridor Community Plan
Trails**

Happy Valley
Comprehensive Plan
MAP X-SC-6

 COMMUNITY PLAN AREA
  TRAIL



**Sunnyside Corridor Community Plan
132nd Avenue South of Sunnyside Rd.**

Street Cross Section

Happy Valley
Comprehensive Plan

FIGURE X-SC-1

CITY OF HAPPY VALLEY
12915 S.E. KING RD.
HAPPY VALLEY, OREGON 97086-6204



~~Attn: Plan Amendment Specialist
Dept. of Land Conservation &
Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540~~