



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

12/17/2010

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Happy Valley Plan Amendment
DLCD File Number 008-10

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

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, December 30, 2010

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

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

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

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

Thomas Hogue, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

Notice of Adoption

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

In person electronic mailed

DEPT OF

DEC 10 2010

LAND CONSERVATION AND DEVELOPMENT

For Office Use Only

Jurisdiction: City of Happy Valley
Date of Adoption: 12-7-10

Local file number: ANN-04-10/LDC-06-10
Date Mailed: 12-9-10

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date:

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

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".
Annexed 10 properties, totaling 18.46 acres, and conversion of the existing Clackamas County zoning (I-2, R-2.5, RRF-5, FF-10, MR-1) on the subject properties to City zoning (IC, SFA, R-10, R-7, MUR-M1)

Does the Adoption differ from proposal? Please select one

Yes, Tax Lot #12E25A00700 was removed from the original annexation proposal

Plan Map Changed from: County LDR, R, LI, MDR to: City IC, SFA, R-10, R-7, MUR-M1
Zone Map Changed from: County I-2, R-2.5, RRF-5, FF-10, MR-1 to: City, IC, SFA, R-10, R-7, MUR-M1
Location: Varies Acres Involved: 18.46
Specify Density: Previous: Varies New: Varies

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

- 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

DLCD file No. 008-10 (18559) [16445]

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

Local Contact: Justin Popilek Associate Planner Phone: (503) 783-3810 Extension:
Address: 16000 SE Misty Drive Fax Number 503 658-5174
City: Happy Valley Zip: 97086 E-mail Address:
justinp@ci.happy-valley.or.us

ADOPTION SUBMITTAL REQUIREMENTS

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

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this Form 2 on light green paper if available.
3. Send this Form 2 and One (1) Complete Paper Copy and One (1) Electronic Digital CD (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] **MAIL the PAPER COPY and CD 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**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

Updated December 22, 2009

Mayor
Honorable Rob Wheeler



City Manager
Jason Tuck

DATE: December 9, 2010

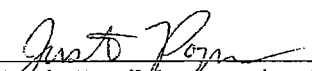
File No. ANN-04-10/LDC-06-10/CPA-03-10

NOTICE OF EXPEDITED DECISION

This is official notice of action taken by the Happy Valley City Council pursuant to Metro Code 3.09.045 with regard to an application for annexation to the City of Happy Valley. The subject properties are described as Clackamas County Assessor Map Numbers 22E11D02311, 22E11D02310, 22E11D02325, 22E11D02303, 22E11D02313, 22E11D02305, 12F33AC00103, 23E06C 07800, 22E12 00303, and 12E25A 024008.

The City Council formally approved the subject application/petition based upon findings included within the Staff Report dated December 7, 2010, and deliberations of the City Council.

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


Justin Popilek, Associate Planner

cc: Petitioner
Necessary Parties
File

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

Preserving and enhancing the safety, livability and character of our community

ORDINANCE NO. 407
CITY OF HAPPY VALLEY

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

WHEREAS, pursuant to ORS 222.125 the City of Happy Valley received petitions signed by 100 percent of the owners of 100 percent of the properties with 100 percent of the assessed value of territory requesting annexation (ANN-04-10/LDC-06-10/CPA-03-10); and

WHEREAS, the proposed annexation territory consists of 10 tax lots totaling 18.46 acres of land adjacent to existing City boundaries; and

WHEREAS, the specific tax lots to be annexed include:

22E11D02311, 22E11D02310, 22E11D02325, 22E11D02303, 22E11D02313, 22E11D02305, 12E33AC00103, 23E06C 07800, 22E12 00303, and 12E25A 02400; and

WHEREAS, the City provided notice that the City Council would consider the annexation petitions, consistent with the applicable notice requirements of (1) applicable provisions of Metro Code Chapter 3.09, (2) Section 2(d) of the Urban Growth Management Agreement dated June 19, 2001, and (3) applicable state law requirements; and

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

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

WHEREAS, the City Council considered the proposed annexation at its regularly scheduled City Council meeting on December 7, 2010; and

WHEREAS, the Council finds that the proposed annexation is consistent with the City's Urban Growth Management Agreement and the approval of the voters and the consents of affected property owners; and

WHEREAS, the property described as Clackamas County Map Numbers 12E25A02400 is included within this annexation file to correct an administrative error associated with Ordinance Number 288.

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

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

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

22E11D02311- Institutional Public Use (IPU)
22E11D02310- Institutional Public Use (IPU)
22E11D02325- Institutional Public Use (IPU)
22E11D02303- Institutional Public Use (IPU)
22E11D02313- Institutional Public Use (IPU)
22E11D02305- Institutional Public Use (IPU)
12E33AC00103- Institutional Public Use (IPU)
23E06C 07800- Low Density Residential (R-7)
22E12 00303- Institutional Public Use (IPU)
12E25A 02400- Low Density Residential (R-10)

Section 3. The City Council adopts the Annexation Application (ANN-04-10/LDC-06-10/CPA-03-10) and the associated Staff Report to the City Council dated December 7, 2010

Section 4. The territory described in Exhibit A, and depicted in Exhibit B is hereby annexed to the North Clackamas Parks and Recreation District and is withdrawn from the Clackamas County Enhanced Law Enforcement District effective 30 days from the approval of this ordinance.

Section 5. As a condition for the annexation of each property in the territory described in Exhibit A and depicted in Exhibit B, the property owners, on behalf of themselves, their heirs, successors and assigns, waive their right(s) of remonstrance against the creation of any Local Improvement District created consistent with ORS Chapter 223 and/or Happy Valley Municipal Code Chapter 3.12 for a period of 10 years from the effective date of the annexation.

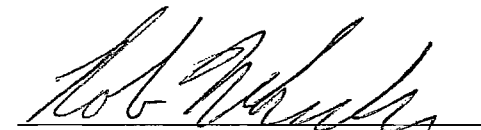
Section 6. The City Recorder is directed to:

1. File a copy of this Ordinance and the statements of consent to annexation consistent with ORS 222.180 with the Secretary of State and Department of Revenue;

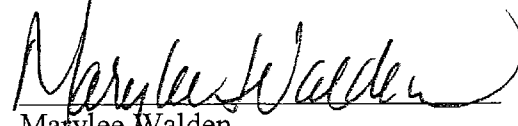
2. Mail a copy of this ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and
3. Mail a copy of this Ordinance to Clackamas County and any other necessary parties consistent with Metro Code Chapter 3.09.030(e).

Section 7. This ordinance takes effect 30 days after adoption.

COUNCIL APPROVAL AND UNANIMOUS ADOPTION AT ONE MEETING: [December 7, 2010]


Rob Wheeler
Mayor

Adoption and date attested by:


Marylee Walden
City Recorder

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

NOTICE

NOTICE IS HEREBY GIVEN that the Happy Valley City Council will hold a public hearing and will consider annexation of territories pursuant to the Expedited Decision process of Metro Code Chapter 3.09.045 and a Comprehensive Plan map/zoning map amendment (rezoning the property from the existing Clackamas County zoning designation to applicable City of Happy Valley zoning designation) to the affected properties pursuant to Section 16.67.070 of the City's Municipal Code in the City Hall Council Chambers, 16000 SE Misty Drive, Happy Valley, Oregon on **Tuesday, December 7, 2010, at 7:00 p.m.**

DOCKET NUMBER

ANN-04-10/LDC-06-10/CPA-03-10

Affected properties total approximately 18 acres of real property and include the following properties as listed by Clackamas County Assessor Map Number:

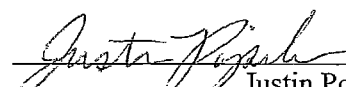
22E11D02311, 22E11D02310, 22E11D02325, 22E11D02303, 22E11D02313,
22E11D02305, 12E33AC00103, 23E06C 07800, 12E25A00700, 22E12 00303,
12E25A 02400

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

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

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

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


Justin Popilek,
Associate Planner

City of Happy Valley, City Council

AGENDA STATEMENT

Meeting Date December 7, 2010

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

Item Title

Annexation File: ANN-04-10/LDC-06-10/CPA-03-10

Prepared by

Justin Popilek

Department

Community Development

Explanation

File Number ANN-04-10/LDC-06-10/CPA-03-10 proposes to annex and apply city zoning to 10 tax lots, totaling approximately 18.46 acres in size.

Special Issues

Several of the subject properties are owned by Clackamas Fire District #1 and are designated for Institutional and Public Use (IPU).

Financial Impact

Recommendation

Staff recommends approval of ANN-04-10/LDC-06-10/CPA-03-10.

Planning Commission Recommendation

N/A

Attachments

1. Staff Report (ANN-04-10/LDC-06-10/CPA-03-10)
2. Ordinance #407

AGENDA STATEMENT MUST BE LIMITED TO ONE PAGE

Mayor
Honorable Rob Wheeler



City Manager
Jason A. Tuck

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

December 7, 2010

ANNEXATION APPLICATION (File Number: ANN-04-10/LDC-06-10/CPA-03-10)

I. GENERAL INFORMATION

PROPOSAL:

The City seeks approval of the annexation of 10 properties, with a cumulative area of approximately 18.46 acres, and the legislative rezoning of the subject properties to Happy Valley zoning designations, as set forth in Section 16.67.070 of the City's Land Development Code (LDC). The subject properties currently have residential, commercial, and industrial Clackamas County zoning designations. This proposal will rezone the subject properties from their existing zoning designations to equivalent Happy Valley zoning designations.

APPLICANT:

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

PROPERTY OWNER:

See Attached List – Exhibit C

EXHIBITS:

EXHIBIT A- Legal Description
EXHIBIT B- Annexation Area Map
EXHIBIT C- Annexation Application/Petition

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

Preserving and enhancing the safety, livability and character of our community

APPLICABLE CRITERIA:

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

BACKGROUND:

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

GENERAL DISCUSSION:

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

The properties to be annexed are in various locations, adjacent to the existing city limits, as noted on Exhibit "B". The legal descriptions for the areas proposed for annexation are attached as Exhibit "A" and the annexation application data forms for the areas to be annexed are attached as Exhibit "C".

The proposed annexation incorporates 10 properties consisting of 18.46 acres adjacent to the existing city limits of the City of Happy Valley. The desire of the property owners to obtain city services and land use regulations for the subject properties have prompted the proposed annexation request.

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

The proposed annexation boundaries have been drawn up to include only the properties represented by the property owner or his representative who signed the annexation petitions.

This proposed annexation complies with the present agreements the City has with various urban service providers. The subject properties are currently within Clackamas County Service District #1 (CCSD #1), which provides sanitary sewer and stormwater services to the City and other urbanized areas of Clackamas County. Subsequent to the approval of this application, the owners of the subject properties will be required to annex into Clackamas County Service District #5 (CCSD #5) for street lighting and the North Clackamas Parks and Recreation District (NCPRD). The subject properties will need to be removed from the Clackamas County Enhanced Law Enforcement District.

CCSD #1 will be the provider of sanitary and stormwater services. Three of the 10 properties proposed for annexation are vacant, with one of the vacant properties being heavily constrained with natural resources. Prior to the development of the subject properties, CCSD #1 will evaluate how to best serve these properties with sanitary and stormwater services (i.e. line capacity, drainage basins, etc). Efforts to provide sanitary and stormwater services to the aforementioned vacant properties will be coordinated by Clackamas County Water Environment Services (WES).

The subject properties are directly adjacent to the city limits of the City of Happy Valley and are within the designated dual interest area of the City of Happy Valley and Clackamas County Urban Growth Management Agreement (UGMA). The properties associated with this annexation are consistent with the provisions of the UGMA. Both the planning and public facilities provisions are contained within the City of Happy Valley/Clackamas County UGMA. The properties being considered for annexation are not subject to any additional agreements between the City and other agencies that would affect planning or urban services to the subject properties.

Happy Valley Comprehensive Plan Policies 4 through 7 address urbanization of lands from rural to urban uses. The annexation area satisfies the applicable provisions of these policies by providing land for urban development that can be, or currently is, adequately served with Level 1 services and facilities.

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

The Metro Urban Growth Management Functional Plan (UGMFP) contains population and household growth figures for each jurisdiction in the region, including the City of Happy Valley. These figures should be accommodated over the next 20 years. The approval of this annexation request will contribute land toward future urban-level uses at the densities specified in the functional plan.

Any future development within the subject properties proposed for annexation will comply with all the applicable regional, County and City plans.

II. FINDINGS OF FACT

STATEWIDE PLANNING GOALS (DLCD)

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

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

Response:

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

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

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

Response:

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

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

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

Response:

The subject properties are located within an area that has already been comprehensively planned for by Clackamas County. The proposed annexation would provide additional land for residential development within the City that is adjacent to areas that have already been established as residential uses and public parks. The annexation is compliant with the City's Comprehensive Plan goals and policies pertaining to Goal 10 and the UGMFP (see Compliance with Regional Goals) and therefore, this criterion has been satisfied.

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

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

Response:

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

The subject properties are currently within CCSD #1, which provides sanitary sewer and stormwater services to the City and other urbanized areas of Clackamas County. For the subject properties that are currently vacant. Prior to their development, WES will evaluate how to best provide sanitary and stormwater services to these undeveloped properties.

Sunrise Water Authority (SWA) provides water to the City of Happy Valley. The properties proposed for annexation are currently, and will continue to be, within the service area of SWA. The future water supply needs of the subject properties will be evaluated and planned for by SWA.

This annexation proposal is consistent with Goal 11. Public services to the annexation areas have already been planned for and anticipated to occur because it is within the existing UGB. Extension of the public services that are not currently available to the subject properties will occur with future development. This criterion has been satisfied.

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

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

Response:

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

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

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

Response:

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

Oregon Revised Statutes (ORS)

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

Response:

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

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

Response:

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

REGIONAL LAND USE REQUIREMENT

“Metro Code 3.09.045 – Expedited Decisions

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

Response:

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

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

Response:

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

(c) At least seven days prior to the date of decision the city or Metro shall make available to the public a report that includes the following information:
(1) The extent to which urban services are available to serve the affected territory, including any extra-territorial extensions of service;
(2) Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and
(3) The proposed effective date of the boundary change.

Response:

A brief report, addressing the applicable criteria in Section 3.09.045 was available to the public on Tuesday, November 30, 2010, this criterion has been satisfied.

- (d) To approve a boundary change through an expedited process, the city shall:*
(1) Find that the change is consistent with expressly applicable provisions in:
(A) Any applicable urban service agreement adopted pursuant to ORS 195.065;

Response:

The proposed annexation is consistent with ORS 195.065. As stated above, the subject properties would generally remain within service districts already serving the area. Three of the 10 properties proposed for annexation are vacant, with one of the vacant properties being heavily constrained with natural resources. At the time of future development of these undeveloped properties, CCSD #1 will review how to best provide sanitary and stormwater services. Also, the subject properties will be required to annex into CCSD #5, which will provide street lighting at the time of development.

SWA provides water to the City of Happy Valley. The properties proposed for annexation are currently, and will continue to be, within the service area of SWA. The future water supply needs of the subject properties will be evaluated and planned for by SWA. This criterion has been satisfied.

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

Response:

The proposed annexation is consistent with the City's annexation plan. This criterion has been satisfied.

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

Response:

The proposed annexation is not in violation of any cooperative planning agreements the City has with other entities. The City of Happy Valley has planning jurisdiction for land use and transportation actions within city limits. The proposed annexation is compliant with the Happy Valley Comprehensive Plan and LDC. The criterion has been satisfied.

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

Response:

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

(E) Any applicable comprehensive plan; and

The Happy Valley Comprehensive Plan and LDC do not contain applicable standards or criteria for boundary changes. However, the proposed annexation does meet applicable Metro and statewide planning requirements as addressed in this report. The criterion has been satisfied.

(2) Consider whether the boundary change would:

- (A) Promote the timely, orderly and economic provision of public facilities and services;*
- (B) Affect the quality and quantity of urban services; and*
- (C) Eliminate or avoid unnecessary duplication of facilities or services.*

Response:

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

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

Response:

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

CITY OF HAPPY VALLEY COMPREHENSIVE PLAN

Comprehensive Plan Policies

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

Response:

The subject properties are located where most urban services are currently available. For the three vacant subject properties, urban services will be required to be in place when development occurs. This criterion has been satisfied.

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

Response:

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

Policy 6: To assure that the development of properties is commensurate with the character and physical limitations of the land in the Happy Valley area as determined by the available base information and the Composite Development Suitability analysis.

Response:

Compliance with this policy will be evaluated when/if individual proposals for development/construction are submitted to the City on the vacant subject properties. This criterion has been satisfied.

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

Response:

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

CITY OF HAPPY VALLEY MUNICIPAL CODE

Happy Valley Land Development Code

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

[...]

16.67.070 Annexations.

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

[...]

- B. When an unincorporated property within the East Happy Valley Comprehensive Plan area, Aldridge Road Comprehensive Plan area, or the Rock Creek Mixed Employment Comprehensive Plan area is annexed to the City, the property shall be rezoned to the applicable zoning designation in the Comprehensive Plan pursuant to the applicable requirements of the Land Development Code.*
- C. For any proposed annexation to the City, application shall be made directly to the City of Happy Valley on the appropriate forms and accompanied with the required fee. Upon receipt of a copy of the form, the City shall schedule a public hearing before the Planning Commission, which shall make a recommendation to the City Council. The City may utilize any lawful annexation process under state, regional or local law, including the expedited annexation process established in the Metro Code. An expedited annexation process shall be sent directly to the City Council for review. Expedited annexations shall be processed as an ordinance pursuant to the City of Happy Valley Charter.*
- D. For any proposed deannexation from the City, application shall be made directly to the City of Happy Valley on the appropriate forms and accompanied with the required fee. Upon receipt of a copy of the form the City shall schedule a public hearing before the Planning Commission, which shall make a recommendation to the City Council.”*

Response:

Pursuant to subsection “A” above, the properties associated with this annexation file will receive city zoning designations. As a result, if the proposed annexation is approved, an ordinance to amend the City’s Comprehensive Plan map/zoning map will be passed that reflects the zoning conversion of the subject properties from their Clackamas County zoning designations to Happy Valley zoning designations. These criteria have been satisfied.

III. CONCLUSION:

Staff has determined that the above findings demonstrate that the proposed annexation and zoning conversion of the subject properties satisfy the requirements of the City of Happy Valley Comprehensive Plan and LDC, Metro Code 3.09, Oregon Revised Statutes and Statewide Planning Goals. Staff, therefore, recommends the City Council approve application ANN-04-10/LDC-06-10/CPA-03-10.

ENGINEERING PLANNING
FORESTRY
13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



LANDSCAPE ARCHITECTURE
SURVEYING
AKS Group of Companies:
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EXHIBIT A
Legal Description
Annexation Parcel

A tract of land located in the Northeast One-Quarter of Section 25, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the North One-Quarter Corner of Section 25, thence along the centerline of SE 152nd Avenue South 01°28'32" West 1001.00 feet to a point; thence South 86°28'28" East 335.36 feet to a point; thence South 01°28'32" West 44.00 feet to the True Point of Beginning at an angle corner of the tract conveyed to Marcia Woods as Document Number 68-816 (January 15, 1968); thence along the north line of said Woods tract South 86°28'28" East 315.38 feet to a point on the west line of Parcel 1 of Partition Plat Number 2004-075; thence along said west line South 01°33'17" West 22.00 feet to a point; thence North 86°28'28" West 315.36 feet to a point; thence North 01°28'32" East 22.00 feet to the True Point of Beginning.

The above described tract of land contains 0.16 acres, more or less. The Basis of Bearings is per Survey Number 2004-247, Clackamas County Surveyor's office.

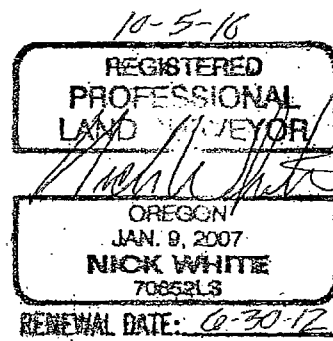
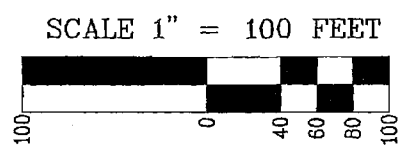


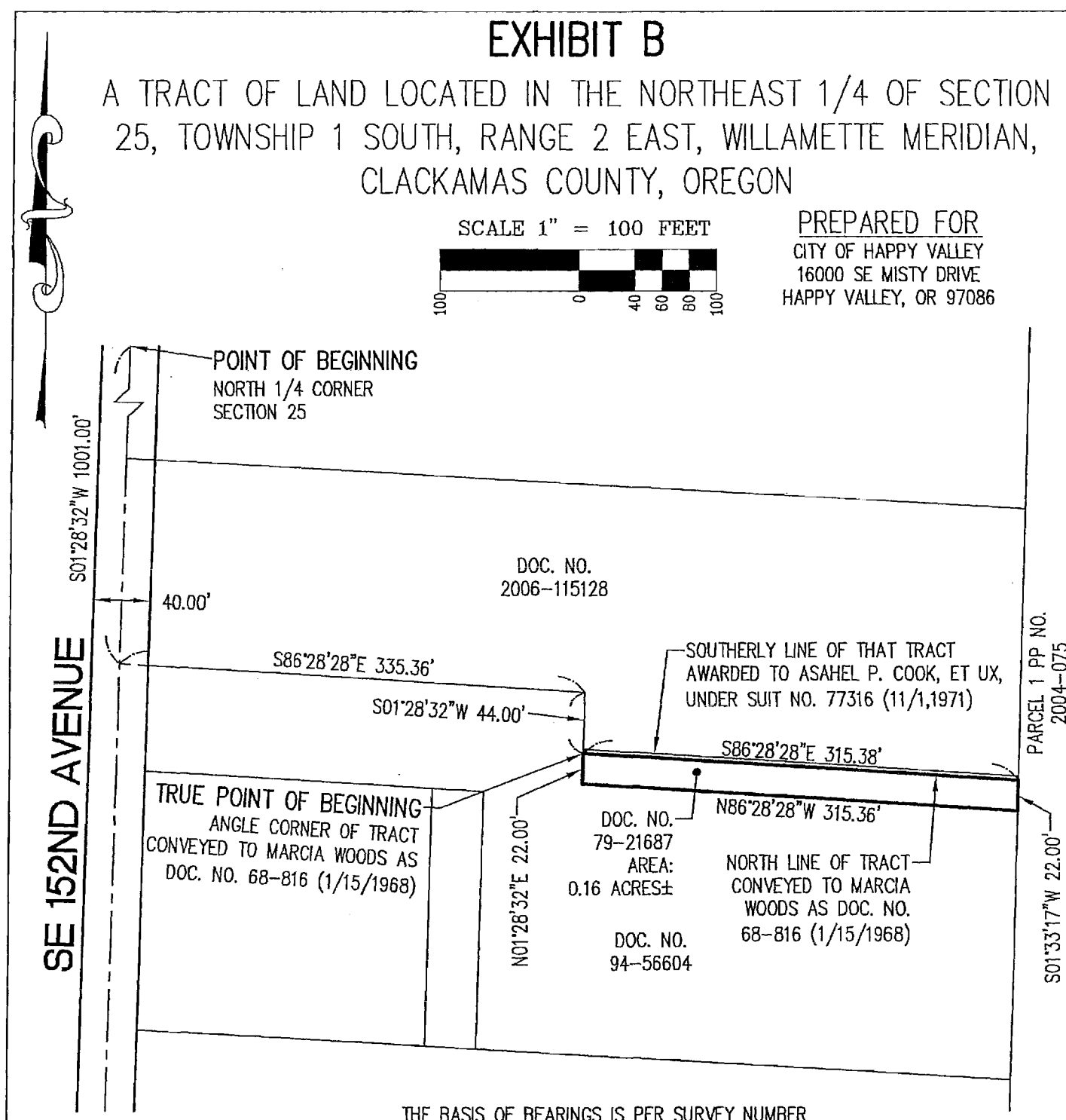
EXHIBIT # A

EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON



PREPARED FOR
CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086



THE BASIS OF BEARINGS IS PER SURVEY NUMBER 2004-247, CLACKAMAS COUNTY SURVEYOR'S OFFICE.

10-5-10
REGISTERED PROFESSIONAL LAND SURVEYOR
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/12

JOB NAME: COHV ANNEX
JOB NUMBER: 2582
DRAWN BY: MSK
CHECKED BY: NSW
DWG NO.: 2582ANNEX

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FAX: (503) 925-8969
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EXHIBIT A
Legal Description
Annexation Parcel

A tract of land located in the Northeast One-Quarter of Section 33, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the northeast corner of Parcel 1 of Partition Plat Number 2003-029, thence along the east line of said Parcel 1 South 00°00'20" West 292.20 feet to a point on the southerly right-of-way line of SE Causey Avenue (70 foot wide right-of-way); thence along said southerly right-of-way line South 89°11'25" West 356.74 feet to the northwest corner of the Plat "Town Center Heights Condominiums" Plat Number 2600; thence North 18°42'12" West 309.24 feet to the southwest corner of Lot 4 of the Plat "Nadian Addition" Plat Number 2218; thence along the south line of said Plat North 89°25'34" East 340.13 feet to the southwest corner of Document Number 2006-033713; thence along the south line of said Document Number North 89°32'29" East 115.79 feet to the Point of Beginning.

The above described tract of land contains 2.74 acres, more or less. The Basis of Bearings is Partition Plat Number 2003-029, Clackamas County Surveyor's office.

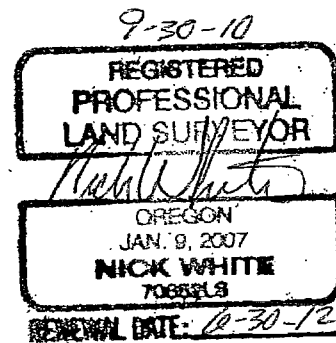
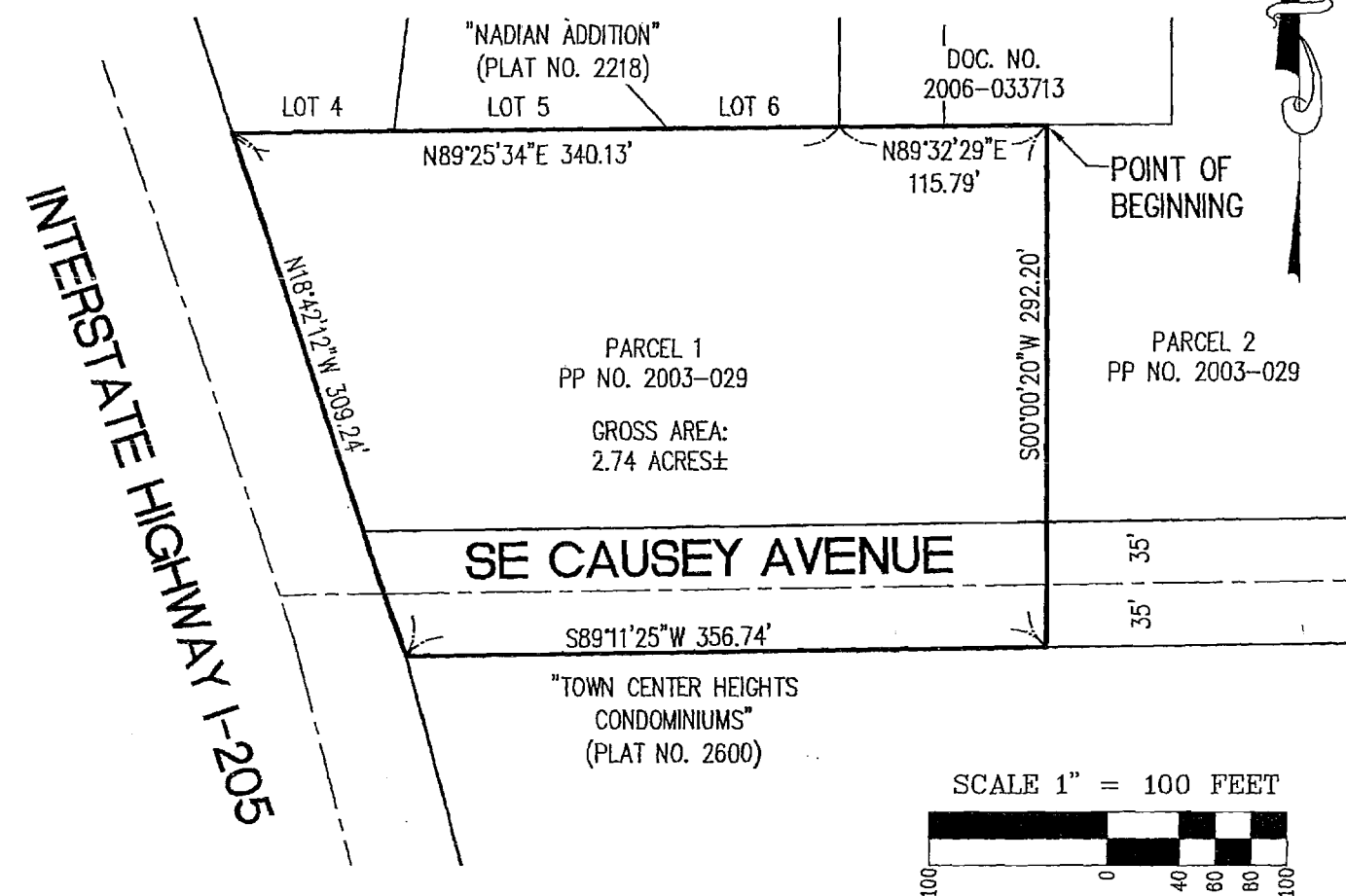


EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON

PREPARED FOR
CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086



THE BASIS OF BEARINGS IS PER PARTITION PLAT NUMBER
2003-029, CLACKAMAS COUNTY SURVEYOR'S OFFICE.

REGISTERED PROFESSIONAL LAND SURVEYOR	JOB NAME: COHV ANNEX	ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE FORESTRY • SURVEYING AKS ENGINEERING & FORESTRY LICENSED IN OR & WA 13910 SW GALBREATH DRIVE, SUITE 100 SHERWOOD, OR 97140 PHONE: (503) 925-8799 FAX: (503) 925-8969 OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA
	JOB NUMBER: 2582	
OREGON JANUARY 9, 2007 NICK WHITE 70652LS RENEWS: 6/30/12	DRAWN BY: MSK	
	CHECKED BY: NSW	
	DWG NO.: 2582ANNEX	

ENGINEERING PLANNING
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Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



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www.aks-eng.com

EXHIBIT A
Legal Description
Annexation Parcel

A tract of land located in the Southwest One-Quarter of Section 6, Township 2 South, Range 3 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at southwest corner of Lot 6 Plat of "Little Ranch Estates" Plat No. 1787, thence North 85°02'01" West 216.40 feet to a point; thence North 30°20'37" West 142.52 feet to a point; thence North 78°35'40" East 294.64 feet to the northwest corner of Lot 5 of said Plat; thence along the westerly line of said Plat and the westerly line of Happy Valley City Limits South 00°21'16" West 200.00 feet to the Point of Beginning.

The above described tract of land contains 0.95 acres, more or less. The Basis of Bearings is per the Plat of "Little Ranch Estates" Plat No. 1787, Clackamas County Surveyor's office.

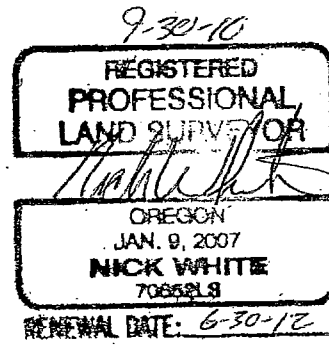
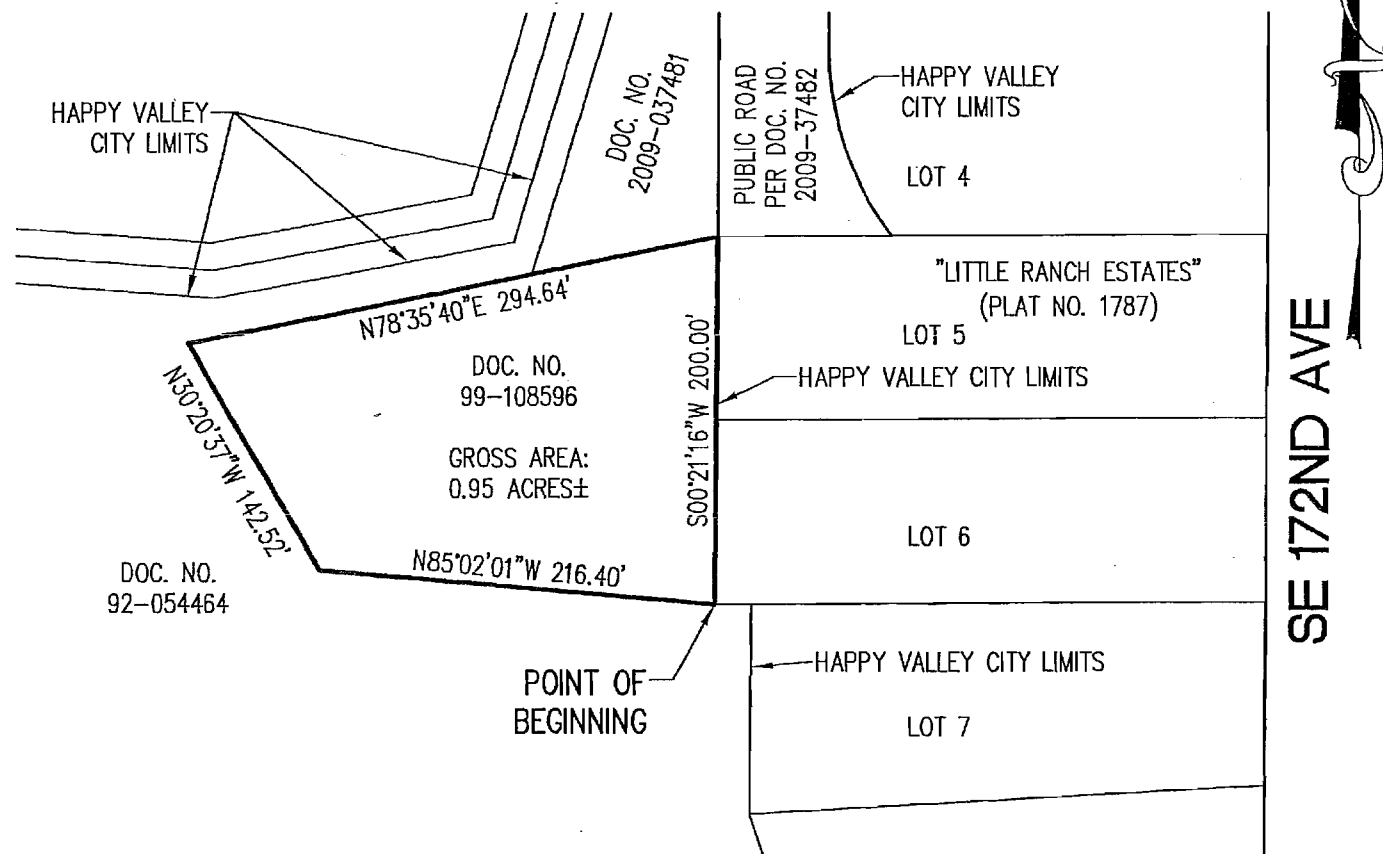


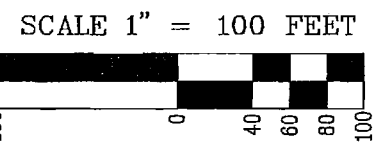
EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON

PREPARED FOR
CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086



SE 172ND AVE



THE BASIS OF BEARINGS IS PER THE PLAT OF "LITTLE RANCH ESTATES" PLAT NO. 1787, CLACKAMAS COUNTY SURVEYOR'S OFFICE.

9-30-10
REGISTERED PROFESSIONAL LAND SURVEYOR
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/12

JOB NAME: COHV ANNEX
JOB NUMBER: 2582
DRAWN BY: MSK
CHECKED BY: NSW
DWG NO.: 2582ANNEX

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Fax: (503) 925-8969



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EXHIBIT A
Legal Description
Annexation Parcel

A portion of the Isaac Capps Donation Land Claim Number 52, located in the Southeast One-Quarter of Section 11, Township 2 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the Re-Entrant Corner of the Isaac Capps Donation Land Claim Number 52, thence along the most northerly west line of said DLC Number 52 North 00°17'27" East 2547.97 feet to the True Point of Beginning; thence North 89°57'33" West 30.00 feet to a point on the westerly right-of-way line of SE 130th Avenue (60.00 foot right-of-way width); thence along said westerly right-of-way line North 00°17'27" East 887.86 feet to a point; thence South 89°42'33" East 359.89 feet to the Southeast corner of Document Number 2001-078224; thence along the west line of Parcel 3 of Partition Plat Number 2004-042 and the west line of Parcel 1 of Partition Plat Number 2002-101 South 00°17'27" West 886.29 feet to the northeast corner of Parcel 1 of Document Number 96-054119; thence along the north line of said Parcel 1 North 89°57'33" West 329.89 feet to the True Point of Beginning.

The above described tract of land contains 7.33 acres, more or less. The Basis of Bearings is Partition Plat Number 2002-101, Clackamas County Surveyor's office.

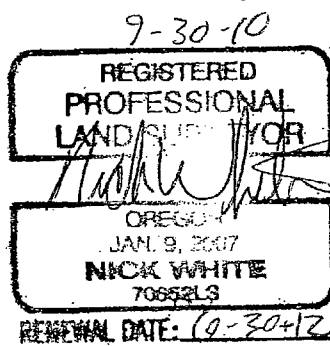
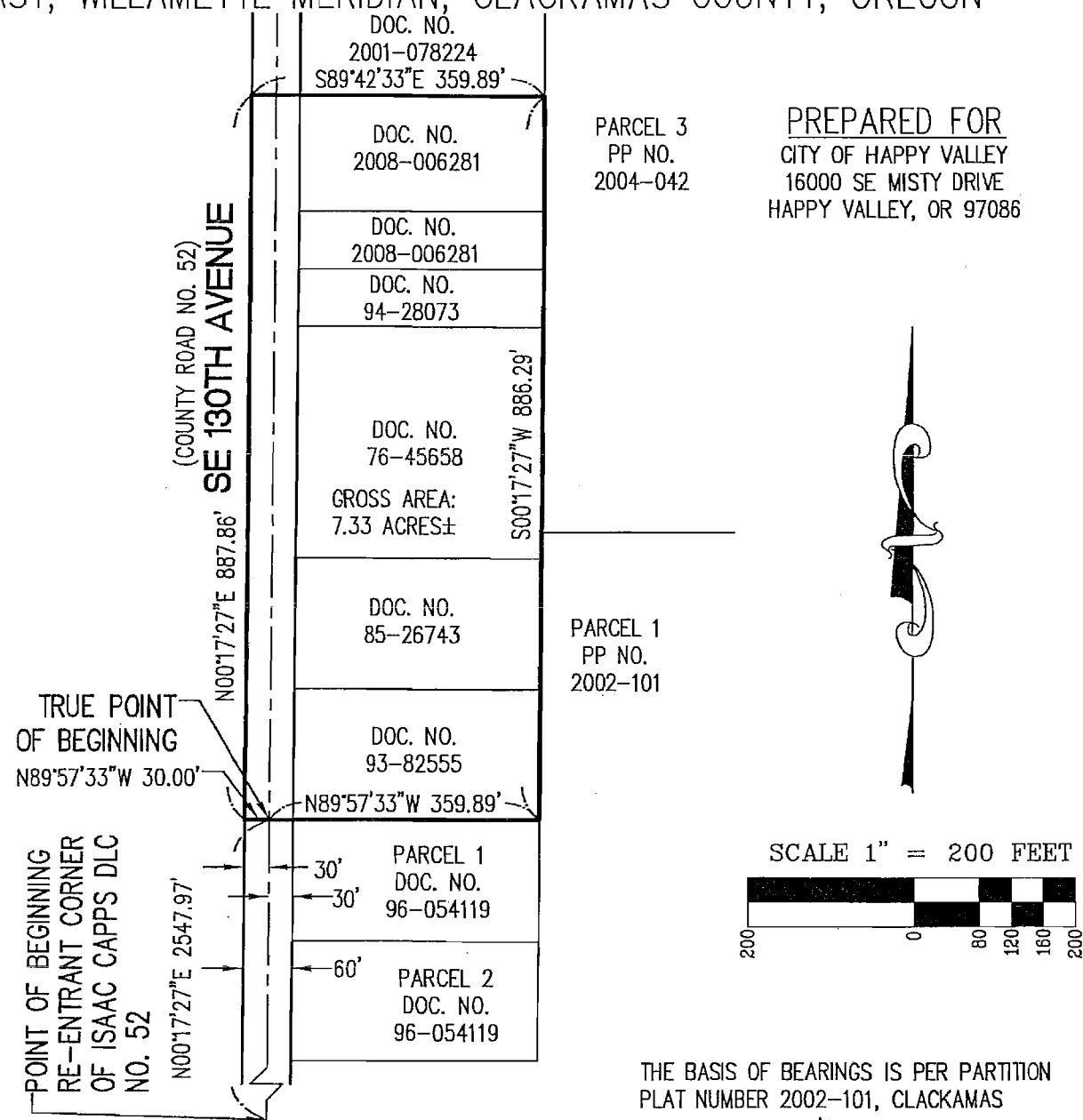


EXHIBIT B

A PORTION OF THE ISAAC CAPPS DLC NO. 52, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON



PREPARED FOR
CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086

SCALE 1" = 200 FEET

THE BASIS OF BEARINGS IS PER PARTITION PLAT NUMBER 2002-101, CLACKAMAS COUNTY SURVEYOR'S OFFICE.

9-30-10
REGISTERED PROFESSIONAL LAND SURVEYOR
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/12

JOB NAME: COHV ANNEX
JOB NUMBER: 2582
DRAWN BY: MSK
CHECKED BY: NSW
DWG NO.: 2582ANNEX

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EXHIBIT A
Legal Description
Annexation Parcel

Parcel 2 of Partition Plat Number 2009-002, located in the Southwest One-Quarter of Section 12, Township 2 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the northeasterly corner of Parcel 1 of Partition Plat Number 2009-002, thence along the southerly right-of-way line of Oregon State Highway 212 and the southerly line of Happy Valley City Limits North 78°51'52" East 79.51 feet to a point; thence leaving Happy Valley City Limits along the westerly line of Document Number 2005-113348 South 12°30'00" East 513.72 feet to the northeasterly corner of Tract 'E' of the Plat "Windswept Waters" Plat Number 4061; thence along the north line of said Tract 'E' and the north line of Happy Valley City Limits North 88°51'02" West 1050.95 feet to the southwest corner of Parcel 2 of Partition Plat Number 2009-002; thence North 43°20'13" West 303.48 feet to a point on the southeasterly line of Document Number 2008-036389; thence along said southeasterly line North 72°02'30" East 168.00 feet to a point; thence North 38°22'00" East 209.40 feet to the southwesterly corner of Parcel 1 of said Partition Plat; thence along the southerly line of said Parcel 1 South 50°36'14" East 169.72 feet to a point; thence South 81°42'26" East 271.65 feet to a point; thence North 70°28'12" East 399.30 feet to a point; thence North 05°06'19" East 41.97 feet to the Point of Beginning.

The above described tract of land contains 9.30 acres, more or less. The Basis of Bearings is Partition Plat Number 2009-002, Clackamas County Surveyor's office.

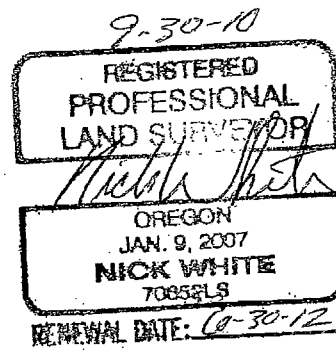
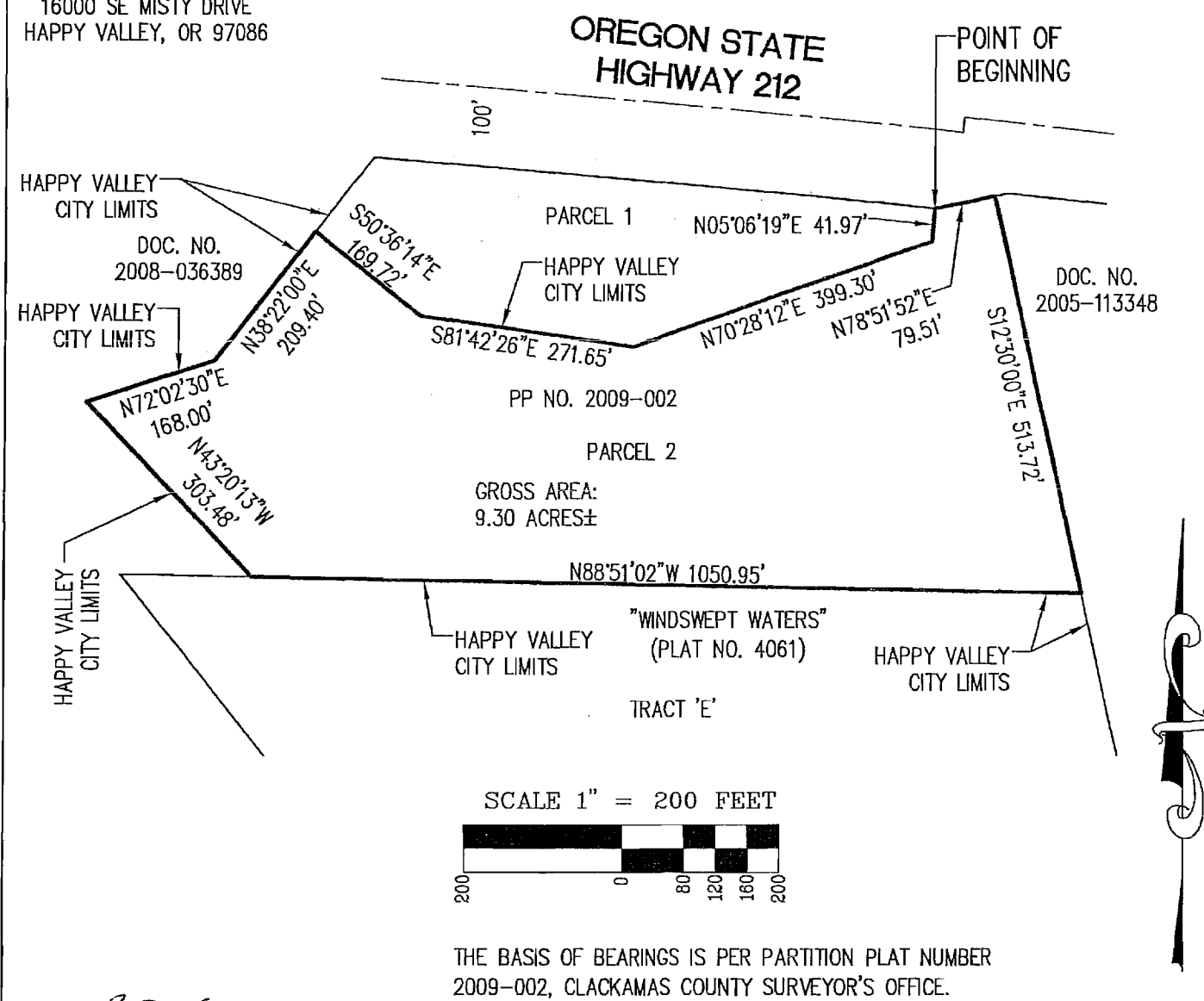


EXHIBIT B

PARCEL 2 OF PARTITION PLAT NUMBER 2009-002, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON

PREPARED FOR
CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086



THE BASIS OF BEARINGS IS PER PARTITION PLAT NUMBER 2009-002, CLACKAMAS COUNTY SURVEYOR'S OFFICE.

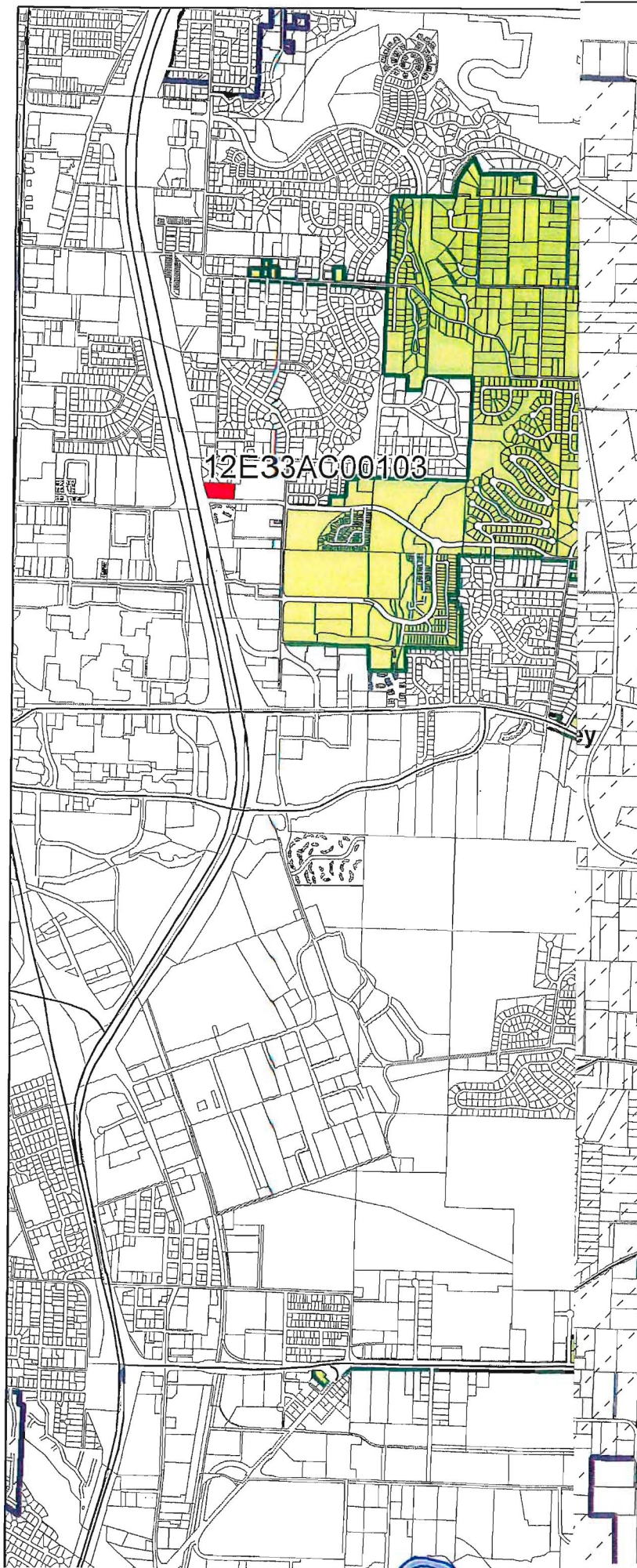
9-30-10
 REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JANUARY 9, 2007
 NICK WHITE
 70652LS
 RENEWS: 6/30/12

JOB NAME: COHV ANNEX
 JOB NUMBER: 2582
 DRAWN BY: MSK
 CHECKED BY: NSW
 DWG NO.: 2582ANNEX

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 FAX: (503) 925-8969
 OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

	A		L	M	N
1	ANN-01-09	AN			
2	PROPERTY OWNER	TAX	ASSESSED VALUE	# DU	# PEOPLE
3					
4	Clackamas Fire District #1	22E1	1.1 888,097.00		
5					
6	Clackamas Fire District #1	22E1	.95 1,326,391.00		
7					
8	Clackamas Fire District #1	22E1	.09 785,218.00		
9					
10	Hnidey Theofil TRUSTEE	22E1	.49 84,619.00		
11					
12	Hnidey Theofil TRUSTEE	22E1	.49 104,399.00		
13					
14	Hnidey Theofil TRUSTEE	22E1	.98 345,546.00		
15					
16	Clackamas Fire District #1	12E1	3.14 1,924,768.00		
17					
18	Eric & Karen LeMay	23E1	0.95 394,631.00		
19					
20	Clackamas County Service District CCSD#1	22E1	3.85 679,227.00		
21					
22	Charles & Mary Rosenblum	12E1	2.42 185,367.00		
23					
24			3.46 6,718,263.00	3	0



Proposed Annexation Properties

- Unincorporated Clackamas County
- Proposed Annexation Properties
- Happy Valley City Boundary selection
- Damascus

EXHIBIT # B





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

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

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

The consent for annexation is for the following described property:
16100 SE 130th Avenue
Street Address of Property (if address has been assigned)

Legal Description (Subdivision Name, Lot number(s))
22E11D 02311
Tax Map and Tax Lot Number

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

[Signature] [Initials] [Initials] 07/20/2012
Signature Owner Initial Voter Initial Date

Signature Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

11300 SE Fuller Rd 503-742-2600
Street Address Home Phone Work Phone

same
Mailing Address
Milwaukie, OR 97222
City, State and Zip Code

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

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

[Signature] [Date] [Signature] [Date]
Signature Date Signature Date

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

Number of housing unit on above lot: 0
Types of housing units: ___ Single family ___ Multi-family ___ Mobile home or trailer
Number of people occupying these units: _____

EXHIBIT # C



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

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

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

The consent for annexation is for the following described property:

15990 SE 130th Avenue
 Street Address of Property (if address has been assigned)

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

22E11D 02310
 Tax Map and Tax Lot Number

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

[Signature] JAK 07/20/2012
 Signature Owner Initial Voter Initial Date

 Signature Owner Initial Voter Initial Date

 Other Authorized Signature Owner Initial Voter Initial Date

11300 SE Fuller Rd _____ 503-742-2600
 Street Address Home Phone Work Phone

Same
 Mailing Address

Milwaukie, OR 97222
 City, State and Zip Code

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

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

[Signature] 07/20/2012 _____ _____
 Signature Date Signature Date

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

Number of housing unit on above lot: 0
 Types of housing units: _____ Single family _____ Multi-family _____ Mobile home or trailer
 Number of people occupying these units: _____



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

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

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

The consent for annexation is for the following described property:

16170 SE 130th Avenue
 Street Address of Property (if address has been assigned)

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

22E11D 02325
 Tax Map and Tax Lot Number

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

[Signature] [Initials] [Initials] 07/20/2010
 Signature Owner Initial Voter Initial Date

 Signature Owner Initial Voter Initial Date

 Other Authorized Signature Owner Initial Voter Initial Date

11300 SE Fuller Rd
 Street Address Home Phone 503-742-2600 Work Phone

Same
 Mailing Address
Milwaukie, OR 97222
 City, State and Zip Code

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

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

Indefinitely, or until _____
[Signature] 07/20/2010 _____
 Signature Date Signature Date

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

Number of housing unit on above lot: 0
 Types of housing units: ___ Single family ___ Multi-family ___ Mobile home or trailer
 Number of people occupying these units: _____

S:\ECONOMIC AND COMMUNITY DEVELOPMENT\Administration\Planning Forms\Applications\Updated New Forms grouped in packets\Annexation\Petition To Annex Application.doc



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

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

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

The consent for annexation is for the following described property:
No Situs
Street Address of Property (if address has been assigned)
Legal Description (Subdivision Name, Lot number(s))
22E11D 02303
Tax Map and Tax Lot Number

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

[Signature] JAV 01/20/2010
Signature Owner Initial Voter Initial Date

Signature Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

11300 SE Fuller Rd 503-742-2600
Street Address Home Phone Work Phone

Same
Mailing Address
Milwaukie, OR 97222
City, State and Zip Code

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

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective
[Signature] 01/20/2010
Signature Date Signature Date

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

Number of housing unit on above lot: 0
Types of housing units: ___ Single family ___ Multi-family ___ Mobile home or trailer
Number of people occupying these units: ___



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

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

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

The consent for annexation is for the following described property:

15830 SE 130th Avenue
 Street Address of Property (if address has been assigned)

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

22E11D 02313
 Tax Map and Tax Lot Number

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

[Signature] [Initials] [Initials] 01/20/2010
 Signature Owner Initial Voter Initial Date

 Signature Owner Initial Voter Initial Date

 Other Authorized Signature Owner Initial Voter Initial Date

11300 SE Fuller Rd _____ 503-742-2600
 Street Address Home Phone Work Phone

Same
 Mailing Address
Milwaukie, OR 97222
 City, State and Zip Code

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

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

Indefinitely _____ _____
 Signature Date Signature Date

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

Number of housing unit on above lot: 0
 Types of housing units: ___ Single family ___ Multi-family ___ Mobile home or trailer
 Number of people occupying these units: _____



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

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

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

The consent for annexation is for the following described property:
15800 SE 130th Avenue
Street Address of Property (if address has been assigned)
Legal Description (Subdivision Name, Lot number(s))
22E11D 02305
Tax Map and Tax Lot Number

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

[Signature] JK JK 07/20/2010
Signature Owner Initial Voter Initial Date

Signature Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

11300 SE Fuller Rd 503-742-2600
Street Address Home Phone Work Phone

Same
Mailing Address
Milwaukie, OR 97222
City, State and Zip Code

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

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

[Signature] 07/20/2010 _____
Signature Date Signature Date

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

Number of housing unit on above lot: 0
Types of housing units: _____ Single family _____ Multi-family _____ Mobile home or trailer
Number of people occupying these units: _____



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

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

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

The consent for annexation is for the following described property:

9339 SE Causey
 Street Address of Property (if address has been assigned)

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

12E33AC00103
 Tax Map and Tax Lot Number

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

Signature: [Handwritten Signature] Owner Initial: AK Voter Initial: AK Date: 07/22/2010

Signature: _____ Owner Initial: _____ Voter Initial: _____ Date: _____

Other Authorized Signature: _____ Owner Initial: _____ Voter Initial: _____ Date: _____

11300 SE Fuller Rd
 Street Address Home Phone: _____ Work Phone: 503-742-2600

Same
 Mailing Address
 Milwaukee, OR 97222
 City, State and Zip Code

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

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

Indefinitely, or until _____
 Signature: [Handwritten Signature] Date: 07/22/2010 Signature: _____ Date: _____

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

Number of housing unit on above lot: 0
 Types of housing units: _____ Single family _____ Multi-family _____ Mobile home or trailer
 Number of people occupying these units: _____



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

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

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

The consent for annexation is for the following described property:

14303 SE Big Timber Ct. (formerly 14303 SE 172nd Ave)
 Street Address of Property (if address has been assigned)

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

2 3E 06C 7800
 Tax Map and Tax Lot Number

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

<u>[Signature]</u>	<u>SR</u>	<u>SR</u>	<u>7/31/2010</u>
Signature	Owner Initial	Voter Initial	Date
<u>[Signature]</u>	<u>KAC</u>	<u>KAC</u>	<u>7/31/10</u>
Signature	Owner Initial	Voter Initial	Date

Other Authorized Signature	Owner Initial	Voter Initial	Date
<u>14303 SE Big Timber Ct</u>	<u>(503) 658-4455</u>	<u>(503) 668-3530</u>	
Street Address	Home Phone	Work Phone	

SAME
 Mailing Address
Happy Valley, OR 97086
 City, State and Zip Code

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

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

Indefinitely, or until _____

<u>[Signature]</u>	<u>7/1/2010</u>	<u>[Signature]</u>	<u>7/31/10</u>
Signature	Date	Signature	Date

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

Number of housing unit on above lot: one
 Types of housing units: Single family ___ Multi-family ___ Mobile home or trailer
 Number of people occupying these units: 6



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

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

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

The consent for annexation is for the following described property:
No Situs
Street Address of Property (if address has been assigned)
Legal Description (Subdivision Name, Lot number(s))
22E-12-00303
Tax Map and Tax Lot Number

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

Signature: [Handwritten Signature] Director
Owner Initial: MSJL
Voter Initial: MSJL
Date: 8/24/10

Street Address
Home Phone
Work Phone
Mailing Address
City, State and Zip Code

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

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

The Population Research Center at Portland State University compiles population estimates which they report to the State of Oregon on an annual basis. The State of Oregon then uses these estimates to determine the City's Fair Share of state funds. Please help us with this effort by indicating below the number of housing units on the above indicated tax lots and the number of people residing in these housing units. THANK YOU!
Number of housing unit on above lot: 2
Types of housing units: Single family Multi-family Mobile home or trailer
Number of people occupying these units:

CCSD#1

PETITION TO ANNEX
CITY OF HAPPY VALLEY

RECEIVED BY

DEC 04 2003

CITY OF HAPPY VALLEY

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

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

The consent for annexation is for the following described property:	
Street Address	ROSENBLUM CHARLES S & MARY H 9100 SE 152ND AVE PORTLAND, OR 97236
Legal Description	12E25A 02400
Tax Map and Tax Lot Number	

Signature(s) of Legal Owner(s) and/or Registered Voter(s)

<i>Mary H. Rosenblum</i>	<i>MR</i>	<i>MR</i>	<i>12/3/03</i>
Signature	Owner Initial	Voter Initial	Date

Signature	Owner Initial	Voter Initial	Date
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Other Authorized Signature	Owner Initial	Voter Initial	Date
----------------------------	---------------	---------------	------

<i>9100 SE 152</i>	<i>803 761 6702</i>	<i>50</i>	
Street Address	Home Phone	Work Phone	

<i>Same</i>	A legal description of the property must be submitted with this petition.		
Mailing Address			
<i>Portland OR 97236</i>			
City State Zip			

ORDINANCE NO. 407
CITY OF HAPPY VALLEY

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

WHEREAS, pursuant to ORS 222.125 the City of Happy Valley received petitions signed by 100 percent of the owners of 100 percent of the properties with 100 percent of the assessed value of territory requesting annexation (ANN-04-10/LDC-06-10/CPA-03-10); and

WHEREAS, the proposed annexation territory consists of 10 tax lots totaling 18.46 acres of land adjacent to existing City boundaries; and

WHEREAS, the specific tax lots to be annexed include:

22E11D02311, 22E11D02310, 22E11D02325, 22E11D02303, 22E11D02313,
22E11D02305, 12E33AC00103, 23E06C 07800, 22E12 00303, and
12E25A 02400; and

WHEREAS, the City provided notice that the City Council would consider the annexation petitions, consistent with the applicable notice requirements of (1) applicable provisions of Metro Code Chapter 3.09, (2) Section 2(d) of the Urban Growth Management Agreement dated June 19, 2001, and (3) applicable state law requirements; and

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

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

WHEREAS, the City Council considered the proposed annexation at its regularly scheduled City Council meeting on December 7, 2010; and

WHEREAS, the Council finds that the proposed annexation is consistent with the City's Urban Growth Management Agreement and the approval of the voters and the consents of affected property owners; and

WHEREAS, the property described as Clackamas County Map Numbers 12E25A02400 is included within this annexation file to correct an administrative error associated with Ordinance Number 288.

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

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

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

22E11D02311- Institutional Public Use (IPU)
22E11D02310- Institutional Public Use (IPU)
22E11D02325- Institutional Public Use (IPU)
22E11D02303- Institutional Public Use (IPU)
22E11D02313- Institutional Public Use (IPU)
22E11D02305- Institutional Public Use (IPU)
12E33AC00103- Institutional Public Use (IPU)
23E06C 07800- Low Density Residential (R-7)
22E12 00303- Institutional Public Use (IPU)
12E25A 02400- Low Density Residential (R-10)

Section 3. The City Council adopts the Annexation Application (ANN-04-10/LDC-06-10/CPA-03-10) and the associated Staff Report to the City Council dated December 7, 2010

Section 4. The territory described in Exhibit A, and depicted in Exhibit B is hereby annexed to the North Clackamas Parks and Recreation District and is withdrawn from the Clackamas County Enhanced Law Enforcement District effective 30 days from the approval of this ordinance.

Section 5. As a condition for the annexation of each property in the territory described in Exhibit A and depicted in Exhibit B, the property owners, on behalf of themselves, their heirs, successors and assigns, waive their right(s) of remonstrance against the creation of any Local Improvement District created consistent with ORS Chapter 223 and/or Happy Valley Municipal Code Chapter 3.12 for a period of 10 years from the effective date of the annexation.

Section 6. The City Recorder is directed to:

1. File a copy of this Ordinance and the statements of consent to annexation consistent with ORS 222.180 with the Secretary of State and Department of Revenue;

2. Mail a copy of this ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and
3. Mail a copy of this Ordinance to Clackamas County and any other necessary parties consistent with Metro Code Chapter 3.09.030(e).

Section 7. This ordinance takes effect 30 days after adoption.

COUNCIL APPROVAL AND UNANIMOUS ADOPTION AT ONE MEETING: [December 7, 2010]

Rob Wheeler
Mayor

Adoption and date attested by:

Marylee Walden
City Recorder

ENGINEERING PLANNING
FORESTRY
13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



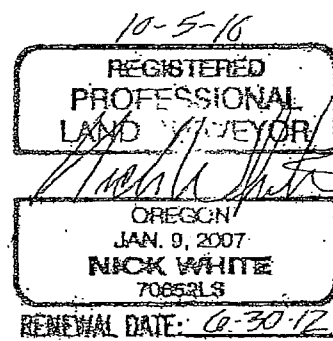
LANDSCAPE ARCHITECTURE
SURVEYING
AKS Group of Companies:
SHERWOOD, OREGON
REDMOND, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

EXHIBIT A
Legal Description
Annexation Parcel

A tract of land located in the Northeast One-Quarter of Section 25, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the North One-Quarter Corner of Section 25, thence along the centerline of SE 152nd Avenue South 01°28'32" West 1001.00 feet to a point; thence South 86°28'28" East 335.36 feet to a point; thence South 01°28'32" West 44.00 feet to the True Point of Beginning at an angle corner of the tract conveyed to Marcia Woods as Document Number 68-816 (January 15, 1968); thence along the north line of said Woods tract South 86°28'28" East 315.38 feet to a point on the west line of Parcel 1 of Partition Plat Number 2004-075; thence along said west line South 01°33'17" West 22.00 feet to a point; thence North 86°28'28" West 315.36 feet to a point; thence North 01°28'32" East 22.00 feet to the True Point of Beginning.

The above described tract of land contains 0.16 acres, more or less. The Basis of Bearings is per Survey Number 2004-247, Clackamas County Surveyor's office.



ENGINEERING PLANNING
FORESTRY
13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



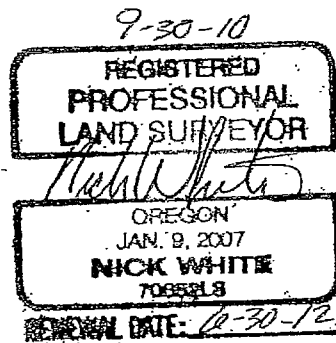
LANDSCAPE ARCHITECTURE
SURVEYING
AKS Group of Companies:
SHERWOOD, OREGON
REDMOND, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

Legal Description
Annexation Parcel

A tract of land located in the Northeast One-Quarter of Section 33, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the northeast corner of Parcel 1 of Partition Plat Number 2003-029, thence along the east line of said Parcel 1 South $00^{\circ}00'20''$ West 292.20 feet to a point on the southerly right-of-way line of SE Causey Avenue (70 foot wide right-of-way); thence along said southerly right-of-way line South $89^{\circ}11'25''$ West 356.74 feet to the northwest corner of the Plat "Town Center Heights Condominiums" Plat Number 2600; thence North $18^{\circ}42'12''$ West 309.24 feet to the southwest corner of Lot 4 of the Plat "Nadian Addition" Plat Number 2218; thence along the south line of said Plat North $89^{\circ}25'34''$ East 340.13 feet to the southwest corner of Document Number 2006-033713; thence along the south line of said Document Number North $89^{\circ}32'29''$ East 115.79 feet to the Point of Beginning.

The above described tract of land contains 2.74 acres, more or less. The Basis of Bearings is Partition Plat Number 2003-029, Clackamas County Surveyor's office.



ENGINEERING PLANNING
FORESTRY
13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



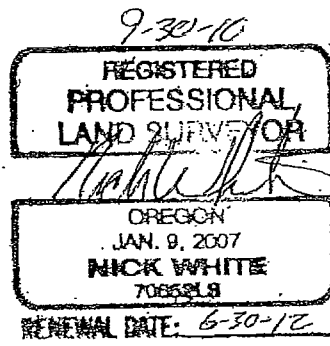
LANDSCAPE ARCHITECTURE
SURVEYING
AKS Group of Companies:
SHERWOOD, OREGON
REDMOND, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

Legal Description
Annexation Parcel

A tract of land located in the Southwest One-Quarter of Section 6, Township 2 South, Range 3 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at southwest corner of Lot 6 Plat of "Little Ranch Estates" Plat No. 1787, thence North 85°02'01" West 216.40 feet to a point; thence North 30°20'37" West 142.52 feet to a point; thence North 78°35'40" East 294.64 feet to the northwest corner of Lot 5 of said Plat; thence along the westerly line of said Plat and the westerly line of Happy Valley City Limits South 00°21'16" West 200.00 feet to the Point of Beginning.

The above described tract of land contains 0.95 acres, more or less. The Basis of Bearings is per the Plat of "Little Ranch Estates" Plat No. 1787, Clackamas County Surveyor's office.



ENGINEERING PLANNING
FORESTRY
13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



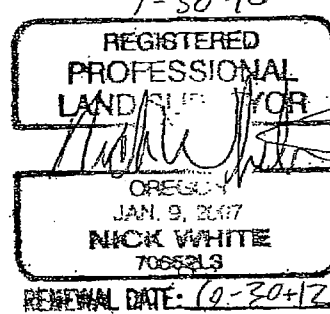
LANDSCAPE ARCHITECTURE
SURVEYING
AKS Group of Companies:
SHERWOOD, OREGON
REDMOND, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

Legal Description
Annexation Parcel

A portion of the Isaac Capps Donation Land Claim Number 52, located in the Southeast One-Quarter of Section 11, Township 2 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the Re-Entrant Corner of the Isaac Capps Donation Land Claim Number 52, thence along the most northerly west line of said DLC Number 52 North 00°17'27" East 2547.97 feet to the True Point of Beginning; thence North 89°57'33" West 30.00 feet to a point on the westerly right-of-way line of SE 130th Avenue (60.00 foot right-of-way width); thence along said westerly right-of-way line North 00°17'27" East 887.86 feet to a point; thence South 89°42'33" East 359.89 feet to the Southeast corner of Document Number 2001-078224; thence along the west line of Parcel 3 of Partition Plat Number 2004-042 and the west line of Parcel 1 of Partition Plat Number 2002-101 South 00°17'27" West 886.29 feet to the northeast corner of Parcel 1 of Document Number 96-054119; thence along the north line of said Parcel 1 North 89°57'33" West 329.89 feet to the True Point of Beginning.

The above described tract of land contains 7.33 acres, more or less. The Basis of Bearings is Partition Plat Number 2002-101, Clackamas County Surveyor's office.



ENGINEERING PLANNING
FORESTRY
13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



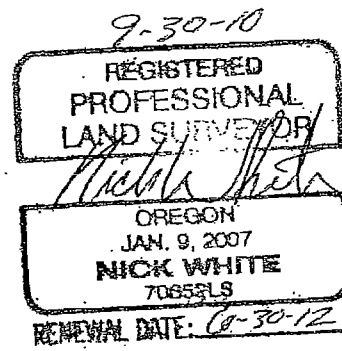
LANDSCAPE ARCHITECTURE
SURVEYING
AKS Group of Companies:
SHERWOOD, OREGON
REDMOND, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

Legal Description
Annexation Parcel

Parcel 2 of Partition Plat Number 2009-002, located in the Southwest One-Quarter of Section 12, Township 2 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the northeasterly corner of Parcel 1 of Partition Plat Number 2009-002, thence along the southerly right-of-way line of Oregon State Highway 212 and the southerly line of Happy Valley City Limits North 78°51'52" East 79.51 feet to a point; thence leaving Happy Valley City Limits along the westerly line of Document Number 2005-113348 South 12°30'00" East 513.72 feet to the northeasterly corner of Tract 'E' of the Plat "Windswept Waters" Plat Number 4061; thence along the north line of said Tract 'E' and the north line of Happy Valley City Limits North 88°51'02" West 1050.95 feet to the southwest corner of Parcel 2 of Partition Plat Number 2009-002; thence North 43°20'13" West 303.48 feet to a point on the southeasterly line of Document Number 2008-036389; thence along said southeasterly line North 72°02'30" East 168.00 feet to a point; thence North 38°22'00" East 209.40 feet to the southwesterly corner of Parcel 1 of said Partition Plat; thence along the southerly line of said Parcel 1 South 50°36'14" East 169.72 feet to a point; thence South 81°42'26" East 271.65 feet to a point; thence North 70°28'12" East 399.30 feet to a point; thence North 05°06'19" East 41.97 feet to the Point of Beginning.

The above described tract of land contains 9.30 acres, more or less. The Basis of Bearings is Partition Plat Number 2009-002, Clackamas County Surveyor's office.



ENGINEERING PLANNING
FORESTRY
13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



LANDSCAPE ARCHITECTURE
SURVEYING
AKS Group of Companies
SHERWOOD, OREGON
REDMOND, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

Legal Description
Annexation Parcel

A tract of land located in the Northeast One-Quarter of Section 25, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the North One-Quarter Corner of Section 25, thence along the north line of said Section 25, also being the centerline of SE Clatsop Street, South $86^{\circ}31'06''$ East 978.26 feet to a point; thence South $01^{\circ}35'40''$ West 262.52 feet to the southeast corner of Document Number 2007-057224 and the True Point of Beginning; thence along the east line of Happy Valley City Limits South $01^{\circ}35'40''$ West 82.50 feet to a point; thence leaving Happy Valley City limits along a line parallel to the north line of said section 25 North $86^{\circ}31'06''$ West 140.02 feet to a point on the easterly line of SE 155th Avenue, being a 50.00 foot wide private drive, and on the easterly line of Happy Valley City Limits; thence along said easterly lines of SE 155th Avenue and Happy Valley City Limits North $01^{\circ}35'40''$ East 82.50 feet to the southwest corner of Document Number 2007-057224; thence along a line parallel to the north line of said section 25 and the south line of said Document Number South $86^{\circ}31'06''$ East 140.02 feet to the True Point of Beginning.

The above described tract of land contains 0.27 acres, more or less. The Basis of Bearings is Partition Plat Number 2009-002, Clackamas County Surveyor's office.

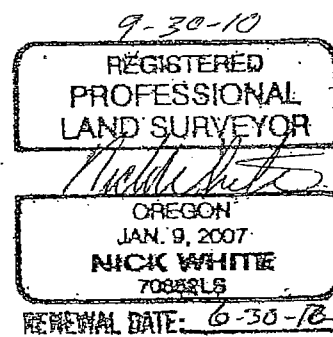
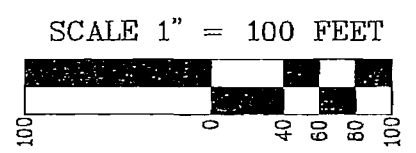
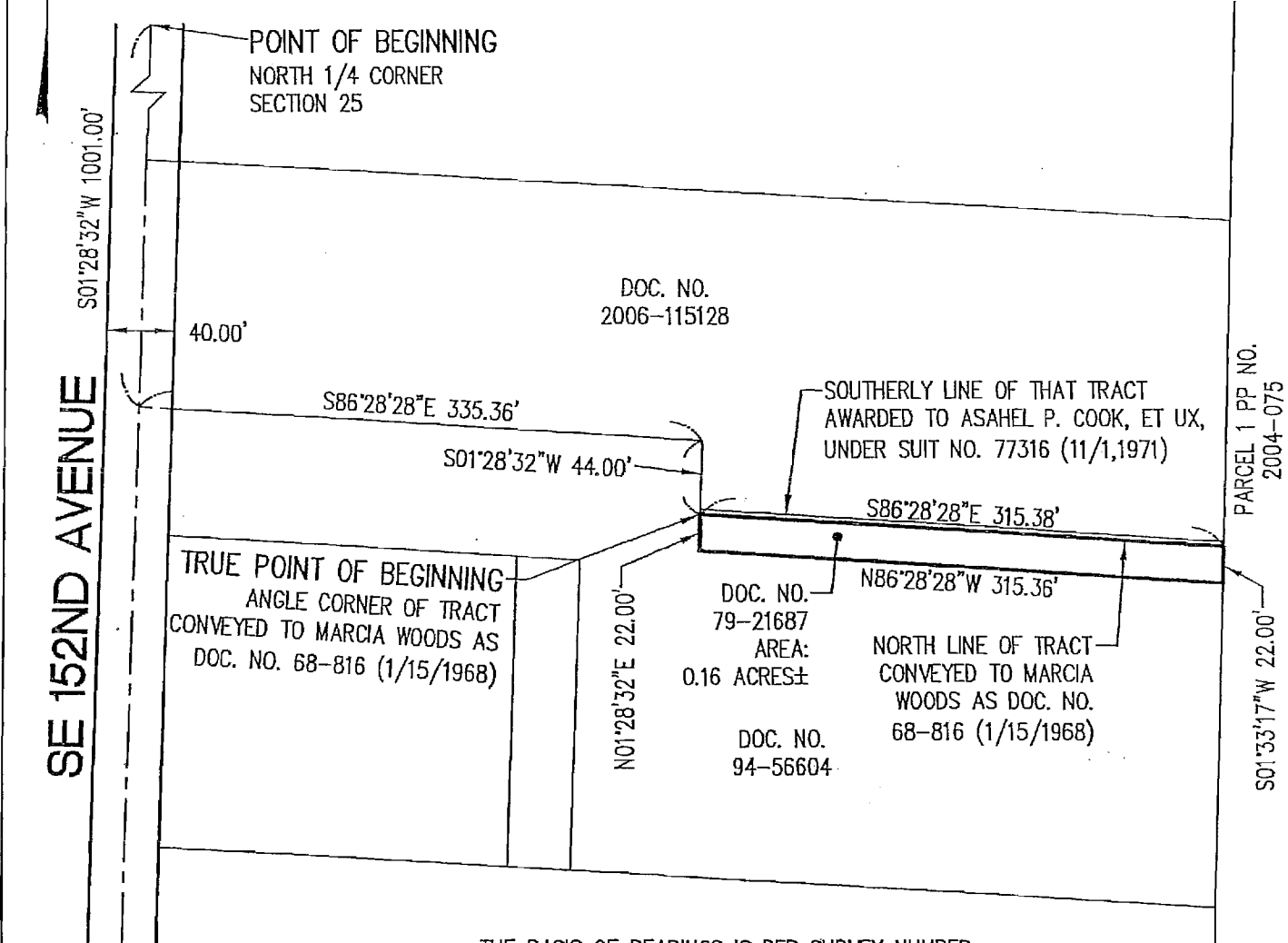


EXHIBIT B

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON



PREPARED FOR
CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086



THE BASIS OF BEARINGS IS PER SURVEY NUMBER 2004-247, CLACKAMAS COUNTY SURVEYOR'S OFFICE.

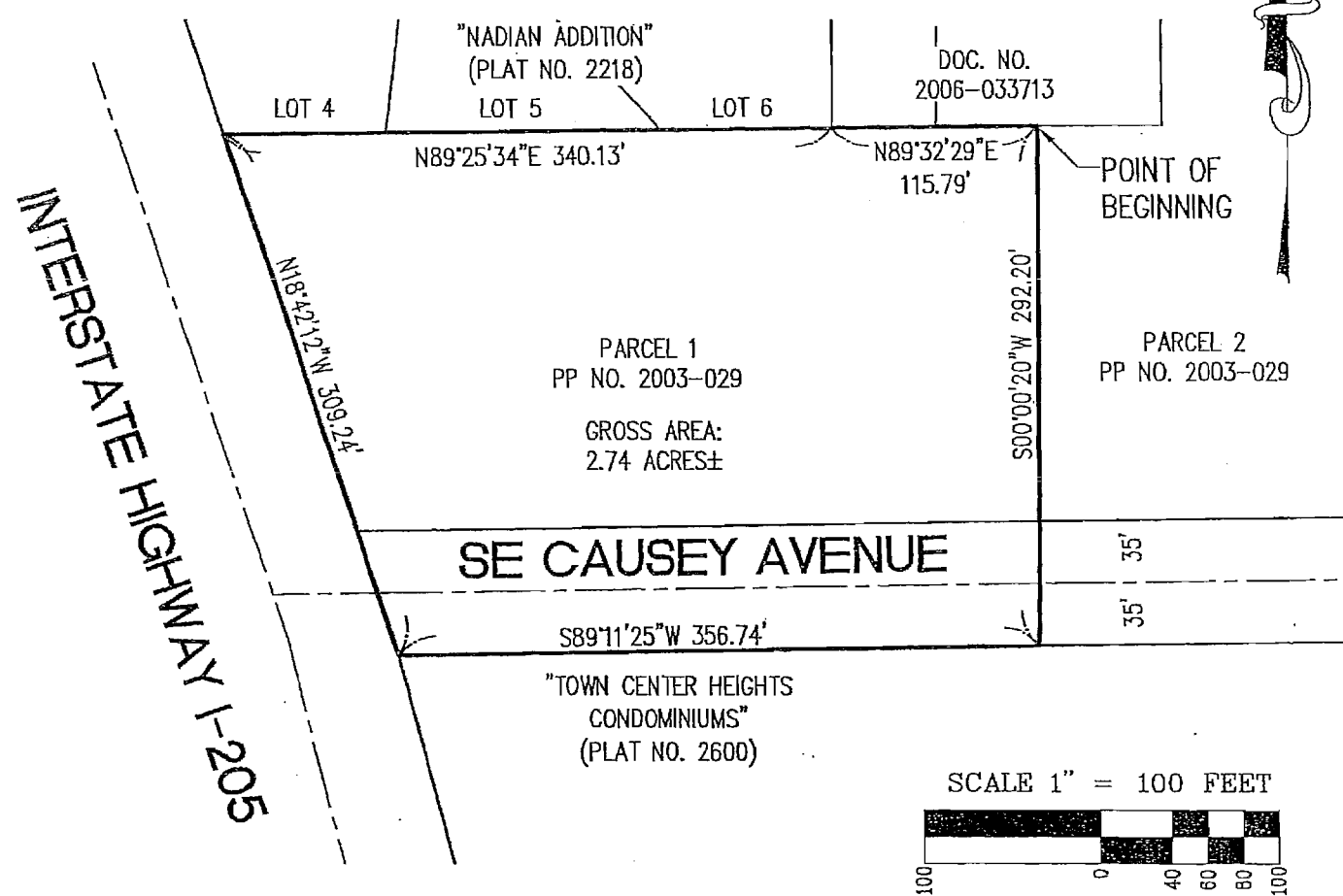
10-5-10
REGISTERED PROFESSIONAL LAND SURVEYOR
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/12

JOB NAME: COHV ANNEX
JOB NUMBER: 2582
DRAWN BY: MSK
CHECKED BY: NSW
DWG NO.: 2582ANNEX

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
FORESTRY • SURVEYING
AKS
ENGINEERING & FORESTRY
LICENSED IN OR & WA
13910 SW GALBREATH DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969
OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON

PREPARED FOR
CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086



THE BASIS OF BEARINGS IS PER PARTITION PLAT NUMBER
2003-029, CLACKAMAS COUNTY SURVEYOR'S OFFICE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/12

JOB NAME: COHV ANNEX
JOB NUMBER: 2582
DRAWN BY: MSK
CHECKED BY: NSW
DWG NO.: 2582ANNEX

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
FORESTRY • SURVEYING

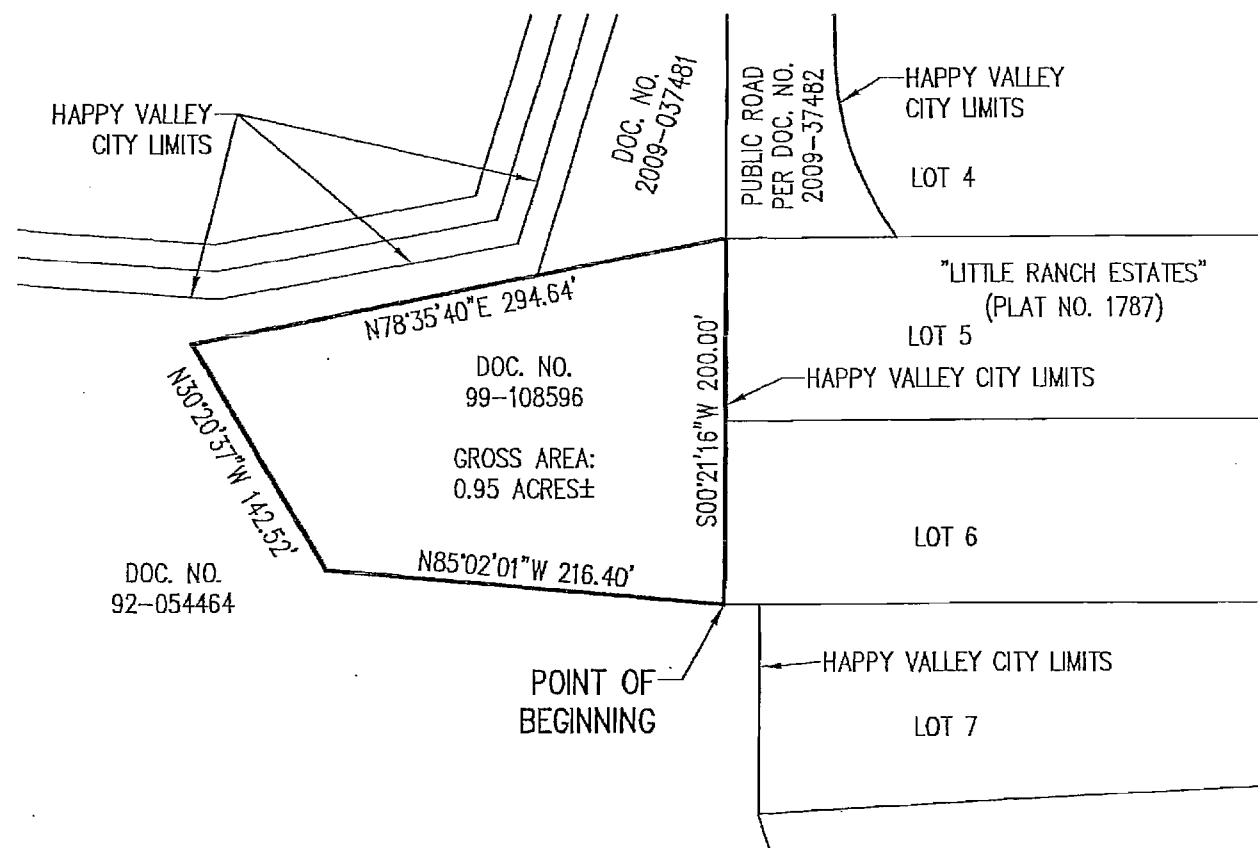


LICENSED IN OR & WA
13910 SW GALBREATH
DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

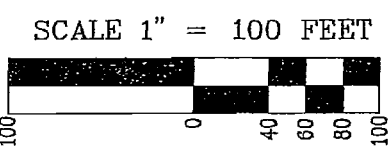
OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON

PREPARED FOR
CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086



SE 172ND AVE



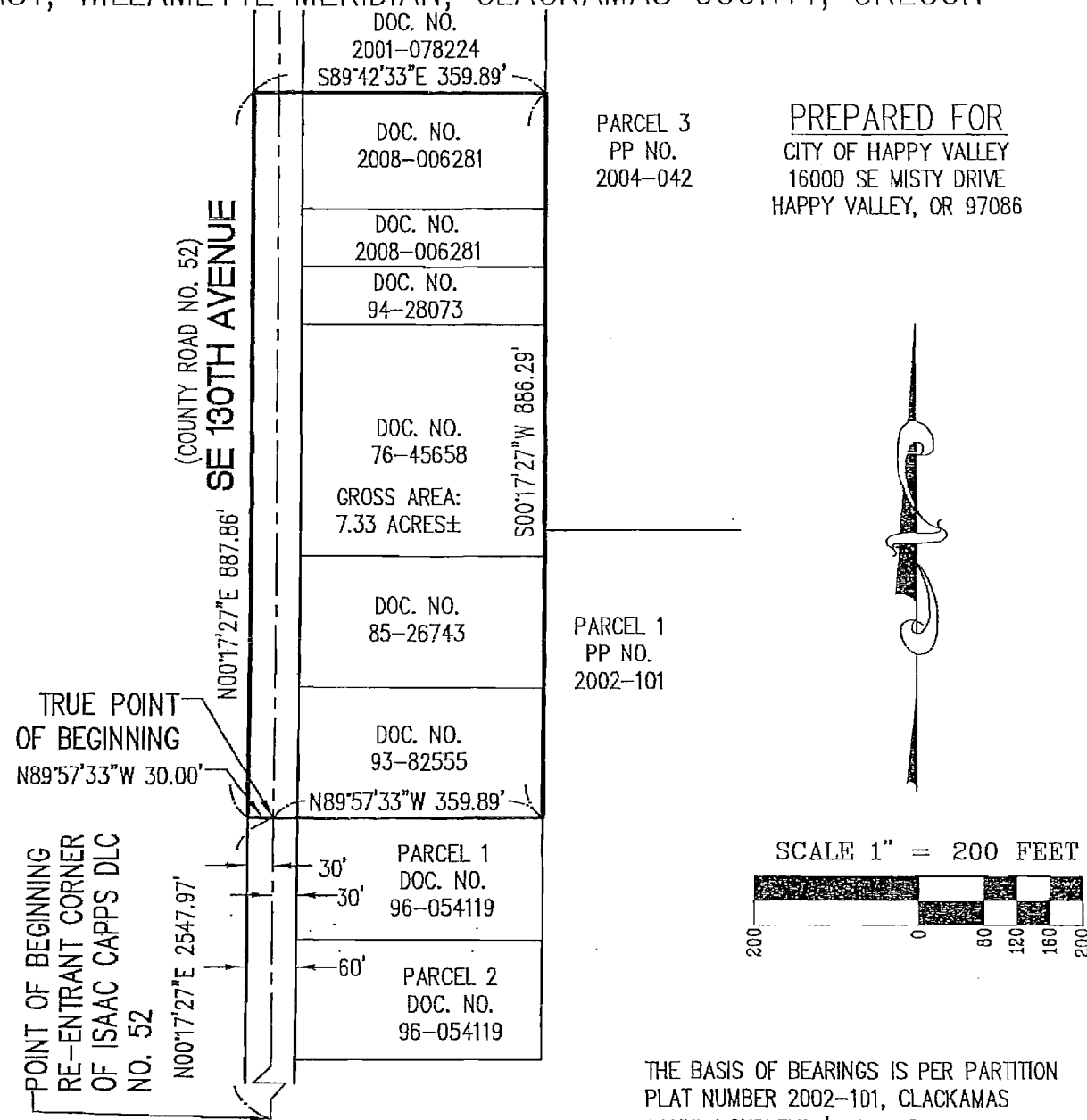
THE BASIS OF BEARINGS IS PER THE PLAT OF "LITTLE RANCH ESTATES" PLAT NO. 1787, CLACKAMAS COUNTY SURVEYOR'S OFFICE.

9-30-10
REGISTERED PROFESSIONAL LAND SURVEYOR
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/12

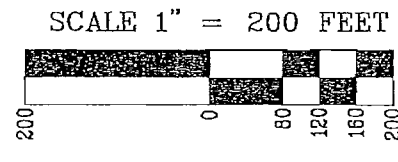
JOB NAME: COHV ANNEX
JOB NUMBER: 2582
DRAWN BY: MSK
CHECKED BY: NSW
DWG NO.: 2582ANNEX

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LICENSED IN OR & WA
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SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969
OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

A PORTION OF THE ISAAC CAPPS DLC NO. 52, LOCATED IN THE
SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2
EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON



PREPARED FOR
CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086



9-30-10

REGISTERED PROFESSIONAL LAND SURVEYOR

Nick White

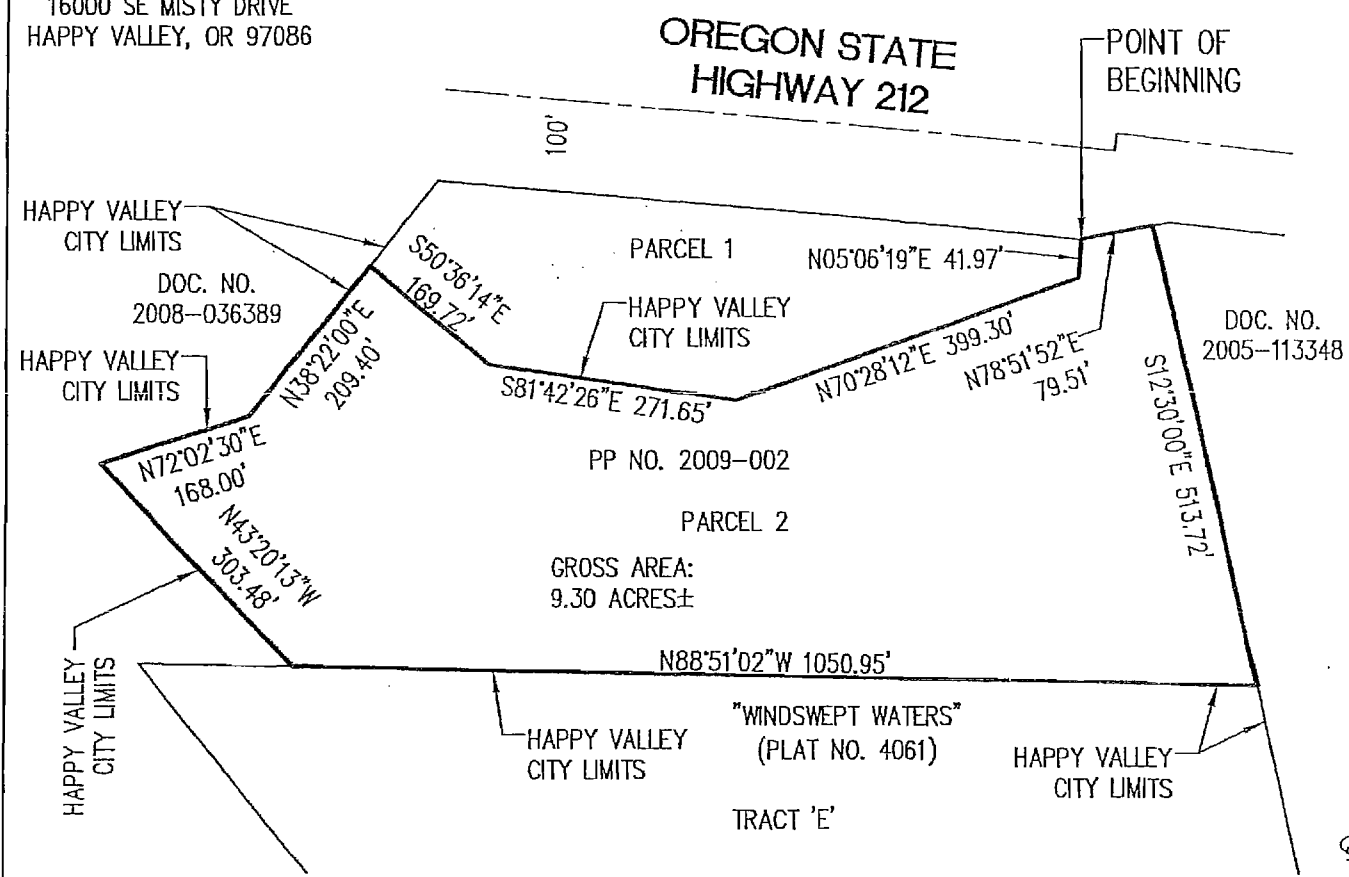
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/12

JOB NAME: COHV ANNEX
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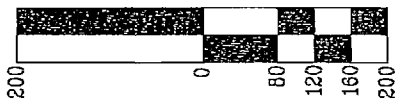
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13910 SW GALBREATH DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969
OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

PARCEL 2 OF PARTITION PLAT NUMBER 2009-002, LOCATED IN THE
SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON

PREPARED FOR
CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086



SCALE 1" = 200 FEET



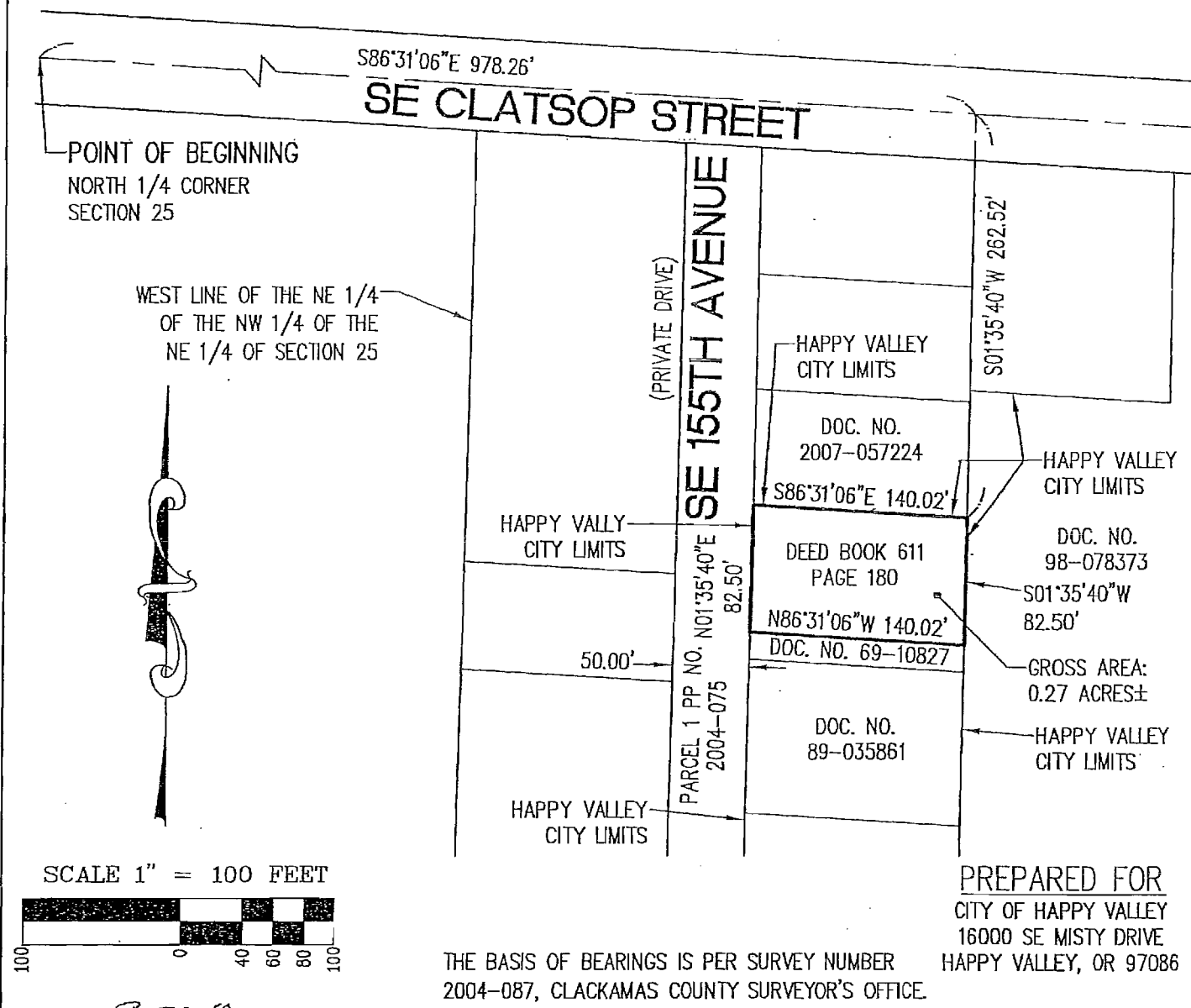
THE BASIS OF BEARINGS IS PER PARTITION PLAT NUMBER
2009-002, CLACKAMAS COUNTY SURVEYOR'S OFFICE.

9-30-10
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/12

JOB NAME: COHV ANNEX
JOB NUMBER: 2582
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13910 SW GALBREATH
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PHONE: (503) 925-8799
FAX: (503) 925-8969
OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON



JOB NAME: COHV ANNEX	ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE FORESTRY • SURVEYING
JOB NUMBER: 2582	LICENSED IN OR & WA
DRAWN BY: MSK	13910 SW GALBREATH DRIVE, SUITE 100 SHERWOOD, OR 97140
CHECKED BY: NSW	PHONE: (503) 925-8799
DWG NO.: 2582ANNEX	FAX: (503) 925-8969
	OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA



Mayor
Honorable Lori DeRemer



City Manager
Jason A. Tuck

March 24, 2011

DEPT OF
MAR 28 2011
LAND CONSERVATION
AND DEVELOPMENT

DLCD
635 Capital Street NE
Suite 150
Salem, OR 97301-2540

Attn: Angela Houck

RE: ANN-04-10/LDC-06-10/CPA-03-10

The attached documentation is in regards to annexation file #ANN-04-10/LDC-06-10/CPA-03-10. The attached maps have been updated.

Please replace your information with the corrected maps.

Please contact me at 503 783-3812, for any questions.

Sincerely,

Cheryl Whitehead
Planning Assistant

16000 SE Misty Drive
Happy Valley, Oregon 97086-6299
Telephone: (503) 783-3800 Fax: (503) 658-5174
Website: www.ci.happy-valley.or.us

Preserving and enhancing the safety, livability and character of our community

Mayor
Honorable Rob Wheeler



City Manager
Jason Tuck

DATE: December 9, 2010

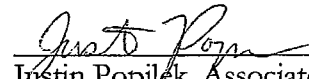
File No. ANN-04-10/LDC-06-10/CPA-03-10

NOTICE OF EXPEDITED DECISION

This is official notice of action taken by the Happy Valley City Council pursuant to Metro Code 3.09.045 with regard to an application for annexation to the City of Happy Valley. The subject properties are described as Clackamas County Assessor Map Numbers 22E11D02311, 22E11D02310, 22E11D02325, 22E11D02303, 22E11D02313, 22E11D02305, 12E33AC00103, 23E06C 07800, 22E12 00303, and 12E25A 024008.

The City Council formally approved the subject application/petition based upon findings included within the Staff Report dated December 7, 2010, and deliberations of the City Council.

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


Justin Popilek, Associate Planner

cc: Petitioner
Necessary Parties
File

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

Preserving and enhancing the safety, livability and character of our community

ORDINANCE NO. 407
CITY OF HAPPY VALLEY

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

WHEREAS, pursuant to ORS 222.125 the City of Happy Valley received petitions signed by 100 percent of the owners of 100 percent of the properties with 100 percent of the assessed value of territory requesting annexation (ANN-04-10/LDC-06-10/CPA-03-10); and

WHEREAS, the proposed annexation territory consists of 10 tax lots totaling 18.46 acres of land adjacent to existing City boundaries; and

WHEREAS, the specific tax lots to be annexed include:

22E11D02311, 22E11D02310, 22E11D02325, 22E11D02303, 22E11D02313, 22E11D02305, 12E33AC00103, 23E06C 07800, 22E12 00303, and 12E25A 02400; and

WHEREAS, the City provided notice that the City Council would consider the annexation petitions, consistent with the applicable notice requirements of (1) applicable provisions of Metro Code Chapter 3.09, (2) Section 2(d) of the Urban Growth Management Agreement dated June 19, 2001, and (3) applicable state law requirements; and

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

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

WHEREAS, the City Council considered the proposed annexation at its regularly scheduled City Council meeting on December 7, 2010; and

WHEREAS, the Council finds that the proposed annexation is consistent with the City's Urban Growth Management Agreement and the approval of the voters and the consents of affected property owners; and

WHEREAS, the property described as Clackamas County Map Numbers 12E25A02400 is included within this annexation file to correct an administrative error associated with Ordinance Number 288.

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

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

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

22E11D02311- Institutional Public Use (IPU)
22E11D02310- Institutional Public Use (IPU)
22E11D02325- Institutional Public Use (IPU)
22E11D02303- Institutional Public Use (IPU)
22E11D02313- Institutional Public Use (IPU)
22E11D02305- Institutional Public Use (IPU)
12E33AC00103- Institutional Public Use (IPU)
23E06C 07800- Low Density Residential (R-7)
22E12 00303- Institutional Public Use (IPU)
12E25A 02400- Low Density Residential (R-10)

Section 3. The City Council adopts the Annexation Application (ANN-04-10/LDC-06-10/CPA-03-10) and the associated Staff Report to the City Council dated December 7, 2010

Section 4. The territory described in Exhibit A, and depicted in Exhibit B is hereby annexed to the North Clackamas Parks and Recreation District and is withdrawn from the Clackamas County Enhanced Law Enforcement District effective 30 days from the approval of this ordinance.

Section 5. As a condition for the annexation of each property in the territory described in Exhibit A and depicted in Exhibit B, the property owners, on behalf of themselves, their heirs, successors and assigns, waive their right(s) of remonstrance against the creation of any Local Improvement District created consistent with ORS Chapter 223 and/or Happy Valley Municipal Code Chapter 3.12 for a period of 10 years from the effective date of the annexation.

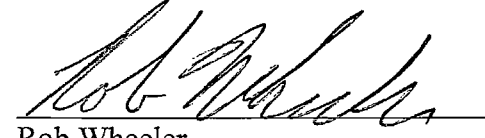
Section 6. The City Recorder is directed to:

1. File a copy of this Ordinance and the statements of consent to annexation consistent with ORS 222.180 with the Secretary of State and Department of Revenue;

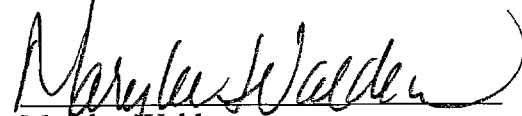
2. Mail a copy of this ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and
3. Mail a copy of this Ordinance to Clackamas County and any other necessary parties consistent with Metro Code Chapter 3.09.030(e).

Section 7. This ordinance takes effect 30 days after adoption.

COUNCIL APPROVAL AND UNANIMOUS ADOPTION AT ONE MEETING: [December 7, 2010]


Rob Wheeler
Mayor

Adoption and date attested by:


Marylee Walden
City Recorder

ENGINEERING PLANNING
FORESTRY
13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969



LANDSCAPE ARCHITECTURE
SURVEYING
AKS Group of Companies:
SHERWOOD, OREGON
REDMOND, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

EXHIBIT A
Legal Description
Annexation Parcel

A portion of the Isaac Capps Donation Land Claim Number 52, located in the Southeast One-Quarter of Section 11, Township 2 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the Re-Entrant Corner of the Isaac Capps Donation Land Claim Number 52, thence along the most northerly west line of said DLC Number 52 North $00^{\circ}17'27''$ East 2547.97 feet to the True Point of Beginning; thence North $89^{\circ}57'33''$ West 30.00 feet to a point on the westerly right-of-way line of SE 130th Avenue (30.00 feet from centerline); thence along said westerly right-of-way line North $00^{\circ}17'27''$ East 366.21 feet to a point; thence North $89^{\circ}42'33''$ West 5.00 feet to a point; thence North $00^{\circ}17'27''$ East 546.81 feet to a point; thence along a non-tangent curve to the left with a Radius of 20.00 feet, a Delta of $41^{\circ}24'35''$, a Length of 14.45 feet and a Chord of North $20^{\circ}59'44''$ East 14.14 feet to a point; thence North $00^{\circ}17'27''$ East 317.89 feet to a point; thence along a curve to the left with a Radius of 291.78 feet, a Delta of $19^{\circ}05'36''$, a Length of 97.23 feet and a Chord of North $09^{\circ}15'21''$ West 96.78 feet to a point; thence North $18^{\circ}48'09''$ West 21.47 feet to a point on the southerly right-of-way line of Highway 212/224 (70.00 feet from centerline); thence North $63^{\circ}29'29''$ East 93.07 feet to a point on the easterly right-of-way line of SE 130th Avenue (30.00 feet from centerline); thence along said easterly right-of-way line South $00^{\circ}17'27''$ West 333.98 feet to a point; thence South $89^{\circ}42'33''$ East 5.00 feet to a point; thence South $00^{\circ}17'27''$ West 180.00 feet to a point; thence South $89^{\circ}42'33''$ East 294.89 feet to the southeast corner of Document Number 2001-078224; thence along the west line of Parcel 3 of Partition Plat Number 2004-042 and the west line of Parcel 1 of Partition Plat Number 2002-101 South $00^{\circ}17'27''$ West 886.29 feet to the northeast corner of Parcel 1 of Document Number 96-054119; thence along the north line of said Parcel 1 North $89^{\circ}57'33''$ West 329.89 feet to the True Point of Beginning.

The above described portion of land contains 8.12 acres, more or less. The Basis of Bearings is Partition Plat Number 2002-101, Clackamas County Surveyor's office.

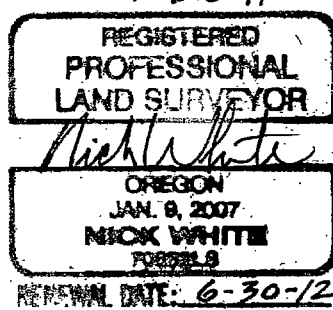
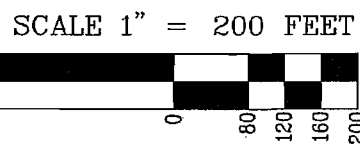


EXHIBIT B

A PORTION OF THE ISAAC CAPPS DLC NO. 52, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON

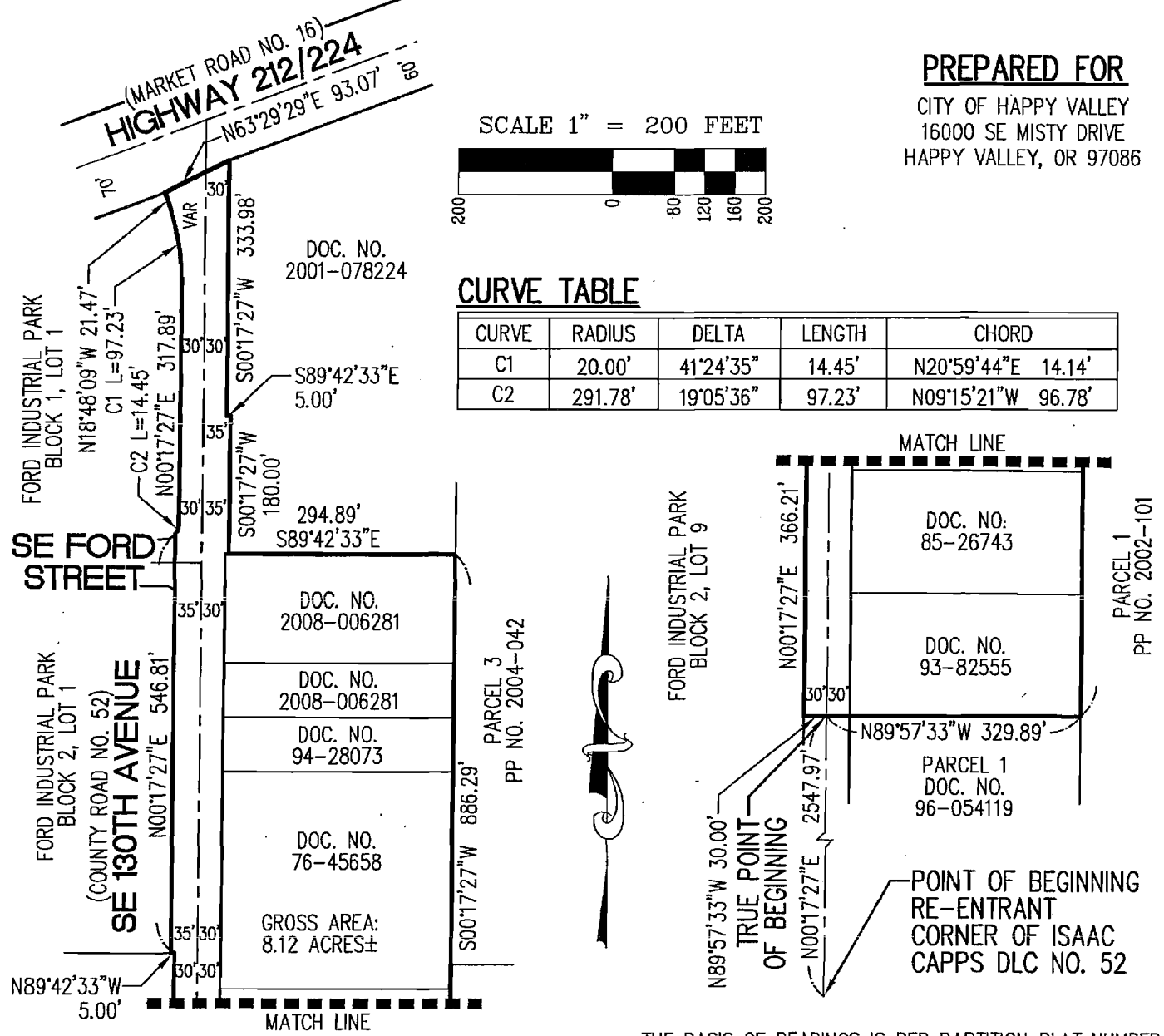
(MARKET ROAD NO. 16)
HIGHWAY 212/224
N63°29'29"E 93.07'



PREPARED FOR
CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OR 97086

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	20.00'	41°24'35"	14.45'	N20°59'44"E 14.14'
C2	291.78'	19°05'36"	97.23'	N09°15'21"W 96.78'



THE BASIS OF BEARINGS IS PER PARTITION PLAT NUMBER 2002-101, CLACKAMAS COUNTY SURVEYOR'S OFFICE.

1-20-11

REGISTERED PROFESSIONAL LAND SURVEYOR
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/12

JOB NAME: COHV ANNEX
JOB NUMBER: 2582
DRAWN BY: MSK/WCB
CHECKED BY: NSW
DWG NO.: 2582ANNEX

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FAX: (503) 925-8969
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LANDSCAPE ARCHITECTURE
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EXHIBIT A
Legal Description
Annexation Parcel

A tract of land located in the Northeast One-Quarter of Section 33, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the northeast corner of Parcel 1 of Partition Plat Number 2003-029, thence along the east line of said Parcel 1 South $00^{\circ}00'20''$ West 222.20 feet to a point on the northerly right-of-way line of SE Causey Avenue (35 feet from centerline); thence along said northerly right-of-way line North $89^{\circ}11'25''$ East 555.25 feet to a point; thence along a curve to the right with a Radius of 490.00 feet, Delta of $14^{\circ}36'12''$, Length of 124.89 feet, and a Chord of South $83^{\circ}30'29''$ East 124.55 feet to a point on the westerly right-of-way line of SE Stevens Road (30 feet from centerline); thence South $87^{\circ}32'50''$ East 65.04 feet to a point on the easterly right-of-way line of SE Stevens Road (35 feet from centerline); thence along the northerly right-of-way line of SE Causey Avenue South $36^{\circ}58'23''$ East 34.15 feet to a point; thence along a non-tangent curve to the left with a Radius of 424.00 feet, Delta of $5^{\circ}25'08''$, Length of 40.10 feet, and a Chord of South $78^{\circ}25'15''$ East 40.09 feet to a point; thence along the City of Happy Valley City Limits line South $89^{\circ}13'16''$ West 125.23 feet to a point; thence South $00^{\circ}38'47''$ West 32.40 feet to a point on the westerly right-of-way of SE Stevens Road (30 feet from centerline); thence leaving said City Limits line and along the Southerly right-of-way line of SE Causey Avenue (35 feet from centerline) along a non-tangent curve to the left with a Radius of 420.00 feet, Delta of $16^{\circ}50'50''$, Length of 123.50 feet, and a Chord of North $82^{\circ}23'10''$ West 123.05 feet to a point; thence South $89^{\circ}11'25''$ West 912.99 feet to the northwest corner of the Plat "Town Center Heights Condominiums" Plat Number 2600; thence North $18^{\circ}42'12''$ West 309.24 feet to the southwest corner of Lot 4 of the Plat "Nadian Addition" Plat Number 2218; thence along the south line of said Plat North $89^{\circ}25'34''$ East 340.13 feet to the southwest corner of Document Number 2006-033713; thence along the south line of said Document Number North $89^{\circ}32'29''$ East 115.79 feet to the Point of Beginning.

The above described tract of land contains 3.90 acres, more or less. The Basis of Bearings is Partition Plat Number 2003-029, Clackamas County Surveyor's office.

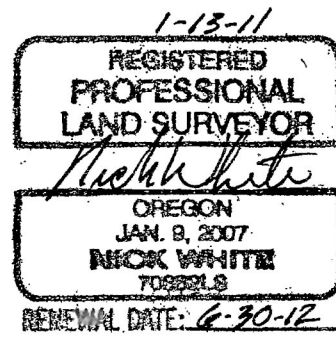
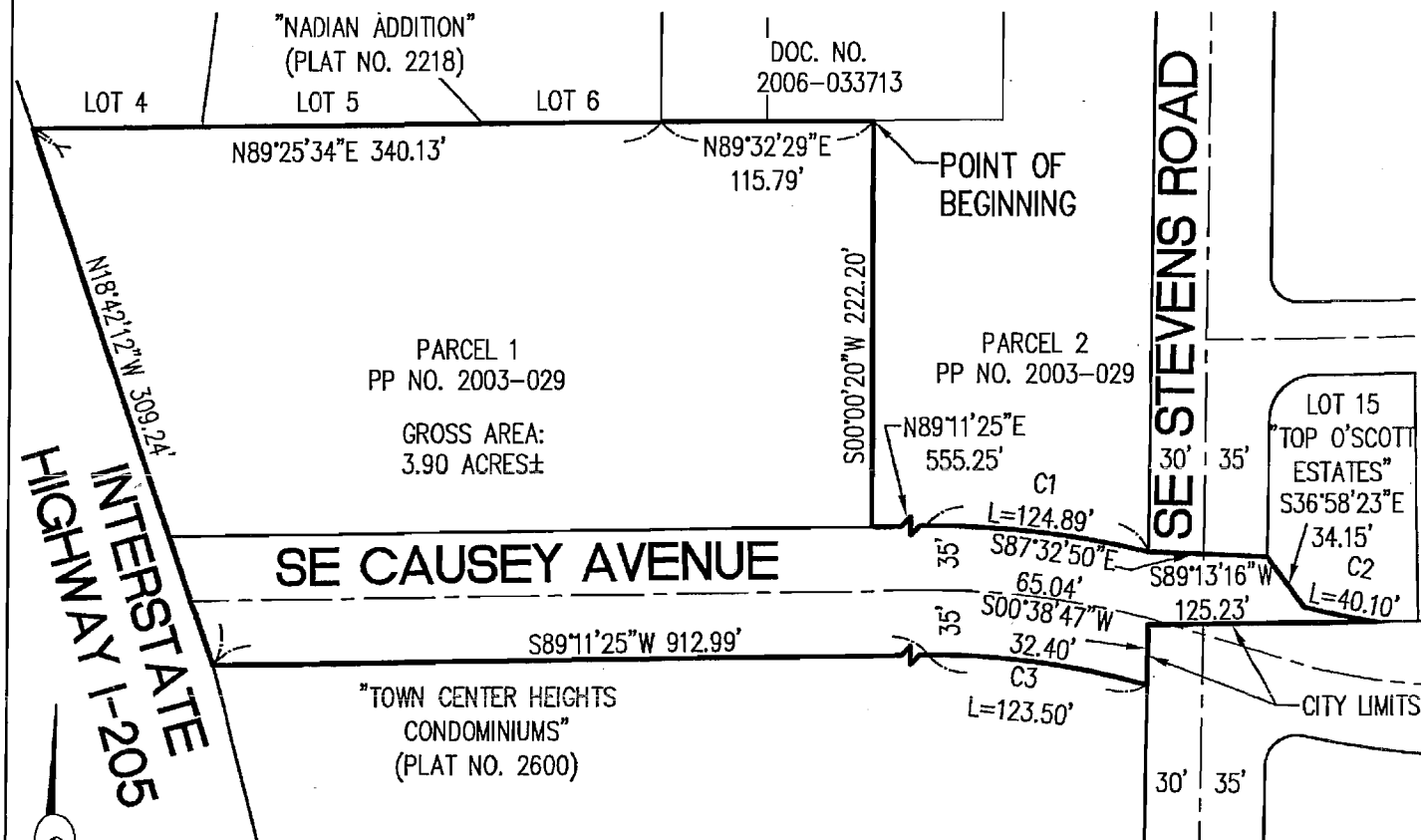


EXHIBIT B

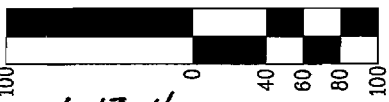
A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	490.00'	14°36'12"	124.89'	S83°30'29"E 124.55'
C2	424.00'	5°25'08"	40.10'	S78°25'15"E 40.09'
C3	420.00'	16°50'50"	123.50'	N82°23'10"W 123.05'

SCALE 1" = 100 FEET



THE BASIS OF BEARINGS IS PER PARTITION PLAT NUMBER
2003-029, CLACKAMAS COUNTY SURVEYOR'S OFFICE.

PREPARED FOR

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

1-13-11
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/12

JOB NAME: COHV ANNEX
JOB NUMBER: 2582
DRAWN BY: MSK
CHECKED BY: NSW
DWG NO.: 2582ANNEX

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This map was prepared for assessment purpose only.

SW 1/4 NE 1/4 SEC. 33 T.1S. R.2E. W.M.
CLACKAMAS COUNTY

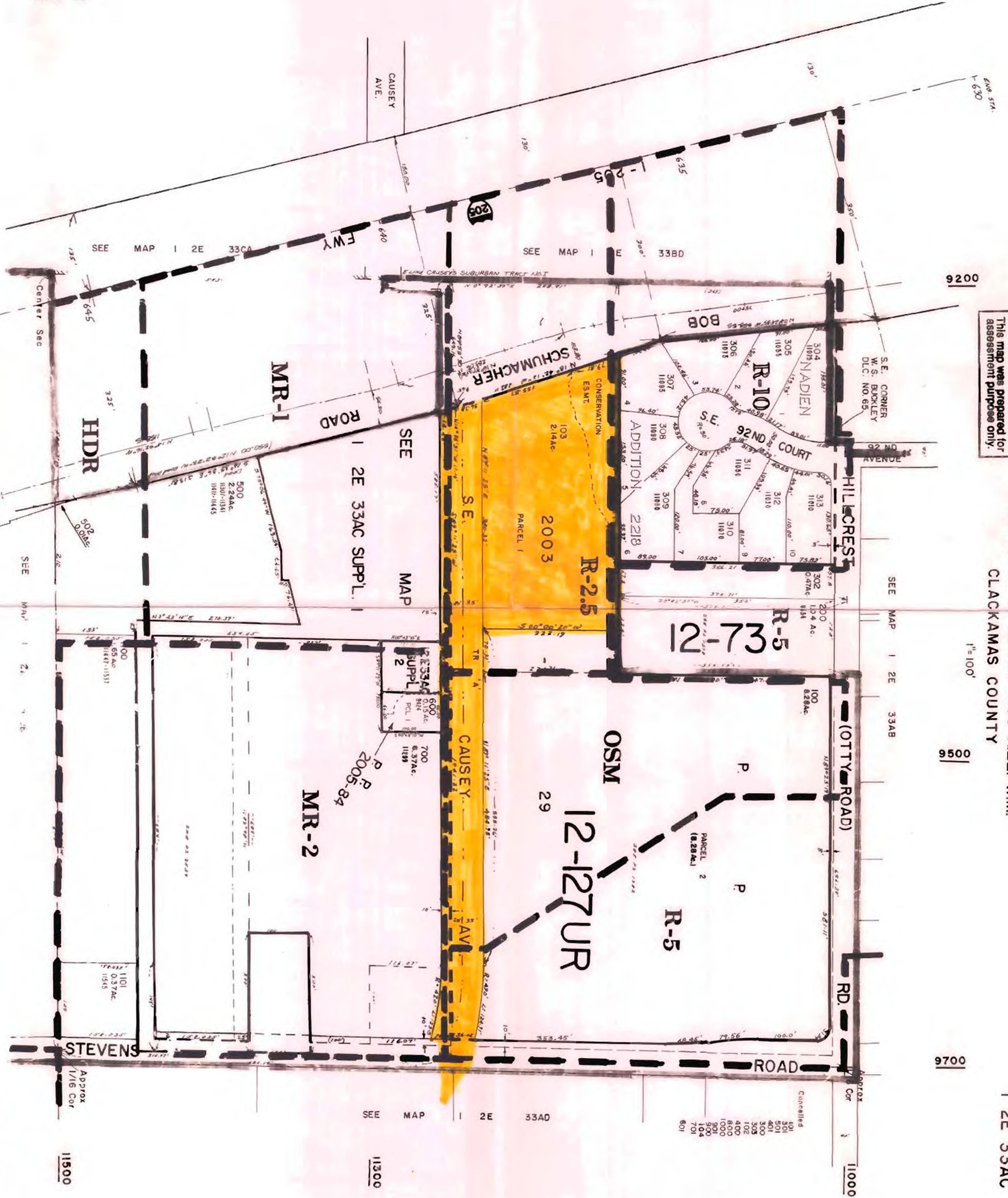
1 2E 33AC

9200

9500

9700

1"=100'



1 2E 33AC

11500

SEE MAP 1 2E 33AD

11300

11000

COUNCELED
101
102
103
104
101
102
103
104
101
102
103
104
701
801

This map was prepared for assessment purpose only.

SE 1/4 SEC. 11 T2S. R2E. WM. CLACKAMAS COUNTY

D.L.C. ISAAC CAPPS NO. 52

2 2E 11D

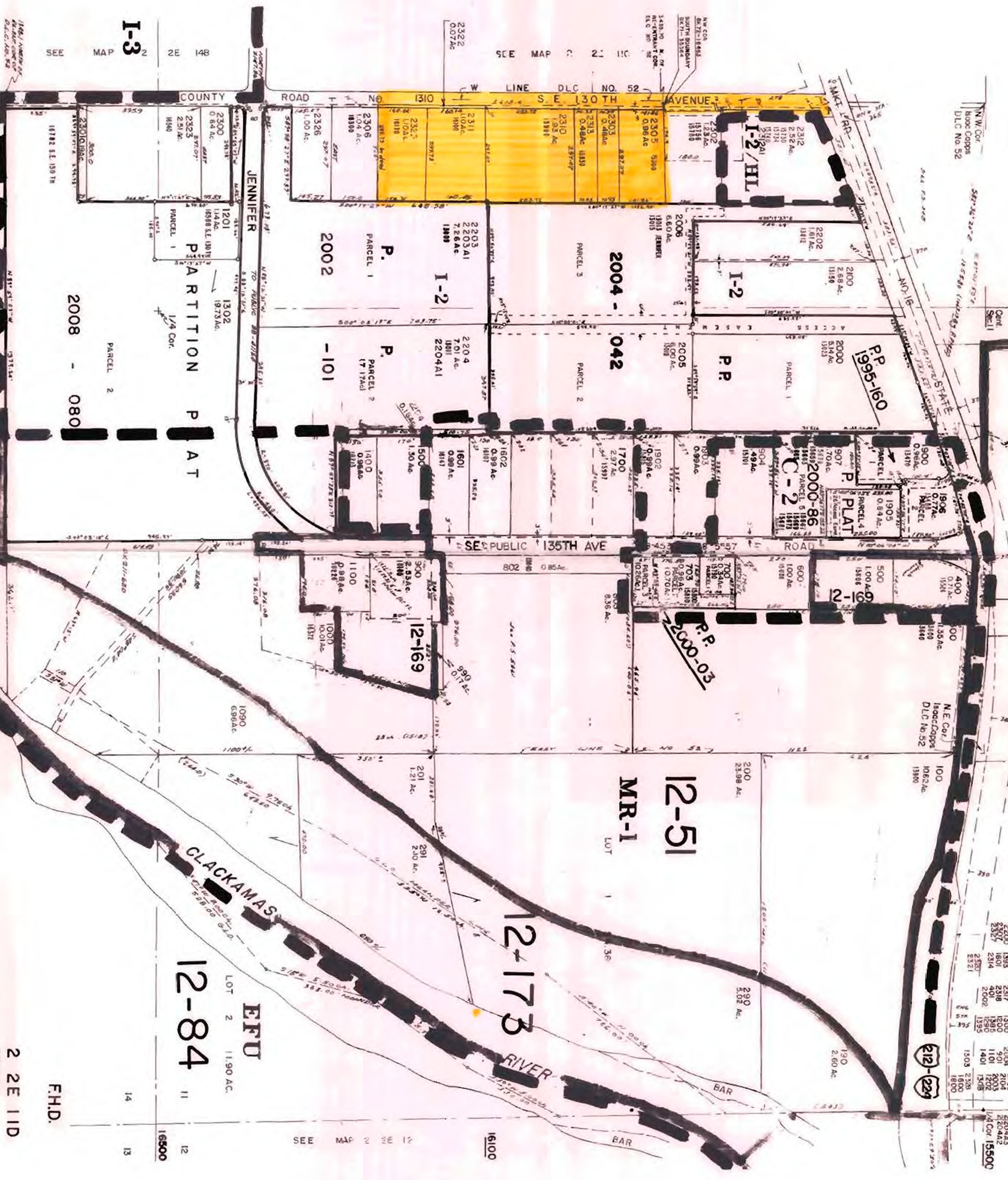
13000

1" = 200' SEE MAP 2 2E 11A

13800

CANCELLED

1304	2400	2315	2324	1391	800	14200
1307	2306	2316	2304	2701	801	701
2001	2309	2319	1301	2102	1001	4293
2110	1383	1306	1306	1901	2103	4294
2200	1383	2317	1300	2004	2104	4294A
2300	1801	2318	1300	1901	2003	4294B
2301	2314	2002	1390	1401	1308	15500
2302	2321		1503	2328		
			1600	1800		



11841, 11842, 11843, 11844, 11845, 11846, 11847, 11848, 11849, 11850, 11851, 11852, 11853, 11854, 11855, 11856, 11857, 11858, 11859, 11860, 11861, 11862, 11863, 11864, 11865, 11866, 11867, 11868, 11869, 11870, 11871, 11872, 11873, 11874, 11875, 11876, 11877, 11878, 11879, 11880, 11881, 11882, 11883, 11884, 11885, 11886, 11887, 11888, 11889, 11890, 11891, 11892, 11893, 11894, 11895, 11896, 11897, 11898, 11899, 11900, 11901, 11902, 11903, 11904, 11905, 11906, 11907, 11908, 11909, 11910, 11911, 11912, 11913, 11914, 11915, 11916, 11917, 11918, 11919, 11920, 11921, 11922, 11923, 11924, 11925, 11926, 11927, 11928, 11929, 11930, 11931, 11932, 11933, 11934, 11935, 11936, 11937, 11938, 11939, 11940, 11941, 11942, 11943, 11944, 11945, 11946, 11947, 11948, 11949, 11950, 11951, 11952, 11953, 11954, 11955, 11956, 11957, 11958, 11959, 11960, 11961, 11962, 11963, 11964, 11965, 11966, 11967, 11968, 11969, 11970, 11971, 11972, 11973, 11974, 11975, 11976, 11977, 11978, 11979, 11980, 11981, 11982, 11983, 11984, 11985, 11986, 11987, 11988, 11989, 11990, 11991, 11992, 11993, 11994, 11995, 11996, 11997, 11998, 11999, 12000

2 2E 11D BOOK 16

F.H.D.

16500

OF HAPPY VALLEY
D SE MISTY DRIVE
ALLEY, OREGON 97086



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

DEPT OF
MAR 28 2011
LAND CONSERVATION
& DEVELOPMENT

Attn: Angela Houck

CITY of HAPPY VALLEY
16000 SE Misty Drive
Happy Valley, OR 97086



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

Attn: Angela Houck