



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

03/23/2011

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 001-11

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. 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, April 07, 2011

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: Michael Walter, City of Happy Valley
Gloria Gardiner, DLCD Urban Planning Specialist
Jennifer Donnelly, DLCD Regional Representative

<paa> YA/ph



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

DATE STAMP

DEPT OF

MAR 18 2011

LAND CONSERVATION AND DEVELOPMENT
For Office Use Only

Jurisdiction: City of Happy Valley

Local file number: LDC-07-10

Date of Adoption: 3-15-11

Date Mailed: 3-17-11

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

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

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

Adopted Administrative Amendments to Title 15 (Building & Construction) and Title 16 (Development Code), focusing on Design Review Standards & Design Manual.

Does the Adoption differ from proposal? Please select one

No

Plan Map Changed from: N/A

to: N/A

Zone Map Changed from: N/A

to: N/A

Location: N/A

Acres Involved: N/A

Specify Density: Previous: N/A

New: N/A

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. 001-11 (18668) [16569]

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

Metro

Local Contact: Michael D. Walter

Phone: (503) 783-3839 Extension:

Address: 16000 SE Misty Drive

Fax Number: 503 658-5174

City: Happy Valley

Zip: 97086

E-mail Address:

michaelw@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.

CITY OF HAPPY VALLEY
ORDINANCE NO. 411

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 16 (DEVELOPMENT CODE) OF THE CITY
OF HAPPY VALLEY MUNICIPAL CODE – ADMINISTRATIVE AMENDMENTS

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

WHEREAS, Application LDC-07-10 was a staff, Design Review Board, Planning Commission and City Council initiated request to amend sections of the City's Municipal Code as detailed within Exhibit "A"; and

WHEREAS a public workshop was held before the Design Review Board on November 1, 2010 and a public hearing was held before the City of Happy Valley Planning Commission on February 22, 2011; and

WHEREAS, the Planning Commission recommended the City Council approve the changes to Title 16 of the Municipal Code as detailed in the Staff Report to the City Council dated March 15, 2011; and

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

WHEREAS, the Council of the City of Happy Valley, Oregon, has determined that it is reasonable, necessary and in the public interest to make the proposed amendments as detailed within Exhibit "A"; and

WHEREAS, the Council hereby adopts the proposed amendments as detailed in Exhibit "A", as supported by the Findings of Fact in the Staff Report to the City Council dated March 15, 2011, and as discussed at the regular meeting of the City Council on March 15, 2011; and

NOW, THEREFORE, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

Section 1. The City of Happy Valley declares that the amendments to Title 16 of the City's Municipal Code be amended as set forth as part of Exhibit "A" and are fully incorporated herein.


Section 2. The City of Happy Valley declares that the Findings of Fact included within the Staff Report to the City Council dated March 15, 2011 are hereby adopted in conjunction with this Ordinance.

BE IT FURTHER DECLARED that this Ordinance shall become effective thirty (30) days after approval by the City Council.

This ordinance takes effect 30 days after adoption.

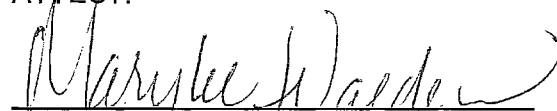
COUNCIL APPROVAL AND UNANIMOUS ADOPTION AT ONE MEETING: [March 15, 2011]

CITY OF HAPPY VALLEY



Mayor Lori DeRemer

ATTEST:



Marylee Walden, City Recorder

NOTICE OF PUBLIC HEARING

City of Happy Valley Planning Commission and City Council

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

- Date & Time:** Planning Commission, February 22, 2011, 7:00 p.m.
City Council, March 15, 2011, 7:00 p.m.
- Hearing Location:** City Hall, 16000 SE Misty Dr., Happy Valley, OR 97086;
- File & Subject:** LDC-07-10, administrative text amendments to Title 16 of the City's Municipal Code (the "Development Code").
- Proposal:** Administrative text amendments affecting a variety of Development Code sections within Title 16 of the City's Municipal Code.
- Location:** City Wide
- Applicant:** City of Happy Valley
- Applicable Criteria:** Chapter 16.67 of the City of Happy Valley's Municipal Code
- Staff Contact:** Michael D. Walter, Economic & Community Development Director
503-783-3800

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

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

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

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

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



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

MARCH 15, 2011

LAND DEVELOPMENT CODE ADMINISTRATIVE AMENDMENTS

FILE NUMBER: LDC-07-10

I. GENERAL INFORMATION:

The following proposed administrative amendments represent City initiated amendments to Title 16 (Development Code) of the City's Municipal Code. The proposed changes are presented either as corrections necessary due to past amendments, responses to issues identified by staff, or responses to issues identified by property owners, consultants and legal counsel.

EXHIBITS:

- A. Staff Report and Findings of Fact
- B. Public Notice

BACKGROUND:

II. PROPOSED AMENDMENTS:

"TITLE 15 BUILDINGS AND CONSTRUCTION
[...]

15.20.020 Definitions.

For purposes of this chapter, the following words have the following meanings:

"Construction" means land disturbing activities or structural development, installation or expansion of a building or other structure.

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

ATTACHMENT # 1

“Erosion” means the movement of soil particles or other contaminants resulting from the flow of water or wind.

“Erosion control plan” means a site specific plan containing a scale drawing of the site installation and proposed erosion control measures to be used during construction. **Minimum erosion control measures may include but are not limited to: silt fencing; plastic sheeting; loose straw or hay; straw or hay in bales or other forms; and, erosion control landscaping, including approved grasses, turf or sod.**

“Property” means real estate property.

[...]

15.20.040 Erosion control plan required.

Erosion control plans shall include a description of erosion control methods that are adequate to ensure that runoff, siltation and pollutants from the grading, site clearing or construction are contained on-site during the period of activity on the site or until the final landscaping is sufficiently established to control erosion. Each plan shall also contain a date by which approved erosion control measures will be installed. **Prior to the issuance of any building permit, all erosion control measures shall have been installed and inspected by the building official or designee. For all uses, final erosion control measures shall, at a minimum, include necessary silt fencing, straw or hay baffles or similar erosion control measures. For single-family uses, final erosion control measures shall, at a minimum, include necessary silt fencing, straw or hay baffles or similar erosion control measures within side and rear yards, and front yard landscaping to include sod or lawn, or an approved alternate front yard landscape plan. An exception to these requirements may be granted per the provisions of Section 15.04.100.H of this Title and shall be enforceable through the mechanisms found within the Municipal Code.**

“TITLE 16 DEVELOPMENT CODE

16.12.030 Definitions.

The following definitions are organized alphabetically and some related terms are also grouped together and cross-referenced under group leadings (e. g., Lot Types). See also Chapter 16.21 for descriptions of the land use districts.

[...]

Co-location (wireless communication facility). For the purposes of Section 16.44.020, utilization of a single antenna support structure, alternative antenna support structure or an underground conduit or duct, by more than one wireless communications service provider.

Commercial vehicles. **For the purposes of Title 16, commercial vehicles are defined as being designed or used primarily for the transportation of property for compensation or profit, and include dump trucks, tractor-trailers, large commercial trailers, larger tow trucks, flat-bed trucks, larger box vans, etc. Depending on the nature of the commercial vehicle, further criteria for evaluation is that a commercial motor vehicle is a vehicle that will be operating at a gross vehicle weight rating or combination weight of 26,001 pounds or more. The definition also includes vehicles designed to transport 16 or more persons and**

vehicles designed to transport hazardous materials regardless of weight. This definition excludes fire trucks, emergency vehicles, motor homes and recreational vehicles operated solely for personal use, as well as SUV's, oversized "pick-up" trucks (for example, F- 350's, "dualies", etc. that may have a "T" plate commercial license but are less than 26,001 pounds gross vehicle weight (empty).

Commission. The Happy Valley Planning Commission as appointed by the City Council.

[...]

Chapter 16.34 NATURAL RESOURCES OVERLAY ZONE

[...]

16.34.030 Exemptions.

The following uses and activities are exempt from the requirements of this chapter:

A. A use or activity that avoids any impact to a Water Quality Resources and/or HCA provided that the location of the Water Quality Resource and/or HCA have been verified by the City in accordance with Section 16.34.060 and a Construction Management Plan pursuant to Section 16.34.070(B) has been submitted that demonstrates that there will be no impacts to the Water Quality Resource and/or HCA during construction. Clackamas County Service District No. 1 approval is required for all development on properties within two hundred (200) feet of a protected water feature.

B. A building permit for a **lot platted prior to local adoption of the NROZ** or a phased development project for which the applicant has previously met the application requirements, so long as the building site for new construction was identified on the original permit and no new portion of the NROZ will be disturbed.

Chapter 16.43 PARKING AND LOADING

16.43.030 Automobile parking standards.

A. General Requirements for Off-Street Parking and Loading.

1. Provision and Maintenance. The provision of required off-street parking for motor vehicles and bicycles, and loading facilities for motor vehicles, is a continuing obligation of the property owners. Building permits or other permits will only be issued after review and approval of site plans showing location of permanent access, parking and loading facilities.

2. No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose, and has maneuvering area for the vehicles, as determined by the Planning Commission or appropriate and designated body or agent.

3. New Structure or Use. When a structure is constructed or a new use of land is commenced, on-site vehicle and bicycle parking and loading spaces shall be provided in accordance with subsection B of this section or as otherwise modified through a planned development or specific area plan.

4. Alteration of Existing Structures. When an existing structure is altered to the extent that the existing use is intensified, on-site vehicle and bicycle parking shall be provided in the amount required for such intensification.

5. Increased Intensity. When increased intensity requires no more than two vehicle spaces, no additional parking facilities shall be required. However, the effects of changes, additions, or enlargements shall be cumulative. When the net effect of one or more

changes generates a need for more than two spaces, the additional required spaces shall be provided. Additional spaces shall be required for the intensification but not for the original use.

6. Change in Use. When an existing structure or use of land is changed in use from one use to another use as listed in subsection B of this section, and the vehicle and bicycle parking requirements for each use type are the same, no additional parking shall be required. However, where a change in use results in an intensification of use in terms of number of vehicle and bicycle parking spaces required, additional parking space shall be provided in an amount equal to the difference between the number of spaces required for the existing use and number of spaces required for more intensive use.

7. Time of Completion. Required parking spaces and loading areas shall be improved and available for use prior to issuance of a temporary occupancy and/or final building inspection.

8. Inoperative Motor Vehicles. In any residential district, all motor vehicles incapable of movement under their own power or lacking legal registration shall be stored in a completely screened space, garage, or carport.

9. Truck Parking. In residential zoning districts, no overnight parking of ~~trucks or other equipment on wheels or tracks exceeding a one-ton capacity used in the conduct of a commercial business activity~~ **commercial vehicles** shall be permitted except **as allowed through the provisions of a Class B home occupation permit.** ~~✖~~Vehicles and equipment necessary for farming and truck gardening on the premises where such use is conducted **are exempt from the restrictions of this subsection.**

[...]

B. Minimum Off-Street Parking Space Requirements and Calculations.

1. Unspecified Requirements. Vehicle and bicycle parking requirements for uses not specified in this chapter may be determined by the Planning Official based upon the requirements for similar specified uses.
2. Tandem parking (where two spaces are directly behind one another) may be counted as two parking spaces.
3. On-street parking within three hundred (300) feet of a use along its property frontage may be counted as part of the minimum spaces required.
4. Structured parking, fleet parking, spaces that are user paid (at a market rate approved by the City), on-street parking spaces and market rate surface parking lots are exempt from the maximum parking ratios.
5. If applicant demonstrates that too many or too few parking spaces are required, applicant may seek a variance from the minimum or maximum by providing evidence that the particular use needs more or less than the amount specified in this Code.
6. Mixed Uses. In the case of mixed uses, shared parking between uses is encouraged. Where shared parking is not an option, the total required vehicle and bicycle parking shall be the sum of requirements of individual uses computed separately.
7. Transit. Existing development shall be allowed to redevelop a portion of their existing parking area for transit-oriented uses, including bus stops and pullouts, bus shelters, park and ride stations, and similar facilities, where appropriate. The redevelopment shall not result in greater than ten (10) percent reduction in the number of required on-site vehicle parking spaces.

8. Where uses are mixed in a single building, parking shall be a blend of the ratio required less ten percent for the minimum number of spaces. The maximum number of spaces shall be ten (10) percent less than the total permitted maximum for each use.
9. Fractions. When the sum of the required vehicle or bicycle parking spaces is a fraction of a space the fraction shall be rounded down to the nearest whole number.
10. Maximum Parking Allowed. ~~No site shall be permitted to provide more than ten (10) percent in excess of the minimum off-street vehicle parking required by this section. This provision does not apply to those uses where maximums are~~ A maximum number of vehicular parking spaces allowed exists if provided for in Table 16.43.030-1.

[...]

ARTICLE 16.4 COMMUNITY DESIGN STANDARDS

16.44.040 Manufactured home standards.

Minimum standards for a manufactured home on an individual lot as a single-family dwelling:

A. The manufactured home shall be multisectional (double-wide or wider) and enclose a space of not less than one thousand (1,000) square feet (exclusive of the garage) of living space i.e., total of exterior dimensions of all habitable rooms, as determined by measurement of the length and width of the manufactured home.

B. Manufactured homes shall be allowed ~~on~~ **in** any residential zone of the City **that allows single family dwellings**.

C. The manufactured home, ~~except for those manufactured homes located in an FU-10 zone,~~ shall be placed on a poured-in-place, concrete backfilled foundation and enclosed at the perimeter such that the manufactured home is located not more than twelve (12) inches above grade. ~~Manufactured homes in an FU-10 zone must meet this requirement within two years after the property on which the home is sited becomes less than two acres in size.~~

D. The manufactured home shall have a pitched roof which shall have a minimum slope of two and one-half to three feet in height for each twelve (12) feet in width.

E. The manufactured home shall have exterior siding and roofing which in color, material and appearance are similar to the exterior siding and roofing material commonly used on residential dwellings used within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the City as the local permit approval authority.

F. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the State Building Code as defined in ORS 455.010.

G. The manufactured home, ~~except for those manufactured homes located in an FU-10 zone,~~ shall have a garage constructed with exterior materials matching the manufactured home's exterior material. Carports are not allowed because garages are consistent with the predominant construction of immediately surrounding dwellings in all residential zoning districts in the City. ~~Manufactured homes in an FU-10 zone must meet this requirement within two years after the property on which the home is sited becomes less than two acres in size.~~

H. A manufactured home and the lot upon which it is to be sited are subject to any development standard, architectural requirement and minimum size requirement to which

conventional single-family residential dwellings on the same lot would be subject which also includes specific design, landscaping, and exterior siding and roofing requirements.

I. A manufactured home shall not be sited in any area designated as an historic district or residential land immediately adjacent to an historic landmark.

J. All manufactured homes (except for manufactured homes located within a manufactured homes subdivision or in mobile home parks) shall utilize at least two of the following design features:

1. Dormers;
2. Recessed entries;
3. Cupolas;
4. Bay or bow windows;
5. Attached garage;
6. Window shutters;
7. Off-sets on building face or roof (minimum twelve (12) inches);
8. Gables;
9. Covered porch entry;
10. Pillars or posts;
11. Eaves (minimum six inches);
12. Tile or shake roof;
13. Horizontal lap siding;
14. A roof with a pitch greater than nominal 3-12.

K. If the manufactured home is removed from its foundation, the owner of the property shall remove the foundation and all accessory structures and additions to the manufactured home, and permanently disconnect sewer, water and other utilities unless otherwise authorized by the City. In the event the owner fails to accomplish such work within thirty (30) days from the date on which the manufactured home is moved from its foundation, the City may perform such work and place a lien against the property for the cost of such work. This condition shall not apply in the event that the manufactured home is replaced on the original foundation, on the original foundation as modified, or by another approved manufactured home within thirty (30) days of the original manufactured home's removal.

16.44.045 Mobile home parks.

A. The standards of this section supersede the standards of Section 16.64.040, **when applicable in regard to the underlying comprehensive plan designation/zoning district**, of the LDC in reviewing applications for mobile home parks. **The standards of this section are applicable to proposed new mobile home parks and mobile home park expansions, including the provision of all Level 1 services, per the requirements of this Title.**

B. All standards of Section 16.44.040 apply to manufactured homes in a mobile home park that is three acres or larger in size; for mobile home parks smaller than three acres, only Sections 16.44.040(D) and 16.44.040(E) apply.

C. Density and Setbacks. The maximum density allowed in a mobile home park shall not exceed that of the underlying zone. A minimum ~~ten~~ twenty (120) feet distance shall be maintained between mobile homes.

D. Landscaping and Screening. Except as required for vision clearance, a landscaped area of at least twenty (20) feet in depth which attains a height of at least five feet within two growing seasons is required along the perimeter of the park. A fence may be provided in addition to the required perimeter landscaping, its placement to be approved by the Planning Commission. In addition, all open spaces not occupied by structures, mobile homes or paved areas, shall be planted or otherwise landscaped and shall be properly maintained.

E. Roadways and Circulation. All private roads in mobile home parks shall be a minimum of twenty (20) feet in width if parking is prohibited, or thirty (30) feet if on-street parking is allowed. All private roads must meet City standards for construction and must be paved and named. An internal walkway system must connect each mobile home with the street system and ~~park~~ recreation facilities. Circulation plans for mobile home parks must be approved by the fire district.

F. Fire Hydrants. An adequate number of fire hydrants shall be provided within the mobile home park, so that no mobile home space or structure within the park shall be more than four hundred (400) feet measured along a roadway from a hydrant.

G. Street Lights. Standard street lights shall conform to the standards of the lighting district.

H. Numbering of Spaces. Each mobile home space shall be legibly numbered so that it may be easily found, in a manner to be approved by emergency services. A site plan showing the general layout of the park, the location of each numbered space and all roadways shall be furnished to the fire district and to the City.

I. Recreational Vehicle Parking Area. **For proposed new mobile home parks and mobile home park expansions,** Each mobile home park shall have a separate paved area designated for the parking and storage of recreational vehicles, campers, boats, trailers, etc. Such area shall be enclosed by a sight-obscuring fence. There shall be at least one recreational vehicle parking space for each six mobile home spaces in the mobile home park.

J. Recreation Area. **For proposed new mobile home parks and mobile home park expansions accommodating children under 14 years of age, a** A minimum of ~~twenty-five hundred (2,500)~~ five thousand (5,000) square feet, or ~~one two hundred (1200)~~ square feet per mobile home space, whichever is greater, shall be provided and maintained by the mobile home park owner for a recreation area. **A separate play area is not required if an existing mobile home park can document that it was in existence before March 13, 1989, and rented spaces as an all adult park.**

K. Accessory Structures. Other structures within the mobile home park for uses accessory to the park such as a service building, laundry area, recreational facilities, manager's office, etc., are permitted provided they do not draw trade from outside the park. All such accessory structures shall be located a minimum of twenty (20) feet from any mobile home and from other structures, roadways and property lines.

L. Parking. A minimum of one paved parking space per unit is required.

M. Patio. Each mobile home space shall have a patio or deck of concrete, brick, stone or wood at least one hundred twenty (120) square feet in size.

N. Utility Connections. Each mobile home shall be equipped with connections for running water, electricity and sanitary sewage disposal. All utility connections shall be located underground.

[...]

16.44.050 Accessory dwelling units.

A. Purpose. The purpose of this section is to establish appropriate locations, site development standards, and permit requirements to allow for the provision of accessory dwelling units (ADUs) within the City. ADUs, commonly referred to as “granny flats” or “mother-in-law apartments,” are a well-established housing strategy that utilize an additional living unit in areas zoned for single-family use. By creating a self-contained unit with a separate entrance and kitchen from existing space in the primary dwelling; a combination of existing and newly created space; space in an existing accessory building; or, from the addition of a new accessory building, secondary living areas can be created in association with existing or new homes. Such living space can aid in the housing and dependent care of family members, provide rental income to offset the costs of home-ownership, and add to the supply of affordable housing options available to the citizens of Happy Valley.

B. Development Standards. In addition to the applicable standards of the underlying residential zone, ADUs shall comply with the following development standards:

1. An ADU shall meet all applicable health, fire safety and building codes, pursuant to the Oregon Structural Specialty Code.
2. ADUs shall be allowed only in conjunction with parcels containing one single-family dwelling. Only one ADU per parcel is permitted, and either the primary dwelling or the ADU must be owner occupied. Alternatively, the owner may appoint a family member as a resident caretaker of the primary dwelling or of the ADU.
3. The ADU may be created by converting existing living area or adding floor area, or construction of a new structure that is either attached or detached. For example, conversion of space above a primary dwelling’s detached garage would qualify as a detached ADU. However, no detached ADU structure may include a secondary garage (one garage for the primary structure and one for the ADU) separate from the primary dwelling. In addition, the building height of the ADU may not exceed **50 percent of** the building height of the primary structure **or 26 feet, whichever is higher.**
4. The maximum gross habitable floor area (GHFA) of an ADU involving the conversion of existing space within a primary dwelling such as a basement or addition shall not exceed fifty (50) percent of the GHFA of the primary residence on the lot. Construction of a new structure that is attached by means of a breezeway or similar feature does not qualify as an attached structure. For a detached ADU, the GHFA shall not exceed fifty (50) percent of the GHFA of the primary residence on the lot, and shall not exceed a maximum of one thousand (1,000) square feet, whichever is less. The floor area of any garage in the primary dwelling shall not be included in the total calculation of GHFA.
5. Only one entrance shall be located on the front of the primary dwelling or any portion of the primary dwelling abutting a street, unless the dwelling contained additional entrances before the accessory residential unit was created.
6. In order to maintain an architectural character similar to the primary dwelling, the accessory residential unit shall have siding and roofing materials and exterior paint

colors that generally match the siding and roofing materials, and exterior paint colors of the primary dwelling.

7. The development of the ADU shall provide an additional on-site parking space if the primary dwelling has less than four on-site spaces (for example, inclusive of a garage and driveway) available before construction of the accessory unit.

8. A minimum six-foot hedge or site-obscuring fence may be required by the Planning Official or designee to buffer a detached ADU from dwellings on adjacent lots, when buffering is necessary for the privacy and enjoyment of yard areas of adjacent properties.

16.44.055 Accessory uses.

An accessory use shall comply with all requirements of a principal use, except as this title specifically allows to the contrary, and shall comply with the following limitations:

A. Fence limitations shall be as follows:

1. No fence constructed or installed on an interior or rear property line shall exceed the height of six feet unless said fence is structurally engineered and receives building permit approval. In such cases, a fence may be constructed to a maximum height of eight feet. Evergreen or shrubbery planting may be maintained on such property lines when the neighbor is agreeable thereto.

2. A fence located in a required front yard shall not exceed a height of two and one-half feet measured from the curb elevation or required side yard on the street side of a corner lot, forward of the front yard setback, shall not exceed a height of six feet. However, in all scenarios involving inadequate clear vision caused by fence construction on a corner lot, the fence shall either be relocated, or shall be limited to a maximum height of two and one-half feet measured from the curb elevation. Where adequate vision clearance exists at driveways, the Planning Official or designee may set the height of said fence.

3. Fence height restrictions do not apply to public utility fences or to chain link fences enclosing school and public playgrounds.

B. A greenhouse or hothouse may be maintained accessory to a dwelling only if there are no sales.

C. A **separated** garage, accessory storage **structure larger than a “shed”, play structure, and workshop building, etc.** may be ~~maintained~~ **constructed** accessory to a **primary** dwelling. **Accessory structure building height shall not exceed 50 percent of the height of the primary structure or 22 feet, whichever is higher.**

[...]

Chapter 16.45 SIGNS

[...]

16.45.040 Variances.

Upon a variance application by an applicant, the Planning Commission may grant a specific variance from the provisions of this section following the standards and procedures set forth in Chapter 16.28 of this Code. **Variances to the standards of this chapter shall be processed in accordance with Chapter 16.71, Variances. Applications for variances shall be submitted at**

the same time as an application for a sign permit, and the applications shall be reviewed concurrently.

[...]

16.45.050 Prohibited signs.

It is unlawful for the following signs to be erected or to be maintained except as otherwise provided in this section:

- A. Billboards;
- B. A sign that interferes in any way with a traffic control sign or device or prevents clear and unobstructed view of official traffic control signs or devices or approaching or merging traffic;
- C. A sign that contains, includes or is illuminated by any flashing or revolving, rotating or moving light or moves or has any animated or moving parts. This subsection does not apply to traffic control signs or devices and “readerboard” signs less than twenty-four (24) square feet in size as authorized by this chapter;
- D. A sign with lighting which is not effectively shielded as to prevent beams or rays of light from being directed at any portion of the main traveled right-of-way of a State highway, or is of such low intensity or brilliance as not to cause glare or to impair the vision of the driver of a motor vehicle or otherwise to interfere with the operations thereof;
- E. A sign in excess of three square feet, located upon a tree, or painted or drawn upon a natural feature;
- F. An obsolete sign;
- G. ~~Portable signs, tent signs, p~~Permanent inflatable signs (including “blimp” type signs typically extended from a building roof), permanent streamers, balloons, hulas, flags, banners, pennants, etc., or vehicle mounted signs, excepting traditional holiday decorations or temporary signs pursuant to the provisions of this chapter;
- H. A sign that obstructs free ingress to or egress from any door, window or fire escape, alley, drive or fire lane, or is attached to a fire escape;
- I. A sign erected or maintained on public property or within the public right-of-way without permission of the public body having jurisdiction. This shall include signs placed on utility poles located within public right-of-way;
- J. A sign not able to withstand a wind pressure of twenty (20) pounds per square foot of exposed surface, or is insecurely erected, or is constructed so as to constitute a fire hazard;
- K. A sign not maintained in a safe, neat, clean and attractive condition and in good repair;
- L. Any sign larger than four square feet on an undeveloped lot or parcel of property other than temporary signs as provided by this chapter;
- M. A sign not otherwise in compliance with any provision of this Code, Oregon law or the terms and conditions of any valid sign permit issued under this chapter;
- N. Signs with rotating or moving parts or any portion thereof designed to move unless specifically allowed by the provisions of this chapter;
- O. Electronic display signs or readerboards, including any video display board of television quality in which the rate of change is electronically programmed that exceed twenty-four (24) square feet in size. Electronic readerboards of any size are prohibited in residential zones unless authorized by a conditional use permit;
- P. Signs with exposed lighting or neon tubes on the sign face in residential zones;

Q. Roof signs;

R. ~~Off premises signs~~

S. Signs with light intensity in excess of the standards of the sign industry, as provided by the Oregon Electric Sign Association;

~~TS.~~ Hazards. No sign, light, electrical cord, streamer, flag, or other apparatus shall be situated or used in a manner which creates a hazard;

U. ~~Signs attached to, or carried by a person.~~

16.45.060 Signs not requiring a permit.

A. In any **commercial or industrial** zoning district, the following signs may be **placed** and maintained without a permit, so long as they comply with all applicable provisions of this section and are not illuminated:

1. A single, **temporary or permanent sign per street frontage** where the display surface area does not exceed ~~two~~ **six** square feet **per sign face**;
2. Window signs, up to nine square feet, situated on the indoor-side of a window or door ~~in commercial and mixed-use zones~~;
3. Signs attached to, or carried by, a person;
4. Signs required by law or legal action, including but not limited to, signs warning of hazardous or dangerous conditions on a premises and land use application and hearing notice signs;

B. **In any residential or institutional zoning district, the following signs may be placed and maintained without a permit, so long as they comply with all applicable provisions of this section and are not illuminated:**

1. **Signs required by law or legal action, including but not limited to, signs warning of hazardous or dangerous conditions on a premises and land use application and hearing notice signs; and,**
2. **A single, Four temporary signs** where the display surface area does not exceed ~~two~~ **six** square feet **per sign face and sign height does not exceed six feet.** **A person or entity selling a property or advertising a public election shall remove temporary signs 12 days within the closing of the sale or the public election, all other temporary signs shall be removed 12 days after placement.**

16.45.090 Signs in residential zones.

A. Signs Allowed. In the MUR, VTH, R-7, R-8.5, R-10, R-15, R-20, and R-40 zones, the following signs are allowed:

1. Monument Signs.
 - a. The sign shall be a permanent monument sign.
 - b. Signs are only allowed in a recorded subdivision that has been given approval through the planning process of the City of Happy Valley.
 - c. Signs shall be located on private property, at a subdivision entrance or on a private tract median island within the public right-of-way.
 - d. Only one sign per public street entrance is allowed.
 - e. No more than two sides are allowed.

- f. Signs shall not extend any higher than six feet above grade, unless located in a private median tract, in which case the height shall not exceed two and one-half feet. In all cases, signs shall comply with the clear vision requirements.
 - g. When a sign is located in a private median tract, the width of the sign shall not exceed fifty (50) percent of the width of the median measured from curb to curb or, where there is no curb from edge of pavement to edge of pavement, provided the area limitation below is met, and it shall be centered in the median.
 - h. Sign face area shall not exceed sixty (60) square feet. Sign area shall not exceed twenty (20) feet in length and six feet in height.
 - i. Indirect illumination is allowed, unless the sign is located in a median, in which case no illumination is allowed.
 - j. There shall be a minimum of one hundred (100) feet separation from other subdivision signs and all other permanent signs, with the exception of directional signs.
 - k. All required permits shall be obtained prior to placement of sign.
2. Temporary Signs.
- a. Temporary signs shall not be internally or externally illuminated.
 - b. Temporary signs shall not be located or extend into or over public right-of-way or into the clear vision area with the exception of special event banner signs (please see definitions section for description).
 - c. Temporary signs shall be maintained and kept neat and clean. Materials shall not be allowed to fade, tear, rip or otherwise become unsightly during the period of installation.
 - d. Temporary signs shall not be attached to fences, trees, shrubbery, utility poles, or like items. They shall not obstruct or obscure primary signs on adjacent premises. They shall not create a traffic hazard because of distractive character to motorists of any such device or the cumulative effect of all such devices.
 - e. Temporary signs shall not exceed thirty-two (32) square feet.
 - f. Only one temporary sign advertising a residential development shall be allowed.
 - g. ~~Temporary signs on a property being offered for sale shall be removed within fourteen (14) days of sale or transfer of possession, whichever occurs first. Additional lawn signs shall be removed within twelve (12) days after an election. For all other properties, the Sign Official shall establish a timeframe for placement for each temporary sign approved at the time of permit issuance. Approval periods shall be valid for no more than sixty (60) days.~~
 - h. All required permits shall be obtained prior to placement of signs.

16.45.100 Signs in institutional and public use (IPU) zone.

- A. Signs Allowed. In the IPU zone the following signs are allowed.
 - 1. Freestanding Signs.
 - a. Freestanding signs shall be supported by no more than two poles, posts, columns, or similar supports. Guy wires and similar stabilization methods are not permitted.

b. The poles, posts, columns, or similar supports for freestanding pole signs shall be closed to present a round, oval, polygon or similar exterior appearance. Exposed angle-iron supports such as I-beams are not permitted.

c. The poles, posts, columns or similar supports for freestanding pole signs may be covered with a pole-cover as a method of improving the appearance of the support(s).

d. The total width, including any pole-cover, of the poles, posts, columns or similar supports for freestanding pole signs shall be no wider than twenty-five (25) percent of the sign face's width.

e. The poles, posts, columns or similar supports for freestanding pole signs shall be plumb (straight up).

f. No portion of a freestanding pole sign shall extend on or over a building.

g. The surface display area shall not exceed one hundred (100) square feet, with fifty (50) square feet maximum area per sign face.

h. The faces of two-sided pole signs shall be parallel to each other.

i. All required permits shall be obtained prior to placement of sign.

j. One freestanding sign per street frontage is allowed, provided no monument sign exists along the same frontage.

2. Monument Signs.

a. Monument signs shall be erected on grade or set into a hillside. If the monument sign is supported by a pole, the sign shall extend down to within four inches of grade to cover the pole so that no more than four inches of the pole is visible.

b. No more than two sides are allowed.

c. Signs shall not extend any higher than six feet above grade.

d. Signs shall not exceed sixty (60) square feet in area.

e. Only indirect or internal illumination is allowed.

f. Signs shall be placed in accordance with the clear vision area.

g. All required permits shall be obtained prior to placement of sign.

h. One monument sign per street frontage is allowed, provided no freestanding sign exists along the same frontage.

3. Wall Signs.

a. Display surface area shall not exceed two square feet for each lineal foot of the wall on which the sign is erected.

b. One sign per each owned or leased wall is permitted. This shall not exceed four walls of a building.

c. No more than one side is permitted for each sign.

d. Indirect or internal illumination is permitted.

e. All required permits shall be obtained prior to placement of sign.

4. Readerboard Signs.

a. Readerboard signs are allowed in an IPU zone as a part of another sign. The Sign Official may impose conditions of approval regarding the frequency of copy change, the hours of operation, and the method by which the message is changed in order to assure compliance with the standards of this section and this chapter.

b. Readerboard signs shall not exceed twenty-four (24) square feet in size. The readerboard and associated sign shall not exceed the total allowable sign area for the IPU district.

c. The design and placement of the readerboard and associated sign shall not adversely affect vehicular or pedestrian safety.

d. The readerboard and associated sign shall comply with all other requirements of this chapter.

e. Temporary signs shall not exceed thirty-two (32) square feet.

16.45.110 Signs in mixed-use zones and commercial zones.

A. Signs Allowed. In mixed-use and commercial zones, the following signs are allowed:

1. Wall Signs.

a. **Single-story structures.**

i. Display surface area shall not exceed two square feet for each lineal foot of the wall on which the sign is erected;

ii. One sign per each owned or leased wall is permitted. This shall not exceed four walls of a building;

iii. ~~No more than one side is permitted for each sign;~~

iv. Indirect or internal illumination is permitted;

v. All required permits shall be obtained prior to placement of sign.

b. Total signage for multi-story structures containing multiple businesses shall be limited to ten percent wall coverage. There is no limit on the number of signs allowed if within the total permitted wall coverage limit.

2. Freestanding and monument signs, so long as a permit is first obtained as required by this chapter and the following standards are met:

a. Number. One sign shall be permitted for each street frontage of premises, provided minimum lot frontage of thirty (30) feet is met. No sign shall be permitted on the same frontage where there is a projecting or roof sign. Signs on the same premises but on different frontages shall be separated by a minimum of fifty (50) feet distance.

b. Area.

i. Where the street frontage is less than fifty (50) feet, the maximum display surface area shall not exceed fifty (50) square feet, with twenty-five (25) square feet maximum area per sign face;

ii. Where the street frontage is greater than fifty (50) feet but less than two hundred (200) feet, surface display area shall not exceed one hundred (100) square feet, with fifty (50) square feet maximum area per sign face;

iii. Where the street frontage is two hundred (200) feet or greater, the surface display area shall not exceed two hundred (200) square feet, with a maximum area of one hundred (100) square feet per sign face;

iv. In no case shall any sign have a surface display area in excess of two hundred (200) square feet.

c. Projection. Freestanding signs shall not project over a public right-of-way.

d. Clearance. A minimum clearance of ten (10) feet from grade shall be maintained over pedestrian or vehicular areas, fourteen (14) feet over areas of truck access.

e. Horizontal Dimension. The greatest horizontal dimension shall not exceed twenty (20) feet for any freestanding sign.

f. Height. The height of any freestanding or monument sign shall not exceed ten (10) feet above grade, plus five feet for each two hundred (200) feet, or portion thereof, of street frontage. In no event shall any sign exceed fifteen (15) feet in height.

g. Illumination. Indirect or internal illumination is permitted.

3. Projecting Signs. Projecting signs are allowed so long as a permit is first obtained as required by this chapter and the following standards are met:

- a. Number. One projecting sign may be permitted for each business frontage. No projecting sign shall be permitted for the same business frontage where there is a freestanding sign.
- b. Area. Sign area shall not exceed sixteen (16) square feet per sign face, with total area of all faces not to exceed thirty-two (32) square feet.
- c. Projection. Maximum projection from a building wall shall be four feet. No sign shall project within two feet of the curb line.
- d. Vertical Dimension. The greatest vertical dimension of a projecting sign shall not exceed four feet; provided, however, for any reduction in projection, the sign may be increased in height a like distance. The maximum projection above the wall on which the sign is erected shall be one foot, and the visible supporting structure shall be minimized to the greatest extent possible consistent with safe structural support.
- e. Clearance. A minimum clearance of eight feet from grade shall be maintained over pedestrian areas, ten (10) feet from grade over vehicular areas and fourteen (14) feet over areas of truck access.
- f. Separation. The minimum distance from another projecting sign shall be twenty (20) feet in the same horizontal plane.
- g. Projecting Signs on Other Project Structures. Awnings, marquees, canopies, false fronts and wall extensions, safely constructed and approved by the Building Code Official, may extend beyond the limits for projecting signs. Projecting signs on such structure shall not exceed the limits as to number, area, projection, vertical dimension, clearance and separation as provided for any projecting sign. The only exception shall be for those instances in which a projecting structure would prohibit a projecting sign within sight of pedestrians; in these instances, the clearance under the marquee or other permanent structure may be reduced to eight feet.

4. Readerboard Signs.

- a. Readerboard signs are allowed in mixed use and commercial zones as a part of another sign or as a stand-alone window sign. The Sign Official may impose conditions of approval regarding the frequency of copy change, the hours of operation, and the method by which the message is changed in order to assure compliance with the standards of this section and this chapter.
- b. Readerboard signs that are part of an accompanying sign shall not exceed twenty-four (24) square feet in size. Readerboard signs located within window areas shall not exceed ten (10) square feet in size. The readerboard and associated sign shall not exceed the total allowable sign area for the underlying mixed use or commercial zoning district, a window readerboard sign combined with any other signage shall not exceed the building face signage square-footage allowed by this chapter.
- c. The design and placement of the readerboard and any associated sign shall not adversely affect vehicular or pedestrian safety.
- d. The readerboard and any associated sign shall comply with all other requirements of this chapter.

~~5. For multiple businesses in a shopping center, multiple businesses sharing common off-street parking facilities, or for multiple businesses with the same property owner, all of which are located on one or more contiguous lots, the maximum number of signs allowed shall be one wall sign per business and one freestanding sign for the entire property. Signs shall be in conformance with standards as set forth above.~~

16.45.115 Temporary signs.

A. Temporary signs may include **board signs, canvas signs, plastic signs,** inflatable signs, banners, flags, balloons, pennants, streamers, etc., subject to the following:

1. Temporary signs shall not be internally or externally illuminated.
2. Temporary signs shall not be located or extend into or over public right-of-way or into the clear vision area with the exception of special event banner signs as defined in this title.
3. Temporary signs shall be maintained and kept neat and clean. Materials shall not be allowed to fade, tear, rip or otherwise become unsightly during the period of installation.
4. Temporary signs shall not be attached to trees, shrubbery, utility poles or like items. They shall not obstruct or obscure primary signs or adjacent premises. They shall not create a traffic hazard because of distractive character to motorists.
5. Temporary signs shall **range in size from greater than six square feet to a size not to exceed thirty-two (32) square feet in size.**
6. ~~Temporary signs on a property being offered for sale shall be removed within thirty (30) days of sale or transfer of possession, whichever occurs first. Temporary election signs shall be removed within twelve (12) days of the election. For all other temporary signs, t~~The Sign Official shall establish a timeframe for placement of each temporary sign approved. Approval periods shall not exceed sixty (60) days in one calendar year. The sign shall be removed at the end of the approval period.
7. All required permits shall be obtained prior to placement of **temporary signs, unless exempted by this Title.**

[...]

16.46.010 Happy Valley Style design standards.

A. Purpose. The purpose of the Happy Valley Style design review standards is to guide building siting and design and to promote a comprehensive identity for nonresidential developments within the community that are three stories or below in height through the application of the Happy Valley Style (Appendix B) and the standards of Chapter 16.46 so that:

1. The location, size, shape, height and spatial and visual arrangement of the uses and among buildings, building entrances, existing and proposed structures are compatible with each other, with consideration given to increased setbacks, building heights, shared parking, common driveways and other similar design considerations; and
2. That there are interrelationships transit stops, transit facilities and routes, parking and loading areas, vehicular and pedestrian circulation, open spaces, landscaping and related activities and uses on the site.

B. Relationship to Other Standards. The standards of this section apply in addition to other standards of this title. Where standards in this section conflict with standards in other sections of this Code, the standards of this section shall govern.

C. Applicability.

- 1.** The Happy Valley Style design standards apply to all mixed-use commercial, retail commercial, office and institutional buildings that are three stories in height or less, except

as exempted **in subsection D**, below. Buildings that are greater than three stories in height are encouraged to utilize practical design elements from the Happy Valley Style.

~~2. 1. Happy Valley Style Required.~~ Buildings **New buildings** shall be designed using building design elements of the Happy Valley Style to create distinctive buildings with richly textured, visually engaging façades and that are pedestrian friendly (see Appendix B).

Expansion or substantial exterior remodeling of existing nonresidential development which is greater than 50% percent of the building's gross floor area shall be designed to maintain or increase the building's overall compliance with the Happy Valley Style standards.

3. Buildings that are greater than three stories in height are encouraged to utilize practical design elements from the Happy Valley Style.

D. Exemptions to the Happy Valley Style.

1. Residential dwellings are exempt from the standards of Chapter 16.46. However, single-family attached and/or multifamily dwellings are encouraged to utilize the Happy Valley design standards;
2. Master Plan areas over ten (10) acres in size within the employment district of the Rock Creek employment area containing specific design standards;
3. The Eagle Landing Sub-Area Plan area; and
4. Buildings designed for manufacturing or other industrial uses.

E. ~~Summary and Location~~ **Character** of the Happy Valley Style. **As described in more detail in Section 2 of Appendix B, the** The Happy Valley Style promotes a residential character for projects by drawing on features from certain historical architectural styles as well as through the use of complex massing and varied rooflines. Materials of the Happy Valley Style draw on the Pacific Northwest's natural resource heritage. Equally important to incorporating a residential character, the Happy Valley Style also promotes a pedestrian friendly environment, using façade design that creates a storefront appearance at the ground level. The overall development pattern should contribute to a sense of arrival and departure to and from the City core. Happy Valley's unique topography and natural features should be incorporated into project design where feasible. While it is influenced by historic architectural styles, the goal of the Happy Valley Style is not a literal replication of historic residential buildings, but appropriate contemporary interpretation of time-tested and proven design principles. The Happy Valley Style is also flexible enough to allow for variety, acknowledging different needs and preferences of various uses. Projects do not need to include all features that make up the Happy Valley Style. However, projects should reflect the Style's characteristic elements in varying combinations.

F. **Pedestrian Oriented**-Building Siting and Design Standards and Characteristics.

~~3. Pedestrian Oriented Siting.~~ In order to orient buildings to the pedestrians walking on the pedestrian network and to activate the pedestrian environment and emphasize pedestrian movements, development shall meet the following **minimum** standards **in this section.** **Additional recommendations for pedestrian-oriented building siting are included in Section 3 of Appendix B:**

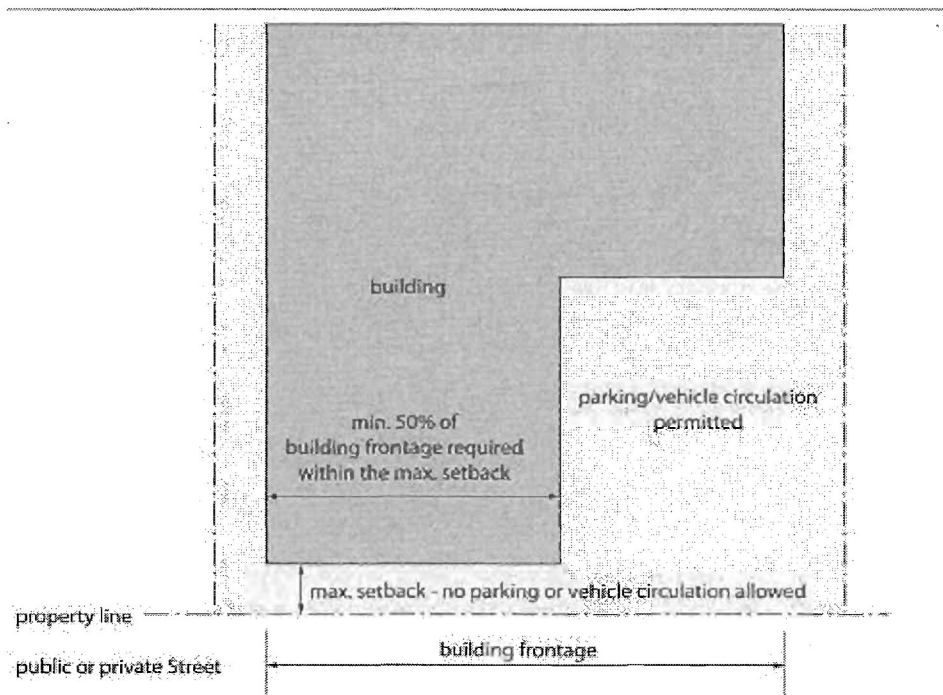
1a. Maximum Setback.

a. At least (50) fifty percent of the building frontage must meet the maximum setback of ~~six~~ **eight (8)** feet from a property line **along a public street.**

b. Surface parking facilities and vehicular circulation facilities, such as driveways and queues, are prohibited between the 50% of the building frontage regulated by this section and the street. which abuts a public street, or the nearest improved edge of a private street or access drive.

2. Multiple Frontages. However, in **In** scenarios involving multiple frontages, the developer shall have the option to designate and orient the front, side and rear façades of a structure. In no case shall buildings be required to have dual front façades. **However, where development is proposed on a corner lot, buildings shall be located to preserve or create strong building edges at public street corners.**

Figure 16.46.010-1: Maximum Setback



b. On sites where public or private streets, or access drives more than two hundred (200) feet in length intersect, the building must meet the maximum setback requirements of paragraph a, above, on at least two of the intersecting streets.

c. The requirement for building frontage on multiple streets in paragraph b above shall apply first to intersections of public streets, and second to intersections of public and private streets. Where these specific combinations of intersections do not exist, the applicant may select the intersection for the two required building frontages.

3. Exceptions. **The Design Review Board may approve a modification to the maximum setback standards in the following circumstances provided the modification is the minimum necessary and the proposed design accomplishes the intent of the Happy Valley design standards:**

a. The proposed building is interior to a development site and the maximum setback is met by other buildings on the site.

b. An increase in the maximum setback is necessary for the protection of natural resource, or to accommodate topographic constraints or required utility easements.

~~c. d. The~~ **To allow for the** placement of pedestrian amenities within the maximum setback requirements of paragraph a, above, including, but not limited to, seating areas, water features, and plazas measuring a minimum of five hundred (500) square feet, and not to exceed one thousand (1,000) square feet, may count toward the requirements of this section as alternatives to the placement of building frontage within the maximum setback area. Plazas shall include construction materials that differ from the surrounding sidewalk, and shall be approved by the Design Review Board. Materials include (but are not limited to), paving bricks, stamped concrete, etc.

d. The proposed building has been oriented to a private street which has been designed and built to function as a public street.

G. Building Massing

~~1.2.~~ Complex Massing Required. New buildings shall use massing characteristic of the Happy Valley Style and asymmetrical composition to avoid the monolithic expanse of frontages and roof lines and break up building sections using elements including variable planes, projections, bays, dormers, setbacks, canopies, awnings, parapets, changes in the roof line, materials, color, or textures (See Element 2 **4.1**, Appendix B).

~~2.4.~~ Street Corners. a. Where development is proposed on a corner lot, **the following standards shall be met:**

~~a.~~ buildings **Buildings** shall be located **designed** to preserve or create strong building edges at public street corners (see Element 5 **4.2**, Appendix B).

~~b.~~ Buildings located on street corners shall be designed to complement and be compatible with other corner buildings at the same intersection by repeating or echoing the same pattern of corner treatment by creating similar focal points such as entries, towers, material or window elements, signage, etc.

~~b.e.~~ **Buildings shall reinforce** Reinforce street corners by repeating façade elements such as signs, awnings and window and wall treatments on both sides of the **building facing the** corner.

~~6.~~ Building Height and Number of Stories.

~~a.~~ One-story construction shall have a minimum height of twenty-two (22) feet at the public or private street side building edge.

~~c.b.~~ Buildings located on public street corners shall contain an architectural element at least thirty-four (34) feet or two structural stories in height.

~~d.e.~~ Two-story building elements, **which shall be located to reinforce the corner,** include, but are not limited to:

- i. Tower;
- ii. Enclosed porch;
- iii. Entrance pavilion.

~~3.5.~~ Roof Forms.

~~a.~~ Roof forms shall promote architectural diversity and interest, preferably through the use or appearance of gable and hipped roof forms. Flat-roofed buildings without

~~articulation shall only be allowed pursuant to Section 16.44.010(C)(13) exceptions to standards (see Element 3 **4.3**, Appendix B).~~

b. Roof line offsets shall be provided at intervals of ~~seventy-five (75)~~ **forty-five (45)** feet or less, to create variety to the massing of structures and relieve the effect of a single, long roof. Roofline offsets shall be a minimum ~~eight-foot~~ **four-foot** variation either vertically from the gutter line or horizontally.

c. The Design Review Board may approve a modification of this standard only where the building façade otherwise provides the variations and offsets necessary to avoid a monolithic appearance.

H. Building Design

1.7. Entrances.

a. To encourage increased pedestrian **activity** density on public and private streets and sidewalks, primary building entrances should be oriented to, or be at an angle no more than forty-five (45) degrees from the street (public or private) ~~or access driveway greater than two hundred (200) feet in length~~, to the maximum extent practicable. For multi-tenanted buildings or buildings with multiple entrances, or both, only one primary entrance must comply with this standard. In addition, for buildings with multiple frontages, only one primary entrance on one building frontage must comply with this standard (see ~~Element 5.1~~, Appendix B).

b. Primary building entrances shall be architecturally emphasized.

2.8. Storefront Appearance for Commercial and Office Buildings. Commercial and office buildings fronting on public or private streets ~~or an access driveway more than two hundred (200) feet in length~~ shall create a storefront appearance on the ground floor by implementing the following standards:

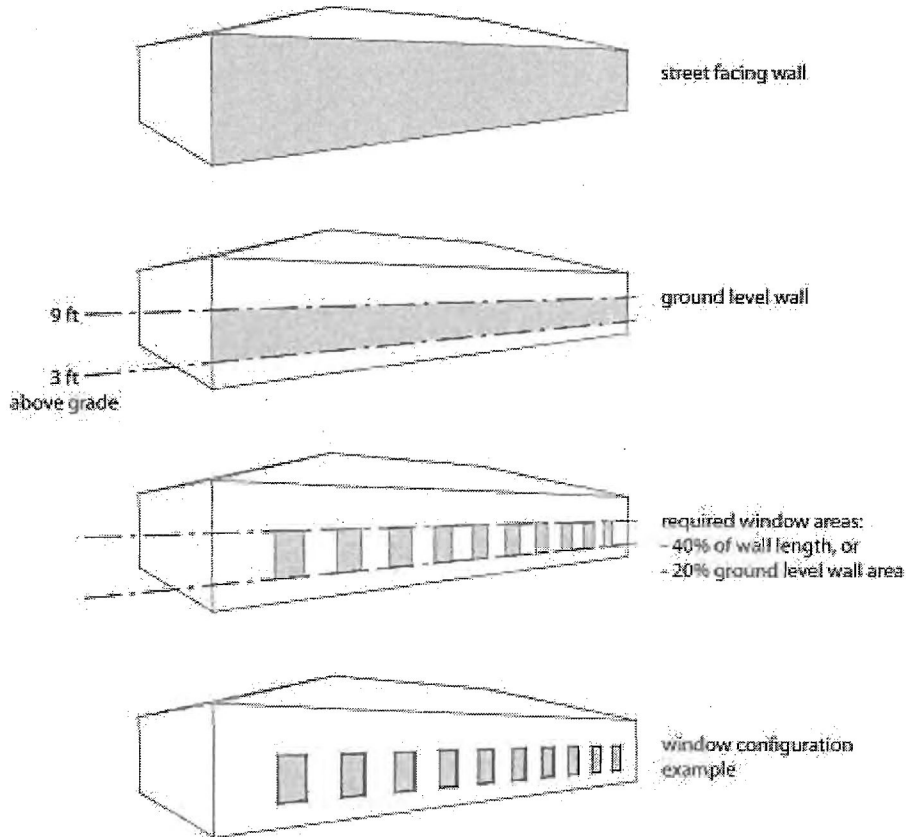
a. Changing buildings planes, materials or window patterns, or by creating a break in awning or canopy construction at intervals ~~of about~~ **not exceeding** forty (40) feet **in length**; and

b. Ground Floor Windows. To avoid blank walls and create a storefront appearance at the ground level, exterior building walls facing a public or private street ~~or an access driveway greater than two hundred (200) feet in length~~ shall incorporate ground floor windows.

i. Required Window Areas. Windows must be a minimum of forty (40) percent of the length and twenty (20) percent of the ground level wall area. Ground level walls include all exterior walls from three feet above finished grade up to nine feet above the finished grade.

ii. Qualifying Window Features. Required window areas must either be windows that allow views into working areas or lobbies, pedestrian entrances, or display windows set into the wall. Display cases attached to the outside wall do not qualify. The bottom of the windows must be no more than three feet above the adjacent exterior grade.

Figure 16.46.010-2: Required Window Area



3.10. Façade Design.

a. Buildings shall include changes in relief on façades facing public or private streets or residential development for pedestrian interest and scale. Relief changes may include (see Element 5.2, Appendix B):

- i. Cornices;
- ii. Bases;
- iii. Fenestration;
- iv. Fluted masonry;
- v. Other treatments.

b. Buildings with two or more stories shall have a strong ground floor cornice designed to separate the ground floor functions and materials from the upper story or stories and to provide continuity with cornice placement on abutting buildings (see Element 5.2, Appendix B). Methods for compliance with this requirement include but are not limited to:

- ~~i. Buildings shall use the same or similar building materials and/or colors from storefront to storefront or building to building; or~~
- ~~ii. On two-story buildings, painting the wood elements in the first floor storefront areas white, black, dark brown, dark green or grey/blue is encouraged. This color range is not intended to be an exclusive list, but is recommended to create~~

~~compatibility and design strength at the ground floor storefront level while encouraging diversity with multi-tenant buildings and in large lot developments.~~

c. Ornamental Devices. Ornamental devices characteristic of the Happy Valley Style, such as molding, entablature and friezes, are required at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band must be at a thickness in proportion to the height of the wall (see 5.2, Appendix B).

4.12. Awnings and weather protection.

a. Except as required by subsection b, buildings Buildings shall provide awnings or canopies for weather protection extending **a minimum of two** six feet from window walls (see 5.2, Appendix B). Awnings may have a front valance.

b. Where window walls are adjacent to walkways, buildings shall provide awnings or canopies for weather protection extending a minimum of six feet from window walls (see 5.2, Appendix B). Awnings may have a front valance.

c. Weather protection shall be provided at building entries/exits extending a minimum of six feet from the entry/exit.

5.9. Materials. Building materials shall reflect the Happy Valley Style (see Element 4-5.3, Appendix B).

a. Primary Materials. A “primary material” is the predominant building material that covers a minimum of sixty (60) percent of the building’s exterior walls. Primary materials are:

- i. Masonry, which includes natural and natural-looking stone, and rusticated brick or concrete blocks that are residential in character and appearance;
- ii. Wood (siding or shingles);
- iii. Glass.

b. Secondary Materials. A “secondary material” is not the predominant building material. Any one secondary material shall not cover more than forty (40) percent of the building’s exterior walls. Secondary building materials are:

- i. Glass;
- ii. Typical commercial-grade stucco;
- iii. Typical commercial-grade brick;
- iv. Steel.

c. Multiple-story Buildings. When buildings have two or more stories, the material used at the ground level shall differ from that used at upper levels in order to create a clear distinction between the ground and upper levels.

d. Roof. New buildings or substantial remodeling that involve modifications to the roof shall use the following roofing materials:

- i. Slate, tile, shakes or wood shingles, or synthetic materials (e.g., concrete, pressed wood products, metal or other materials) that are designed to and do appear to be slate, tile, shake or wood shingles.
- ii. If a new or remodeled building utilizes a flat roof, materials that will not cause roof repairs (patching) to be readily visible.

e. Prohibited Materials. The following exterior building materials or finishes are prohibited:

- i. Plastic, except when use to replicate old styles (e.g., vinyl clad windows, polyurethane moldings, plastic columns, etc.);
- ii. ~~Metal~~ or vinyl siding;
- iii. Mirrored glass;
- iv. T-111 Type plywood;
- v. Corrugated metal or fiberglass;
- vi. Standard form concrete block (not including split faced, colored or other block designs that mimic stone, brick or other similar masonry);
- vii. Back-lighted fabrics, except that awning signs may be backlit fabrics for individual letter or logos;
- viii. Typical commercial-grade red brick, unless used as a “secondary material” (See subsection ~~(F)(9)(b)~~ **(H)(3)(b)** of this section).

6.14. Enclosure or Screening of Mechanical Equipment and other appurtenances.

a. Roof mounted mechanical equipment on flat roofed structures shall be screened by parapet walls to the maximum degree possible. Site located mechanical equipment shall be installed in below grade vaults where possible or screened by a site obscuring fence or landscaping. Other building mounted mechanical equipment shall be screened from view to the maximum degree possible.

b. Trash enclosures shall be located away from the primary vehicular and pedestrian entries and shall be screened by a site obscuring fence or landscaping.

7.I. Parking Structures. A proposed parking structure or garage shall comply with the following design standards:

a.1. Retail storefronts at the ground level of parking structures shall be located at the periphery of parking areas and structures. The street side of residential parking structures may contain facilities or services for residents, such as laundry rooms, lobbies, or exercise rooms.

b.2. Building materials shall complement abutting building materials.

c.3. In cases where a parking structure extends to the periphery of a site, the design of the structure shall reflect the massing, fenestration and detailing of adjacent and abutting buildings.

d.4. Architectural elements such as a frieze, cornice, trellis or other device, shall be continued from a residential portion of the building onto a parking structure (see **5.2**, Appendix B).

e.5. Entries shall be designed to be subordinate to the pedestrian entry in scale and detailing. If possible, parking structure entries shall be located away from the street, to the side or rear of the building.

f.6. If possible, parking structures should be designed so that portions of the parking structure decks are used for landscaping or entry courts to abutting buildings.

g.7. Parking structures shall be detailed at ground level in a manner similar to adjacent or abutting buildings in order to create a strong/emphasized base.

~~13. Outdoor Relationships. New or substantially remodeled buildings shall be designed to open up to outdoor seating and display areas that are intended to be accessory to an indoor use, such as a restaurant or café.~~

~~G. Additional Landscaping and Site Design Requirements. All developments subject to this section shall comply with the following landscape and site design requirements.~~

I.5. Landscape Design. The following standards apply in addition to the landscaping standards in Chapter 16.42.

1.a. Where new or substantially remodeled buildings are set back from property lines and sidewalks, intervening landscaping shall be designed to invite the public in, not to provide separation.

2.b. Where non-pedestrian space is placed between a building and a sidewalk, benches, low sitting walls or other street furniture shall be placed in order to enliven the sidewalk.

3.e. Small areas of landscaping and paving in courtyards, entryways, building nooks and other areas shall use materials and designs similar to adjacent public spaces where such use will make the area appear larger or more inviting. This requirement is intended to minimize the transition from public to private space, but is not intended to restrict changes in material where it is functionally necessary or where it will avoid visual monotony.

4.d. Drinking fountains, display windows or other street furniture shall be located in stopping areas created outside of pedestrian circulation areas. Stopping areas may be created by an enclosure, a change in grade or a change in paving materials.

~~5.3. Gates and Hangers.~~ Decorative iron gates and hangers for signs, flags and hanging baskets may be required as part of the landscape plan.

J.H. Additional Parking Requirements. Parking shall be designed to provide adequate, but not excessive, space.

1. The number of parking spaces may be modified as follows:

a. High turnover eating or drinking establishments such as coffee shops, ice cream parlors and “take-and-bake” food services may vary from the parking requirements for restaurants by providing evidence that demonstrates the short term nature of their employee and patron parking needs. In no case, however, shall parking be reduced below the number of spaces that would be required for an equal size retail store.

b. Retail uses within one thousand (1,000) feet of one hundred (100) or more residential units may further reduce their total parking requirements to 0.9 of the total spaces required.

2. Employee and Patron Parking Restrictions. Employee and patron parking shall be restricted to available parking as follows:

a. On-site parking;

b. Owned or easement parking for patrons within five hundred (500) feet of the business site;

c. Owned or easement parking for employees within one thousand (1,000) feet of the business site;

d. On street parking along the property frontage.

K.J. Street, Alley and Sidewalk Design. Street, sidewalk and alley design shall safely and efficiently provide for vehicular and pedestrian travel while enhancing the character of the commercial and institutional developments within the community through compliance with the following design standards. These standards shall apply in addition to any other City requirements for street, alley or sidewalk design, located in the adopted transportation system plan. In the event of a conflict, the provisions of this section shall control.

1. Intersection Design. Curb extensions shall be created at all intersections where feasible from a traffic management standpoint and unless such extensions would interfere with the turning and stopping requirements of emergency service vehicles (e.g., fire trucks, ambulances), buses or delivery vehicles. Such extensions will be designed to accommodate the turning and stopping requirements of such vehicles.

2. Sidewalks. Sidewalk design shall consider and encourage opportunities for outdoor cafes, pushcart vendors, seasonal sidewalk sales, festivals and similar uses and activities which enliven pedestrian walkways.

3. Alleys. Alleys shall be incorporated into design plans where feasible as pedestrian and vehicular accessways. (~~Ord. 389 § 1(Exh. A), 2009~~)

~~4.4.~~ Protecting Pedestrians. In areas of potential vehicle/pedestrian conflict, street furniture or bollards (see **Section 6 of** Appendix B for examples) shall be used to help create a “protected zone” for the pedestrian.

~~5.1.~~ Street Furniture and Lighting. New and substantially remodeled buildings shall incorporate street furniture and lighting within the public right-of-way and in private areas open to public pedestrian activity (see ~~“Street Furniture Examples”~~ **Section 6 of** Appendix B).

~~6.2.~~ Street Trees. Street trees shall be required to be installed in compliance with Chapter 16.42, Landscaping, Street Trees and Buffering, as a condition of approval.

L. Exceptions to the Happy Valley Design Standards.

1. The Planning Official or designee may allow exceptions to these standards without the need to obtain a formal variance pursuant to Chapter 16.71 provided at least one of the following circumstances is met:

a. The applicant demonstrates that the physical characteristics of the site or existing structure make compliance impractical (e.g., they include, but are not limited to, steep slopes, wetlands, other bodies of water, trees or other nature features of the site, buildings or other existing development, utility lines and easements, etc.); or

b. The applicant demonstrates that the alternative design is exceptional in the quality of detailing, appearance or materials and/or creates a positive unique relationship to other structures, views or open space in a manner that accomplishes the purpose of the Happy Valley Style Design Review.

2. A request for exception under this provision may be processed as part of the underlying application or separately as a Design Review II application.

[...]

16.63.130 Planned unit development.

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

B. Objectives. The following, though not requirements, are the objectives of the PUD portion of this chapter and shall be utilized to realize the inherent advantages of coordinated, flexible, comprehensive, long-range planning of such development:

1. To provide more desirable living environments by preserving the natural character of open field, stands of trees, brooks, ponds, floodplains, hills and similar natural assets;
2. To encourage, with regard to residential use, the provision of open space and the development of recreational facilities in a generally central location and within reasonable distance of all living units;
3. To encourage developers to use a more creative and flexible approach in the development of living areas within the development of living areas within the City;
4. To provide for more efficient and aesthetic use of open areas;
5. To encourage variety in the physical development pattern of the community by providing a variety and mixture of housing types and siting as well as the design of access and circulation.

C. Any PUD with less than five base units or less than two gross acres of site size will be exempt from the following requirements:

1. Section 16.63.050(A)(2)(c), (A)(2)(d), and (B)(2);
2. Section 16.61.060(C)(2)(g);
3. Section 16.63.130(G)(2)(g), (G)(2)(h), (G)(2)(i), and (G)(2)(j);
4. Section 16.63.130(G)(3)(a), (G)(3)(b), (G)(3)(f), (G)(3)(g), (G)(3)(h), (G)(3)(j), and (G)(3)(l).

D. Area of applicability. PUDs may be established in residential, commercial or industrial districts on parcels of land, which are suitable for and of sufficient size to be planned and developed in a manner consistent with the purposes and objectives of this section.

E. All residential developments shall be developed as PUDs pursuant to the provisions in Section 16.63.130 whenever one or more of the following criteria apply:

1. Any site larger than two acres where a minimum of ten (10) percent of the site contains environmentally constrained areas subject to Chapters 16.35 and/or Sections 16.34.010 through 16.34.080;
2. All properties, either individual tax lots or contiguous lots under common ownership, consisting of fifty (50) or more acres on which are proposed to be developed more than one hundred (100) units;
3. Any development in a residential district proposing more than **four manufactured homes or** twenty (20) percent attached or common-wall units;

4. Any development utilizing density transfer pursuant to the provisions of Chapter 16.63.

Chapter 16.69 MISCELLANEOUS PERMITS

16.69.020 Home occupation permits.

[...]

2. Class B Home Occupations. Property on which a Class B home occupation is located may show evidence that a business is being conducted from the premises. Therefore the following is allowed for Class B home occupations:

- a. One nonilluminated sign, not exceeding one and one-half square feet, which shall be attached to the residence or accessory structure or placed in a window;

- b. No more than three outside volunteers or employees who are not a principal resident of the premises;

- c. No more than six daily customers or clients. Customers and clients may not visit the business between the hours of 10:00 p.m. and 8:00 a.m. and shall not generate excessive traffic or monopolize on-street parking (the generation of excessive traffic or monopolization of on-street parking shall be at the sole discretion of the Planning Official or designee);

- d. **For residential properties under two acres in size, storage of materials, goods, and equipment, including no more than two commercial vehicles associated with the Class B home occupation and utilized for commercial purposes, shall be** which is screened entirely from view by a solid fence **from any adjacent public right-of-way.** Storage shall not exceed **twenty**-five percent of the total lot area and shall not occur within the front yard or the required side yard setback. **For residential properties over two acres in size, storage of materials, goods, and equipment, including no more than four commercial vehicles associated with the Class B home occupation and utilized for commercial purposes, shall be screened entirely from view from any adjacent public right-of-way.**

- e. Off-Street Parking. Two on-site parking spaces shall be provided for the home occupation in addition to those spaces already required for the dwelling. No more than two customer vehicles may visit the home occupation at any one time and these must use the legal, designated parking spaces outside. ~~No commercially licensed vehicle in excess of three-quarter-ton manufacturer's rating shall be utilized or parked at the dwelling unit by any resident or employee in connection with the home occupation, unless parked or stored in a fully enclosed building that is screened from adjacent residentially zoned lands by a fence or solid vegetative screen a minimum of six feet in height. In no case shall more than two commercial grade vehicles in excess of one and one-half-ton manufacturer's rating be parked or stored within the fully enclosed structures;~~

III. FINDINGS OF FACT

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

“16.67.015 Initiation of a plan amendment.

[...]

B. Amendments to the Land Development Code. An amendment to any chapter or section of this title for the purpose of adding or deleting words or subjects, broadening or narrowing scope, providing direction, clarification or improvement of the Development Code may be initiated by any person or persons, including the City itself. See Sections 16.67.020 and 16.67.030 of this chapter.

Staff Response:

The proposed amendments are initiated by city staff. Therefore, this criterion is satisfied.

16.67.020 Legislative amendments.

Legislative amendments are policy decisions made by City Council. Except in the case of expedited annexation, they are reviewed using the Type IV procedure in Section 16.61.050 and shall conform to the Transportation Planning Rule provisions in Section 16.67.060, as applicable.”

Staff Response:

The proposed amendments are legislative in nature, and will require final approval by the City Council. The process utilized for review of the proposed amendments is a Type IV procedure, and the provisions of the Transportation Planning Rule do not apply to any of the proposed amendments. Therefore, this criterion is satisfied.

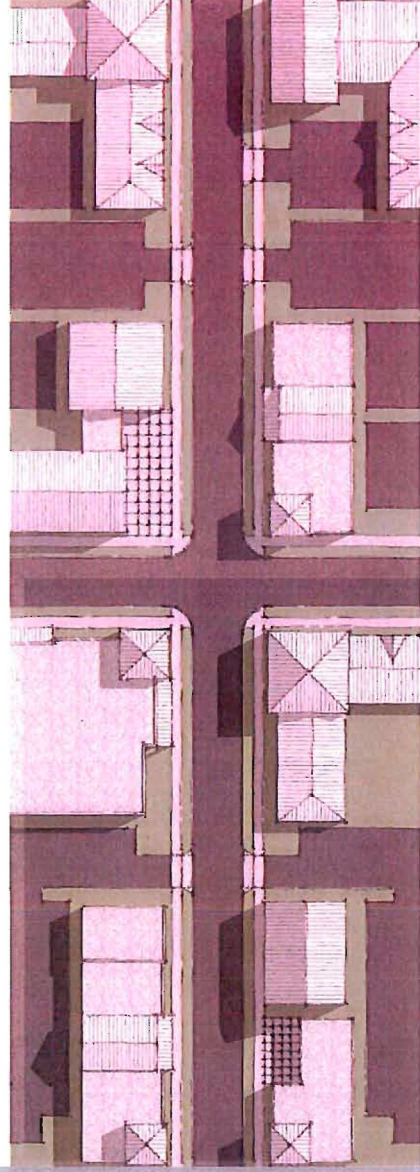
IV. RECOMMENDATION

The proposed amendments represent more efficient ordinance language that will improve the City’s review process and procedures, and are reflective of market supply and demand. Therefore, staff recommends that the City Council approve LDC-07-10 (Administrative Amendments) at a single reading.

Happy Valley Style

Appendix B

November 2010 Documentation



Angelo
planning
group

HDR | ONE COMPANY
Many Solutions

Acknowledgements

We would like to recognize the hard work, focus and commitment that the Design Review Board and City Staff brought to this document.

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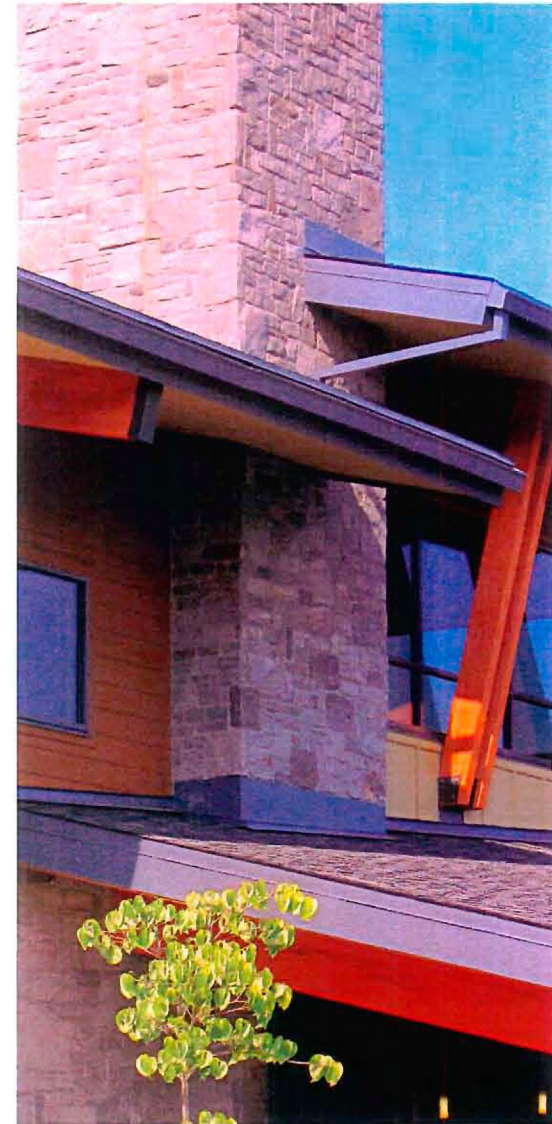




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1. Introduction

1.1 Purpose

The purpose of the Happy Valley Style is to guide future development in areas that are designated for high-intensity development through the promotion of certain architectural and site design elements that will contribute to a cohesive identity. These guidelines suggest that development should use cohesive architectural expression and also ensure that development is of high quality and thoughtfully designed.

The purpose of this document is to outline the Happy Valley Style. The photographs throughout are intended to illustrate how a project might meet individual elements of the Happy Valley Style. Each photographic example does not include all of the elements of the Happy Valley Style nor do they illustrate the only way that element can be met.

1.2 Brief History of Happy Valley

Happy Valley, originally a fertile and wooded hollow surrounded by mountain ridges, was first settled in the 1850s by homesteaders. The first houses in Happy Valley were primitive log cabins, later replaced by frame houses. Some of the homes and barns built by homesteaders in the late 19th and early 20th centuries are still standing. Happy Valley's City Hall was located in a replica of an 1890s home until 2009.

Access to Happy Valley was difficult in the early days. A steep dirt road leading over Mount Scott often was impassable in wet weather. The road was graveled in 1915. A second access road to the north eventually was built, now "Deardorff Road" named for one of the early settlers.

While all of the original homesteads have been subdivided many times, Happy Valley has retained some of its rural character. Happy Valley's architectural history is best represented by the farmhouse and barn. Most buildings in present day Happy Valley are detached single-family homes of various styles. The elementary school is one of the few non-residential buildings in town. The original 1890s school building was replaced in 1917. Later additions followed in the 1930s, 50s and 60s.

Commercial development in Happy Valley's vicinity, namely along Sunnyside Road to the east and west of the Planned Mixed Use (PMU) district, has a wide range of sizes and styles; from converted historic homes with small, locally owned shops to large suburban shopping centers of nondescript architecture with national tenants.



The historic Happy Valley City Hall

2. Character of the Happy Valley Style

Happy Valley has historically been a residential community. However, in order to comply with its regional Town Center designation and the annexation of new land, more commercial and multi-family development is sure to occur in the near term. It is important to residents and officials that new commercial and mixed-use buildings carry the city's residential past forward. Therefore, one of the key elements of the Happy Valley style is residential character.

New development can incorporate residential character in many ways. However, the primary intent of this concept is that new buildings draw inspiration from design features common to certain historic architectural styles. Styles that were felt to be especially appropriate to draw inspiration from include the Craftsman style, Prairie style, and Oregon Rustic style. The descriptions of historic residential styles on the following pages is intended to provide information about the characteristic features that may be incorporated into Happy Valley Style projects, not to suggest a literal interpretation of any one style.

While contemporary in its application, this local bank building reflects the Happy Valley Style's intent to draw from historic architectural styles and evoke a residential character.



Projects designed in the Happy Valley Style should evoke a residential character, drawing on architectural features found in traditional residential architectural styles, such as gabled roofs, dormers, decorative brackets, window patterns, and porches.

The Happy Valley Style should also promote residential character through the use of complex massing and varied rooflines – that is, buildings should appear to be made up of multiple masses and provide a distinction between the base and upper levels.

Appropriate materials for the Happy Valley Style draw on the Pacific Northwest's natural resource heritage. Natural (or natural-looking), rustic materials, such as stone and wood should be used, particularly at the base of buildings. Combinations of stone, wood, and glass are encouraged while concrete and steel may be appropriate complements if a more contemporary expression is desired.

Equally important to incorporating a residential character, the Happy Valley Style is also pedestrian oriented, creating interest at the street level by emphasizing main building entrances with architectural features such as awnings and projections; including opportunities to look in and out of ground level commercial uses; and, creating strong corners. Happy Valley's unique topography should be used to allow for parking to be located below grade and at the rear of a project where economically and technically feasible.

Features that convey a sense of arrival and departure, such as gateways or medians should be developed so that pedestrians and motorists know they are entering an area of significance. Finally, the Happy Valley Style encourages projects to preserve and incorporate natural features into project design.

While it is influenced by historic architectural styles, the Happy Valley Style is not meant to achieve a literal replication of historic buildings, but an

appropriate contemporary interpretation of these design principles.

The Happy Valley Style is also flexible enough to allow for variety, acknowledging different needs and preferences of various uses. Projects do not need to include all features that make up the Happy Valley Style. However, projects should reflect the Style's characteristic elements in varying combinations.



The pitched, gabled roof, asymmetry, multiple scales and varied materials of the Hikade Building (Clackamas County) contribute to its residential character.

2.1 Craftsman Style (1905-1930)

The Craftsman Style was influenced by the English Arts and Crafts movement, oriental wooden architecture and the manual arts. Pattern books and magazines helped them to become an extremely popular and fashionable style for small residences.

Characteristic elements of the Craftsman style include:

- Low pitched gabled roof with wide, unenclosed overhang
- Exposed roof rafters and beams
- Covered porches supported by thick square, often tapered columns
- Decorative brackets
- Large front windows and dormer windows
- Combination of materials



This mixed-use building is a contemporary adaptation of the Craftsman Style.

2.2 Oregon Rustic Style (1915-1940)

Buildings of the Oregon Rustic style were designed to harmonize with their Pacific Northwest surroundings and often used combinations of local natural stone and timber and sometimes emulated the look of Pioneer or folk architecture. Characteristic elements of the Oregon Rustic Style include:

- Asymmetrical building form and massive building appearance
- Varied, expansive pitched roof line with gable or hipped roofs
- Heavy masonry base
- Rough faced stone, logs and timber
- Dormer windows
- Numerous, small windows on the upper levels with many panes.



The design of this local grocery store uses many of the characteristics and materials typical for the Oregon Rustic Style.

2.3 Prairie Style (1900 to 1920)

The Prairie Style originated in Chicago and flourished in America's suburbs. One vernacular subtype particularly common to Oregon is the American Foursquare. Decorative emphasis is horizontal in nature. Characteristic features of the Prairie style include:

- Low or medium pitched, hipped or gable roof with wide, soffited overhang
- Roof and façade detailing emphasize horizontal lines
- Often two-story structures with lower wings or porches supported by massive, square columns
- Contrasting wood trim between stories and contrasting colors on eaves and cornice are typical of horizontal detailing.
- Windows are often grouped to achieve a horizontal band, often separated from the wall below by a distinct cornice line



Happy Valley's new City Hall uses Prairie Style-inspired contemporary architecture.

3. Building Siting

3.1 Pedestrian Orientation

A pedestrian friendly, human scale environment encourages interaction between people, and connects retail and other commercial services to one another in order increase safety and provide opportunities for window shopping. To support this, buildings should be located adjacent to and oriented to the street or other public space. Main entrances should directly face the sidewalk or, where present, a pedestrian amenity such as a small park or plaza. Parking should be relegated to the rear or the side of a building. Situations where a parking lot abuts the sidewalk should be minimized, and on primary pedestrian routes it should be avoided.

The photos on this page show real life examples of successful pedestrian orientation.



This building is located at the sidewalk and has entrances at the front, thus activating the street facade and creating a lively and interesting street experience. The trellis structure along the facade provides visual interest and partial shade in the summer.



While set back from the sidewalk, this building provides a pedestrian amenity for outdoor seating at the street facade.



This Happy Valley development is oriented around a small plaza in front of a number of storefronts.

The photos on this page illustrate examples of pedestrian amenities that may warrant an exception to the maximum setback requirements. These amenities include widened sidewalks, corner plazas, or courtyard plazas that provide the primary building access and may accommodate cafe seating, benches, fountains, and merchandise display.



This storefront building in Blaine, Minnesota is set back to provide additional sidewalk width for outdoor cafe seating.



This grocery store in Portland, Oregon is oriented around a small corner plaza that provides outdoor seating and merchandise display. The plaza also houses a weekly farmers' market.

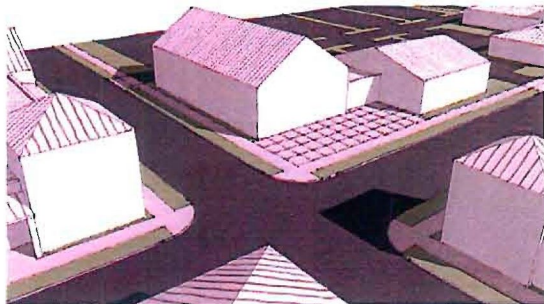


This small plaza in New Town St. Charles, Missouri provides access to a grocery store, the community's mail center, and town hall.

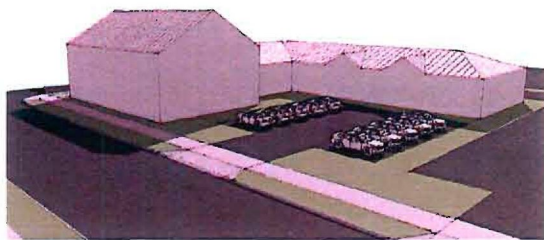
This grocery store in Healdsburg, California embraces a small corner plaza that provides access to the entrance and outdoor seating for the store's deli.



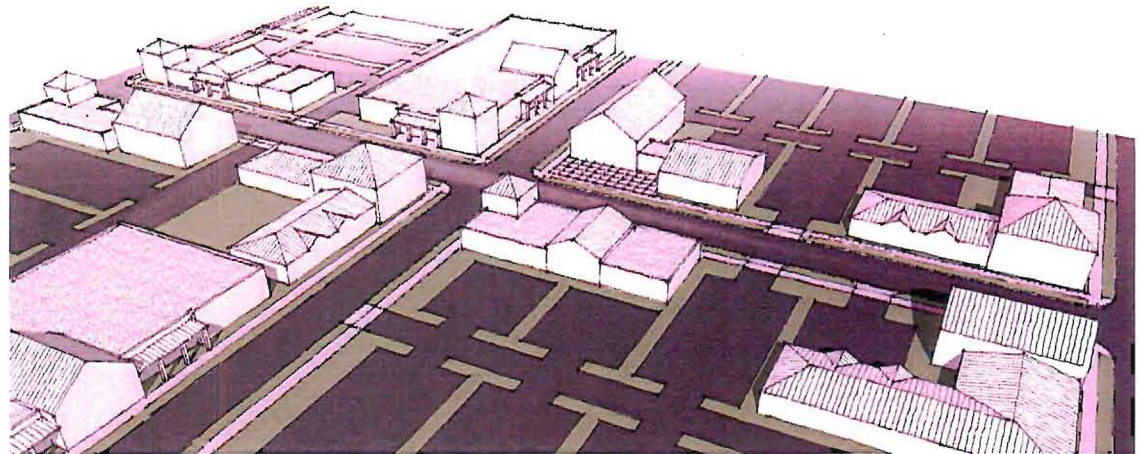
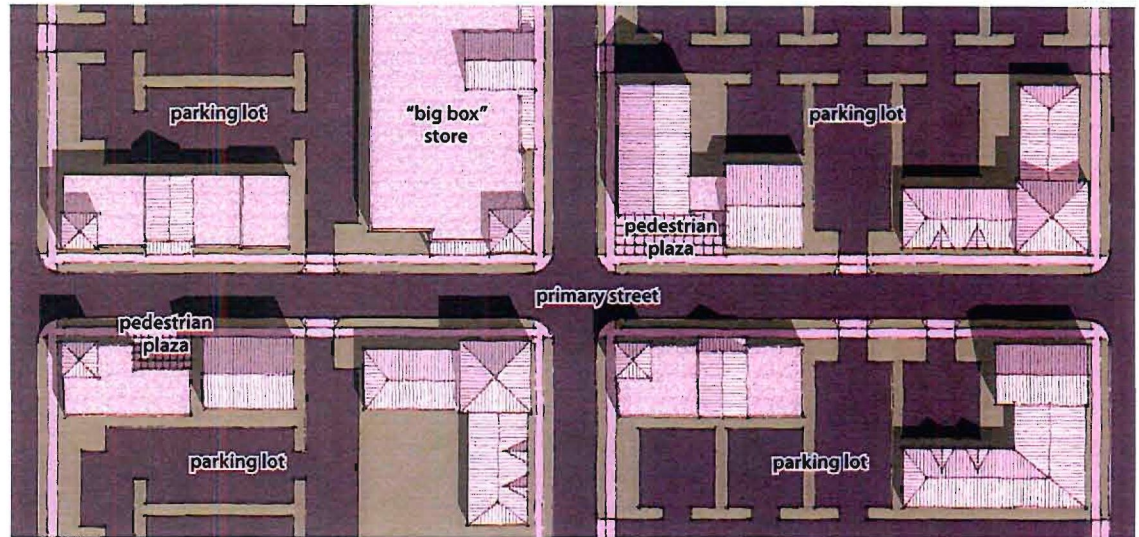
The illustrations on this page show a prototypical commercial development in accordance with the provisions of the Happy Valley Style. The drawings also illustrate a variety of building massing and design techniques that are discussed in subsequent sections of this document.



The building in this sketch is shown with a deep setback that accommodates a small pedestrian plaza. The Happy Valley Style Design Standards provide for flexibility in the maximum setback requirements for projects that include pedestrian amenities such as this.



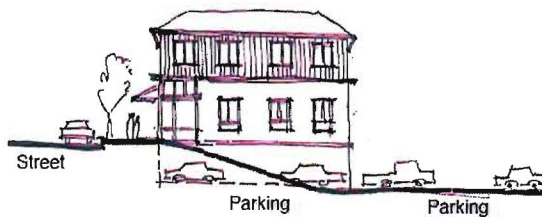
While off-street parking is typically preferred behind the building, this sketch illustrates how parking in the front may be permitted as long as at least 50 percent of the building's frontage complies with the maximum front setback.



The drawings above illustrate a plan view and birdseye view of a prototypical commercial development in accordance with the Happy Valley Style. Buildings are shown oriented to the sidewalk or a pedestrian amenity, while parking is primarily relegated to areas to the side or rear of the buildings. The result is a street that is lined with buildings, rather than being dominated by parking lots.

3.2 Using Topography

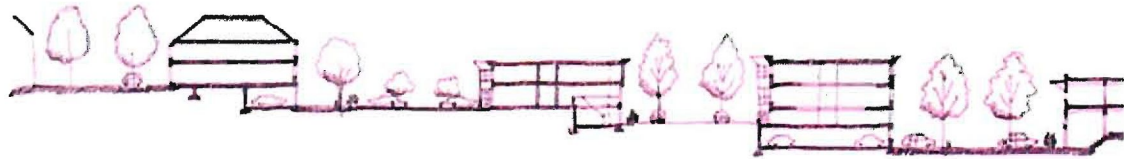
Where feasible, buildings should incorporate Happy Valley's unique topography into the building design, especially to accommodate parking and allow for delivery without negatively impacting pedestrian orientation and the streetscape.



This sketch shows how a building can use a site's existing slope to provide a parking and loading access from the rear while maintaining a pedestrian friendly environment at the street level.



This mixed use development (Lake Oswego, Oregon) incorporates the site's existing slope and uses it to provide below-grade residential parking and create a more compact development.

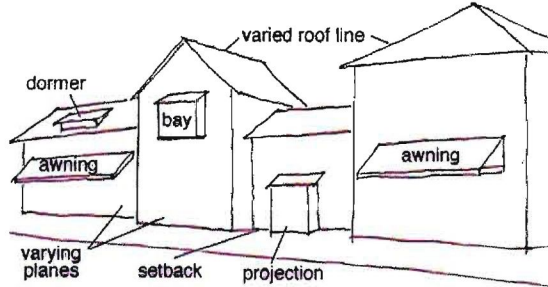


This public park in Bellingham, WA is located on top of a parking structure and takes advantage of the site's natural topography.

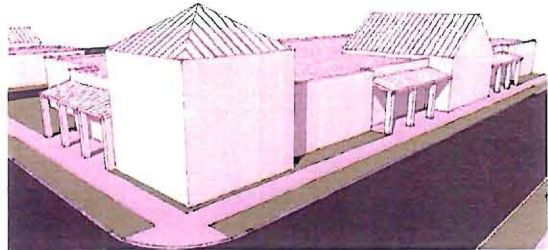
4. Building Massing

4.1 Complex Massing

Multiple elements can be used to achieve complex massing in the Happy Valley Style. Incorporating projecting and recessing elements, asymmetry or varied heights helps to break the massing of a single building down into smaller increments.



This drawing shows elements that can be used to help break down the perceived size of buildings and achieve more complex massing.



This drawing shows a "big box" store that provides a human scaled street appearance due to modulation of the facade plane, variation of the roofline, and the use of projecting elements such as awnings and galleries.



While clearly one structure, this multi-tenant building employs changes in roofline, cornice line and facade plane to create a more complex massing.



This Craftsman Style inspired commercial building in Sandy, Oregon utilizes dormers, awnings, bays and projections to create complex massing.



The facade of this local grocery store employs a variety of elements to achieve complex massing. In doing so, the building maintains a scale that supports the desired character.



This local commercial development consists of multiple tenants. The building's massing creates the appearance of a series of distinct buildings through the use of setbacks and projections, awnings, and a varied roofline.

4.2 Strong Corners

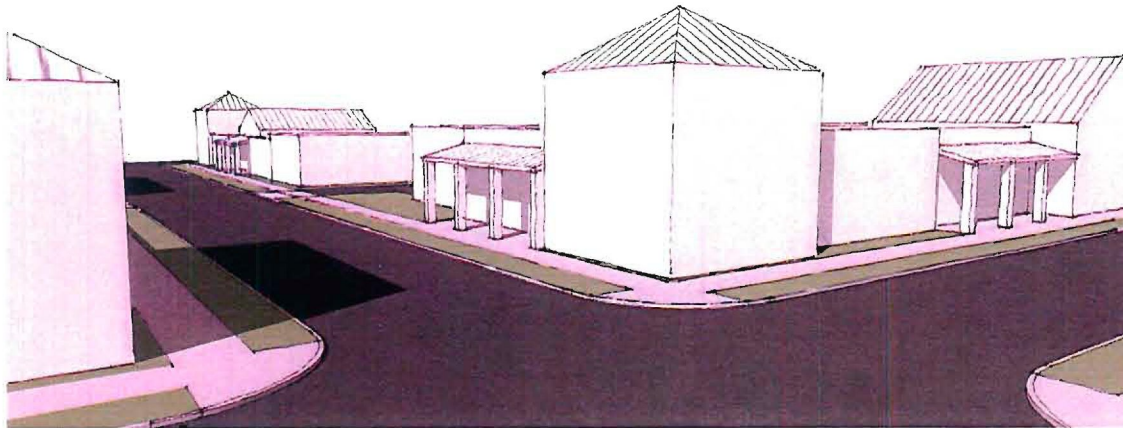
Public and private street corners are a natural location for pedestrian interaction because higher levels of pedestrian and vehicular traffic occur where streets intersect. Siting and designing buildings to create strong, enclosed corners can enhance the pedestrian experience and contribute to a sense of place. Locating architectural elements at street corners also contributes to a more interesting building design and pedestrian experience.



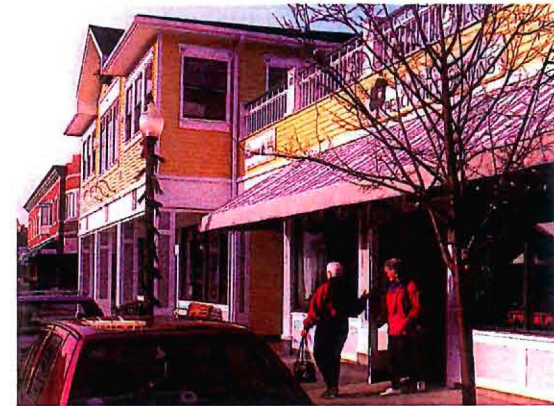
This building has a formalized tower element at the street corner. The tower is a full story taller than the remainder of the building and its facade slightly extends beyond the adjacent building facades to further accentuate the corner.



This Happy Valley building uses a taller pitched roof to emphasize the street facing corner of the development. While the entire structure is single-story, the change in the roofline provides a visual emphasis.



This drawing illustrates a typical commercial development that incorporates many of the design features of the Happy Valley Style. The buildings are designed with "strong corners" consisting of taller building volumes at the street corners. This approach increases the spatial definition of the street space and contributes to a pleasant pedestrian environment.



The corner emphasis in this mixed-use building is achieved through a change in both the roofline and the facade plane. The building projects above the sidewalk at the intersection to create a strong corner. The corner portion is also taller than the rest of the building.

4.3 Varied Rooflines

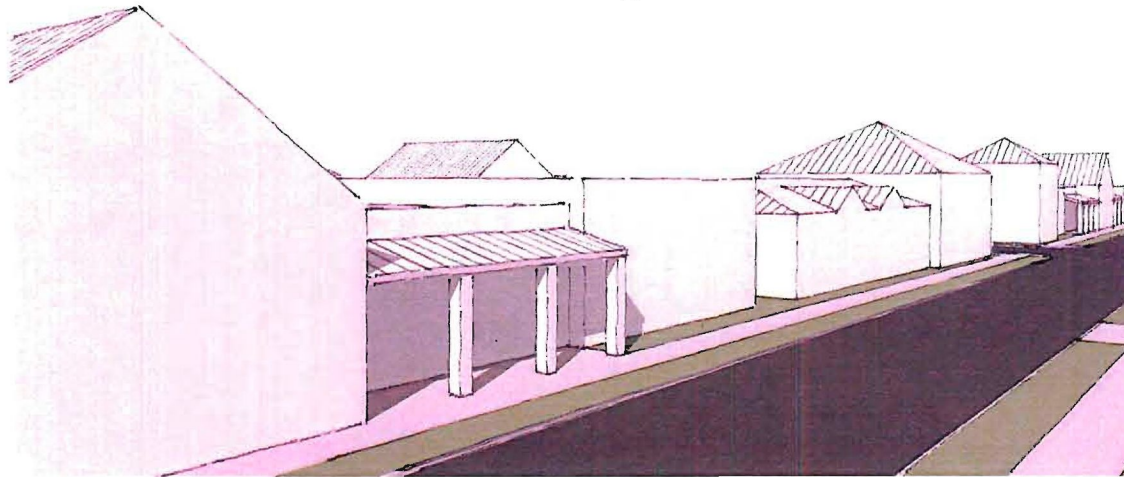
Buildings with varied roof lines create interest and help break down a project's overall scale and massing. Additionally, they contribute to a building's residential character. The preferred roof forms of the Happy Valley Style are gabled and hipped types. If buildings have flat roofs, they should create visual interest at the roofline through the use of varying heights and façade treatments.



The Lakeview Village development (Lake Oswego, Oregon) is an example of a large-scale retail project that incorporates a varied roofline using steeply-pitched front



This local grocery store employs a dramatic change in the roofline to support complex massing and emphasize the building's main entrance.



This sketch illustrates how a varied roofline can contribute to an interesting streetscape. A varied roofline can be achieved through the use of different roof forms and orientations, changes in ridge or eave height, and the use of additive elements such as porticos, awnings, galleries, and dormers.



This Fire Station (Jackson, Wyoming) uses a dormer with a gabled detail and smaller front gables to achieve a varied roofline.



Happy Valley's new City Hall uses Prairie Style-inspired low pitched roofs at various levels to create interest and indicate the building entrance.

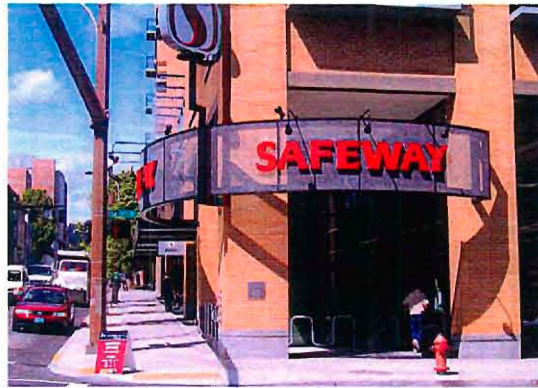


This local commercial development appears to consist of three buildings, which is achieved through distinct roof forms. The awnings and galleries add further detail that helps break up the massing.

5. Building Design

5.1 Building Orientation and Main Entrance Emphasis

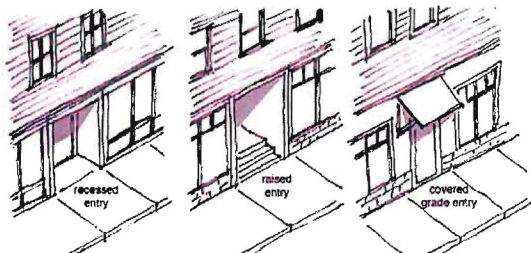
In order to create a pedestrian friendly environment, buildings should be oriented to public and private streets or open space, not to parking lots. In addition to being celebrated through the use of architectural elements, such as awnings and transoms and other windows, a building's entrance should face the street to the maximum extent practicable. Emphasis can also be achieved through recessed or projecting entrances, or raised entryways.



The entrance to this grocery store (downtown Portland) is emphasized through its placement at the corner and through the use of bold signage.



The main entrance into this grocery store in Happy Valley is quite dramatically emphasized through a central architectural element that projects out from the remaining building facade and has a steeply pitched roof.



Building entrances can be celebrated through the use of recessed, raised and covered entryways.

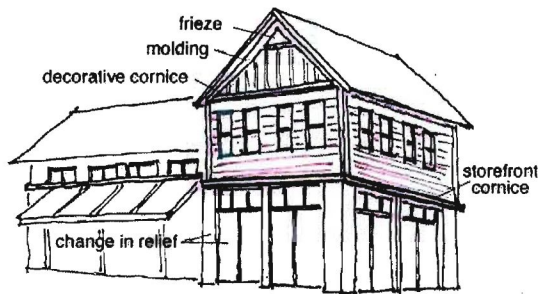
This drugstore in Sandy, Oregon is placed close to the sidewalk with the parking lot located to the side. The main entrance is located at the corner to address both the street as well as the parking lot. Furthermore, the entrance is emphasized through an architectural tower element.



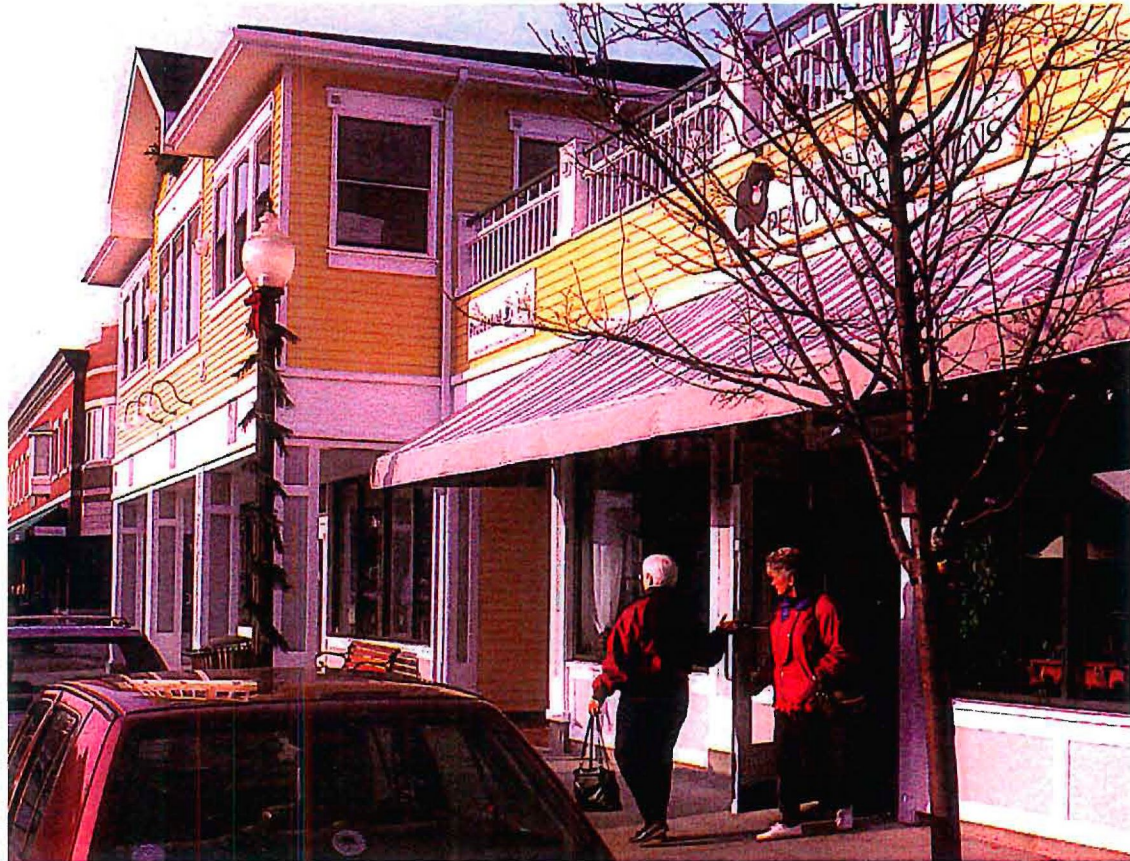
5.2 Façade Design and Ground Floor Appearance

Well-articulated facades, particularly at the ground floor level, help create an interesting and pleasant experience for pedestrians. Common elements of well-articulated facades include changes in relief, a mix of compatible materials, harmonious window patterns, and applied elements such as awnings at regular intervals. Large windows on the ground floor of commercial buildings also provide interest to pedestrians and allow views in and out of a building. Ornamental elements that break up large wall surfaces add interest and order to a facade. Ornamental elements may include decorative cornices, moldings and friezes at the roofline.

Buildings with ground floor retail uses can create an interesting pedestrian environment through extensive use of storefront windows, awnings, and arcades.



This sketch shows an example of a well articulated building façade featuring elements such as awnings, storefront windows, and varying materials to create interest.



This commercial storefront building in Mashpee, Massachusetts is located at the sidewalk and has entrances at the front, thus activating the street facade and creating a lively and interesting street experience. The awnings and arcade provide shelter from rain and sun and add to the pedestrian experience.

The photos on this and the following page show examples of successful storefronts that provide for an interesting pedestrian experience. While diverse in their architectural expression, style, and usage of materials they share the fundamental design elements that make for an interesting ground floor appearance: large, transparent windows, a harmonious pattern of facade articulation, and building elements that provide shelter from sun and rain.



This traditional storefront building has all the elements of pedestrian-friendly design: large transparent windows, awnings, doors that open directly on the sidewalk, sufficient room for outdoor seating and merchandise display, and street trees that do not block views.



While contemporary in its expression, this mixed-use building in Portland, Oregon provides a vibrant storefront experience at the sidewalk level.



This storefront building in Happy Valley faces a sidewalk in a commercial development. The gallery provides shelter and adds visual interest.



This mixed-use building in Lakeview Village (Lake Oswego, Oregon) uses ground floor windows and divided bays to create an articulated storefront appearance.



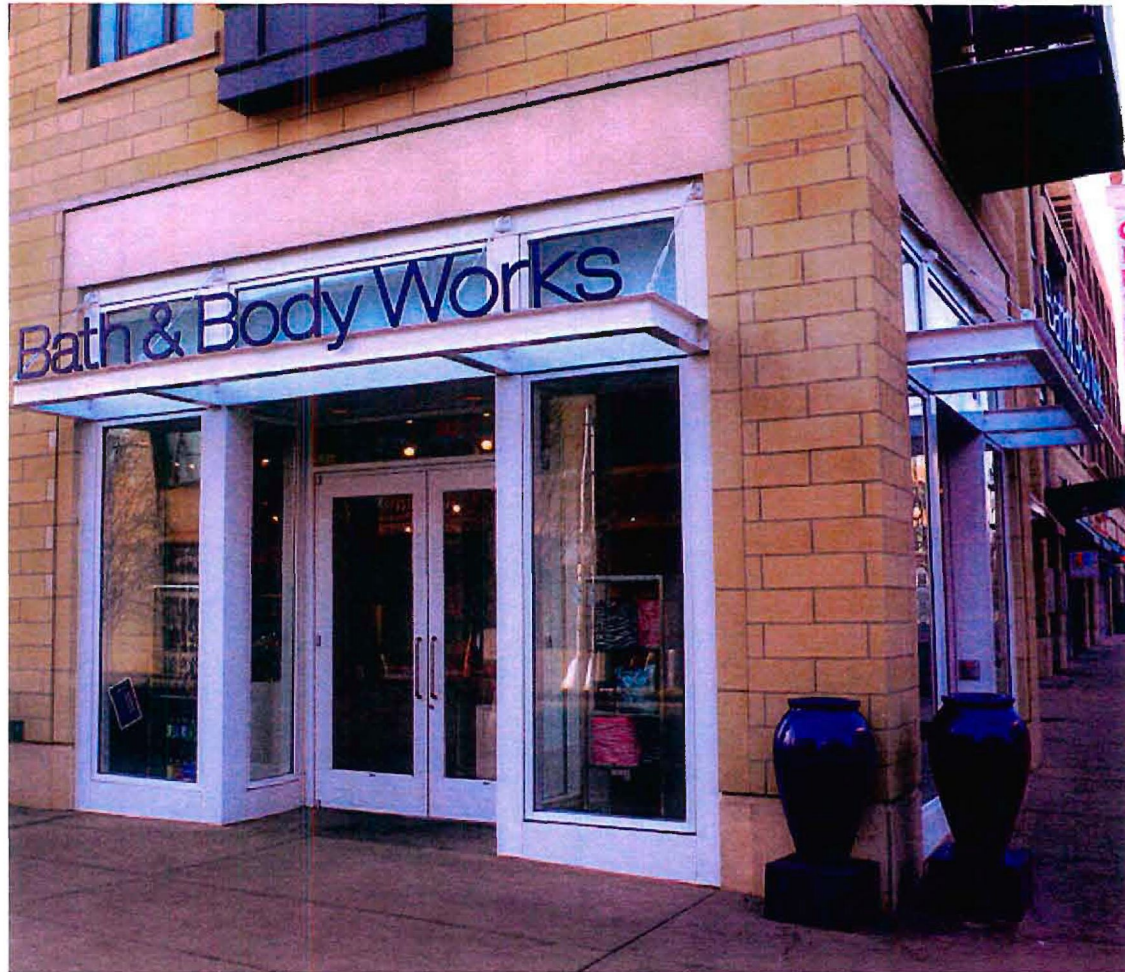
This grocery store in Portland is designed with a very transparent and lively facade providing an interesting pedestrian experience.



This wooden storefront evokes a residential character through scale and detailing.



This traditional wooden storefront in the outskirts of Philadelphia, Pennsylvania complements the small town character of its surroundings.



This storefront building in Denver, Colorado combines contemporary materials and detailing with proportions that evoke traditional storefronts and small town character.

Buildings with ground floor office uses should employ large, transparent windows at the ground floor level in combination with ornamental detailing and recesses in the façade, in order to create a lively pedestrian realm. While typically lacking storefronts, office buildings can contribute to an interesting pedestrian realm through well detailed and well proportioned architecture.

The photos on this page show a variety and scale of office buildings.



This mixed-use building provides office space on the ground floor. The building's location at the sidewalk in conjunction with larger windows achieves an attractive and interesting ground floor appearance.



This office park development in California employs contemporary architecture and materials, however, the scale and facade patterning provides a human scaled and pedestrian friendly environment.



This dental office in Bend, Oregon is designed with a residential character to be compatible with the surrounding neighborhood.



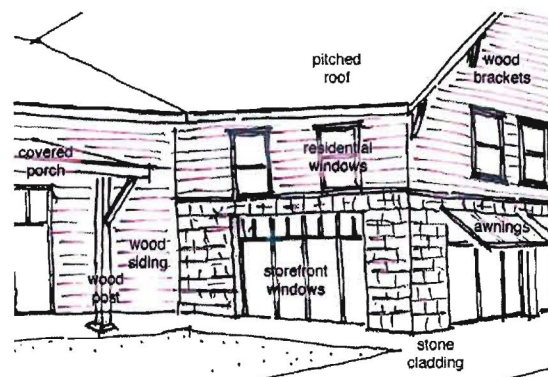
This cluster of office buildings in Bend's Shevlin Riverfront development mirrors the scale and detailing of the surrounding residential neighborhood. The photo shows the shared parking lot in the rear of the buildings.

5.3 Materials

The most appropriate materials for the Happy Valley Style draw on the Pacific Northwest's natural resource heritage. Natural (or natural-looking), rustic materials, such as stone and wood should be used as primary building materials.

Materials can help to break down building massing when heavier materials are located at the building base and lighter materials are placed the upper levels.

Combinations of stone, wood, and glass are encouraged while concrete and steel may be appropriate complements if a more contemporary expression is desired. The use of red brick and stucco should be minimized, though red brick may be used as a secondary material where appropriate. The monolithic and dominating use of these materials should be avoided.



Happy Valley's new City Hall uses a combination of stone cladding, wood siding and structural elements, and generous amounts of glass to create an interesting facade pattern.

This sketch illustrates a building that features a mix of materials that evoke the Happy Valley Style. These include a rusticated masonry base, an upper level clad in wood siding and large, glass windows.



Multiple materials may be incorporated into a single building, with the heavier materials at the base and lighter materials above.



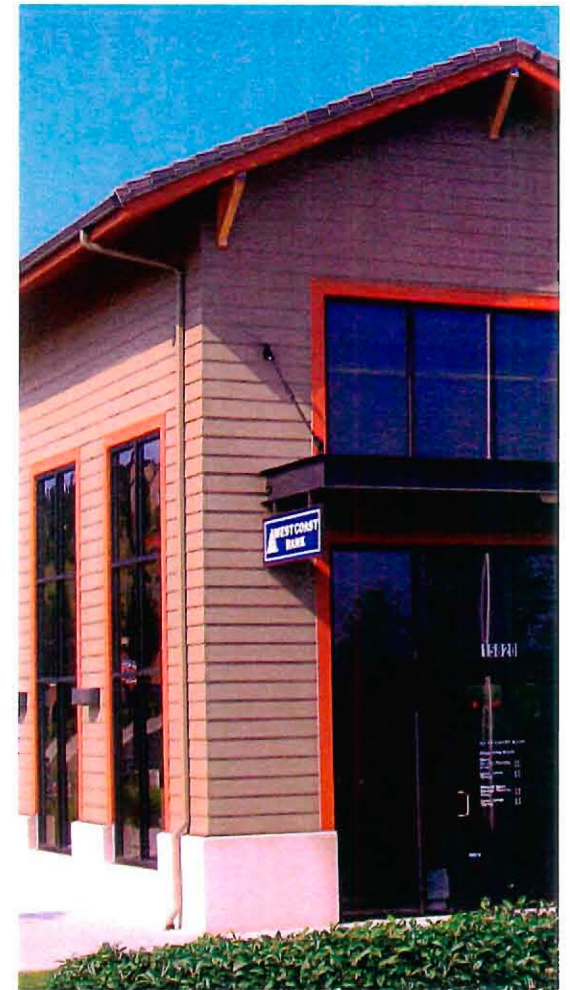
In addition to the dramatic changes in roofline, this grocery store also uses a wide range of rustic materials in combination with steel and concrete.



The Hikade building incorporates a variety of materials that exemplify the Happy Valley Style, including stone (primary material), wood, glass and steel. The building's side wing is clad in wooden lap siding, evocative of a barn structure.



Lakeview Village (Lake Oswego, Oregon) uses rusticated stone as the primary building material for this portion of the office retail development.



This local bank building employs traditional lap siding as primary material, which in conjunction with the gabled roof evokes a residential character. The large windows and the use of steel for window and door frames and awnings provide a contemporary contrast.



A brick clad wing of a building in Happy Valley utilizing yellow brick as primary material.



The base of this building is clad in multi-colored brick, which provides a nice contrast to the wood cladding above.



The corner building of this multi-tenant development is clad in brick and provides a contrast to the stuccoed facades.

6. Street Furnishing Recommendations

Though the Happy Valley Style does not dictate specific designs for street furnishing and lighting (beyond existing provisions in the LDO), the following images provide general examples of the types of elements and features that might be appropriate for Happy Valley.



Tree grates, benches and street lights are basic elements in creating a pedestrian friendly streetscape. The selection of light fixtures to provide adequate lighting without glare is crucial, as is the selection of tree species to maintain visibility of storefronts and minimize maintenance.



Textured and colored sidewalks and crosswalks can provide visual cues to drivers and help improve pedestrian safety. They can also contribute to an aesthetically cohesive development.



Bicycle racks are an important feature to provide for orderly bike parking and to support non-motorized traffic.



Public art in streets, parks or plazas adds visual interest and meaning to the public realm and can help create identity.



Fountains can contribute to the quality of a public space by adding visual interest, pleasant sound, and a temperature moderating aspect in the summer heat.

7. Additional Recommendations

7.1 Provide a Sense of Arrival and Departure

To reinforce visual identity and a sense of place a clear sense of arrival at a place or departure from a place is important. This sense of arrival and departure can be created by visual cues that communicate to a motorist, bicyclist or pedestrian that they have arrived at or are about to leave a distinct place. These visual cues can be quite literal and include gateways, entry markers, or signage. Visual cues can also consist of changes in building height and siting that increase the level of spatial enclosure, special architectural features, or the presence of a park or plaza area.



A gateway or entry markers indicate to drivers that they are entering a distinct place.

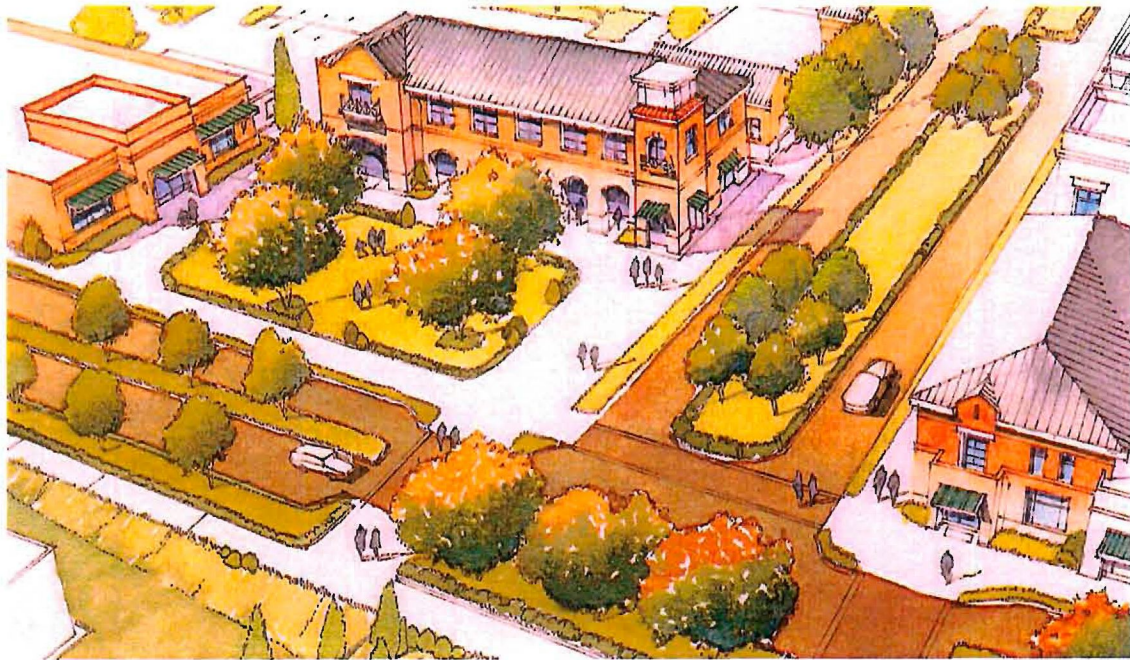


A sense of arrival can be achieved through a sudden change in building height and siting.



A combination of street trees and curb extensions can provide visual cues that drivers are entering a distinct place.

The presence of a park or square can establish a distinct visual identity and provide passersby with a strong sense of arrival.



7.2 Encourage Mixed Use Buildings

Mixed-use buildings are one component of an active, pedestrian-oriented environment as they support activities throughout the day. Including residential uses in a commercial development has benefits for retailers as well as residents, who live within an easy walk from many goods and services. Mixed-use buildings may also provide the opportunity for shared parking and thus reduce the overall number of required parking spaces.

Mixed use buildings in the Happy Valley Style can combine office and retail uses, residential and retail uses or residential and office uses.



This mixed-use project in Eugene, Oregon has retail uses on the ground floor and residential above. The development incorporates characteristics of the Happy Valley Style such as varied rooflines, complex massing, strong corners and façade articulation.



This large mixed-use development uses complex massing, varied rooflines, and proportions, detailing and materials to break down the scale of the building and evoke a residential character.

7.3 Preserve and Integrate Natural Features

Projects should incorporate and highlight existing natural features to the extent feasible to provide pedestrian amenities, create visual interest, and contribute to environmental protection.



This boardwalk provides pedestrian access across a wetlands area in Woodinville, Washington.



This street in Fairview Village, Oregon was designed to preserve a stand of existing trees in a wide planter strip that functions as a small neighborhood park.



This development in Bend, Oregon preserved a growth of mature trees and integrated them into a small park. The sidewalk meanders through the trees and provides a pleasant pedestrian environment.



The City of Caldwell, Idaho daylighted and restored the previously buried Indian Creek through the city center to provide a public amenity and encourage development to embrace the creek.



As part of the Headwaters development in Portland, Oregon the buried Tryon Creek was daylighted and restored to a naturalistic condition.

CITY OF HAPPY VALLEY
ORDINANCE NO. 411

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 16 (DEVELOPMENT CODE) OF THE CITY
OF HAPPY VALLEY MUNICIPAL CODE – ADMINISTRATIVE AMENDMENTS

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

WHEREAS, Application LDC-07-10 was a staff, Design Review Board, Planning Commission and City Council initiated request to amend sections of the City's Municipal Code as detailed within Exhibit "A"; and

WHEREAS a public workshop was held before the Design Review Board on November 1, 2010 and a public hearing was held before the City of Happy Valley Planning Commission on February 22, 2011; and

WHEREAS, the Planning Commission recommended the City Council approve the changes to Title 16 of the Municipal Code as detailed in the Staff Report to the City Council dated March 15, 2011; and

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

WHEREAS, the Council of the City of Happy Valley, Oregon, has determined that it is reasonable, necessary and in the public interest to make the proposed amendments as detailed within Exhibit "A"; and

WHEREAS, the Council hereby adopts the proposed amendments as detailed in Exhibit "A", as supported by the Findings of Fact in the Staff Report to the City Council dated March 15, 2011, and as discussed at the regular meeting of the City Council on March 15, 2011; and

NOW, THEREFORE, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

Section 1. The City of Happy Valley declares that the amendments to Title 16 of the City's Municipal Code be amended as set forth as part of Exhibit "A" and are fully incorporated herein.

Section 2. The City of Happy Valley declares that the Findings of Fact included within the Staff Report to the City Council dated March 15, 2011 are hereby adopted in conjunction with this Ordinance.

BE IT FURTHER DECLARED that this Ordinance shall become effective thirty (30) days after approval by the City Council.

This ordinance takes effect 30 days after adoption.

COUNCIL APPROVAL AND UNANIMOUS ADOPTION AT ONE MEETING: [March 15, 2011]

CITY OF HAPPY VALLEY

ATTEST:

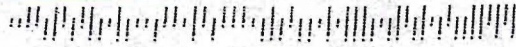
Mayor Rob Wheeler

Marylee Walden, City Recorder

ATTACHMENT # 12

EXHIBIT "A"

(FINAL TEXT AS DETERMINED BY THE CITY COUNCIL AT THE
CONCLUSION OF THE PUBLIC HEARING TO BE INSERTED HERE)



MISTY DRIVE
OREGON 97086



DEPT OF

MAR 18 2011

LAND CONSERVATION
AND DEVELOPMENT

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

Attn: Angela Houck