



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

02/17/2012

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 009-11

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

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Monday, March 05, 2012

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

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

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

Cc: Justin Popilek, City of Happy Valley
Angela Lazarean, DLCD Urban Planner
Jennifer Donnelly, DLCD Regional Representative

<paa> YA



PROP **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
DEPT OF
LAND CONSERVATION AND DEVELOPMENT
 For Office Use Only

FEB 14 2012

Jurisdiction: City of Happy Valley

Local file number: ANN-04-11/LDC-07-11/CPA-09-11

Date of Adoption: 2-7-12

Date Mailed: 2-9-12

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 12-16-11

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other: Annexation

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".
 Annexed territories utilizing the provisions of ORS 222.750 and the Expedited Decision process of Metro Code Chapter 3.09.045 and a Comprehensive Plan map/zoning map amendment (rezoning the properties from the existing Clackamas County zoning designations to applicable City of Happy Valley zoning designations) to the affected non-habitable, island properties pursuant to
 Does the Adoption differ from proposal? Please select one
 Section 16.67.070 of the City's Municipal Code.

006-11 (1990) 166391

Plan Map Changed from: County Rural (R) to: R-5,R-7,R-10,R-20,MUR-A and IC

Zone Map Changed from: County RRRF-5&FF-10 to: R-5,R-7,R-10,R-20,MUR-A and IC

Location: **Varies**

Acres Involved : 71.65

Specify Density: Previous: **Varies**

New: **Varies**

Applicable statewide planning goals:

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

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:
City of Happy Valley, Metro, Clackamas County

Local Contact: Justin Popilek

Phone: (503) 783-3810 Extension:

Address: 16000 SE Misty Dr

Fax Number: 503 658 5174

City: Happy Valley

Zip: 97086

E-mail Address:

justinp@ci.happy-valley.or.us

ADOPTION SUBMITTAL REQUIREMENTS

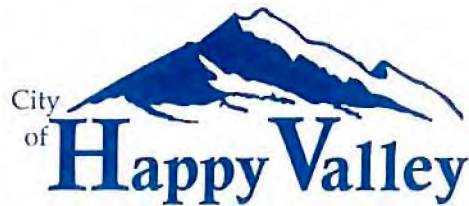
This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

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

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

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

Mayor
Honorable Lori DeRemer



City Manager
Jason Tuck

DATE: February 13, 2012

File No. ANN-04-11/LDC-07-11/CPA-09-11

NOTICE OF DECISION

This is official notice of action taken by the Happy Valley City Council pursuant to Oregon Revised Statutes (ORS) 222.111, 222.120, and 222.750, Metro Code 3.09.050, and the Happy Valley Municipal Code (Title 16-Development Code) with regard to an application for annexation of territories to the City of Happy Valley, all of which are either wholly or partially surrounded by the City's current boundary. Per ORS 222.750 and Section 16.67.070 of the City's Development Code, the City Council approved the immediate annexation of 20 uninhabited "island" properties and the legislative rezoning of these properties from Clackamas County to Happy Valley Comprehensive Plan designations/zoning districts (as described in Happy Valley Ordinance No. 420). The 20 uninhabited "island" properties are identified as Clackamas County Assessor Map Numbers:

12E25CC00590, 12E25CC00690, 12E25CC01190, 12E36B 00200, 12E36CA01500, 12E36DA01100, 13E30B 03100, 13E30C 01300, 13E30C 01400, 13E31C 00800, 23E06B 00401, 23E06B 01600, 23E06BB01100, 23E06BB01101, 23E06C 04300, 23E06C 06700, 23E06C 07600, 23E06C 07603, 23E06C 07605, and 23E07B 00415.

Also pursuant to ORS 222.750, the City Council approved the delayed (three years) annexation of 119 habited "island" properties, described as Clackamas County Assessor Map Numbers:

12E25A00301, 12E25A00900, 12E25A01000, 12E25A01900, 12E25BA01200, 12E25D00500, 12E25D00600, 12E25D00700, 12E25D00800, 12E28DB02200, 12E36CA00101, 12E36CA00600, 12E36CA00700, 12E36CA00800, 12E36CA01000, 12E36CA01100, 12E36CA01200, 12E36CA01600, 12E36CA01700, 12E36CC00300, 12E36CC00404, 12E36DA00400, 12E36DA00500, 12E36DA00800, 12E36DA00900, 12E36DA01201, 12E36DB01100, 12E36DB01400, 12E36DB01500, 12E36DB01700, 12E36DB02700, 12E36DB02800, 12E36DB02900, 12E36DD00900, 13E30C00201, 13E30C00203, 13E30C00500, 13E30C00601, 13E30C00602, 13E30C00604, 13E30C00800, 13E30C00900, 13E30C01000, 13E30C01200, 13E30C01900, 13E30C02500, 13E30C02600, 13E30C02700, 13E30D02601, 13E31A00700, 13E31C00400, 13E31C00900, 13E31C01000, 13E31C01700, 13E31C02000, 13E31C02500, 13E31C02600, 13E31C03700, 13E31C05600, 23E06B01500, 23E06BA00200, 23E06BB01000, 23E06C00200, 23E06C00300, 23E06C00400, 23E06C00500, 23E06C00600, 23E06C00700, 23E06C00800, 23E06C00900, 23E06C01000, 23E06C01200, 23E06C01300, 23E06C01400,

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

23E06C 01500, 23E06C01700, 23E06C01800, 23E06C02100, 23E06C02400, 23E06C02500, 23E06C02600, 23E06C02700, 23E06C02800, 23E06C02900, 23E06C03100, 23E06C03200, 23E06C03300, 23E06C03400, 23E06C03500, 23E06C03600, 23E06C03700, 23E06C04400, 23E06C04500, 23E06C04600, 23E06C04700, 23E06C04800, 23E06C04900, 23E06C05000, 23E06C05100, 23E06C05200, 23E06C05300, 23E06C05400, 23E06C05500, 23E06C05600, 23E06C05700, 23E06C05800, 23E06C05900, 23E06C06000, 23E06C06200, 23E06C06300, 23E06C06400, 23E06C06500, 23E06C06600, 23E06C07601, 23E06C07602, 23E06DB01900, 23E07B00403, and 23E07B00405.

The City Council formally approved the subject annexation application based upon findings included within the Staff Report dated February 7, 2012, and deliberations of the City Council.

Per Section 16.61.050 of the City's Development Code decisions made pursuant to the City's Type IV review process are not subject to appeal and shall be considered final.


Justin Popilek, Associate Planner

cc: Necessary Parties
File

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

ORDINANCE NO. 420
CITY OF HAPPY VALLEY

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

WHEREAS, the City of Happy Valley initiated annexation of territory surrounded by the corporate boundaries of the City pursuant to ORS 222.110, 222.120 and 222.750 (File No. ANN-04-11/LDC-07-11/CPA-09-11); and,

WHEREAS, the territory proposed for annexation includes 188.78 acres currently zoned for residential use, consisting of 20 uninhabited tax lots totaling 71.65 acres (as described in Exhibit "A" and depicted in Exhibit "B") and 119 tax lots totaling 117.13 acres (as described in Exhibit "C" and depicted in Exhibit "D"), that contain habitable structures; and,

WHEREAS, the proposed annexation territory is all surrounded by and adjacent to existing City boundaries as described in ORS 222.750; and,

WHEREAS, pursuant to ORS 222.750 (5), annexation of the properties that contain a habitable structure (described in Exhibit C and depicted in Exhibit D) will not become effective until three years after the effective date of this Ordinance; and,

WHEREAS, the City provided notice of City Council consideration of this annexation proposal consistent with the notice requirements of Metro Code Chapter 3.09 and ORS 222.111, ORS 222.120, and ORS 222.750; and,

WHEREAS, pursuant to Section 16.67.070 of the Happy Valley Municipal Code, the 20 uninhabited tax lots (as identified in Exhibit A and depicted in Exhibit B) proposed for annexation will be re-designated and re-zoned from existing Clackamas County zones to the applicable city comprehensive plan designations/zoning districts; and,

WHEREAS, pursuant to ORS 222.520, the annexed properties are withdrawn from the Clackamas County Enhanced Law Enforcement District; and,

WHEREAS, the City Council considered the proposed annexation at the regularly scheduled City Council meeting on February 7, 2012; and,

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

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

Section 2. The City Council declares the territory described in Exhibit C and depicted in Exhibit D is annexed to the City of Happy Valley effective three years from the effective date of this Ordinance.

Section 3. The City Council declares that the following city comprehensive plan designations/zoning districts apply to the 20 properties described in Exhibit A and depicted in Exhibit B pursuant to Section 16.67.070 of the Happy Valley Municipal Code:

12E25CC00590 - Very Low Density Residential (R-20)
12E25CC00690 - Very Low Density Residential (R-20)
12E25CC01190 - Very Low Density Residential (R-20)
12E36B 00200 - Very Low Density Residential (R-20)
12E36CA01500 - Low Density Residential (R-10)
12E36DA01100 - Very Low Density Residential (R-20)
13E30B 03100- Medium Density Single-Family Residential (R-5)/
High Density Residential-Attached (SFA)
13E30C 01300 - Very Low Density Residential (R-20)
13E30C 01400 - Very Low Density Residential (R-20)
13E31C 00800 - Medium Density Single-Family Residential (R-5)
23E06B 00401 - High Density Residential-Attached (MUR-A)
23E06B 01600 - Low Density Residential (R-10)
23E06BB01100 - High Density Residential-Attached (MUR-A)
23E06BB01101 - High Density Residential-Attached (MUR-A)
23E06C 04300 - Low Density Residential (R-10)
23E06C 06700 - Low Density Residential (R-10)
23E06C 07600 - Low Density Residential (R-7)
23E06C 07603 - Low Density Residential (R-7)
23E06C 07605 - Low Density Residential (R-7)
23E07B 00415 - Industrial (IC)

Section 4. The City Council adopts the annexation proposed in File No. ANN-04-11/LDC-07-11/CPA-09-11 and the associated Staff Report and Findings of Fact to the City Council dated February 7, 2012.

Section 5. The territory described in Exhibit A, and depicted in Exhibit B is hereby withdrawn from the Clackamas County Enhanced Law Enforcement District effective 30 days after the approval of this Ordinance.

Section 6. Except as provided in Section 7 below, annexation of the territory identified in Exhibit C and depicted in Exhibit D is effective three years from the effective date of this Ordinance.

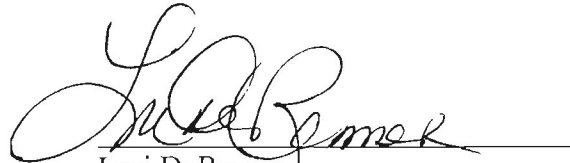
Section 7. If ownership of any tax lot identified in Exhibit C and depicted in Exhibit D is transferred prior to the effective annexation date, the annexation shall become effective immediately upon conveyance of the property.

Section 8. The City Recorder is directed to:

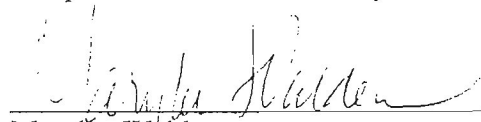
1. Provide notice and file a copy of this Ordinance to annexation consistent with ORS 222.180 and ORS 222.750;
2. Mail a copy of this Ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and
3. Mail a copy of this Ordinance to Clackamas County and any other necessary parties consistent with Metro Code Chapter 3.09.030(e).

Section 9. This Ordinance takes effect 30 days after adoption.

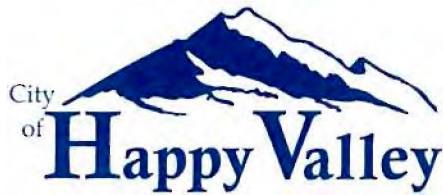
COUNCIL APPROVAL AND UNANIMOUS ADOPTION AT ONE MEETING: [February 7, 2012]


Lori DeRemer
Mayor

Adoption and date attested by:


Marylee Walden
City Recorder

Mayor
Honorable Lori DeRemer



City Manager
Jason A. Tuck

CITY OF HAPPY VALLEY

STAFF REPORT TO THE CITY COUNCIL

FEBRUARY 7, 2012

ANNEXATION APPLICATION (File Number: ANN-04-11/LDC-07-11/CPA-09-11)

I. GENERAL INFORMATION

PROPOSAL:

The City seeks approval of the annexation, pursuant to Oregon Revised Statutes (ORS) 222.750, of 20 uninhabited properties with a cumulative area of 71.65 acres, and the legislative rezoning of these properties to Happy Valley Comprehensive Plan designations/zoning districts, as set forth in Section 16.67.070 of the City's Land Development Code (LDC). The City also seeks approval, pursuant to ORS 222.750, of a delayed (three years) annexation of 119 properties, with a cumulative area of 117.13 acres, all of which contain habitable structures.

APPLICANT:

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

PROPERTY OWNERS:

See Attached Lists - Exhibit B (Uninhabited Properties)
Exhibit C (Habitable Structure Properties)

EXHIBITS:

Exhibit A – Staff Report and Findings of Fact
Exhibit B – Annexation Area Map/Property Owner List (Uninhabited Properties)
Exhibit C – Annexation Area Map/Property Owner List (Habitable Structure Properties)
Exhibit D – Public Comments
Exhibit E – Measure 56 Notice
Exhibit F – Public Notice

APPLICABLE CRITERIA:

Applicable Statewide Planning Goals; ORS 222.111, 222.120 and 222.750; applicable sections of Metro Code 3.09; applicable goals and policies of the City of Happy Valley Comprehensive Plan; applicable sections of the City of Happy Valley Municipal Code; Title 16 (Land Development Code), including Section 16.67.070 (Annexations).

BACKGROUND:

For the past several years Happy Valley has facilitated a voluntary or petition-based annexation program, where residents of unincorporated Clackamas County who lived adjacent to the City's boundary could opt to annex to the City by signing a petition. As the City's boundary has grown, due to the aforementioned annexation program, many unincorporated properties have become either partially or completely encompassed by the City's boundary. The City has identified the need to annex these specific unincorporated properties that are either partially or wholly surrounded by the city's boundary and meet the definition of an "island" property, as defined in ORS 222.750. In particular, the City Council has had numerous discussions in regard to the utilization of "island properties" of city services (for example, vehicular travel on city streets) without payment of municipal taxes, a "free ridership" issue that the Council seeks to address via the proposed island annexations, per the restrictions of ORS 222.750.

GENERAL DISCUSSION:

The properties that are the subject of this proposed "island" annexation have been divided into two groups, those that are uninhabited and those that contain habitable structures used for residential purposes (per ORS 222.750). As proposed, the annexation of the uninhabited properties would take affect with the adoption of proposed Ordinance No. 420. It is also proposed that the effective date for annexing properties that contain a habitable structure will be delayed for a period of three years from the adoption of proposed Ordinance No. 420, as required by ORS 222.750. The proposed annexation ordinance specifies the process city staff will take to carry out the immediate and delayed annexation of the subject properties, in conformance with ORS 222.750.

The 20 uninhabited properties are primarily located near the City's eastern boundary, as noted in Exhibit B, and total 71.65 acres. Pertinent information related to the annexation of these properties has also been included within Exhibit B.

The 119 habitable-structure properties that are subject to the "delayed" annexation are located in various areas of the City and are described and depicted within Exhibit C. The habitable-structure properties have a combined area of 117.13 acres.

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

If the proposed ordinance is approved, the subject properties will be provided public services by many of the same agencies that currently serve the properties. This proposed annexation complies with the present agreements the City has with various urban service providers. Several of the properties are currently within Clackamas County Service District #1 (CCSD #1), which provides sanitary sewer and stormwater services to the City and other urbanized areas of Clackamas County. Also, the properties are currently within the service area of Sunrise Water Authority, which provides potable water to urbanized areas of northern Clackamas County. The properties are also within Clackamas County Service District #5 (CCSD #5), which administers street lighting for the City. Further, the properties are within Clackamas Fire District #1 (CFD #1), which provides them with fire protection. All of these agencies will continue to provide their respective services to the subject properties following the approval of this annexation application.

Subsequent to the approval of this annexation, the owners of the 20 uninhabited subject properties will be required to annex into the North Clackamas Parks and Recreation District (NCPRD) and their properties will be removed from the Clackamas County Enhanced Law Enforcement District. Law enforcement services will be provided to these uninhabited properties by the City of Happy Valley Police Department. The properties containing habited structures will be required to join NCPRD and withdraw from the County's Enhanced Law Enforcement District when the delayed annexation becomes effective in 2015.

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

The Metro Urban Growth Management Functional Plan (UGMFP) contains population and household growth figures for each jurisdiction in the region, including the City of Happy Valley. These figures should be accommodated over the next 20 years. The approval of this annexation proposal will work to provide additional residentially zoned lands to meet current and future housing needs of the City, as specified in the functional plan.

II. FINDINGS OF FACT

STATEWIDE PLANNING GOALS (DLCD)

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

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

Response:

The City of Happy Valley mailed a notice of the public hearing for the proposed annexation to all owners of the subject properties. Prior to this notice being mailed out, the City held an informational meeting for the affected property owners to discuss this annexation proposal. Therefore, this criterion has been satisfied.

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

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

Response:

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

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

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

Response:

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

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

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

Response:

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

The City has provided the comprehensive planning for public services in the area of the subject properties. Prior to the installation of infrastructure related to public services such as sanitary sewer, stormwater management, potable water, and transportation systems the City and its service providers provided analysis about how the areas where the subject properties are located would best be served by public services.

If the proposed annexation is approved, the subject properties will continue to be provided public services by many of the same agencies that currently serve the annexation areas. The subject properties will continue to be provided sanitary sewer and stormwater management services by CCSD #1. Fire protection will continue to be provided to the subject properties by CFD #1. Also, where applicable, CCSD #5 will continue to administer street lighting to the subject properties.

Sunrise Water Authority provides water to areas located within Happy Valley and northwestern Clackamas County. The properties proposed for annexation are currently, and will continue to be, within the service area of Sunrise Water Authority. The current and future water supply needs of the subject properties will be evaluated and planned for by Sunrise Water Authority. Therefore, this criterion has been satisfied.

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

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

Response:

The Happy Valley Transportation System Plan (TSP) currently includes the areas proposed for annexation. The TSP was adopted in December 1998; and amended in 2001, 2006, 2009, and 2010. The TSP includes an inventory of the existing transportation system, addresses current problem areas, and evaluates future needs for both motorized and non-motorized transportation options. The TSP is consistent with the Transportation Planning Rule (TPR), the Metro Regional Transportation Plan (RTP), the Clackamas County Comprehensive Plan and Pedestrian and Bicycle Master Plan, and the Oregon Department of Transportation Oregon Transportation Plan (OTP). Therefore, this criterion has been satisfied.

Oregon Revised Statutes (ORS)

“ORS 222.111 Authority and procedure for annexation.

(1) When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 to 222.180 or 222.840 to 222.915, the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies.

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

[...]

Response:

The City has initiated the proposed annexation of territory that is contiguous to the city's current boundary. Therefore, these criteria have been satisfied.

ORS 222.120 Procedure without election by city electors; hearing; ordinance subject to referendum.

1) Except when expressly required to do so by the city charter, the legislative body of a city is not required to submit a proposal for annexation of territory to the electors of the city for their approval or rejection.

(2) When the legislative body of the city elects to dispense with submitting the question of the proposed annexation to the electors of the city, the legislative body of the city shall fix a day for a public hearing before the legislative body at which time the electors of the city may appear and be heard on the question of annexation.

(3) The city legislative body shall cause notice of the hearing to be published once each week for two successive weeks prior to the day of hearing, in a newspaper of general circulation in the city, and shall cause notices of the hearing to be posted in four public places in the city for a like period.

[...]

Response:

The Happy Valley City Charter does not require that annexation proposals be submitted to the electors for their approval. However, the City's Development Code does specify that annexation proposals are subject to a public hearing before the City Council. As a result, a public hearing regarding this annexation proposal was scheduled to be heard by the City Council on February 7, 2012. Notice of this public hearing was published and posted for two consecutive weeks prior to February 7, 2012. Therefore, these criteria have been satisfied.

ORS 222.750 Annexation of unincorporated territory surrounded by city.

[...]

(2) When territory not within a city is surrounded by the corporate boundaries of the city, or by the corporate boundaries of the city and the ocean shore, a river, a creek, a bay, a lake or Interstate Highway 5, the city may annex the territory pursuant to this section after holding at least one public hearing on the subject for which notice has been mailed to each record owner of real property in the territory proposed to be annexed.

(3) This section does not apply when the territory not within a city:

(a) Is surrounded entirely by water; or

(b) Is surrounded as provided in subsection (2) of this section, but a portion of the corporate boundaries of the city that consists only of a public right of way, other than Interstate Highway 5, constitutes more than 25 percent of the perimeter of the territory. [...]

Response:

All owners of the properties that are the subject of this proposal have been mailed a notice of the public hearing before the City Council, scheduled for February 7, 2012, regarding the subject annexation. Furthermore, the properties that have been included within this annexation by the City do not meet the criteria described above in Section 3. Therefore, these criteria have been satisfied.

(5) For property that is zoned for, and in, residential use when annexation is initiated by the city under this section, the city shall specify an effective date for the annexation that is at least three years and not more than 10 years after the date the city proclaims the annexation approved. The city recorder or other officer performing the duties of the city recorder shall:

(a) Cause notice of the delayed annexation to be recorded by the county clerk of the county in which any part of the territory subject to delayed annexation is located within 60 days after the city proclaims the annexation approved; and

(b) Notify the county clerk of each county in which any part of the territory subject to delayed annexation is located not sooner than 120 days and not later than 90 days before the annexation takes effect.

[...]

Response:

The properties that are the subject of this proposed “island” annexation have been divided into two groups, those that are uninhabited and those that contain habitable structures (used for residential purposes). As proposed, the annexation of the uninhabited properties would take effect with the adoption of proposed Ordinance No. 420. It is also proposed that the properties containing habitable structures will be subject to a delayed annexation, for a period of three years from the adoption of proposed Ordinance No. 420. Furthermore, the proposed ordinance specifies the process city staff will take to “carry out” the immediate and delayed annexation of the subject properties, in conformance with the above requirements. Therefore, these criteria have been satisfied.

REGIONAL LAND USE REQUIREMENT

3.09.050 – Hearing and Decision Requirements for Decisions Other Than Expedited Decisions.

A. The following requirements for hearings on petitions operate in addition to requirements for boundary changes in ORS Chapters 198, 221 and 222 and the reviewing entity's charter, ordinances or resolutions.

B. Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria in subsection (d) and includes the following information:

- 1. The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;***
- 2. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and***
- 3. The proposed effective date of the boundary change.***

Response:

This staff report, which contains information that addresses the applicable criteria in Section 3.09.045, subsection (d) was available to the public on Monday, January 23, 2012. In addition, the staff report and findings detail the extent to which urban services are available to serve the affected territory; the withdrawal of the affected territory from the legal boundary of any necessary party (for example, removal from the Clackamas County Enhanced Law Enforcement District); and, the proposed effective date (30 days after adoption of Ordinance No. 420). Therefore, these criteria are satisfied.

C. The person or entity proposing the boundary change has the burden to demonstrate that the proposed boundary change meets the applicable criteria.

Response:

The City has proposed the boundary change and has met the burden to demonstrate compliance with the applicable criteria within this Staff Report, including the Findings of Fact. Therefore, this criterion is satisfied.

D. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (d) and (e) of section 3.09.045.

RESPONSE:

Findings for subsections (d) and (e) of section 3.09.045 are below.

***NOTE – subsections (d) and (e), though numerically out of order by Section number, are inserted here:**

- 1. Find that the change is consistent with expressly applicable provisions in:***
 - a. Any applicable urban service agreement adopted pursuant to ORS 195.065;***

Response:

The proposed annexation is consistent with ORS 195.065 via a series of urban service agreements with multiple providers. As stated above, the subject properties would generally remain within service districts already serving the areas proposed for annexation. The subject properties are currently within CCSD #1, which provides sanitary sewer and stormwater services to the City and other urbanized areas of Clackamas County. Also, the subject properties are currently within Sunrise Water Authority's area of service, which provides potable water to urbanized areas of northern Clackamas County. The subject properties are also within CCSD #5, which administers street lighting for the City. The subject properties are within CFD #1, which provides fire protection to northwestern Clackamas County.

Subsequent to the approval of this annexation, the owners of the subject properties will be required to annex into the NCPRD and the subject properties will need to be removed from the Clackamas County Enhanced Law Enforcement District. Law enforcement services will be provided to the subject properties by the City of Happy Valley Police Department, if this annexation is approved. Therefore, this criterion has been satisfied.

b. Any applicable annexation plan adopted pursuant to ORS 195.205;

Response:

An applicable annexation plan adopted pursuant to ORS 195.205 does not exist. Therefore, this criterion does not apply.

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

Response:

An applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) does not exist. Therefore, this criterion does not apply.

d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services; and

Response:

The proposed annexation would not interfere with the provision, quality, or quantity of public facilities and services. Many of the subject properties are located in areas where urban services have already been installed. Those properties that are not located within "developed" areas will be analyzed to determine how public services can best be provided via existing Capital Improvement Plans or service provider Master Plans. Therefore, this criterion has been satisfied.

e. Any applicable comprehensive plan; and

Response:

Although a specific Comprehensive Plan does not exist for the subject properties outside of the current Clackamas County Comprehensive Plan, if annexed, the subject properties will be subject to the City's overall Comprehensive Plan and East Happy Valley Comprehensive Plan, including all relevant policies. Therefore, this criterion has been satisfied.

2. Consider whether the boundary change would:

- a. Promote the timely, orderly and economic provision of public facilities and services;**
- b. Affect the quality and quantity of urban services; and**
- c. Eliminate or avoid unnecessary duplication of facilities or services.**

Response:

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

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

Response:

The subject properties proposed for annexation are within the existing Metro UGB. Therefore, this criterion has been satisfied.

CITY OF HAPPY VALLEY COMPREHENSIVE PLAN

Comprehensive Plan Policies

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

Response:

Many of the subject properties are located in areas where urban services have already been installed. Those properties that are not located within “developed” areas will be analyzed to determine how public services can best be provided. The City has adopted several documents that quantify the level of services and facilities that are necessary to support the development that is envisioned in the City's Comprehensive Plan. Therefore, this criterion has been satisfied.

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

Response:

The subject properties are located within areas that have been comprehensively planned for by Clackamas County and the City. Both the Clackamas County Comprehensive Plan and the Happy Valley Comprehensive Plan were created with preservation and enhancement of physical resources as a goal. Therefore, this criterion has been satisfied.

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

Response:

There are no proposed changes or adjustments to the UGB associated with this annexation application. Therefore, this criterion does not apply.

CITY OF HAPPY VALLEY MUNICIPAL CODE

Happy Valley Land Development Code

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

[...]

16.67.060 Transportation planning rule compliance.

A. Review of Applications for Effect on Transportation Facilities. When a development application includes a proposed Comprehensive Plan amendment or land use district change, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060 (the Transportation Planning Rule – TPR) and the traffic impact study provisions of Section 16.61.090. “Significant” means the proposal would:

- 1. Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors). This would occur, for example, when a proposal causes future traffic to exceed the levels associated with a “collector” street classification, requiring a change in the classification to an “arterial” street, as identified by the City’s Transportation System Plan (“TSP”); or*
- 2. Change the standards implementing a functional classification system; or*
- 3. As measured at the end of the planning period identified in the TSP, allow types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility; or*
- 4. Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP; or*
- 5. Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP.*

[...]

Response:

The proposed Comprehensive Plan designation/Zoning District amendments will not “significantly affect an existing or planned transportation facility”. Therefore, these criteria and the TPR are not applicable.

16.67.070 Annexations.

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

Table 16.67.070-1 Land Designation Conversion Table

Clackamas County Zone	City of Happy Valley Zone
Urban/Rural Residential	
R-2.5	SFA
R-5	R-5
R-7	R-7
R-8.5	R-8.5
R-10	R-10
R-15	R-15
R-20	R-20
MR-1	MUR-M1
MR-2	MUR-M2
HDR	MUR-M3
RA-2	R-15
FU-10	FU-10
Natural Resources	
EFU	EFU*
Commercial	
NC	MUE-NC
C-2	MCC
C-3	MCC
RCC	MCC
RCO	MUC
OC	CCC
RCHD	MUR-M2
OA	MUC
Industrial	
I-2	IC
I-3	IC
BP	EC
Special Districts	
OSM	IPU
Sunnyside Village	
VR-4/5	VR-4/5*
VR-5/7	VR-5/7*
VCS	IPU

VA	VA*
VO	VO
VTH	VTH
*Annexation of these zoning districts would require the creation of a new Comprehensive Plan designation/zoning district within the City that would mirror the applicable Clackamas County designation/zone.	

B. When an unincorporated property within the East Happy Valley Comprehensive Plan area, Aldridge Road Comprehensive Plan area, or the Rock Creek Mixed Employment Comprehensive Plan area is annexed to the City, the property shall be rezoned to the applicable zoning designation in the Comprehensive Plan pursuant to the applicable requirements of the Land Development Code.

C. For any proposed annexation to the City, application shall be made directly to the City of Happy Valley on the appropriate forms and accompanied with the required fee. Upon receipt of a copy of the form, the City shall schedule a public hearing before the Planning Commission, which shall make a recommendation to the City Council. The City may utilize any lawful annexation process under state, regional or local law, including the expedited annexation process established in the Metro Code. An expedited annexation process shall be sent directly to the City Council for review. Expedited annexations shall be processed as an ordinance pursuant to the City of Happy Valley Charter.

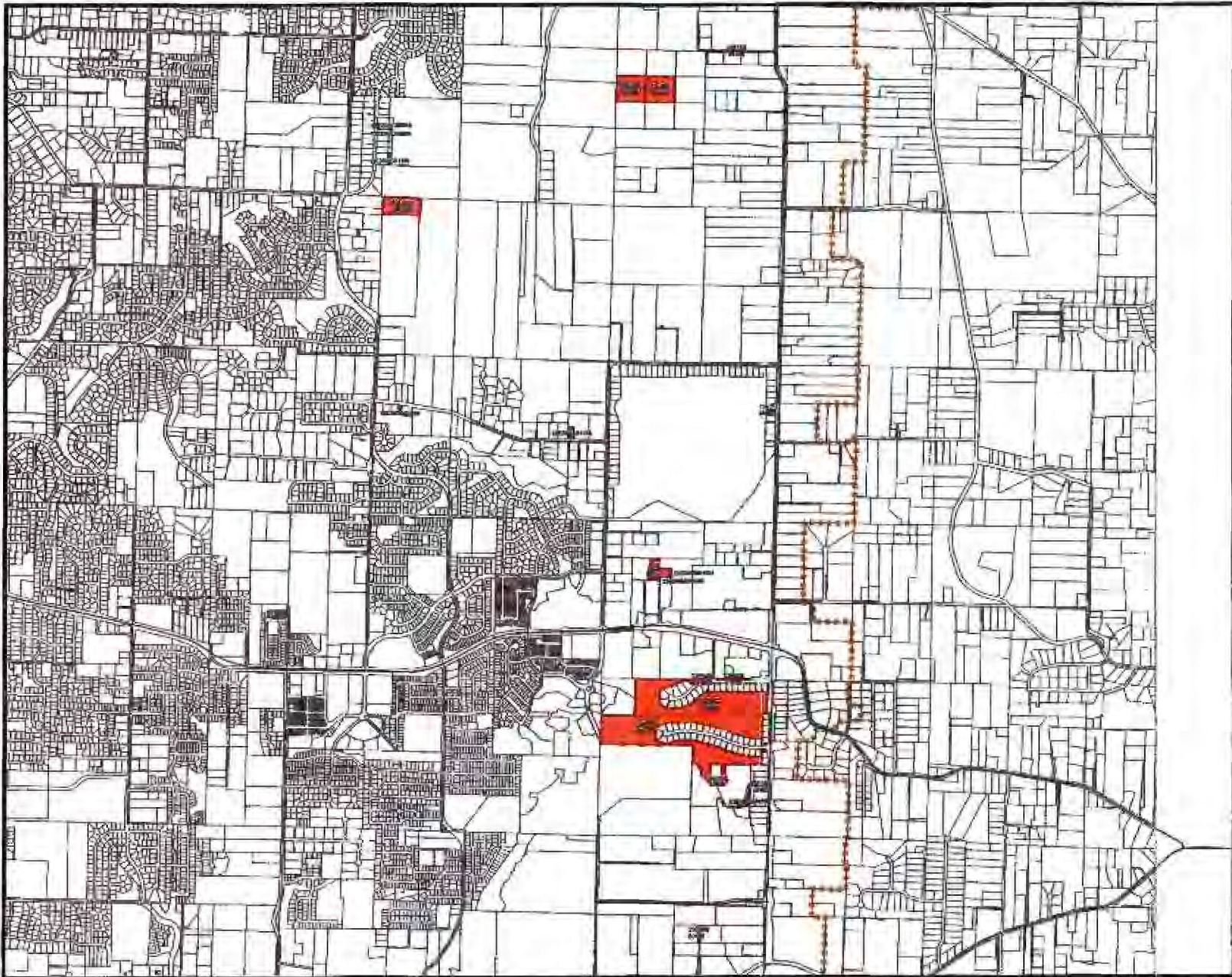
D. For any proposed deannexation from the City, application shall be made directly to the City of Happy Valley on the appropriate forms and accompanied with the required fee. Upon receipt of a copy of the form the City shall schedule a public hearing before the Planning Commission, which shall make a recommendation to the City Council.”

Response:

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

III. CONCLUSION:

Staff has determined that the above findings demonstrate that the proposed annexation and zoning conversion of the 20 uninhabited properties and the delayed annexation of 119 habited properties satisfy the requirements of the Statewide Planning Goals, ORS, Metro Code 3.09, and City of Happy Valley Comprehensive Plan and LDC. Staff, therefore, recommends the City Council **approve** application ANN-04-11/LDC-07-11/CPA-09-11.



City of Happy Valley Island Annexation Map

 Areas of Interest
 City Limits

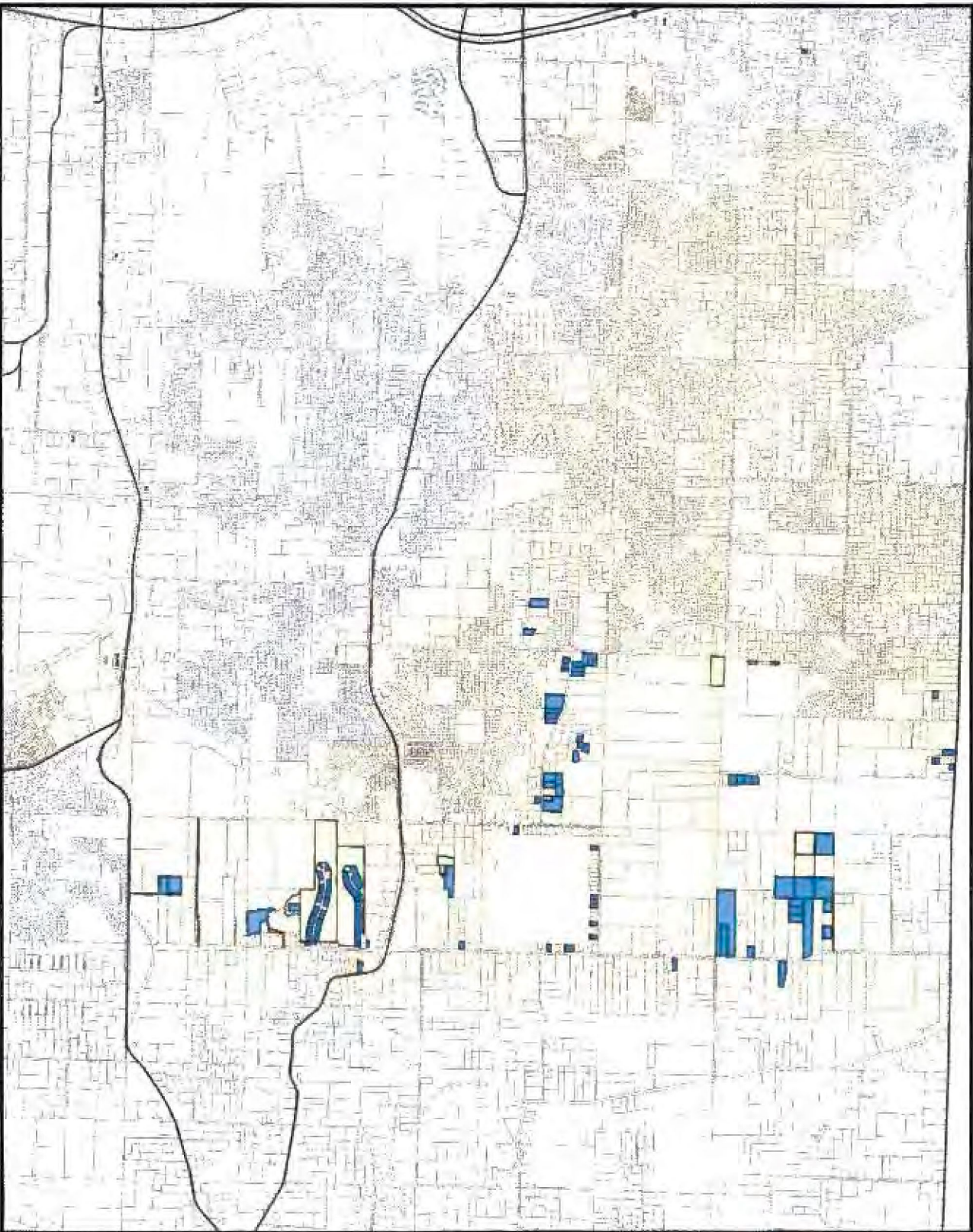
EXHIBIT # 3



Survey: Civil Service Employees' Center 1988 (2008)
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Tax Lot	Last Name	First Name(s)	Mail Address	City	State	Zip Code	Acres	Vacant Land Assessed Value	Current Tax Code	Rate	2011 Current Tax Amt.	HV Rate (%)	Approx. Rate	Approx. New Tax Amt.
12E25CC00690	Fv-1 Inc		P.O. Box 163405	Fort Worth	TX	76161	0.15	8,945.00	012-175	16.0624	\$142.07	012-194	17.3954	\$153.98
12E25CC00690	Costanzo	Gregory	10050 SE 147th Ave.	Happy Valley	OR	97086	0.15	7,200.00	012-175	16.0624	\$115.55	012-194	17.3954	\$125.25
12E25CC01190	Hill	Richard	10252 SE 147th Ave.	Happy Valley	OR	97086	0.31	42,516.00	012-175	16.0624	\$682.91	012-194	17.3954	\$730.58
12E368 00200	Christilla Cemetery		13373 SE Marsh Rd.	Sandy	OR	97055	4.64	129,087.00	012-150		Exempt			Exempt
12E36CA01500	Liaco	James	14860 SE Monner Rd.	Happy Valley	OR	97086	0.24	6,740.00	012-184	15.4009	\$103.80	012-194	17.3954	\$117.24
12E36DA01100	Nordstrom	Mark & Kelly	16061 SE Monner Rd.	Happy Valley	OR	97086	0.46	42,758.00	012-150	15.3426	\$656.02	012-194	17.3954	\$743.79
13E30B 03100	Clackamas County		150 Beavercreek Rd.	Oregon City	OR	97045	0.48	24,625.00	302-005	14.3294	Exempt	012-194	17.3954	Exempt
13E30C 01300	Peters	Eric	10035 SE Holgate	Portland	OR	97266	5.02	54,400.00	302-005	14.3294	\$770.52	302-021	16.3462	\$889.23
13E30C 01400	Peters	Eric	4209 SE 101st Ave.	Portland	OR	97266	5	74,225.00	302-005	14.3294	\$1,063.60	302-021	16.3462	\$1,213.30
13E31C 00800	Ashley	Jeffrey	11791 SE 172nd Ave.	Happy Valley	OR	97086	0.04	1,217.00	012-150	15.3426	\$18.67	012-194	17.3954	\$21.17
23E06B 00401	Crosswell, Beverly R. Co-Trusino		16501 SE Sunnyside Rd.	Clackamas	OR	97015	1.59	53,086.00	012-152	15.4009	\$817.57	012-188	17.4177	\$924.64
23E06B 01600	Rock Creek Green Inc		P.O. Box 1193	Clackamas	OR	97015	0.44	0.00	012-206	15.4009	\$0.00	012-194	17.3954	\$0.00
23E06B01100	Stephens	John	12762 S Wilderness Way	Molala	OR	97038	0.51	7,684.00	012-152	15.4009	\$118.34	012-188	17.4177	\$133.84
23E06B01101	Crosswell, Beverly R. Co-Trusino		16501 SE Sunnyside Rd.	Clackamas	OR	97015	0.18	5,866.00	012-152	15.4009	\$90.37	012-188	17.4177	\$102.21
23E06C 04300	Rock Creek Green Inc		P.O. Box 1193	Clackamas	OR	97015	26.41	0.00	012-206	15.4009	\$0.00	012-194	17.3954	\$0.00
23E06C 06700	Rock Creek Green Inc		P.O. Box 1193	Clackamas	OR	97015	21.1	0.00	012-206	15.4009	\$0.00	012-194	17.3954	\$0.00
23E06C 07600	Wood	William & Barbara Ward	14231 SE BAG TIMBER CT	Clackamas	OR	97015	2.06	752.00	012-115	15.3426	\$11.54	012-194	17.3954	\$13.08
23E06C 07603	Clackamas County		150 Beavercreek Rd.	Oregon City	OR	97045	0.35	7,919.00	012-115	15.3426	Exempt	012-194	17.3954	Exempt
23E06C 07605	Clackamas County		150 Beavercreek Rd.	Oregon City	OR	97045	0.32	24,711.00	012-115	15.3426	Exempt	012-194	17.3954	Exempt
23E07B 00415	Zapletal	Edwin & Hildegard	16743 SE Hwy 212	Damascus	OR	97089	0.21	6,033.00	012-115	15.3426	\$106.37	012-194	17.3954	\$120.60
							71.65							

Approx. Increase	Notes	Existing CC Zone	Converted HV Zone
\$11.79	Front lot in H.V.	FF-10	R-20
\$9.60	Front lot in H.V.	FF-10	R-20
\$56.67	Front lot in H.V.	FF-10	R-20
	Cemetery - Exempt	FF-10	R-20
\$13.44	Outbuildings	RRFF-5	R-10
\$87.77	Garage	RRFF-5	R-20
	ROW?	STREET	
\$109.71	Wooded	FF-10	R-20
\$149.70	Wooded	FF-10	R-20
\$2.50	Vacant Land	RRFF-5	R-5
\$107.06	Wooded	RRFF-5	MUR-A
\$0.00	No Value	RRFF-5	R-10
\$15.50	Wooded	RRFF-5	MUR-A
\$11.83	Wooded	RRFF-5	MUR-A
\$0.00	No Value	RRFF-5	R-10
\$0.00	No Value	RRFF-5	R-10
\$1.54	Wooded	RRFF-5	R-7
	County Property - Vac	RRFF-5	R-7
	County Property - Old	RRFF-5	R-7
\$14.23	ROW?	RRFF-5	IC



**City of Happy Valley
Island Annexation Map**

**Taxlots with
Habitable Structures**

■ Taxlots with Habitable Structures
City Limits



EXHIBIT # C

City of Happy Valley
10000 10th Street, Suite 100
Happy Valley, CO 80144
303.440.1000
www.happyvalleyco.gov

Tax Lot	Last Name	First Name(s)	Address	Mail Address	City	State	Zip Code	Acres	Assessed Value	Vacant Land	Current Tax Code	Notes
12E25A 00301	Hearnell	Roger	15540 SE Clatsop	9701 SE Johnson Creek	Happy Valley	OR	97086	0.45	86,874.00		302-011	
12E25A 00900	Vaal	Alan	8654 SE 155th	8654 SE 155th Ave.	Happy Valley	OR	97006	0.32	145,675.00		302-011	
12E25A 01000	Willington	Robert	8712 SE 155th	8712 SE 155th Ave.	Happy Valley	OR	97006	0.34	85,332.00		302-011	
12E25A 01900	Morales	Humberto	15404 SE Clatsop	15404 SE Clatsop Ave.	Happy Valley	OR	97086	0.88	175,039.00		302-011	
12E25BA01200	Handlin	Ron & Lynn	8725 SE 152nd	8725 SE 152nd Ave.	Happy Valley	OR	97086	0.54	166,204.00		012-150	
12E25D 00500	Sanford	Timothy & Claudia	10080 SE Vradenburg	10080 SE Vradenburg	Happy Valley	OR	97086	0.8	614,828.00		302-011	
12E25D 00900	Cosmer	Gary & Tracy	10180 SE Vradenburg	10180 SE Vradenburg Rd.	Happy Valley	OR	97086	0.85	541,699.00		302-011	
12E25D 00700	Cocilioni	Carl	10280 SE Vradenburg	10280 SE Vradenburg Rd.	Happy Valley	OR	97086	0.88	479,724.00		302-011	
12E25D 00800	One West Bank		10380 SE Vradenburg	2900 Esperanza Xing	Austin	TX	78758	1.02	766,940.00		302-011	
12E28DB02200	Butler	Eileen	9523 SE Ideman Rd	9523 SE Ideman Rd	Happy Valley	OR	97086	0.33	154,412.00		012-073	
12E36CA00101	Calico	Steven & Jody	15000 SE Monner	15000 SE Monner Ave.	Happy Valley	OR	97086	3.1	336,990.00		012-184	
12E36CA00600	Talbott	Annette	11590 SE 147th	11590 SE 147th Ave.	Happy Valley	OR	97086	0.66	191,078.00		012-150	
12E36CA00700	Bel	Walker & Kathleen	11650 SE 147th	11650 SE 147th Ave.	Happy Valley	OR	97086	0.7	284,950.00		012-150	
12E36CA00800	Elzel, Evelyn M Trustee		11680 SE 147th	11680 SE 147th Ave.	Happy Valley	OR	97086	0.85	213,863.00		012-150	
12E36CA01000	Colonescu	Dani	14805 SE Monner	14805 SE Monner Ave.	Happy Valley	OR	97086	0.73	242,507.00		012-150	
12E36CA01100	Middleton	Virginia	14845 SE Monner	14845 SE Monner Ave.	Happy Valley	OR	97086	0.69	277,209.00		012-150	
12E36CA01200	Fuhelder	Tommie	14875 SE Monner	14875 SE Monner Ave.	Happy Valley	OR	97086	0.69	246,734.00		012-150	
12E36CA01600	Hinson	Timothy & Janet	14810 SE Monner	14810 SE Monner Rd.	Happy Valley	OR	97086	0.46	162,594.00		012-184	
12E36CA01700	Kay, Harold Edward Trustee		14770 SE Monner	14770 SE Monner Rd.	Happy Valley	OR	97086	0.5	122,200.00		012-184	
12E36CC00300	Muner	Forrest & Michelle	14611 SE Aldridge	14611 SE Aldridge	Happy Valley	OR	97086	0.88	171,715.00		012-184	
12E36CC00404	Hegar	Christopher & Kristine	14301 SE Aldridge	14301 SE Aldridge	Happy Valley	OR	97086	2.01	566,790.00		012-184	
12E36DA00400	Cooper	Steven	15015 SE Monner	3715 SE Jackson St.	McWaukena	OR	97222	1.01	262,975.00		012-150	
12E36DA00500	Johnson	Ronald & Sandra	15009 SE Monner	15009 SE Monner Rd.	Happy Valley	OR	97086	0.95	303,161.00		012-150	
12E36DA00800	Osterholm	Gary & Debbie	15801 SE Monner	P.O. Box 66259	Portland	OR	97200	1.27	636,956.00		012-150	
12E36DA00900	Osterholm	Jeremy	15811 SE Monner	15811 SE Monner Rd.	Happy Valley	OR	97086	0.92	541,144.00		012-150	
12E36DA01201	Nordstrom	Mark & Kelly	16061 SE Monner	16061 SE Monner Rd.	Happy Valley	OR	97086	3	751,115.00		012-150	
12E36DB01100	Bennett	Douglas & Inga	11698 SE 154th	11698 SE 154th	Happy Valley	OR	97086	0.53	226,771.00		012-150	
12E36DB01400	Smith	Robert & Jeannine	15561 SE Green Hills Ct	15561 SE Green Hills Ct	Happy Valley	OR	97086	0.51	205,131.00		012-150	
12E36DB01500	Clarizio	Michael & Dolly	15583 SE Green Hills Ct	15583 SE Green Hills Ct	Happy Valley	OR	97086	0.55	265,786.00		012-150	
12E36DB01700	Taylor	Steven & Jean	15546 SE Green Hills Ct	15546 SE Green Hills Ct	Happy Valley	OR	97086	0.8	263,620.00		012-150	
12E36DB02700	Abe	Yoshio & Marilyn	15100 SE Monner	15100 SE Monner Rd.	Happy Valley	OR	97086	0.74	207,318.00		012-150	
12E36DB02800	Madsen	John & Rita	15050 SE Monner	15050 SE Monner Rd.	Happy Valley	OR	97086	0.88	228,802.00		012-150	
12E36DB02900	Tse, Samuel Kwokwa Trustee		15032 SE Monner	15032 SE Monner Rd.	Happy Valley	OR	97086	0.91	262,771.00		012-184	
12E36DD00900	DeWhitt	Gregory & Melanie	15974 SE Monner	15974 SE Monner Rd.	Happy Valley	OR	97086	0.46	179,853.00		012-184	
13E30C 00201	Koelge	David & Lynn	17020 SE Maple Hill Ln	17020 SE Maple Hill Ln	Happy Valley	OR	97086	1.46	316,885.00		302-005	
13E30C 00203	Mahaffy	John	16600 SE Maple Hill Ln	1000 NE 122nd Ave.	Portland	OR	97230	1.27	431,507.00		302-005	
13E30C 00500	Declar	H. Jerome	9757 SE 172nd	9757 SE 172nd Ave.	Happy Valley	OR	97086	6.71	1,000,000.00		302-005	
13E30C 00601	Hybl	James & Susan	16888 SE Wooded Heights Dr	16888 SE Wooded Heights Dr.	Happy Valley	OR	97086	1.3	433,309.00		302-005	

13E30C 00602	Harvey	David & Linda	16922 SE Wooded Heights Dr	16922 SE Wooded Heights Dr.	Happy Valley	OR	97086	1.35	398,978.00		302-005	
13E30C 00604	Woods	Terry & Rebecca	17000 SE Wooded Heights Dr	17000 SE Wooded Heights Dr.	Happy Valley	OR	97086	1.35	435,050.00		302-005	
13E30C 00600	Lamonte	Billy & Kathleen	16859 SE Maple Hill Ln	16859 SE Maple Hill Ln	Happy Valley	OR	97086	5.05	494,421.00		302-005	
13E30C 00900	Molberg	Jeffrey & Laurie	16851 SE Maple Hill Ln	16851 SE Maple Hill Ln	Happy Valley	OR	97086	4.87	333,597.00		302-005	
13E30C 01000	Kelly	Timothy & Trisha	16700 SE Maple Hill Ln	16700 SE Maple Hill Ln	Happy Valley	OR	97086	5	345,076.00		302-005	
13E30C 01200	Ward	Richard	16240 SE Maple Hill Ln	16240 SE Maple Hill Ln	Happy Valley	OR	97086	5.02	222,316.00		302-005	
13E30C 01900	Butler	Kendall & Emma Lee	10389 SE 172nd	10389 SE 172nd Ave.	Happy Valley	OR	97086	10.95	353,374.00		302-005	
13E30C 02500	Tiao	Kouypou	10335 SE 172nd	18032 SE Madison Way	Portland	OR	97233	0.89	143,754.00		302-005	
13E30C 02500	Karam	Ibrahim & Barbara	10443 SE 172nd	10473 SE 172nd Ave.	Happy Valley	OR	97086	2.4	127,320.00		302-005	
13E30C 02700	Karam	Ibrahim & Barbara	10473 SE 172nd	10473 SE 172nd Ave.	Portland	OR	97266	2	579,708.00		302-005	
13E30D 02601	Shaw	Patrick & Cynthia	9910 SE 172nd	9910 SE 172nd Ave.	Happy Valley	OR	97089	2.02	131,668.00		302-005	
13E31A 00700	McCallister	Steve	10848 SE 172nd	10848 SE 172nd Ave.	Happy Valley	OR	97089	0.75	219,207.00		012-151	
13E31C 00400	Willis, Everett D. Trustee		11905 SE 172nd	11905 SE 172nd Ave.	Happy Valley	OR	97086	0.38	378,600.00		012-150	
13E31C 00900	Ashby	Jeffrey	11791 SE 172nd	11791 SE 172nd Ave.	Happy Valley	OR	97086	0.37	426,968.00		012-150	
13E31C 01000	Trujillo	Guillermo & Brenda	11725 SE 172nd	11725 SE 172nd Ave.	Happy Valley	OR	97086	0.38	412,723.00		012-150	
13E31C 01700	Ueblich	Wayne	17100 SE Hagen	17100 SE Hagen Rd.	Happy Valley	OR	97086	0.4	265,439.00		012-150	
13E31C 02000	Beall	George	17020 SE Hagen	5250 SW Landing Square, #13	Portland	OR	97230	0.4	221,586.00		012-150	
13E31C 02500	Danowski	Edward & Brenda	16808 SE Hagen	16808 SE Hagen Rd.	Happy Valley	OR	97086	0.4	622,863.00		012-150	
13E31C 02600	Humble, Jeffery L. Trustee		16764 SE Hagen	16764 SE Hagen Rd.	Happy Valley	OR	97086	0.4	445,225.00		012-150	
13E31C 03700	Gardner	Lance & Nicole	16380 SE Hagen	16380 SE Hagen Rd.	Happy Valley	OR	97086	0.46	316,922.00		012-150	
13E31C 05600	Peng	Myron & Molly Francis	12250 SE 162nd	12250 SE 162nd Ave.	Happy Valley	OR	97086	0.42	396,666.00		012-150	
23E06B 01500	Rock Creek Comm. Club		13301 SE 172nd	P.O. Box 162	Gresham	OR	97030	0.29	160,857.00		012-206	Community Ctr.
23E06BAD0200	Welch	Hops	12631 SE 172nd	12631 SE 172nd Ave.	Happy Valley	OR	97086	0.52	120,705.00		012-224	
23E06BB01000	Creswell, Beverly R. Co-Trustee		16501 SE Sunnyside	16501 SE Sunnyside Rd.	Clackamas	OR	97015	2.94	365,156.00		012-152	
23E06C 00200	McPherson	Kirby & Sheri	17190 SE ROCK CREEK CT	17190 SE ROCK CREEK CT	Clackamas	OR	97015	0.21	159,202.00		012-206	
23E06C 00300	Wells	Leo & Diana	17180 SE ROCK CREEK CT	17180 SE ROCK CREEK CT	Clackamas	OR	97015	0.3	228,331.00		012-206	
23E06C 00400	Felms	Daniel & Ellen	17150 SE ROCK CREEK CT	17150 SE ROCK CREEK CT	Clackamas	OR	97015	0.3	226,835.00		012-206	
23E06C 00500	Roskam	John	17100 SE ROCK CREEK CT	17100 SE ROCK CREEK CT	Clackamas	OR	97015	0.3	209,299.00		012-206	
23E06C 00600	Staeble, Elizabeth E. Trustee		17070 SE ROCK CREEK CT	17070 SE ROCK CREEK CT	Clackamas	OR	97015	0.3	220,425.00		012-206	
23E06C 00700	Komolofsko	Sadie Mary	17030 SE ROCK CREEK CT	17030 SE ROCK CREEK CT	Clackamas	OR	97015	0.3	204,853.00		012-206	
23E06C 00800	Berowski	Deborah	17000 SE ROCK CREEK CT	17000 SE ROCK CREEK CT	Clackamas	OR	97015	0.3	200,810.00		012-206	
23E06C 00900	Kargman	Michele & Thomas	16950 SE ROCK CREEK CT	16950 SE ROCK CREEK CT	Clackamas	OR	97015	0.3	214,941.00		012-206	Received Response
23E06C 01000	Begart	Cecilia & William	16900 SE ROCK CREEK CT	16900 SE ROCK CREEK CT	Clackamas	OR	97015	0.3	195,952.00		012-206	
23E06C 01200	South Union Conf Assn 7-Day Adventists		16830 SE ROCK CREEK CT	3878 Memorial Dr.	Decatur	GA	30032	0.3	199,385.00		012-206	
23E06C 01300	Mittelstead	Michael	16800 SE ROCK CREEK CT	16800 SE ROCK CREEK CT	Clackamas	OR	97015	0.3	180,434.00		012-206	
23E06C 01400	Serrano	Caris	16770 SE ROCK CREEK CT	16770 SE ROCK CREEK CT	Clackamas	OR	97015	0.26	204,314.00		012-206	
23E06C 01500	Brower	James & Sheryl	16730 SE ROCK CREEK CT	16730 SE ROCK CREEK CT	Clackamas	OR	97015	0.28	233,881.00		012-206	
23E06C 01700	Brown	Gary & Joann Maras	16640 SE ROCK CREEK CT	16640 SE ROCK CREEK CT	Clackamas	OR	97015	0.27	215,718.00		012-206	

23E06C 01800	Siroh, William L Trustee		16600 SE ROCK CREEK CT	2404 NW Norman Ave.	Gresham	OR	97030	0.27	241,992.00		012-206	
23E06C 02100	Uhrig	Robert & Beverly	16581 SE ROCK CREEK CT	16581 SE ROCK CREEK CT	Clackamas	OR	97015	0.3	256,650.00		012-206	
23E06C 02400	Raid	Ernestine	16701 SE ROCK CREEK CT	16701 SE ROCK CREEK CT	Clackamas	OR	97015	0.34	264,250.00		012-206	
23E06C 02500	Bell	Eric	16721 SE ROCK CREEK CT	16721 SE ROCK CREEK CT	Clackamas	OR	97015	0.24	209,158.00		012-206	
23E06C 02600	Weber	Donald & Pamela	16761 SE ROCK CREEK CT	16761 SE ROCK CREEK CT	Clackamas	OR	97015	0.26	223,167.00		012-206	
23E06C 02700	Gieseeman	Loralei	16791 SE ROCK CREEK CT	16791 SE ROCK CREEK CT	Clackamas	OR	97015	0.26	271,821.00		012-206	
23E06C 02800	Thomander	Bruce & Ann	16811 SE ROCK CREEK CT	16811 SE ROCK CREEK CT	Clackamas	OR	97015	0.36	224,785.00		012-206	
23E06C 02900	Newberry, John R Trustee		16841 SE ROCK CREEK CT	16841 SE ROCK CREEK CT	Clackamas	OR	97015	0.25	182,318.00		012-206	
23E06C 03100	Emery	Peter & Janet	16921 SE ROCK CREEK CT	16921 SE ROCK CREEK CT	Clackamas	OR	97015	0.26	297,712.00		012-206	
23E06C 03200	Hoshal, Patricia A Trustee		16971 SE ROCK CREEK CT	16971 SE ROCK CREEK CT	Clackamas	OR	97015	0.26	197,779.00		012-206	
23E06C 03300	Duchemin	Timothy & Jeanne	17011 SE ROCK CREEK CT	17011 SE ROCK CREEK CT	Clackamas	OR	97015	0.27	209,822.00		012-206	
23E06C 03400	Walker	Lillian	17051 SE ROCK CREEK CT	17051 SE ROCK CREEK CT	Clackamas	OR	97015	0.27	192,437.00		012-206	
23E06C 03500	Belanger	Raymond & Geraldine	17101 SE ROCK CREEK CT	17101 SE ROCK CREEK CT	Clackamas	OR	97015	0.27	209,422.00		012-206	
23E06C 03600	Morris	Thomas & Virginia	17151 SE ROCK CREEK CT	17151 SE ROCK CREEK CT	Clackamas	OR	97015	0.27	216,855.00		012-206	
23E06C 03700	Battaglia	Theo & Victoria	17181 SE ROCK CREEK CT	17181 SE ROCK CREEK CT	Clackamas	OR	97015	0.27	183,728.00		012-206	
23E06C 04400	Deyoung	Arlene	17170 SE STONEYBROOK C	17170 SE STONEYBROOK CT	Clackamas	OR	97015	0.3	164,350.00		012-206	
23E06C 04500	Cloze, Raymond M Trustee		17150 SE STONEYBROOK C	17150 SE STONEYBROOK CT	Clackamas	OR	97015	0.3	190,997.00		012-206	
23E06C 04600	Kutland	Frederic & Gwendolyn	17130 SE STONEYBROOK C	17130 SE STONEYBROOK CT	Clackamas	OR	97015	0.3	209,254.00		012-206	
23E06C 04700	Ferland	John & Sandra	17100 SE STONEYBROOK C	17100 SE STONEYBROOK CT	Clackamas	OR	97015	0.3	186,297.00		012-206	
23E06C 04800	Parker, James R Co-Trustee		16900 SE STONEYBROOK C	16900 SE STONEYBROOK CT	Clackamas	OR	97015	0.3	190,872.00		012-206	
23E06C 04900	Poppert	Mich	16920 SE STONEYBROOK C	16920 SE STONEYBROOK CT	Clackamas	OR	97015	0.3	207,803.00		012-206	
23E06C 05000	Weisz	Tami	16900 SE STONEYBROOK C	16900 SE STONEYBROOK CT	Clackamas	OR	97015	0.3	215,587.00		012-206	
23E06C 05100	Gardner	Robert & Lucille	16880 SE STONEYBROOK C	16880 SE STONEYBROOK CT	Clackamas	OR	97015	0.3	200,645.00		012-206	
23E06C 05200	Sleasman	William	16830 SE STONEYBROOK C	16830 SE STONEYBROOK CT	Clackamas	OR	97015	0.3	197,530.00		012-206	
23E06C 05300	Brady	Bert	16800 SE STONEYBROOK C	16800 SE STONEYBROOK CT	Clackamas	OR	97015	0.3	32,200.00		012-206	Sr. Delmar
			As above	As above	Clackamas	OR	97015		187,914.00			Acct.# 05019061
23E06C 05400	Bisson	James & Sharrn	16780 SE STONEYBROOK C	P.O. Box 1780	Clackamas	OR	97016	0.3	233,160.00		012-210	
23E06C 05500	Magill	Pauline	16730 SE STONEYBROOK C	16730 SE STONEYBROOK CT	Clackamas	OR	97015	0.34	224,340.00		012-206	
23E06C 05600	Cranson	Montgomery & Kelli	16700 SE STONEYBROOK C	16700 SE STONEYBROOK CT	Clackamas	OR	97015	0.37	199,828.00		012-206	
23E06C 05700	Miller, Jeanelle L Trustee		16680 SE STONEYBROOK C	16680 SE STONEYBROOK CT	Clackamas	OR	97015	0.35	207,318.00		012-206	
23E06C 05800	Miller	Howard & Madelene	16630 SE STONEYBROOK C	16630 SE STONEYBROOK CT	Clackamas	OR	97015	0.34	214,417.00		012-206	
23E06C 05900	Clayton	Douglas & Sheryl	16600 SE STONEYBROOK C	16600 SE STONEYBROOK CT	Clackamas	OR	97015	0.32	211,582.00		012-206	
23E06C 06000	Dennis	Gary & Nancy	16580 SE STONEYBROOK C	16580 SE STONEYBROOK CT	Clackamas	OR	97015	0.33	211,790.00		012-224	
23E06C 06200	Babb	Ronald & Stephanie	16540 SE STONEYBROOK C	16540 SE STONEYBROOK CT	Clackamas	OR	97015	0.38	218,144.00		012-206	
23E06C 06300	Poyner	Douglas & Marlene	16581 SE STONEYBROOK C	16581 SE STONEYBROOK CT	Clackamas	OR	97015	0.33	243,170.00		012-206	
23E06C 06400	Artemenko	Sandra	16611 SE STONEYBROOK C	16611 SE STONEYBROOK CT	Clackamas	OR	97015	0.46	243,321.00		012-206	
23E06C 06500	Cullen	Patrick	16651 SE STONEYBROOK C	16651 SE STONEYBROOK CT	Clackamas	OR	97015	0.44	220,910.00		012-206	

Michael Walter

From: Jeremy Osterholm [josterholm@yahoo.com]
Sent: Tuesday, December 27, 2011 8:39 AM
To: Michael Walter
Cc: Gary
Subject: Re: Island annexation

Michael,
I am also responding to your letter regarding Island annexation. I do not see any benefit to having my property annexed into Happy Valley, and strongly oppose your plan to do so.

Regards,
Jeremy Osterholm
15811 SE Monner Rd.
503-558-0989

From: "josterholm@comcast.net" [josterholm@comcast.net]
To: "michaelw@ci.happy-valley.or.us"
Cc: Gary [gary@ostercrafthomes.com]; Jeremy E Osterholm [josterholm@yahoo.com]
Sent: Tuesday, December 27, 2011 8:22 AM
Subject: Island annexation

December 27, 2011

Michael D. Walter
City of Happy Valley
Economic & Community Development Dir.

Re: Island Annexation

Dear Michael,

In response to your letter dated November 18th 2011 and for the record, we our apposed to our property being included in your "Island Annexation plan". Our representative will be in contact concerning ORS 222.750, during the first week of the new year.

Sincerely,
Gary Osterholm
15801 SE Monner Rd.
Clackamas County, Or.
503-658-7263

Michael Walter

Subject: FW: Island Annexation Proposal

From: Michele Kargman [<mailto:michelekargman@comcast.net>]
Sent: Thursday, October 27, 2011 1:30 PM
To: Michael Walter
Subject: Re: Island Annexation Proposal

Dear Michael
Thank you for the response and information.
Could you please provide the rate for enhanced law and parks and the surcharge rates attached to the utilities?
That would give a better estimate of what to expect.

Thank you,

Sent from my iPhone

On Oct 27, 2011, at 9:11 AM, Michael Walter <MichaelW@ci.happy-valley.or.us> wrote:

Mrs. Kargman,

Please see the inserted responses to your e-mail, below. Feel free to write or call with any additional questions or need for information.

Regards,

Michael D. Walter, AICP

ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR

503-783-3839

MICHAELW@CITYHAPPY-VALLEY.ORG

Preserve. Serve. Enrich.

This e-mail is a public record of the City of Happy Valley and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

Michael Walter

From: Dana Taylor [dana.taylor.realtor@gmail.com]
Sent: Tuesday, December 06, 2011 1:51 PM
To: Michael Walter
Subject: island annexation letter 14405 SE Monner Rd

Hello Michael,

I attended a series of public meetings on this subject, island annexation, a few years back, at Happy Valley Elementary school, hosted by the mayor at the time. I forget his name, it was before the old Elementary school was demolished to build the new schools. He assured all of us that there would NOT be any forceful island annexation imposed on any unincorporated Clackamas County properties!! Why is this issue coming up again? The city already tried to annex us in the past, our land is not developable and there is no sewer or proposed sewer line in Monner Rd. We have NO benefits from annexing, only higher taxes and additional restrictions. I do NOT wish to annex to the City of Happy Valley or any other city. Please let me know what's happening.

--

Sincerely,

Dana Taylor
ce# 503-317-5783
Licensed Principal Broker in Oregon
Fred Real Estate Group

Michael Walter

From: ostercraft@comcast.net
Sent: Tuesday, December 27, 2011 8:23 AM
To: Michael Walter
Cc: Gary, Jeremy E Osterholm
Subject: island annexation

December 27, 2011

Michael D. Walter
City of Happy Valley
Economic & Community Development Dir.

Re: Island Annexation

Dear Michael,

In response to your letter dated November 18th 2011 and for the record, we our apposed to our property being included in your "Island Annexation plan". Our representative will be in contact concerning ORS 222.750, during the first week of the new year.

Sincerely,
Gary Osterholm
15801 SE Monner Rd.
Clackamas County, Or.
503-658-7263

Justin Popilek

From: Jeff Ashby [jda97223@ms.com]
Sent: Thursday, January 12, 2012 2:21 PM
To: Justin Popilek
Subject: Island Annexation

Mr. Popilek

I have received notice of a proposed annexation of my property into the city. I bought this house last February and was unaware that it was located in an "island". It was not disclosed during the sale and I know that that is not the city's problem. I do not have a problem with the annexation, but I do have a major concern. I know that when properties are annexed they may be required to connect to the city sewer system. I have noticed that they are marking areas on 172nd and it could possibly be that the city is putting in sewer lines. My house is on septic and I have had no problems with it. If in fact sewer lines are being layed I want to know if I would be required to connect. That is a very considerable expense for me and if that is the case I will be totally opposed to the annexation.

Regards

Jeff Ashby
11791 SE 172nd Ave
Happy Valley 97086
ph 503-799-6118

Please feel free to contact me.
Thank You

Justin Popilek

From: Greg Costanzo [jmanutcostanzo@comcast.net]
Sent: Tuesday, January 10, 2012 10:23 AM
To: Justin Popilek
Cc: Greg Costanzo
Subject: public hearing

Hi Justin,

Thanks for the return phone call yesterday.

Just to clarify, I do not support my property to be forced into Happy Valley City Limits.

Most of my current property is in Happy Valley City Limits, I do not want to pay higher taxes on the partial property, nor do I want to have to follow Happy Valley Rules when I go to the back of my property to shoot my paint ball guns, which means that I can't shoot them anymore.

Nor do I support the enhanced Police protection that was advertised in the letter as a reason to support my property to be annexed into Happy Valley. I lived here before we had our own Police Department and we did just fine with Clackamas Sheriffs patrolling our streets just like the rest of Clackamas County, we had very little crime in the original Happy Valley City Limits up through about year 2000.

We wouldn't need to have our own Happy Valley Police if our awesome City Council hadn't decided that we needed to stretch our boundaries to 82nd avenue in the interest of increasing our treasury dollars. Now whenever there is a shooting or a crime the front page of our local papers states, "Happy Valley Crime" wow way to help our Happy Valley Real Estate Market.

Thank you for your time,

Greg Costanzo
10050 S.E. 147th Ave.
Happy Valley, Oregon 97086

NOTICE OF PUBLIC HEARING

CITY OF HAPPY VALLEY

CITY COUNCIL

THIS IS TO NOTIFY YOU THAT THE CITY OF HAPPY VALLEY PROPOSES A PLAN AND/OR LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

This notice is provided in order to comply with Ballot Measure 56 - approved by Oregon voters on November 3, 1998. Ballot Measure 56 requires the City to print the following sentence: "The City has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property."

Notice is hereby given that the

HAPPY VALLEY CITY COUNCIL, will hold a
PUBLIC HEARING on
TUESDAY, FEBRUARY 7, 2012 at 7:00 p.m.

The hearings will be held at the Happy Valley City Hall
16000 SE Misty Drive,
Happy Valley, OR, 97086

The purpose of these hearings is to consider public testimony on:

ANNEXATION OF TERRITORY CURRENTLY IN UNINCORPORATED CLACKAMAS COUNTY AND AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN MAP/ZONING MAP

On February 7, 2012, the City of Happy Valley will hold a public hearing regarding the proposed annexation of territory into the City and amendments to the City's Comprehensive Plan Map/Zoning Map (File No. ANN-04-11/LDC-07-11/CPA-09-11). The City will legislatively rezone the properties proposed for annexation from their existing Clackamas County zoning designations to an "equivalent" city zoning designation, set forth in the City's Comprehensive Plan. The proposed annexation, including copies of the applicable criteria and related public records, are available for inspection at the City of Happy Valley City Hall located at 16000 SE Misty Drive, Happy Valley, OR 97086. **All written comments on the proposed annexation must be received by Friday, January 20, 2012 at the above address.** For additional information concerning the file, please contact Justin Popilek, Associate Planner at 503-783-3810, or write to justinp@ci.happy-valley.or.us. The City Council is the final local review authority and will consider the Annexation, Comprehensive Plan Map/Zoning Map amendment, and an Ordinance at the public hearing. Applicable criteria for this review are generally set forth in:

- Happy Valley Comprehensive Plan Policies;
- Happy Valley Land Development Code
- Metro Urban Growth Management Functional Plan; and,
- Oregon Statewide Planning Goals and Statutes.

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting if requested at least 72 hours prior to the meeting. To obtain such services, please contact
Marylee Wahlen, City Recorder, at 503.783.3800

EXHIBIT # E

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

NOTICE

NOTICE IS HEREBY GIVEN that the Happy Valley City Council will hold a public hearing to consider the "island" annexation of property containing habitable structures pursuant to ORS 222.750, and pursuant to ORS 222.750 and the Expedited Decision process of Metro Code Chapter 3.09.045 for property that does not contain a habitable structure. The proposed annexation requires a Comprehensive Plan map/zoning map amendment (rezoning the property from the existing Clackamas County zoning designation to applicable City of Happy Valley zoning designation) pursuant to Section 16.67.070 of the City's Municipal Code. The public hearing will be held in the City Hall Council Chambers, 16000 SE Misty Drive, Happy Valley, Oregon on **Tuesday, February 7, 2012, at 7:00 p.m.**

DOCKET NUMBER

ANN-04-11/LDC-07-11/CPA-09-11

Affected properties total approximately 189 acres of real property and include the following properties as listed by Clackamas County Assessor Map Number:

NON-HABITABLE STRUCTURES/PROPERTIES:

12E25CC00590, 12E25CC00690, 12E25CC01190, 12E36B00200, 12E36CA01500,
12E36DA01100, 13E30B03100, 13E30C01300, 13E30C01400, 13E31C00800, 23E06B00401,
23E06B01600, 23E06BB01100, 23E06BB01101, 23E06C04300, 23E06C06700, 23E06C07600,
23E06C07603, 23E06C07605, and 23E07B00415.

HABITABLE STRUCTURES/PROPERTIES:

12E25A00301, 12E25A00900, 12E25A01000, 12E25A01900, 12E25BA01200, 12E25D00500,
12E25D00600, 12E25D00700, 12E25D00800, 12E28DB02200, 12E36CA00101,
12E36CA00600, 12E36CA00700, 12E36CA00800, 12E36CA01000, 12E36CA01100,
12E36CA01200, 12E36CA01600, 12E36CA01700, 12E36CC00300, 12E36CC00404,
12E36DA00400, 12E36DA00500, 12E36DA00800, 12E36DA00900, 12E36DA01201,
12E36DB01100, 12E36DB01400, 12E36DB01500, 12E36DB01700, 12E36DB02700,
12E36DB02800, 12E36DB02900, 12E36DD00900, 13E30C00201, 13E30C00203,
13E30C00500, 13E30C00601, 13E30C00602, 13E30C00604, 13E30C00800, 13E30C00900,
13E30C01000, 13E30C01200, 13E30C01900, 13E30C02500, 13E30C02600, 13E30C02700,
13E30D02601, 13E31A00700, 13E31C00400, 13E31C00900, 13E31C01000, 13E31C01700,
13E31C02000, 13E31C02400, 13E31C02500, 13E31C02600, 13E31C03700, 13E31C05600,
23E06B01500, 23E06BA00200, 23E06BB01000, 23E06C00200, 23E06C00300, 23E06C00400,
23E06C00500, 23E06C00600, 23E06C00700, 23E06C00800, 23E06C00900, 23E06C01000,
23E06C01200, 23E06C01300, 23E06C01400, 23E06C01500, 23E06C01700, 23E06C01800,
23E06C02100, 23E06C02400, 23E06C02500, 23E06C02600, 23E06C02700,
23E06C02800, 23E06C02900, 23E06C03100, 23E06C03200, 23E06C03300, 23E06C03400,
23E06C03500, 23E06C03600, 23E06C03700, 23E06C04400, 23E06C04500, 23E06C04600,
23E06C04700, 23E06C04800, 23E06C04900, 23E06C05000, 23E06C05100, 23E06C05200,
23E06C05300, 23E06C05400, 23E06C05500, 23E06C05600, 23E06C05700, 23E06C05800,
23E06C05900, 23E06C06000, 23E06C06200, 23E06C06300, 23E06C06400, 23E06C06500,
23E06C06600, 23E06C07601, 23E06C07602, 23E06DB01900, 23E07B00403, and
23E07B00405.

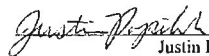
EXHIBIT # F

The City Council intends to decide on the proposed annexation and rezoning at the public hearing. The Council may approve or deny the annexation and the associated legislative comprehensive plan map/zone map amendments in accordance with the applicable criteria of the City of Happy Valley Comprehensive Plan, and Section 16.67.070 of the City of Happy Valley Municipal Code, METRO code 3.09, and ORS 222.111, 222.125, 222.170 and 222.750.

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

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

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


Justin Popilek,
Associate Planner

ORDINANCE NO. 420
CITY OF HAPPY VALLEY

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

WHEREAS, the City of Happy Valley initiated annexation of territory surrounded by the corporate boundaries of the City pursuant to ORS 222.110, 222.120 and 222.750 (File No. ANN-04-11/LDC-07-11/CPA-09-11); and,

WHEREAS, the territory proposed for annexation includes 188.78 acres currently zoned for residential use, consisting of 20 uninhabited tax lots totaling 71.65 acres (as described in Exhibit "A" and depicted in Exhibit "B") and 119 tax lots totaling 117.13 acres (as described in Exhibit "C" and depicted in Exhibit "D"), that contain habitable structures; and,

WHEREAS, the proposed annexation territory is all surrounded by and adjacent to existing City boundaries as described in ORS 222.750; and,

WHEREAS, pursuant to ORS 222.750 (5), annexation of the properties that contain a habitable structure (described in Exhibit C and depicted in Exhibit D) will not become effective until three years after the effective date of this Ordinance; and,

WHEREAS, the City provided notice of City Council consideration of this annexation proposal consistent with the notice requirements of Metro Code Chapter 3.09 and ORS 222.111, ORS 222.120, and ORS 222.750; and,

WHEREAS, pursuant to Section 16.67.070 of the Happy Valley Municipal Code, the 20 uninhabited tax lots (as identified in Exhibit A and depicted in Exhibit B) proposed for annexation will be re-designated and re-zoned from existing Clackamas County zones to the applicable city comprehensive plan designations/zoning districts; and,

WHEREAS, pursuant to ORS 222.520, the annexed properties are withdrawn from the Clackamas County Enhanced Law Enforcement District; and,

WHEREAS, the City Council considered the proposed annexation at the regularly scheduled City Council meeting on February 7, 2012; and,

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

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

Section 2. The City Council declares the territory described in Exhibit C and depicted in Exhibit D is annexed to the City of Happy Valley effective three years from the effective date of this Ordinance.

Section 3. The City Council declares that the following city comprehensive plan designations/zoning districts apply to the 20 properties described in Exhibit A and depicted in Exhibit B pursuant to Section 16.67.070 of the Happy Valley Municipal Code:

- 12E25CC00590 - Very Low Density Residential (R-20)
- 12E25CC00690 - Very Low Density Residential (R-20)
- 12E25CC01190 - Very Low Density Residential (R-20)
- 12E36B 00200 - Very Low Density Residential (R-20)
- 12E36CA01500 - Low Density Residential (R-10)
- 12E36DA01100 - Very Low Density Residential (R-20)
- 13E30B 03100- Medium Density Single-Family Residential (R-5)/
High Density Residential-Attached (SFA)
- 13E30C 01300 - Very Low Density Residential (R-20)
- 13E30C 01400 - Very Low Density Residential (R-20)
- 13E31C 00800 - Medium Density Single-Family Residential (R-5)
- 23E06B 00401 - High Density Residential-Attached (MUR-A)
- 23E06B 01600 - Low Density Residential (R-10)
- 23E06BB01100 - High Density Residential-Attached (MUR-A)
- 23E06BB01101 - High Density Residential-Attached (MUR-A)
- 23E06C 04300 - Low Density Residential (R-10)
- 23E06C 06700 - Low Density Residential (R-10)
- 23E06C 07600 - Low Density Residential (R-7)
- 23E06C 07603 - Low Density Residential (R-7)
- 23E06C 07605 - Low Density Residential (R-7)
- 23E07B 00415 - Industrial (IC)

Section 4. The City Council adopts the annexation proposed in File No. ANN-04-11/LDC-07-11/CPA-09-11 and the associated Staff Report and Findings of Fact to the City Council dated February 7, 2012.

Section 5. The territory described in Exhibit A, and depicted in Exhibit B is hereby withdrawn from the Clackamas County Enhanced Law Enforcement District effective 30 days after the approval of this Ordinance.

Section 6. Except as provided in Section 7 below, annexation of the territory identified in Exhibit C and depicted in Exhibit D is effective three years from the effective date of this Ordinance.

Section 7. If ownership of any tax lot identified in Exhibit C and depicted in Exhibit D is transferred prior to the effective annexation date, the annexation shall become effective immediately upon conveyance of the property.

Section 8. The City Recorder is directed to:

1. Provide notice and file a copy of this Ordinance to annexation consistent with ORS 222.180 and ORS 222.750;
2. Mail a copy of this Ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and
3. Mail a copy of this Ordinance to Clackamas County and any other necessary parties consistent with Metro Code Chapter 3.09.030(e).

Section 9. This Ordinance takes effect 30 days after adoption.

COUNCIL APPROVAL AND UNANIMOUS ADOPTION AT ONE MEETING: [February 7, 2012]

Lori DeRemer
Mayor

Adoption and date attested by:

Marylee Walden
City Recorder

**ENGINEERING PLANNING
FORESTRY**

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



**LANDSCAPE ARCHITECTURE
SURVEYING**

AKS Group of Companies:
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SALEM, OREGON
VANCOUVER, WASHINGTON
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EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Southwest One-Quarter of Section 36, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the southeast corner of Lot 10 of the Plat of "Monner View Acres"; thence along the southerly extension of the east line of said Lot 10 South 00°45'30" West 60.52 feet to a point on the southerly right-of-way line of SE Monner Road (30.00 feet from centerline); thence along said southerly right-of-way line North 81°44'00" West 143.86 feet to a point; thence North 84°27'00" West 56.88 feet to a point on the east line of Deed Book 599 Page 572; thence along said east line South 01°16'00" West 165.00 feet to a point on the north line of Document Number 2002-110559; thence along said north line and the City of Happy Valley City Limits North 84°27'00" West 61.00 feet to the southeast corner of Document Number 85-03057; thence along the east line of said Deed and the northerly extension thereof North 01°16'00" East 225.16 feet to a point on the northerly right-of-way line of SE Monner Road (30.00 feet from centerline); thence along said northerly right-of-way line South 84°27'00" East 123.80 feet to a point; thence South 81°44'00" East 137.38 feet to the Point of Beginning.

The above described tract of land contains 25,724 square feet, more or less.

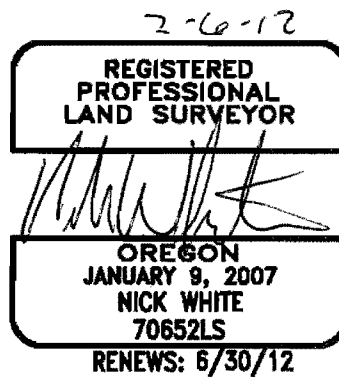
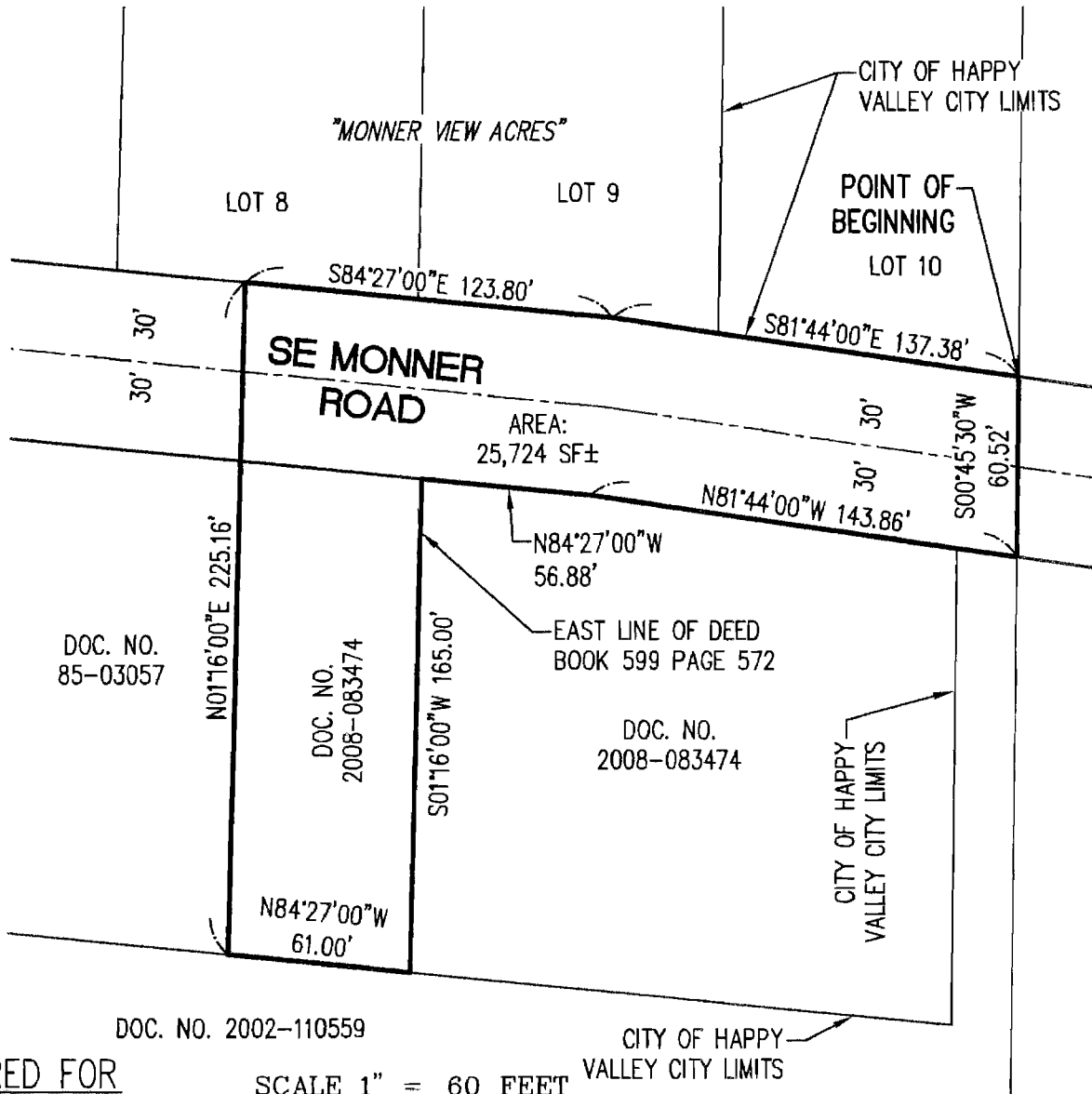


EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON

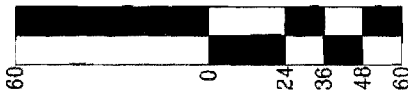


DOC. NO. 2002-110559

CITY OF HAPPY VALLEY CITY LIMITS

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

SCALE 1" = 60 FEET



2-6-12

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/12

JOB NAME: COHV ANNEX

JOB NUMBER: 2582

DRAWN BY: MSK

CHECKED BY: NSW

DWG NO.: 2582ANNEX

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LICENSED IN OR & WA

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DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

This map was prepared for assessment purposes only.

N.E. 1/4 SW 1/4 SEC. 36 T.1 S. R.2 E. W.M.
CLACKAMAS COUNTY

1" = 100'
15000

SEE MAP | 2E 36

Center Sec 11500

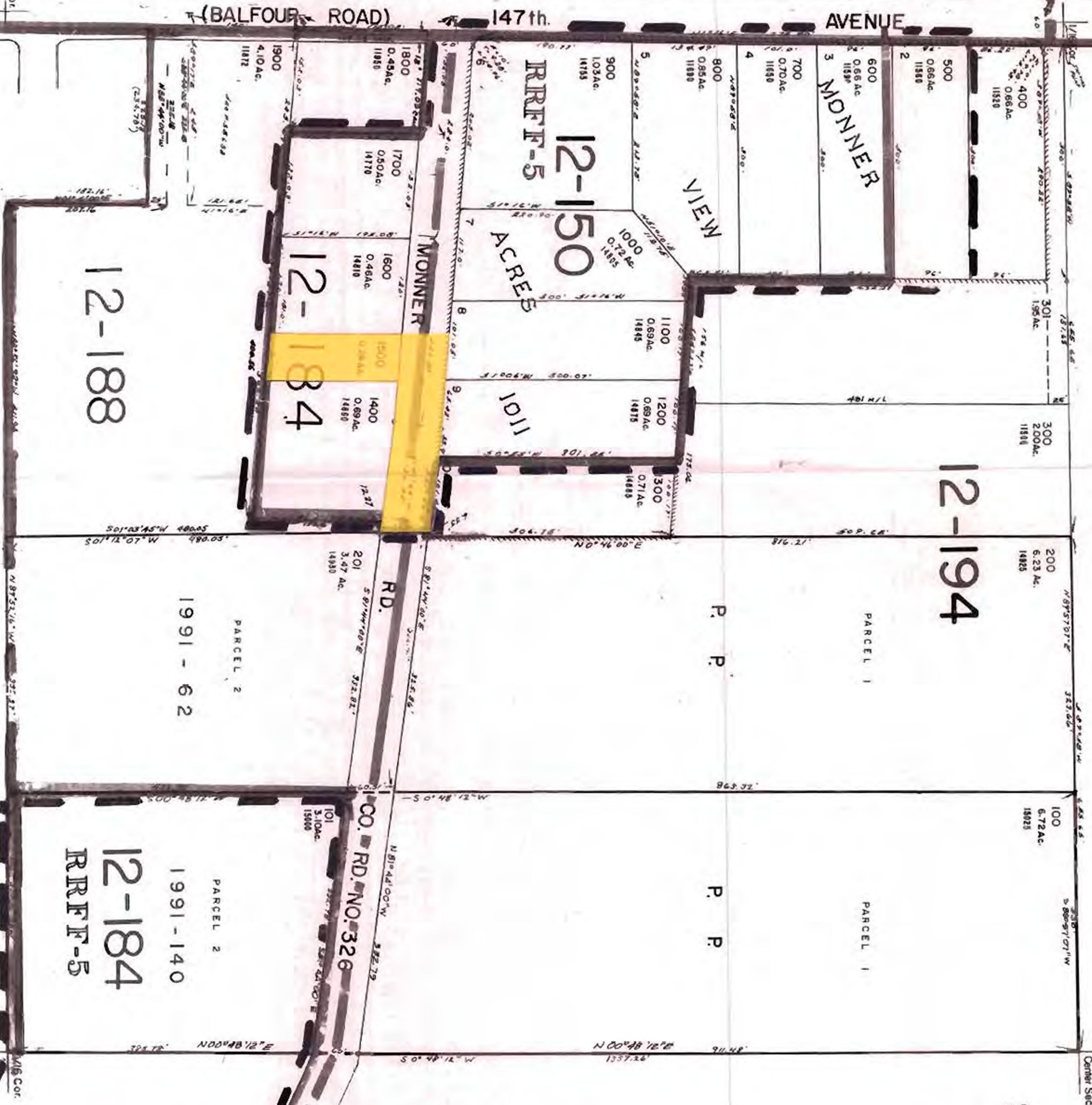
CANCELLED
2000

14700

15200

SEE MAP | 2E 36

SEE MAP | 2E 36DB



SEE MAP | 2E 36CD

12000

2E 36CA
BOOK 4

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EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Southeast One-Quarter of Section 36, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the southeast corner of Section 36, thence along the east line of said Section 36 North 00°00'00" East 1355.70 to its intersection with the easterly extension of the northerly right-of-way line of SE Monner Road (30.00 feet from centerline); thence along said northerly right-of-way line and the easterly extension thereof North 90°00'00" West 559.97 feet to the True Point of Beginning, being the southeast corner of Parcel 1 of Document Number 2002-044084; thence continuing along said northerly right-of-way line and the City of Happy Valley City Limits North 90°00'00" West 100.00 feet to the southwest corner of said Parcel 1; thence along the west line of said Parcel 1 and the City of Happy Valley City Limits North 00°00'29" West 200.00 feet to the northwest corner of said Parcel 1; thence along the north line of said Parcel 1 South 90°00'00" East 100.00 feet to the northeast corner of said Parcel 1; thence along the east line of said Parcel 1 South 00°00'27" East 200.00 feet to the True Point of Beginning.

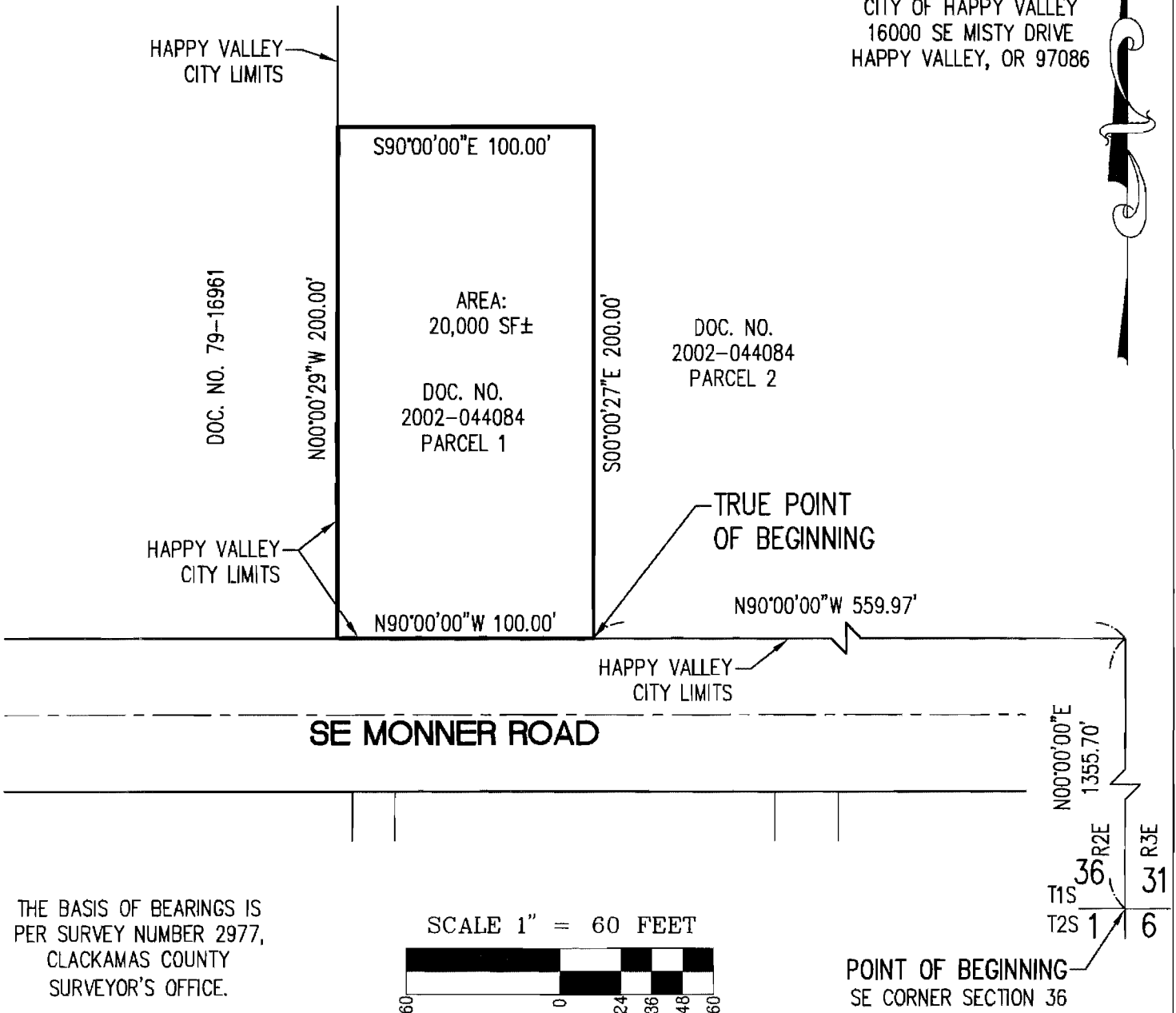
The above described tract of land contains 20,000 square feet, more or less.



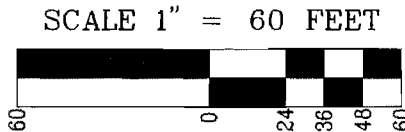
EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON

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



THE BASIS OF BEARINGS IS
PER SURVEY NUMBER 2977,
CLACKAMAS COUNTY
SURVEYOR'S OFFICE.



2-6-12

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

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

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DRIVE, SUITE 100
SHERWOOD, OR 97140
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FAX: (503) 925-8969

OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

This map was prepared for assessment purpose only.

NE 1/4 SE 1/4 SEC. 36 T.1 S. R.2 E. W.M.
CLACKAMAS COUNTY

1"=100'

15700

SEE MAP 1 2E 36

16000

16200

1 2E 36DA

12-194

12-150

12-194

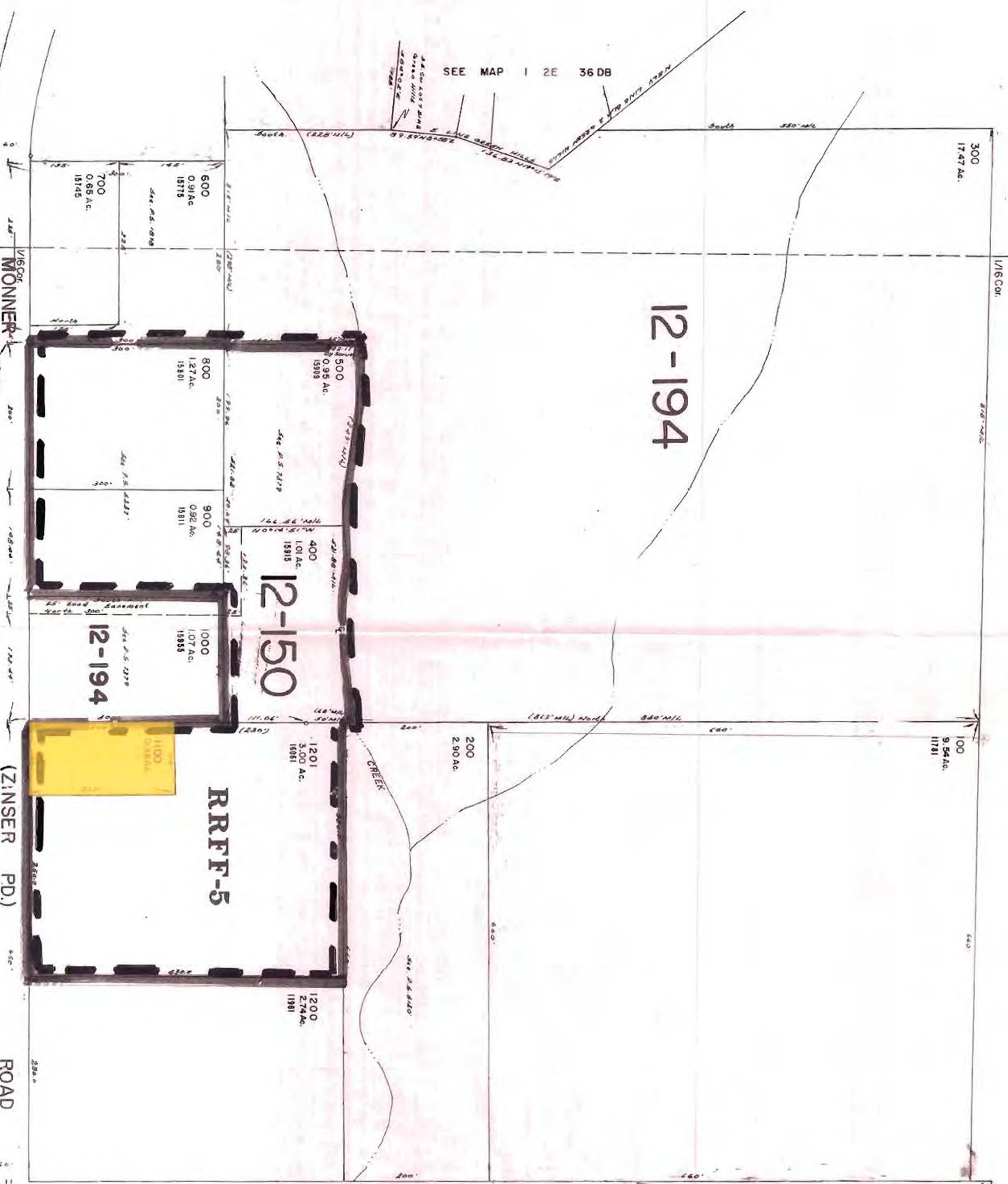
RRFF-5

RRFF-5

SEE MAP 1 2E 36 DB

SEE MAP 1 3E 31C

CANCELLED



21-111

SEE MAP 1 2E 36DD

1 2E 36DA
BOOK 4

12000

11800

11500

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LANDSCAPE ARCHITECTURE
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AKS Group of Companies:
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EXHIBIT A

Legal Description
Annexation Parcel

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

Beginning at the southeast corner of Lot 7, Block 4 of the Plat of "Christine Gross Addition", thence along the east line of said Lot 7 and the City of Happy Valley City Limits North 00°00'00" West 100.00 feet to the northeast corner of said Lot 7; thence along the easterly extension of the north line of said Lot 7 and the City of Happy Valley City Limits North 89°14'00" East 65.56 feet to the northeast corner of Parcel 3 of Document Number 94-78525; thence along the east line of said Parcel 3 and the City of Happy Valley City Limits South 00°00'00" West 100.18 feet to the northeast corner of Parcel 2 of Document Number 94-78525; thence along the east line of said Parcel 2 and the City of Happy Valley City Limits South 00°17'37" East 106.12 feet to a point on the south line of said Parcel 2; thence along said south line and the City of Happy Valley City Limits South 89°18'04" West 65.56 feet to the southwest corner of said Parcel 2; thence along the west line of said Parcel 2 and the City of Happy Valley City Limits North 00°17'34" West 106.23 feet to the Point of Beginning.

The above described tract of land contains 13,550 square feet, more or less.

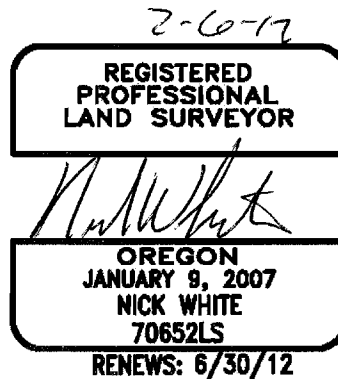
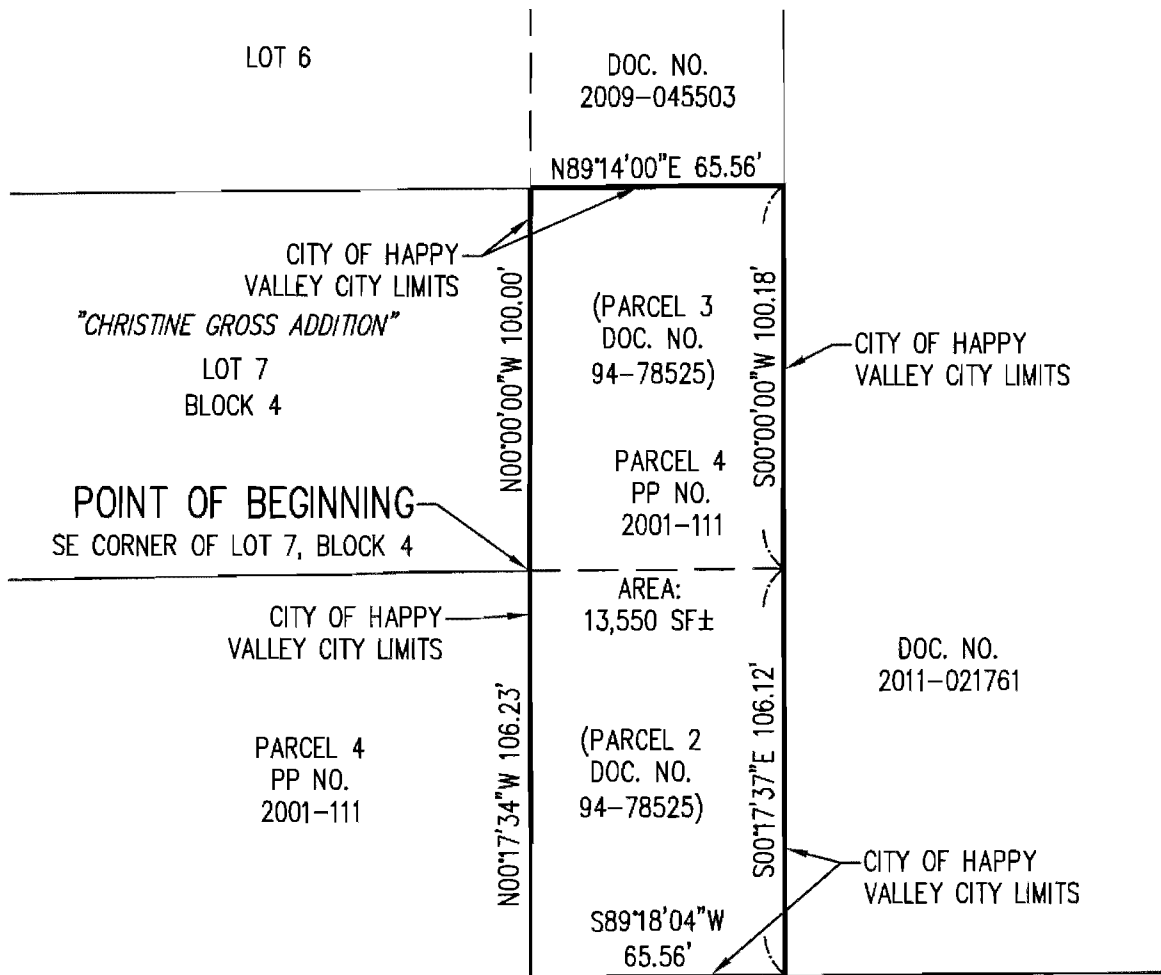
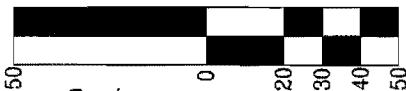


EXHIBIT B

A TRACT OF LAND BEING A PORTION OF PARCEL 4 OF PARTITION PLAT NO. 2001-111, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON



SCALE 1" = 50 FEET



2-6-12

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/12

JOB NAME: COHV ANNEX

JOB NUMBER: 2582

DRAWN BY: MSK

CHECKED BY: NSW

DWG NO.: 2582ANNEX

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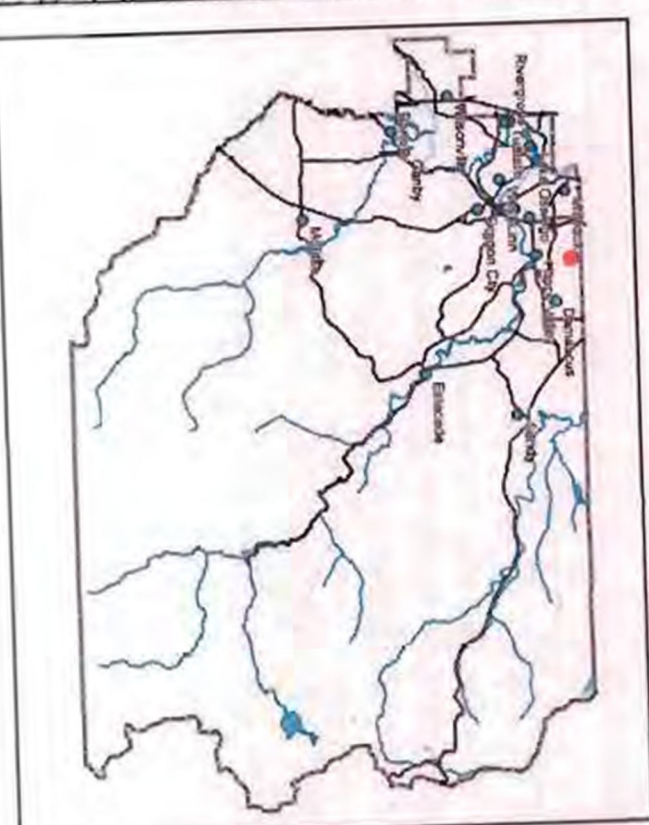
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DRIVE, SUITE 100
SHERWOOD, OR 97140
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FAX: (503) 925-8969

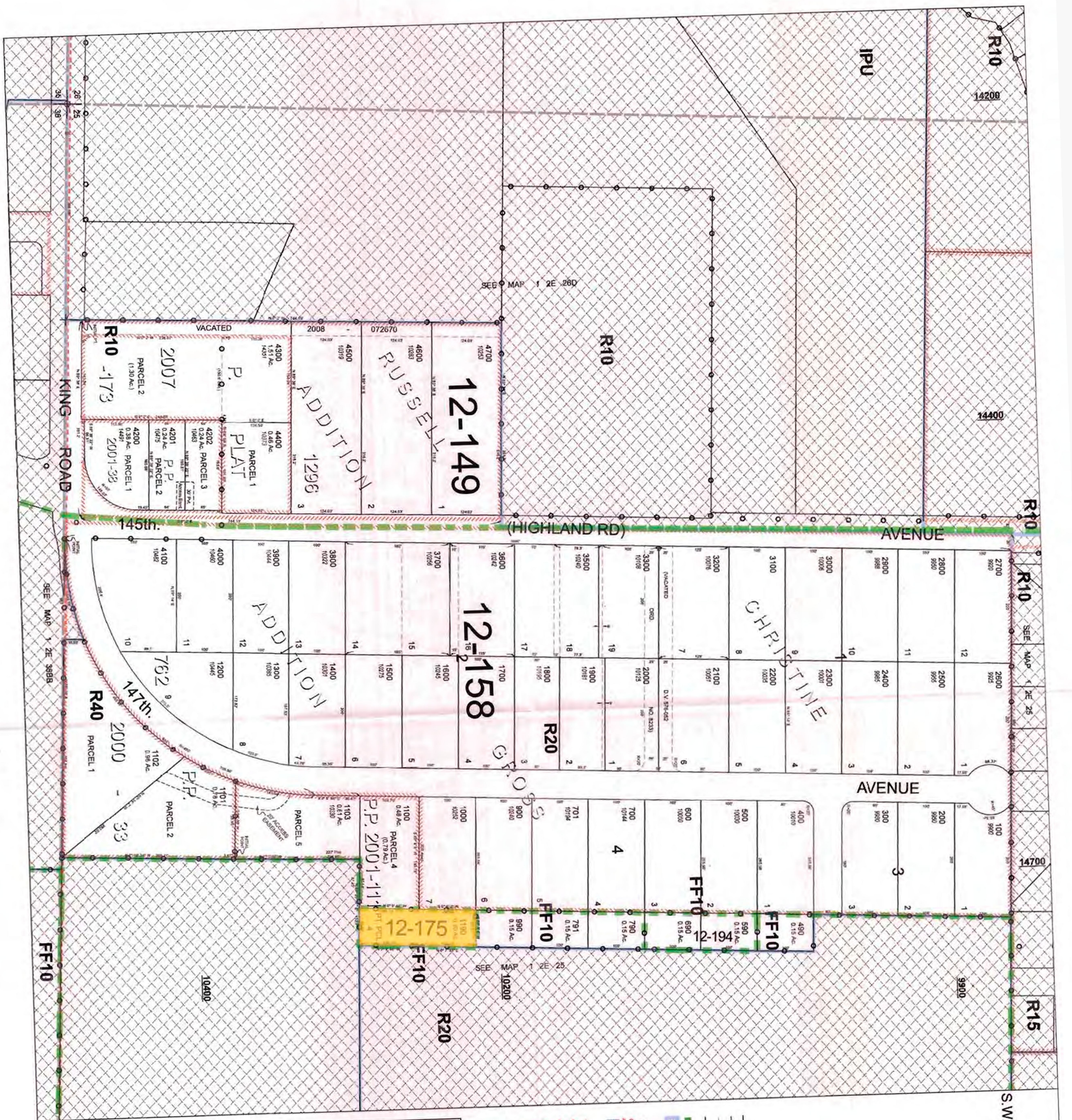
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Cancelled Taxlots
800
890
1104
2430
4300
4800

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centeline
- TaxCodelines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- D.C Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



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EXHIBIT A

Legal Description
Annexation Parcel

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

Beginning at the northwest corner of Lot 5 of the Plat of "Little Ranch Estates"; thence along the southerly line of Document Number 2009-037481 and the City of Happy Valley City Limits South 78°29'06" West 104.23 feet to the southwest corner of said Deed; thence North 16°59'16" East 356.34 feet to the northerly corner of said Deed, on the westerly right-of-way line of SE Big Timber Court (variable width right-of-way); thence along said westerly right-of-way line and the City of Happy Valley City Limits South 00°21'16" West 319.99 feet to the Point of Beginning.

The above described tract of land contains 16,319 square feet, more or less.

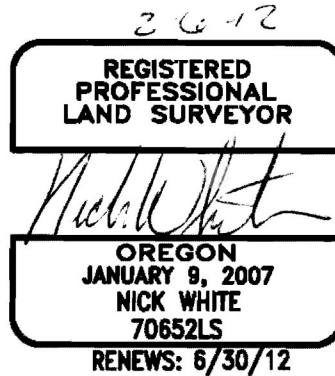
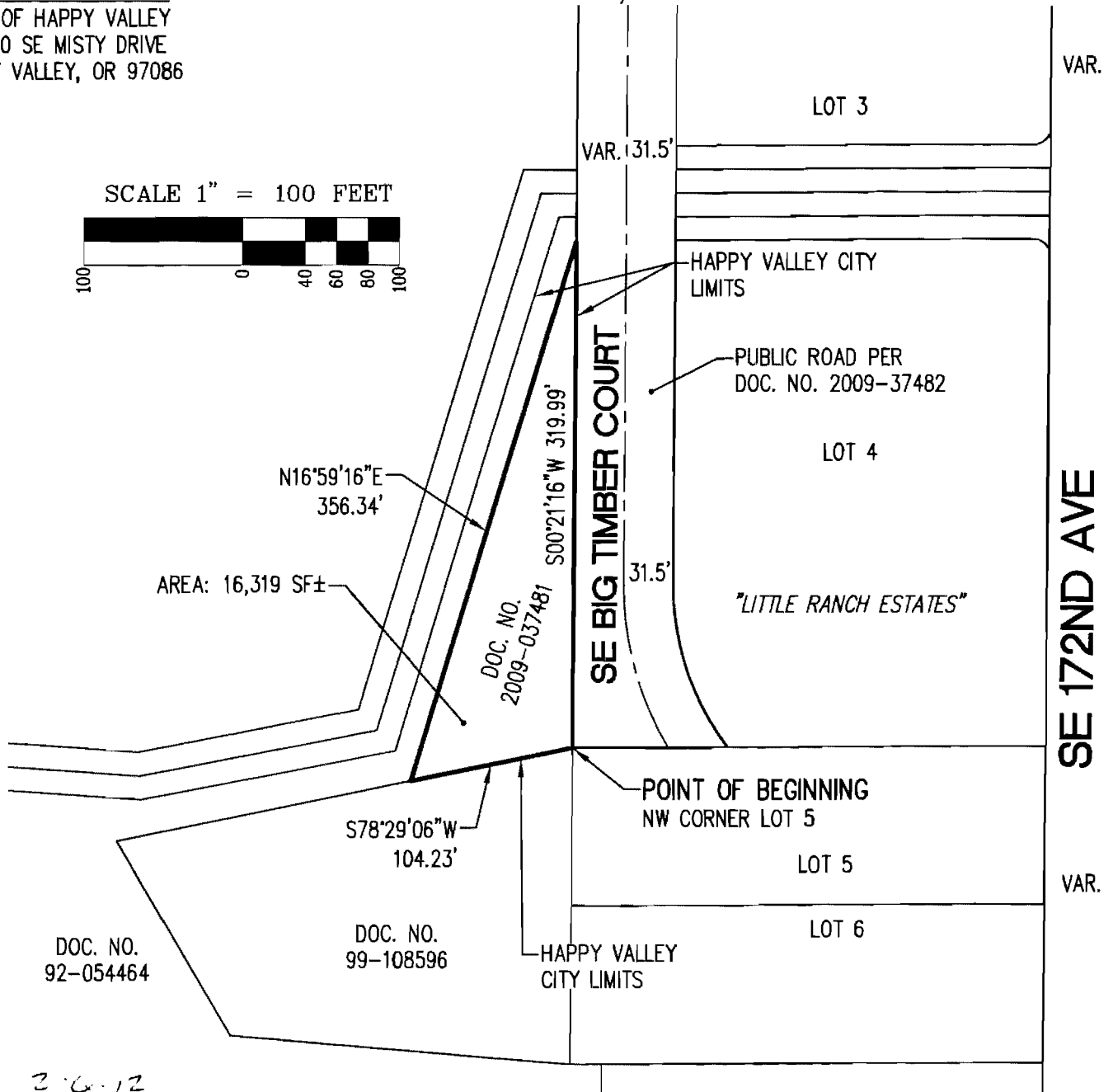
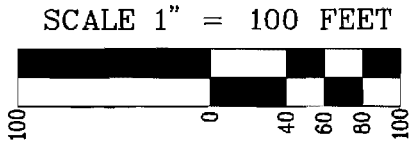


EXHIBIT B

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

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



2-6-12

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/12

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

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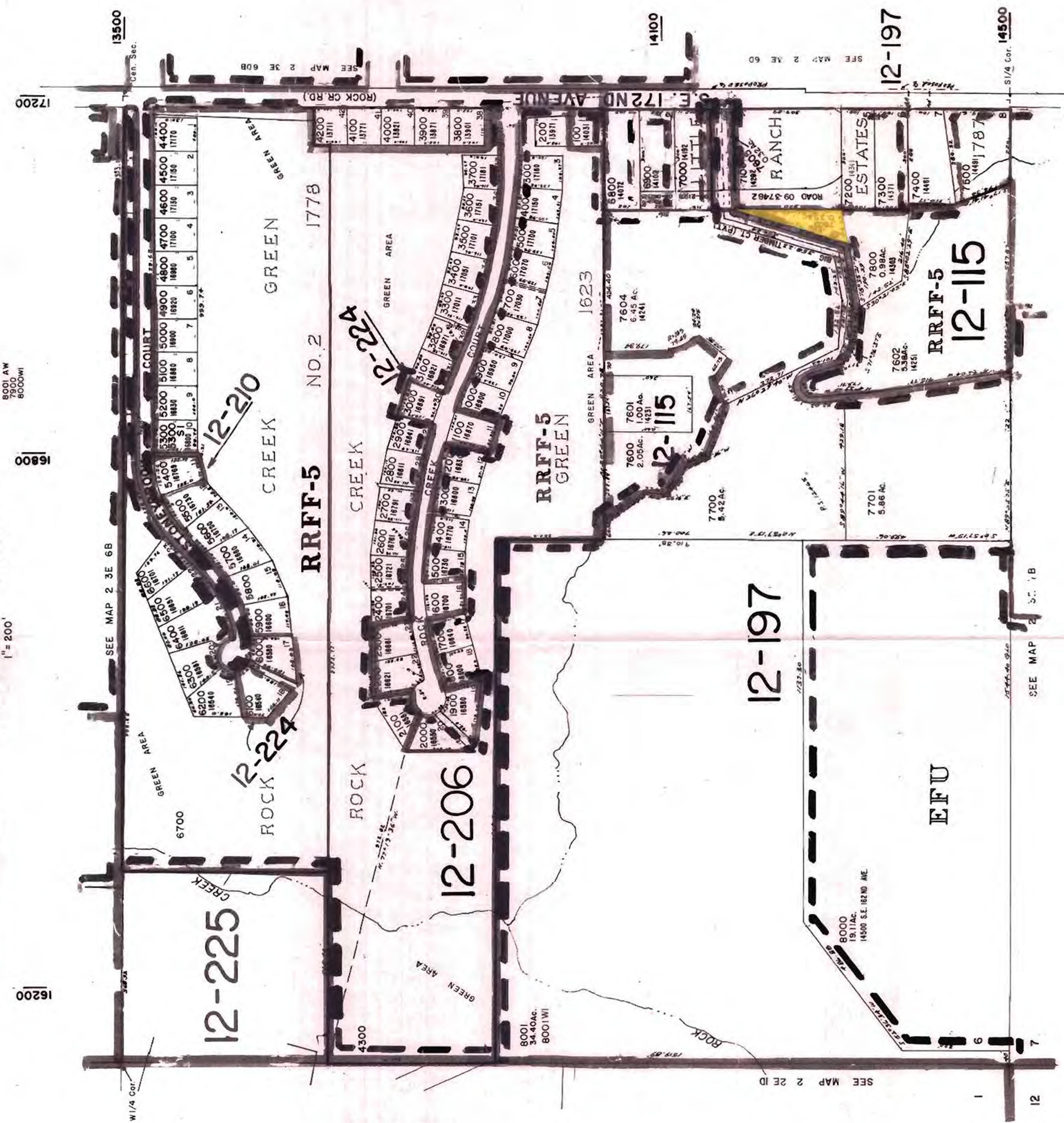


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SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

This map was prepared for assessment purposes only.

CANCELLED
8001 AW
8000
8000WH



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FORESTRY**

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Fax: (503) 925-8969



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AKS Group of Companies:
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VANCOUVER, WASHINGTON
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EXHIBIT A

Legal Description
Annexation Parcel

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

Beginning at the northwest corner of Section 6, thence along the west line of said Section 6 South 00°00'00" East 607.13 feet to a point on the westerly extension of the south line of Document Number 2007-050589; thence along said south line South 89°09'07" East 753.99 feet to the northeast corner of Document Number 96-28388 and the True Point of Beginning; thence continuing along the south line of Document Number 2007-050589 and the City of Happy Valley City Limits South 89°09'07" East 174.61 feet to the northwest corner of Parcel 2 of Document Number 2004-085175; thence along the northerly west line of said Parcel 2 South 01°41'32" West 160.03 feet to the westerly southwest corner of said Parcel 2; thence along the westerly south line of said Parcel 2 South 89°09'07" East 200.00 feet to the northeast corner of Parcel 3 of said Deed; thence along the southerly west line of said Parcel 2 South 01°41'34" West 149.92 feet to the southeast corner of Document Number 91-027508; thence along the south line of said Deed and the City of Happy Valley City Limits North 89°10'28" West 200.00 feet to a point on the east line of Parcel 1 of Document Number 2004-085175; thence along said east line and the City of Happy Valley City Limits South 01°37'53" West 54.97 feet to the southeast corner of said Parcel 1; thence along the south line of said Parcel 1 and the City of Happy Valley City Limits North 88°58'07" West 199.60 feet to the southwest corner of said Parcel 1; thence along the southerly west line of said Parcel 1 and the City of Happy Valley City Limits North 01°40'58" East 225.00 feet to a point; thence South 89°09'07" East 25.00 feet to a point; thence along the northerly west line of said Parcel 1 and the City of Happy Valley City Limits North 01°40'58" East 139.36 feet to the True Point of Beginning.

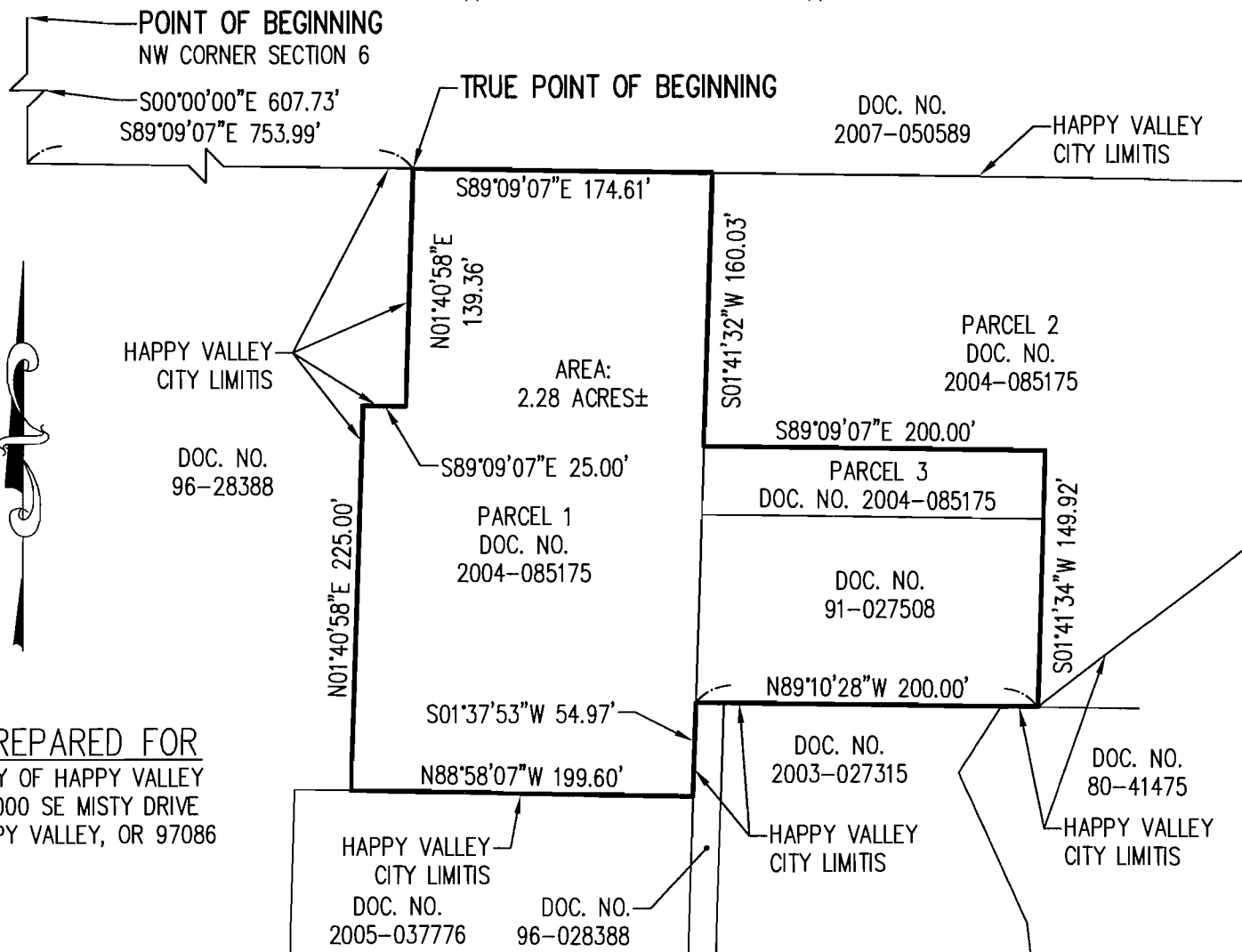
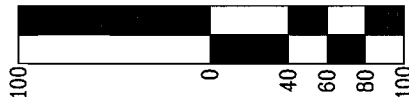
The above described tract of land contains 2.28 acres, more or less.



EXHIBIT B

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

SCALE 1" = 100 FEET



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

2-6-12

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/12

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

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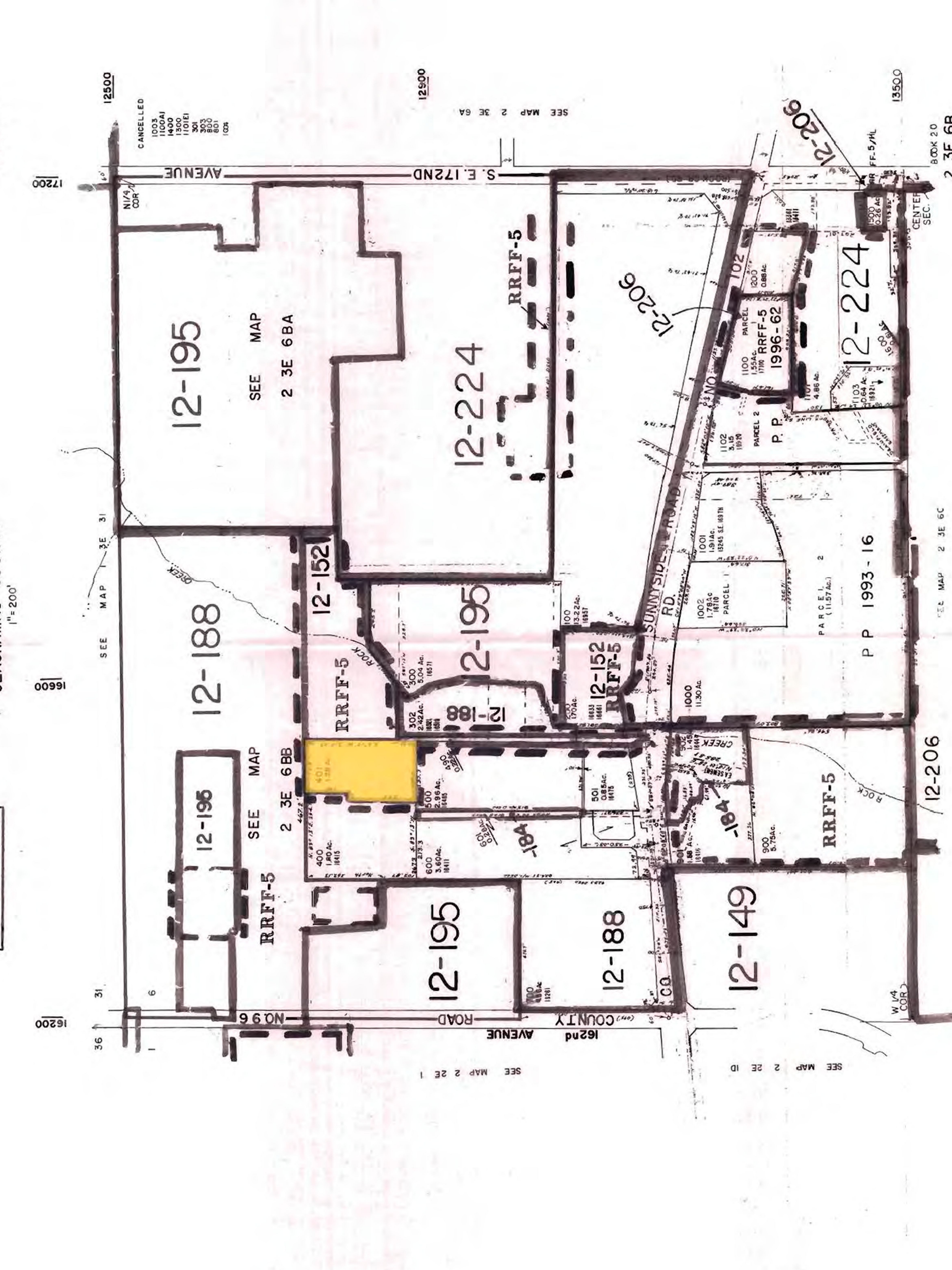


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SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

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17200

16600

16200

12500

12900

13500

36

31

6

CANCELLED
1003
1100AI
1400
1300
1101E1
301
303
800
801
109

12-195

12-188

12-196

12-195

12-188

12-195

12-224

12-188

12-149

12-206

12-224

12-206

12-206

SEE MAP
2 3E 6BA

SEE MAP
2 3E 6BB

SEE MAP 2 2E 1

SEE MAP 2 2E 1D

SEE MAP 2 3E 6A

SEE MAP 2 3E 6C

BOOK 20
2 3E 6B
& INDEX

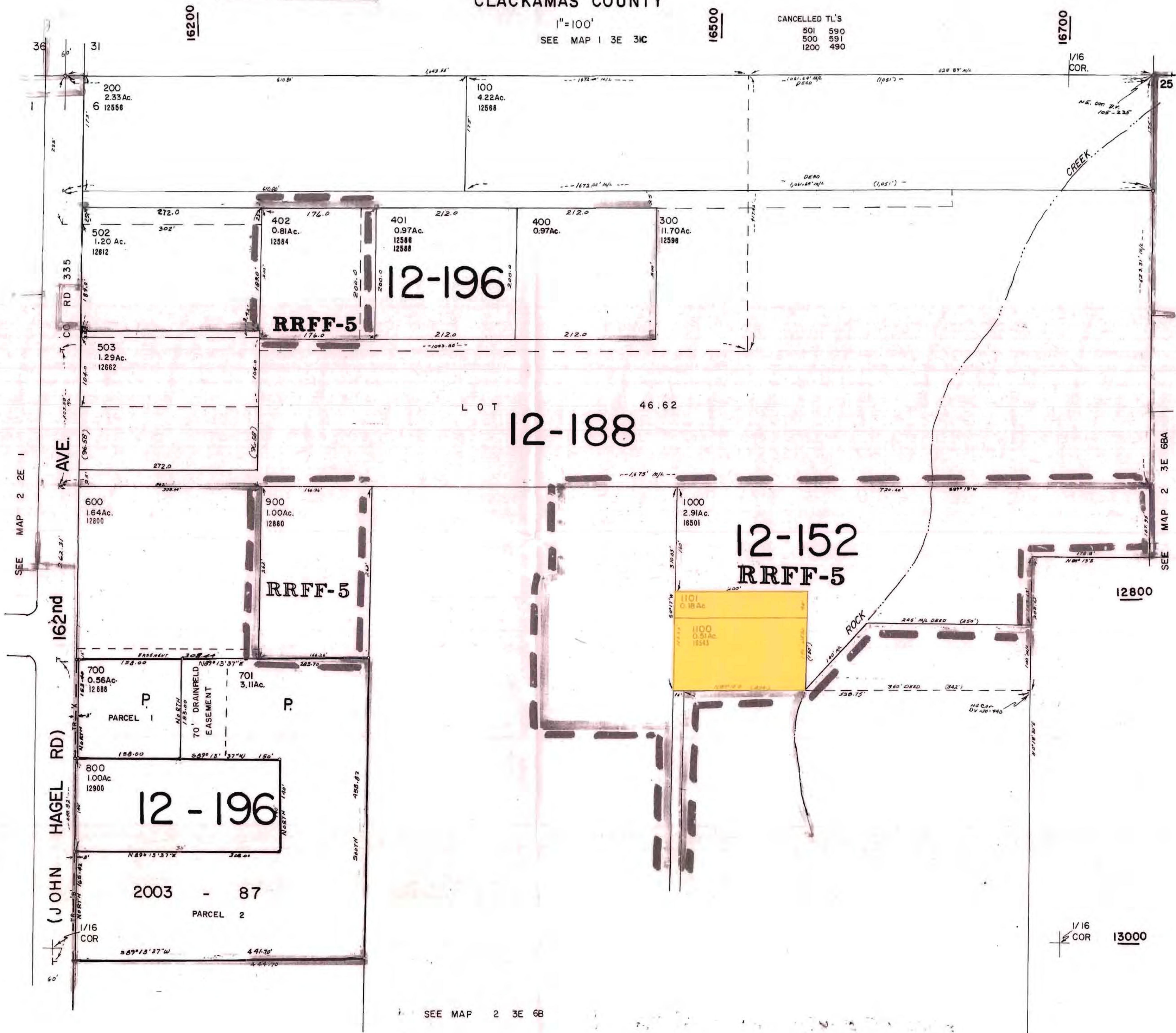
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NW1/4 NW1/4 SEC.6 T.2S. R.3E. W.M.
CLACKAMAS COUNTY

2 3E 6BB

1"=100'
SEE MAP 1 3E 31C

CANCELLED TL'S
501 590
500 591
1200 490



SEE MAP 2 2E 1

162nd AVE.

(JOHN HAGEL RD)

SEE MAP 2 3E 6BA

SEE MAP 2 3E 6B

2 3E 6BB
BOOK 20

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EXHIBIT A

Legal Description
Annexation Parcel

Tract 'C' of the Plat of "Pleasant Valley Golf Estates", located in the Southwest One-Quarter of Section 31, Township 1 South, Range 3 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the southwest corner of Lot 48 of the Plat of "Pleasant Valley Golf Estates", thence along the south line of said Lot 48 South 89°52'53" East 165.44 feet to the southeast corner of said Lot 48 on the westerly right-of-way line of SE 172nd Avenue (40.00 feet from centerline); thence along said westerly right-of-way line and the City of Happy Valley City Limits South 00°47'15" West 10.00 feet to the northeast corner of Lot 49 of said Plat; thence along the north line of said Lot 49 and the City of Happy Valley City Limits North 89°52'53" West 165.46 feet to the northwest corner of said Lot 49; thence along the west line of Tract 'C' of said Plat and the City of Happy Valley City Limits North 00°51'48" East 10.00 feet to the Point of Beginning.

The above described tract of land contains 1,655 square feet, more or less.

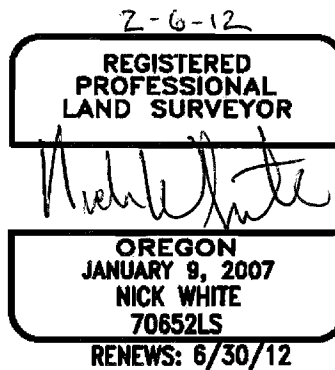
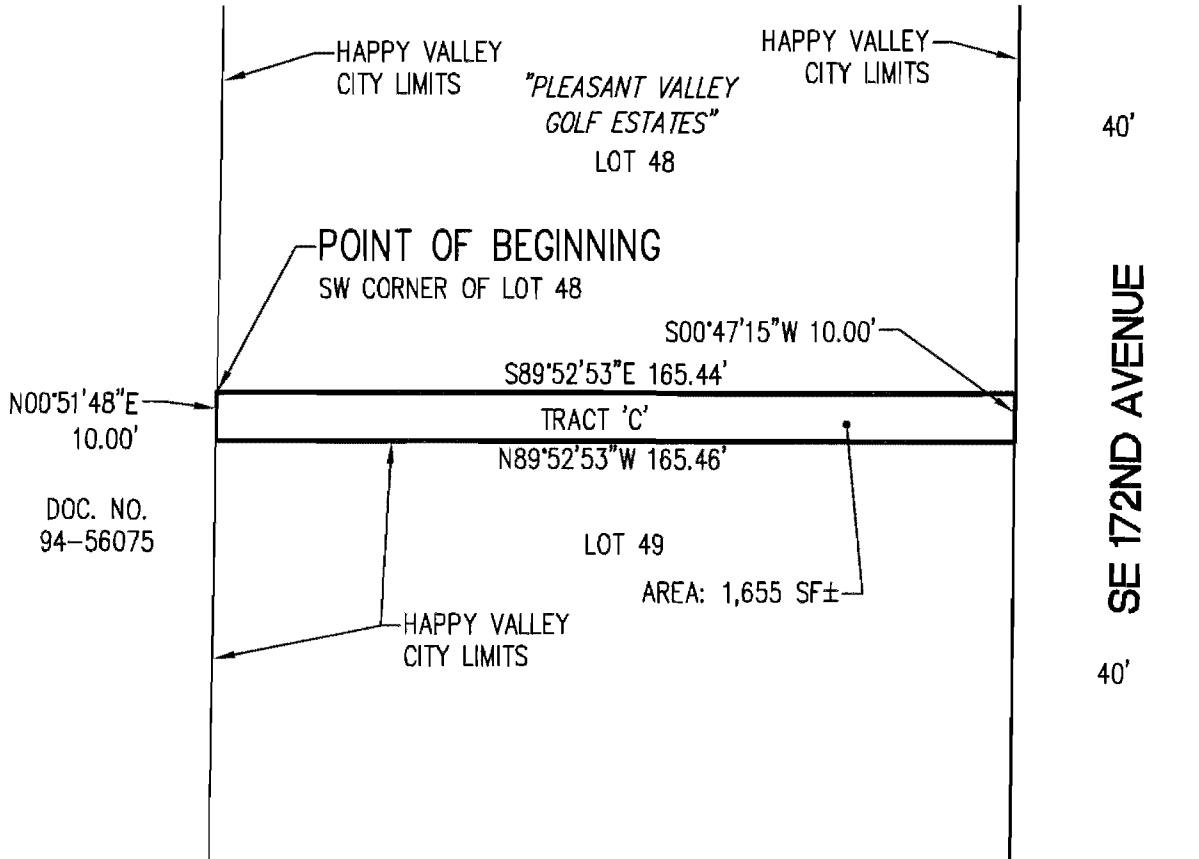


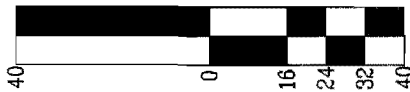
EXHIBIT B

TRACT 'C' OF "PLEASANT VALLEY GOLF ESTATES",
 LOCATED IN THE SW 1/4 OF SECTION 31, TOWNSHIP 1
 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
 CLACKAMAS COUNTY, OREGON

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



SCALE 1" = 40 FEET



20-12

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Nick White

OREGON
 JANUARY 9, 2007
 NICK WHITE
 70652LS

RENEWS: 6/30/12

JOB NAME: COHV ANNEX

JOB NUMBER: 2582

DRAWN BY: MSK

CHECKED BY: NSW

DWG NO.: 2582ANNEX

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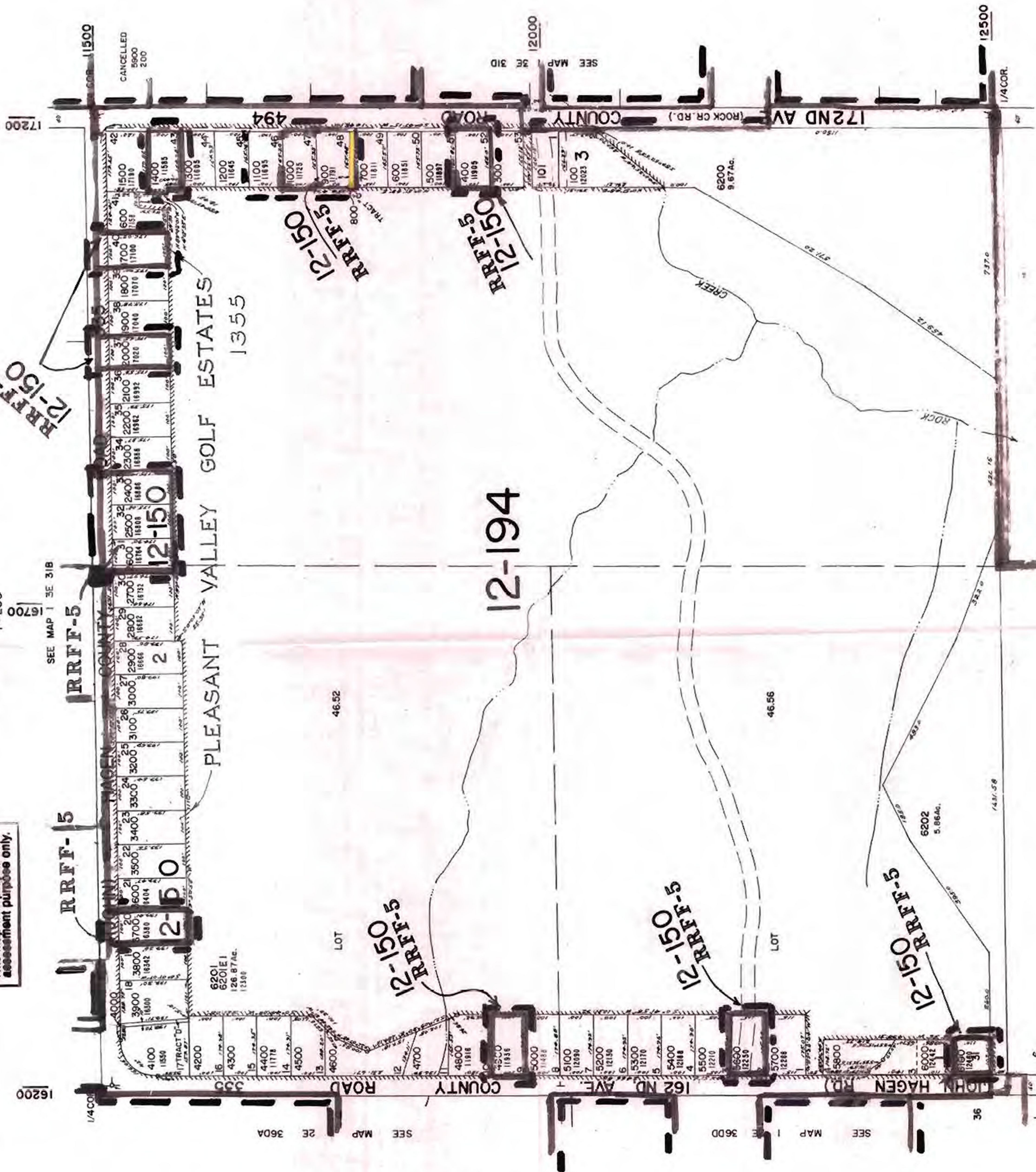
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1" = 200'



SEE MAP 2 3E 6BA

SEE MAP 2 3E 6BB

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EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Southwest One-Quarter of Section 25 and the Northwest One-Quarter of Section 36, Township 1 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the northeast corner of the Deardorff Donation Land Claim Number 53, thence along the east line of said Donation Land Claim and the City of Happy Valley City Limits South $02^{\circ}36'31''$ West 3.45 feet to a point on the north line of Section 36; thence along said north line and the City of Happy Valley City Limits South $87^{\circ}38'40''$ East 198.13 feet to the northeasterly corner of Deed Book 90 Page 340; thence along the east line of said Deed and the City of Happy Valley City Limits South $01^{\circ}44'32''$ West 326.14 feet to the southeast corner of said Deed; thence along the south line of said Deed and the City of Happy Valley City Limits North $87^{\circ}44'43''$ West 659.76 feet to a point on the east line of Parcel 2 of Partition Plat Number 2008-112; thence along the east line of said Parcel 2 and the east line of Parcel 2 of Partition Plat Number 2003-041 and the east line of Document Number 2006-62135 and the City of Happy Valley City Limits North $01^{\circ}41'16''$ East 329.88 feet to the northwest corner of Deed Book 90 Page 340; thence along the northerly line of said Deed and the City of Happy Valley City Limits South $87^{\circ}45'13''$ East 462.00 feet to the Point of Beginning.

The above described tract of land contains 4.98 acres, more or less.

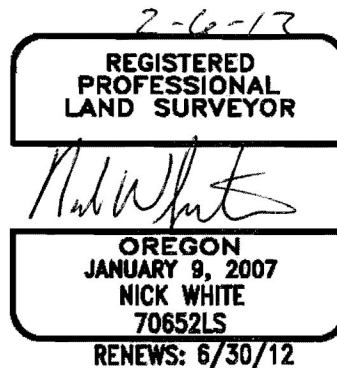
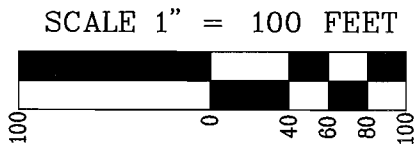
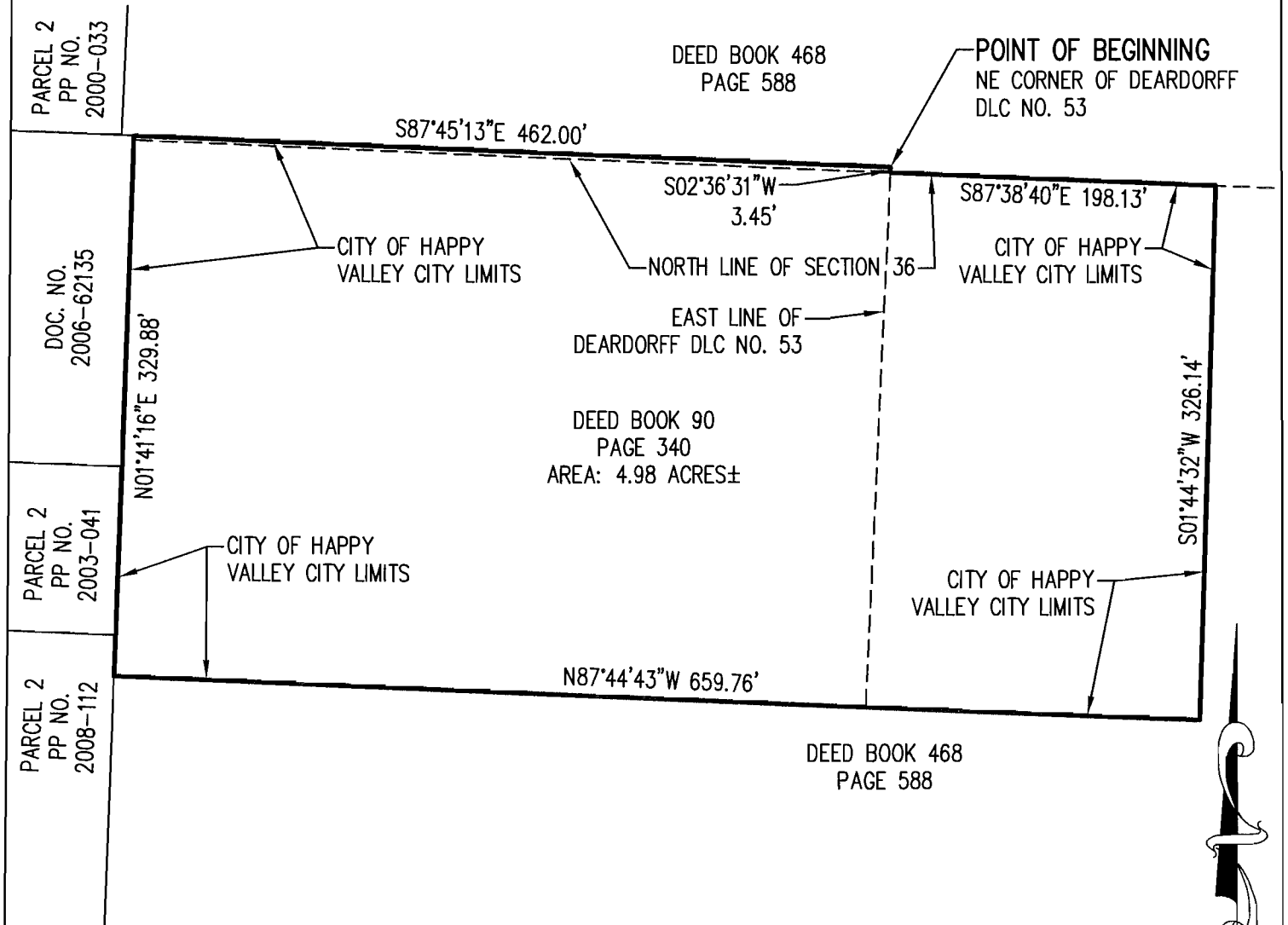


EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25
AND THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH,
RANGE 2 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON



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



2-6-12

REGISTERED PROFESSIONAL LAND SURVEYOR

Nick White

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

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

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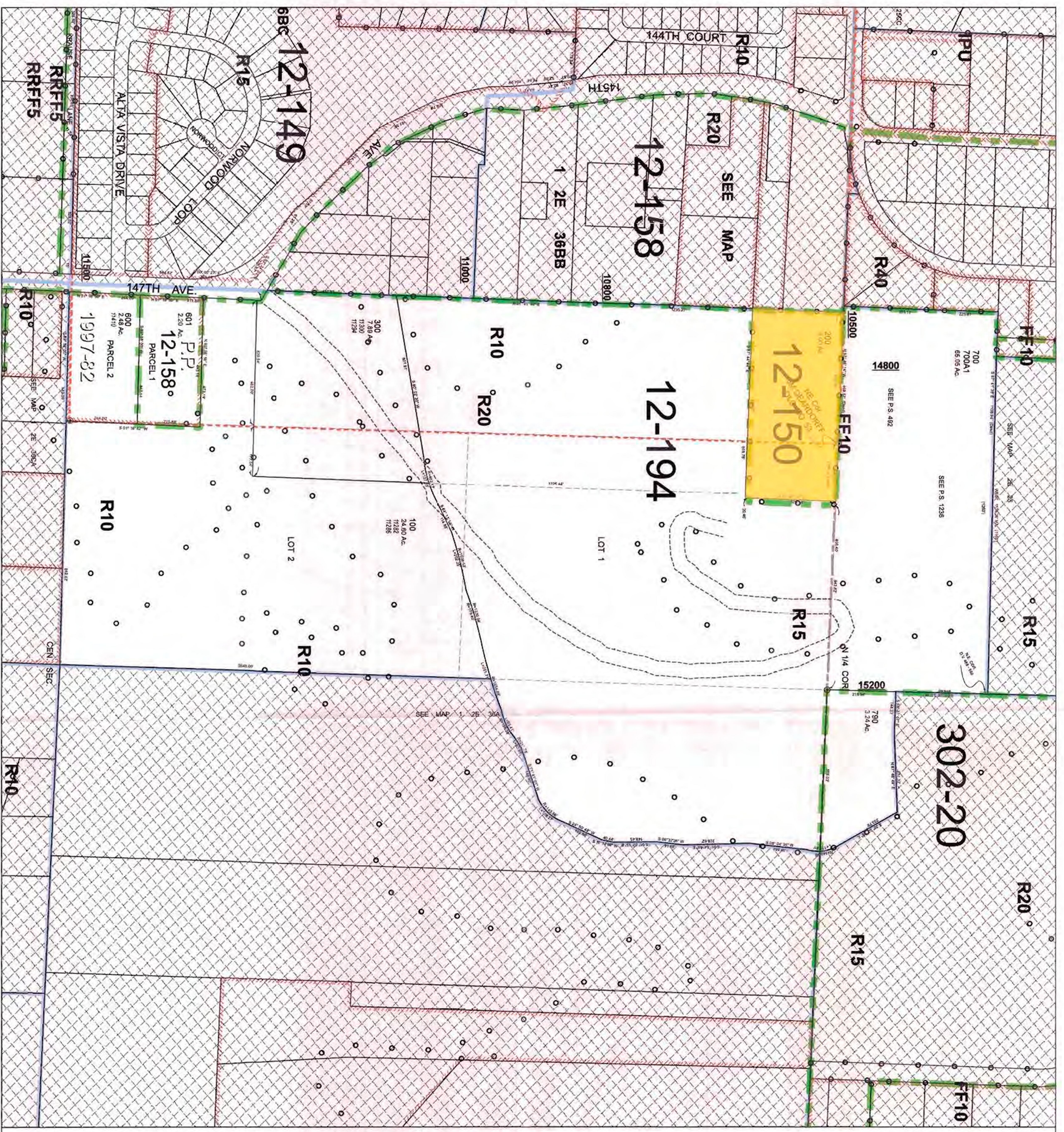
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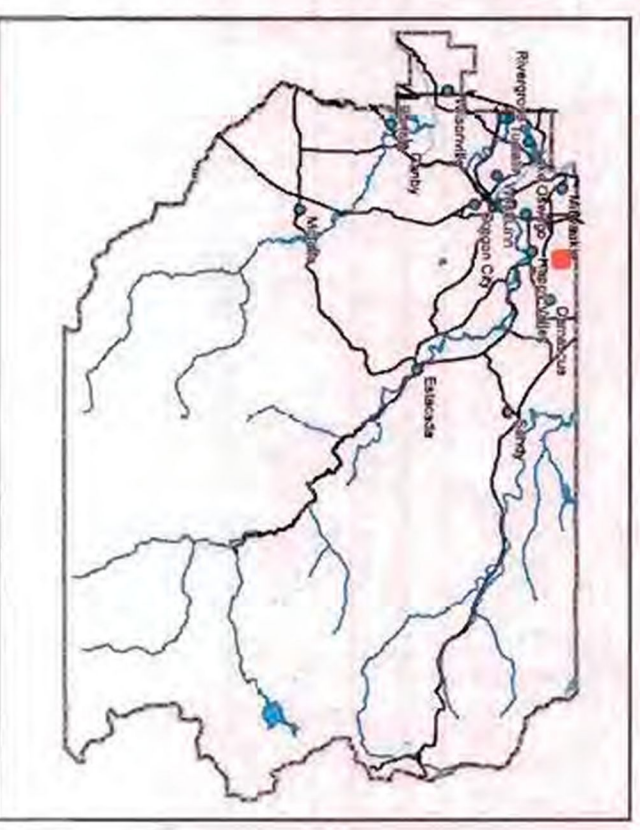
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FAX: (503) 925-8969

OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

Cancelled Taxlots
100A1
400
401
402
500



- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodelines
- Map Index
- Waterlines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



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EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Northwest One-Quarter of Section 30, Township 1 South, Range 3 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the West One-Quarter corner of said Section 30, thence along the north line of the Southwest One-Quarter of said Section 30 and the City of Happy Valley City Limits North $89^{\circ}41'56''$ East 1359.66 feet to southeast corner of Document Number 2006-20345 and the True Point of Beginning; thence along the southerly east line of said Deed and the City of Happy Valley City Limits North $00^{\circ}19'44''$ West 16.00 feet to the southwest corner of Document Number 73-8351; thence along the south line of said Deed and the south line of Document Number 2004-087670, being a line parallel to and 16.00 feet northerly of the north line of the Southwest One-Quarter of said Section 30, and the City of Happy Valley City Limits North $89^{\circ}11'15''$ East 1264.31 feet to a point on the westerly right-of-way line of SE 172nd Avenue (30.00 feet from centerline); thence along said westerly right-of-way line and the City of Happy Valley City Limits South $00^{\circ}19'44''$ East 16.00 feet to a point on the north line of the Southwest One-Quarter of said Section 30; thence along said north line South $89^{\circ}11'15''$ West 1264.31 feet to the True Point of Beginning.

The above described tract of land contains 20,229 square feet, more or less.

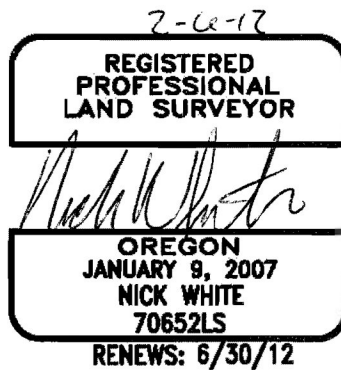
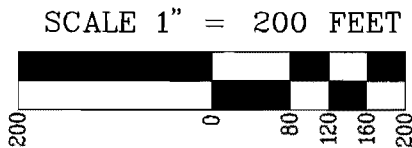
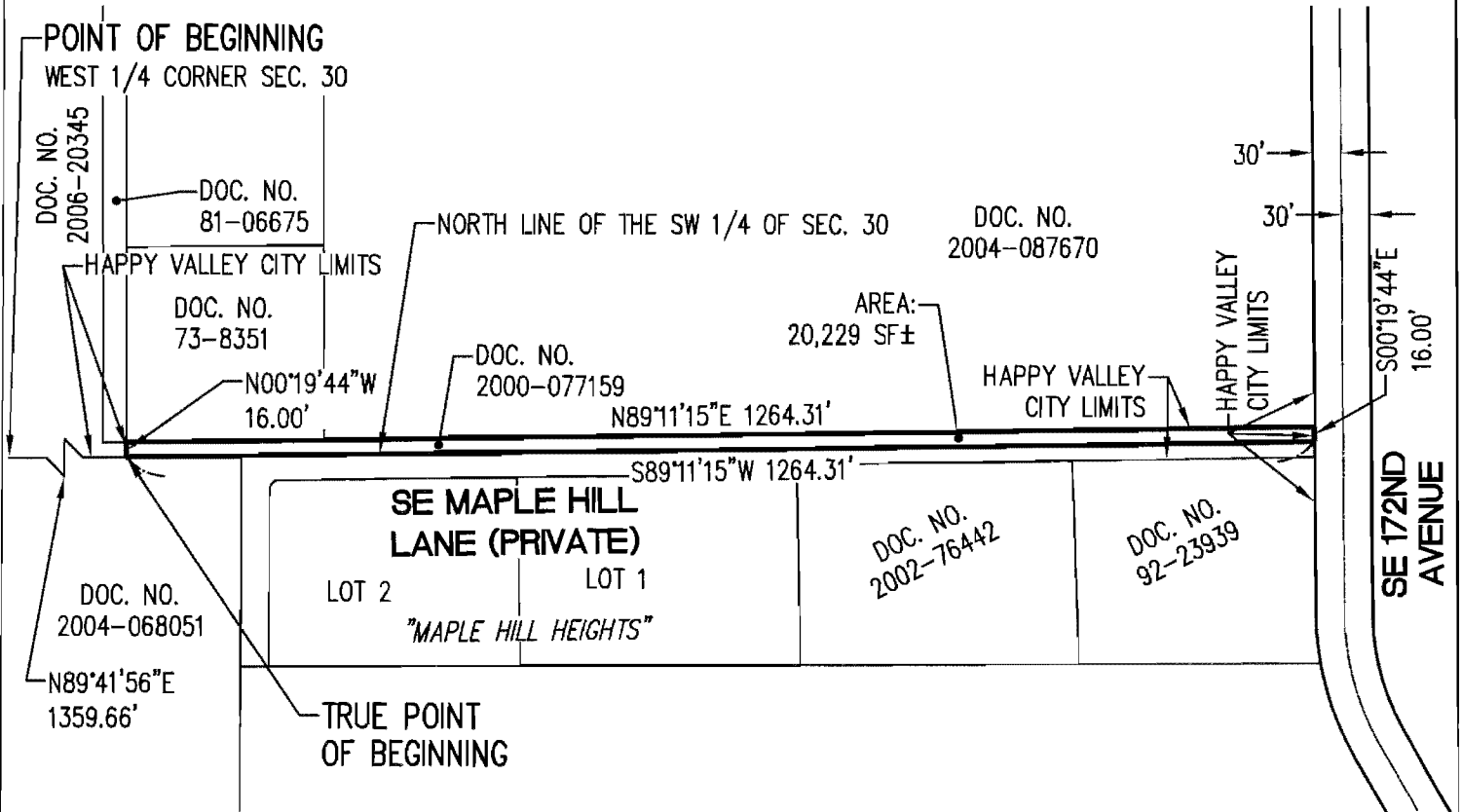


EXHIBIT B

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON



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

2-6-12

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/12

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

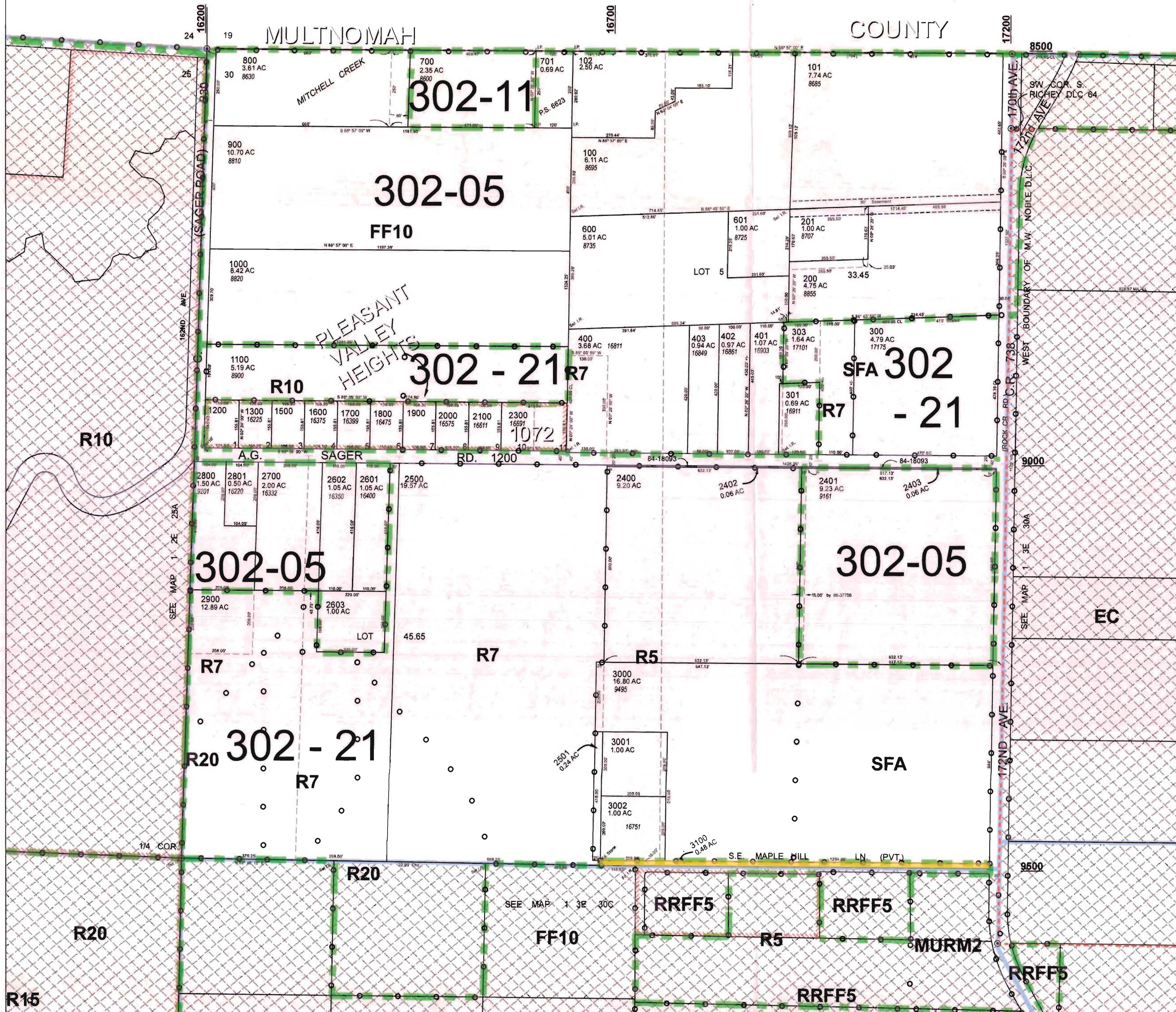
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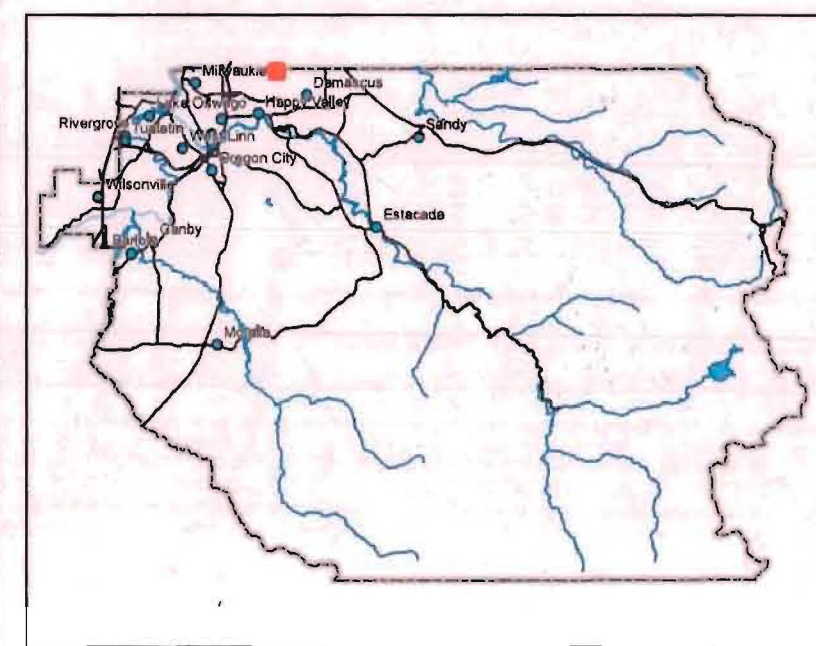
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Cancelled Taxlots

- 302
- 500
- 1400
- 2200
- 2600
- 2901

- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- +— Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



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EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Northwest One-Quarter of Section 7, Township 2 South, Range 3 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the southwest corner of Parcel 2 of Partition Plat Number 1995-109, thence along the south line of said Parcel 2 and the City of Happy Valley City Limits South $89^{\circ}54'10''$ East 396.10 feet to the True Point of Beginning; thence continuing along said south line and the City of Happy Valley City Limits South $89^{\circ}54'10''$ East 30.00 feet to the northwest corner of Parcel 1 of Document Number 94-22656; thence along the west line of said Parcel 1 and the City of Happy Valley City Limits South $00^{\circ}12'20''$ West 298.47 feet to the southwest corner of said Parcel 1; thence along the south line of Document Number 80-09724 North $89^{\circ}54'10''$ West 30.00 feet to a point; thence North $00^{\circ}12'20''$ East 298.47 feet to the True Point of Beginning.

The above described tract of land contains 8,954 square feet, more or less.

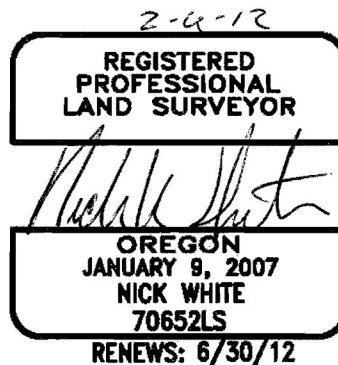
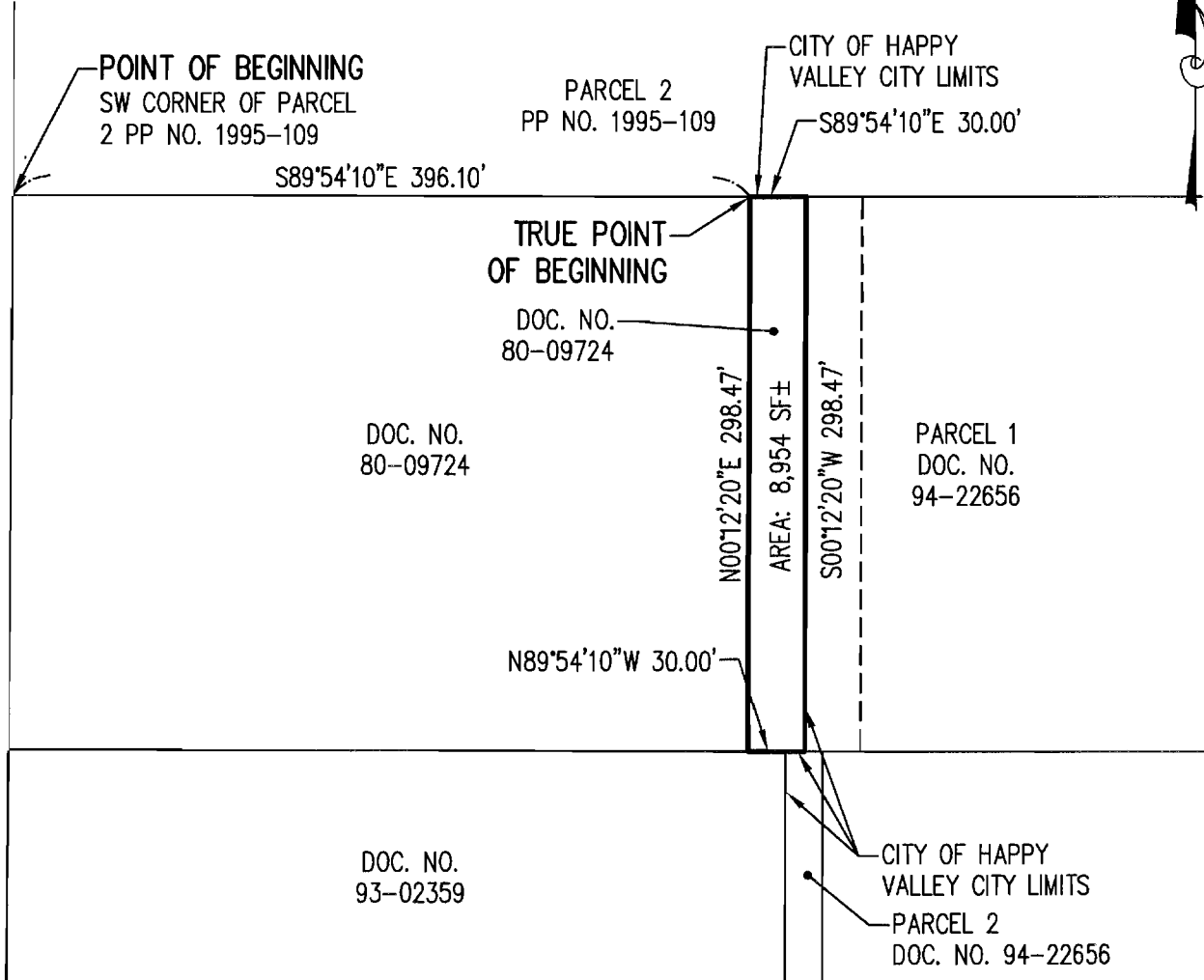
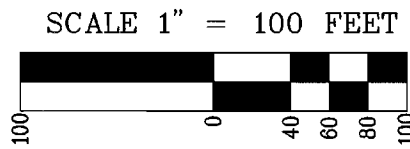


EXHIBIT B

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

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



2-6-12

REGISTERED PROFESSIONAL LAND SURVEYOR

Nick White

OREGON
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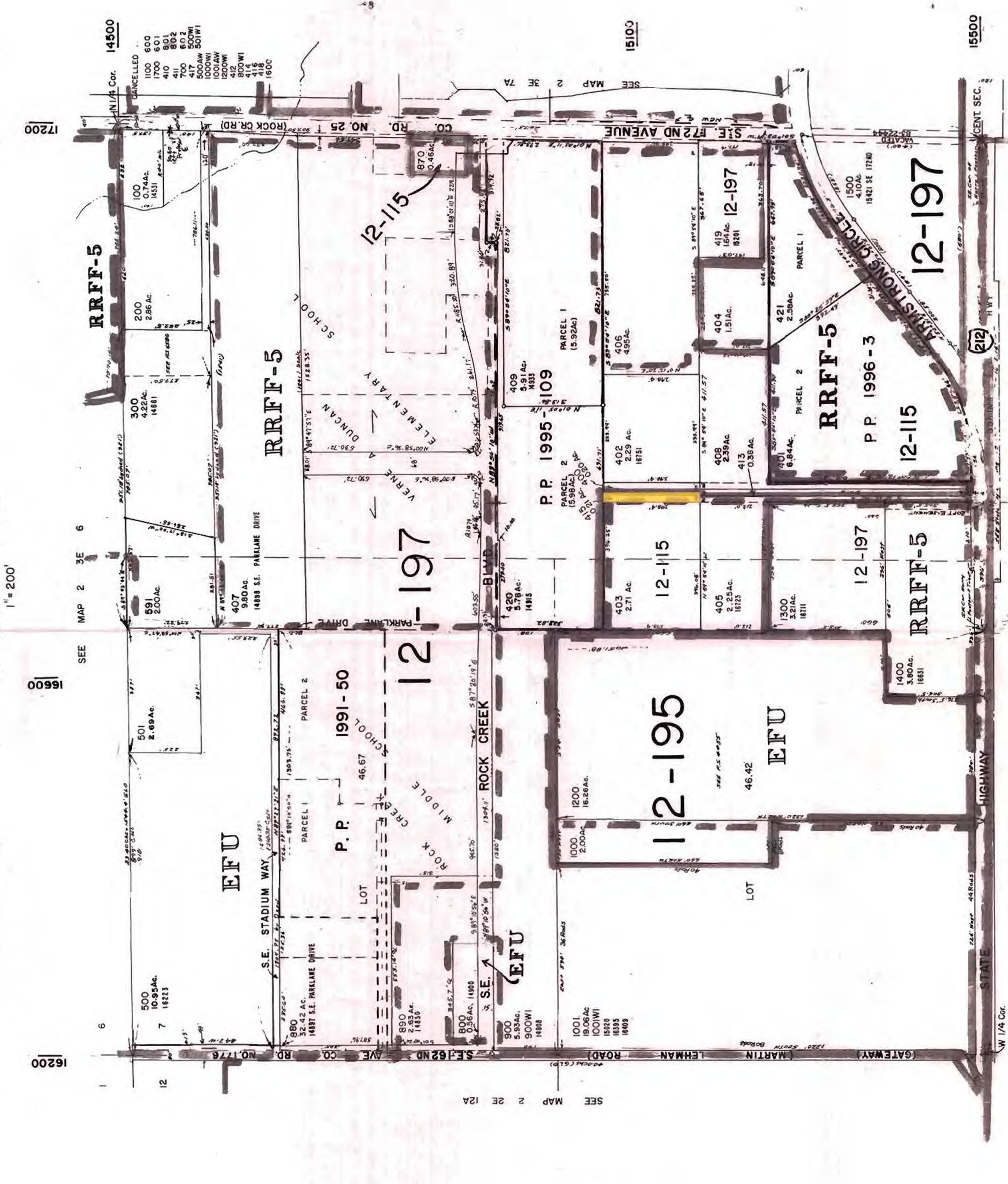
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EXHIBIT A

Legal Description
Annexation Parcel

A tract of land located in the Southwest one-Quarter of Section 30, Township 1 South, Range 3 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the West One-Quarter corner of said Section 30, thence along the west line of said Section 30 and the City of Happy Valley City Limits South $00^{\circ}05'10''$ East 441.04 feet to the southwest corner of Document Number 81-04626 and the True Point of Beginning; thence along the south line of said Deed and the South line of Document Number 80-15532 North $89^{\circ}20'49''$ East 987.46 feet to the northwest corner of Document Number 93-50570; thence along the west line of said Deed South $00^{\circ}05'24''$ East 444.24 feet to the northeast corner of Document Number 93-00543; thence along the north line of said Deed, the north line of Document Number 2000-077366 and the City of Happy Valley City Limits South $89^{\circ}32'14''$ West 987.47 feet to a point on the west line of said Section 30; thence along said west line and the City of Happy Valley City Limits North $00^{\circ}05'10''$ West 440.96 feet to the True Point of Beginning.

The above described tract of land contains 10.03 acres, more or less.

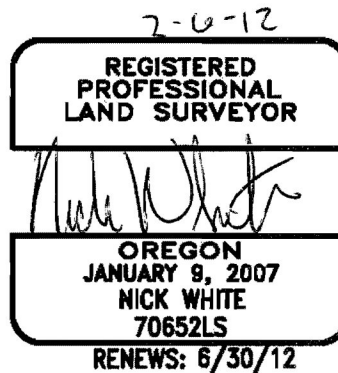
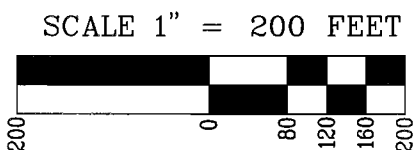
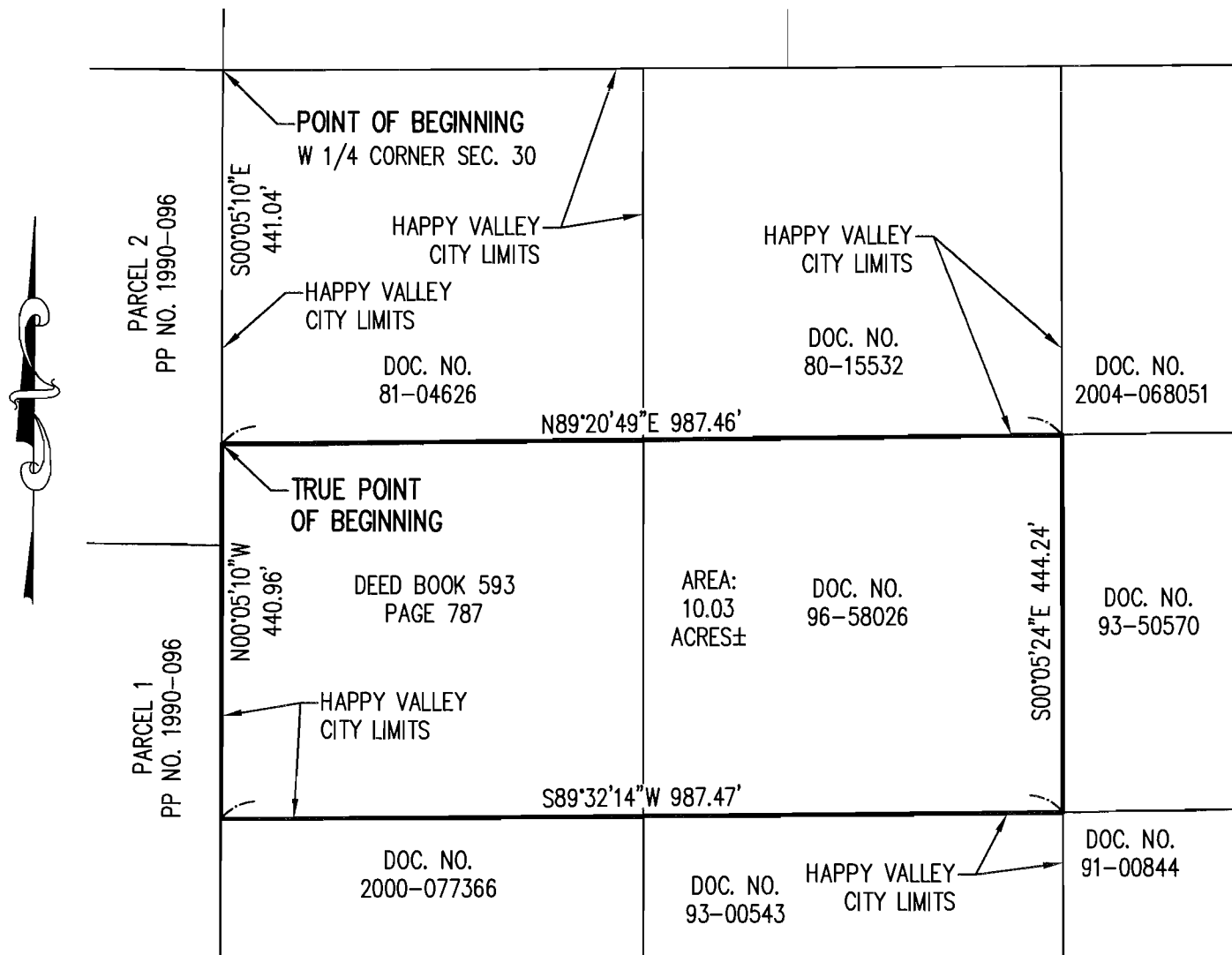


EXHIBIT B

A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON

PREPARED FOR
CITY OF HAPPY VALLEY
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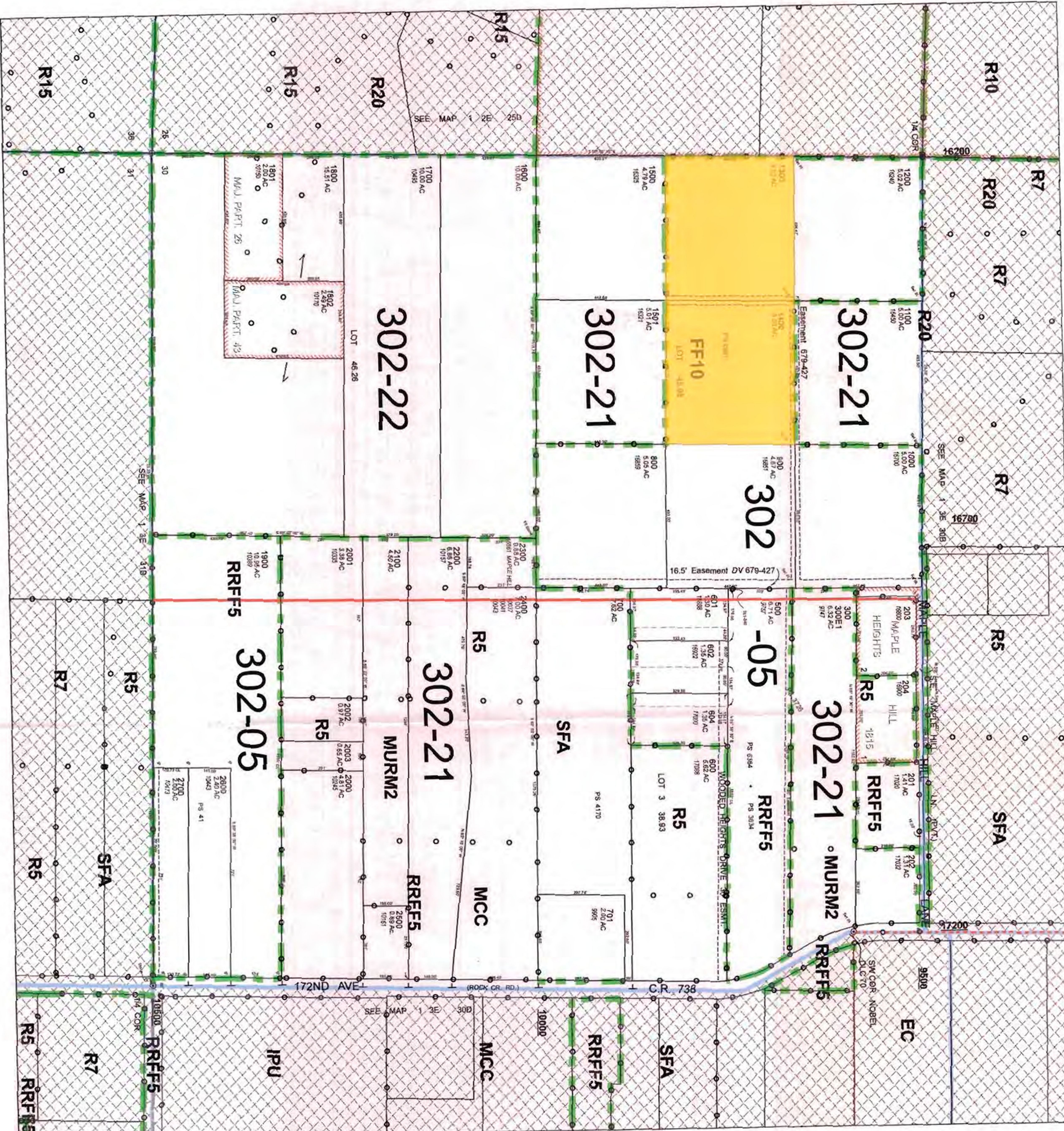
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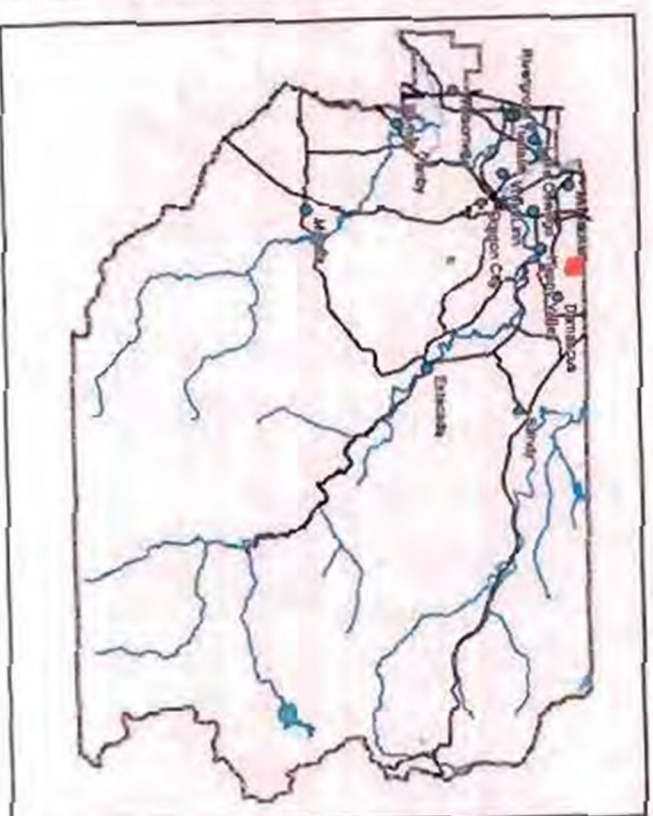
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Cancelled Taxlots
100
200
400
600



- Parcel Boundary
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- Historical Boundary
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- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



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EXHIBIT A

Legal Description
Annexation Parcel

Parcel 1

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

All of the 'Green Area' Tract of the Plat of "Rock Creek Green No. 2".

The above described tract of land contains 21.51 acres, more or less.

Parcel 2

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

All of the 'Green Area' Tract of the Plat of "Rock Creek Green".

The above described tract of land contains 28.38 acres, more or less.

Parcel 3

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

Beginning at the southerly southwest corner of the 'Green Area' Tract of the Plat of "Rock Creek Green", thence along the south line of said Tract and the City of Happy Valley City Limits North 89°44'16" East 66.63 feet to the northwesterly corner of Document Number 87-54998 and the True Point of Beginning; thence continuing along said south line North 89°44'16" East 258.84 feet to the northwest corner of Document Number 79-46448; thence along the west line of said Deed South 00°15'44" East 260.00 feet to the southwest corner of said Deed; thence along the south line of said Deed North 89°44'16" East 167.54 feet to the southeast corner of said Deed; thence along the east line of said Deed North 00°15'44" West 260.00 feet to a point on the south line of said Tract; thence along said south line North 89°44'16" East 70.00 feet to the northeasterly corner of said Deed; thence along the easterly and southeasterly lines of said Deed and the City of Happy Valley City Limits South 00°15'44" East 179.35 feet to a point; thence along non-tangential curve to the right with a Radius of 185.00 feet, Delta of 24°36'21", Length of 79.45 feet, and a Chord of South 29°11'46" East 78.84 feet to a point; thence along a curve to the left with a Radius of 215.00 feet, Delta of 06°27'38", Length of 24.24 feet, and a Chord of South 20°07'17" East 24.23 feet to a point; thence South 36°49'50" West 107.35 feet to a point; thence North 57°33'33" West 62.75 feet to a point; thence South 69°14'12" West 90.35 feet to the easterly northeast corner of Document Number 2008-059860; thence along the

centerline of Rock Creek, being the northeasterly line of said Deed, and the City of Happy Valley City Limits North 69°17'14" West 160.96 feet to a point; thence North 26°55'36" West 65.19 feet to a point; thence North 60°50'44" West 100.00 feet to a point; thence North 02°56'16" East 77.67 feet to a point; thence North 35°12'44" West 136.61 feet to the True Point of Beginning.

The above described tract of land contains 2.12 acres, more or less.

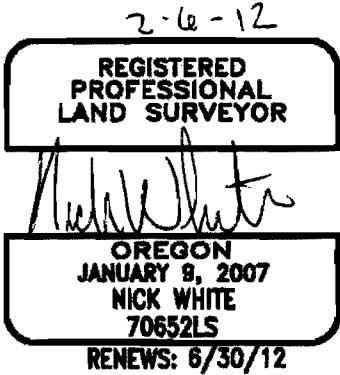
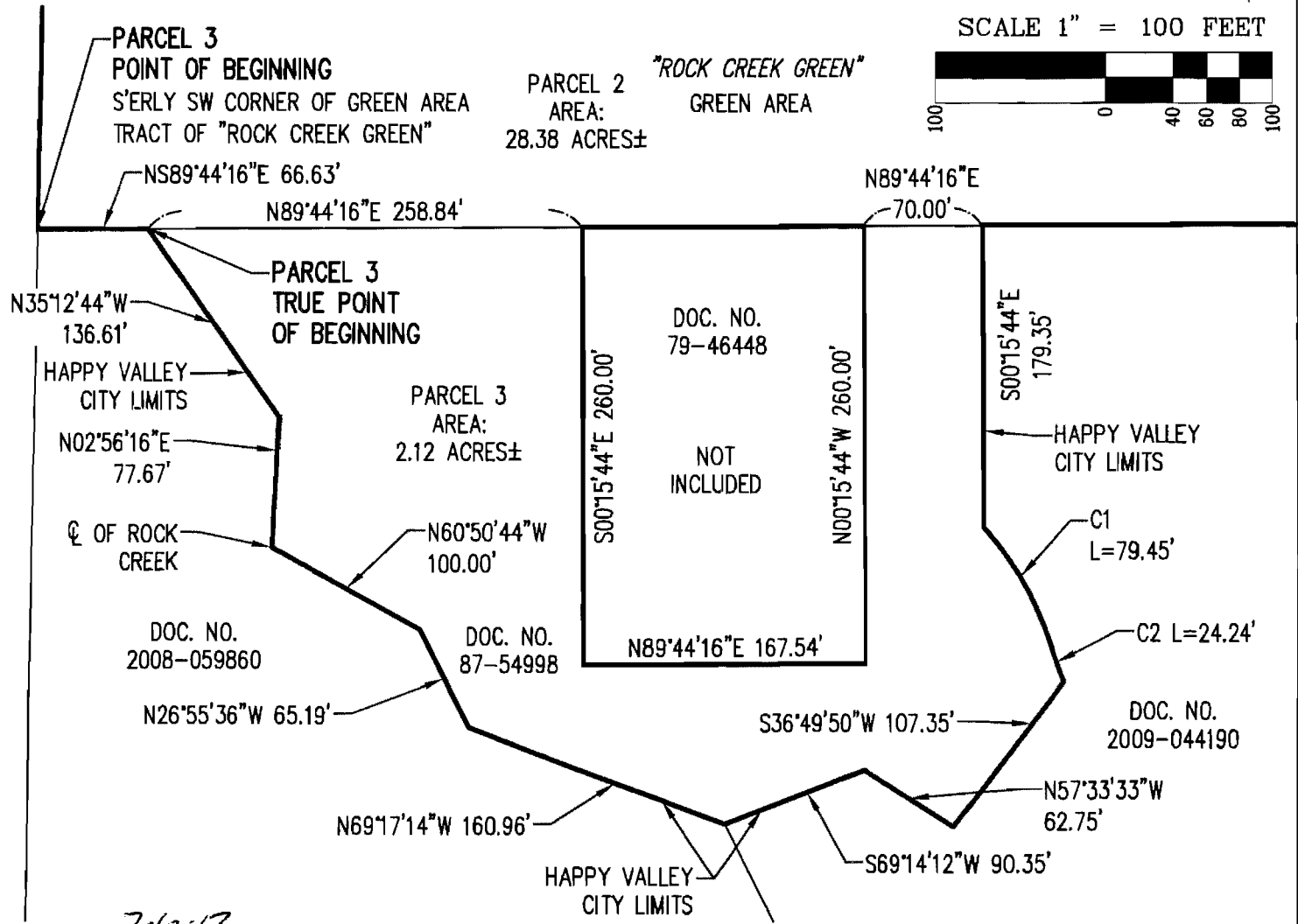
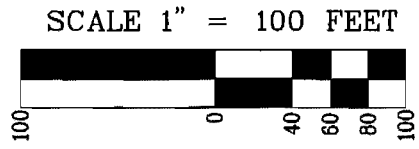


EXHIBIT B

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

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

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	185.00'	24°36'21"	79.45'	S29°11'46"E 78.84'
C2	215.00'	6°27'38"	24.24'	S20°07'17"E 24.23'



2-6-12

REGISTERED PROFESSIONAL LAND SURVEYOR

Nick White

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

JOB NAME: COHV ANNEX

JOB NUMBER: 2582

DRAWN BY: MSK

CHECKED BY: NSW

DWG NO.: 2582ANNEX

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
FORESTRY • SURVEYING

AKS
ENGINEERING & FORESTRY

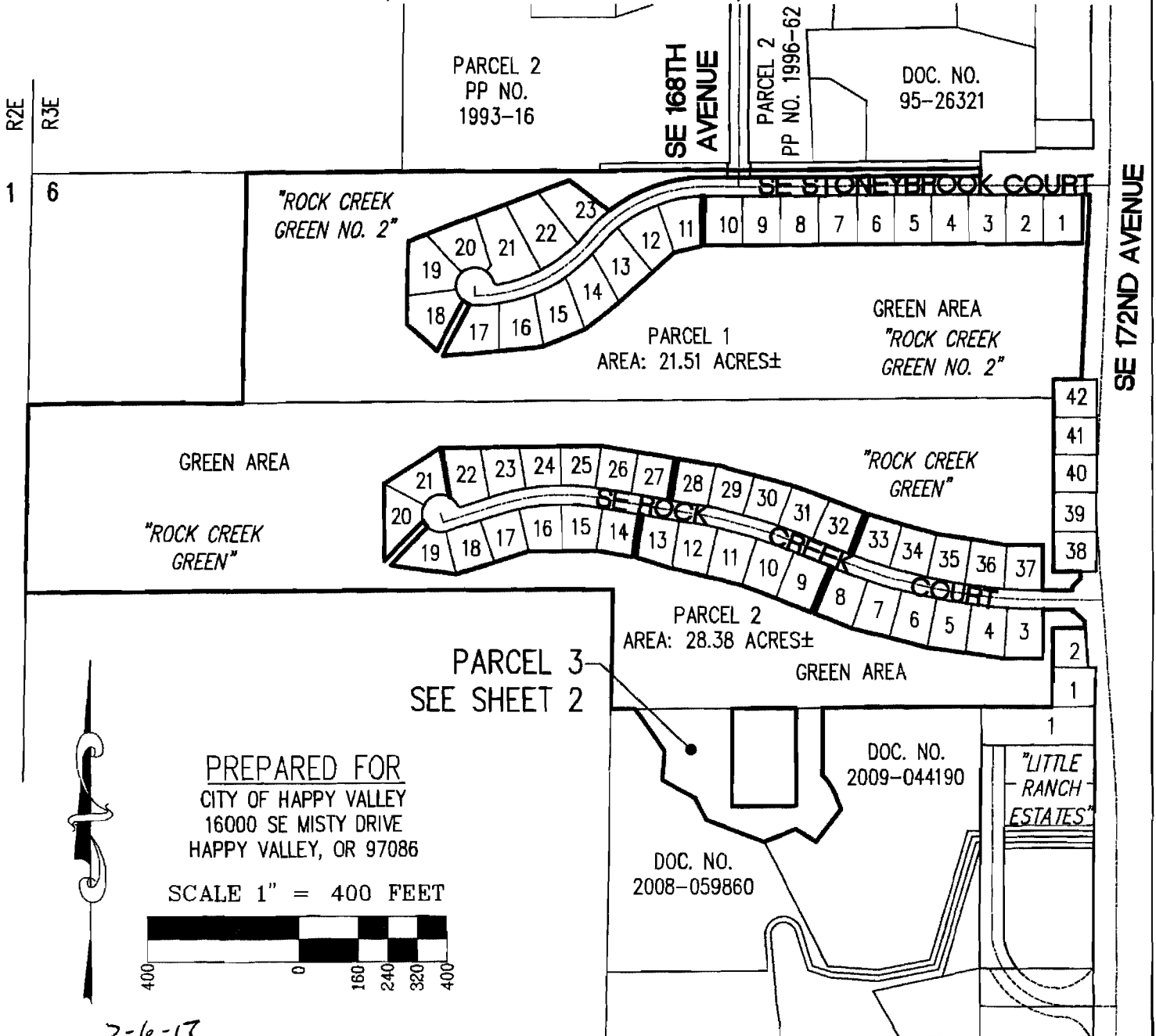
LICENSED IN OR & WA

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

OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

EXHIBIT B

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



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

SCALE 1" = 400 FEET



2-6-12

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/12

JOB NAME: COHV ANNEX

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ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
FORESTRY • SURVEYING



LICENSED IN OR & WA

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

OFFICES LOCATED IN REDMOND, OR & VANCOUVER, WA

This map was prepared for assessment purpose only.

SW 1/4 SEC. 6 T.2S. R.3E. W.M.
CLACKAMAS COUNTY
1" = 200'

CANCELLED
8001 AV
7900
8000W

2 3E 6C

16200

16800

17200

W 1/4 Cor.

SEE MAP 2 3E 6B

Can. Sec.

13500

12-225

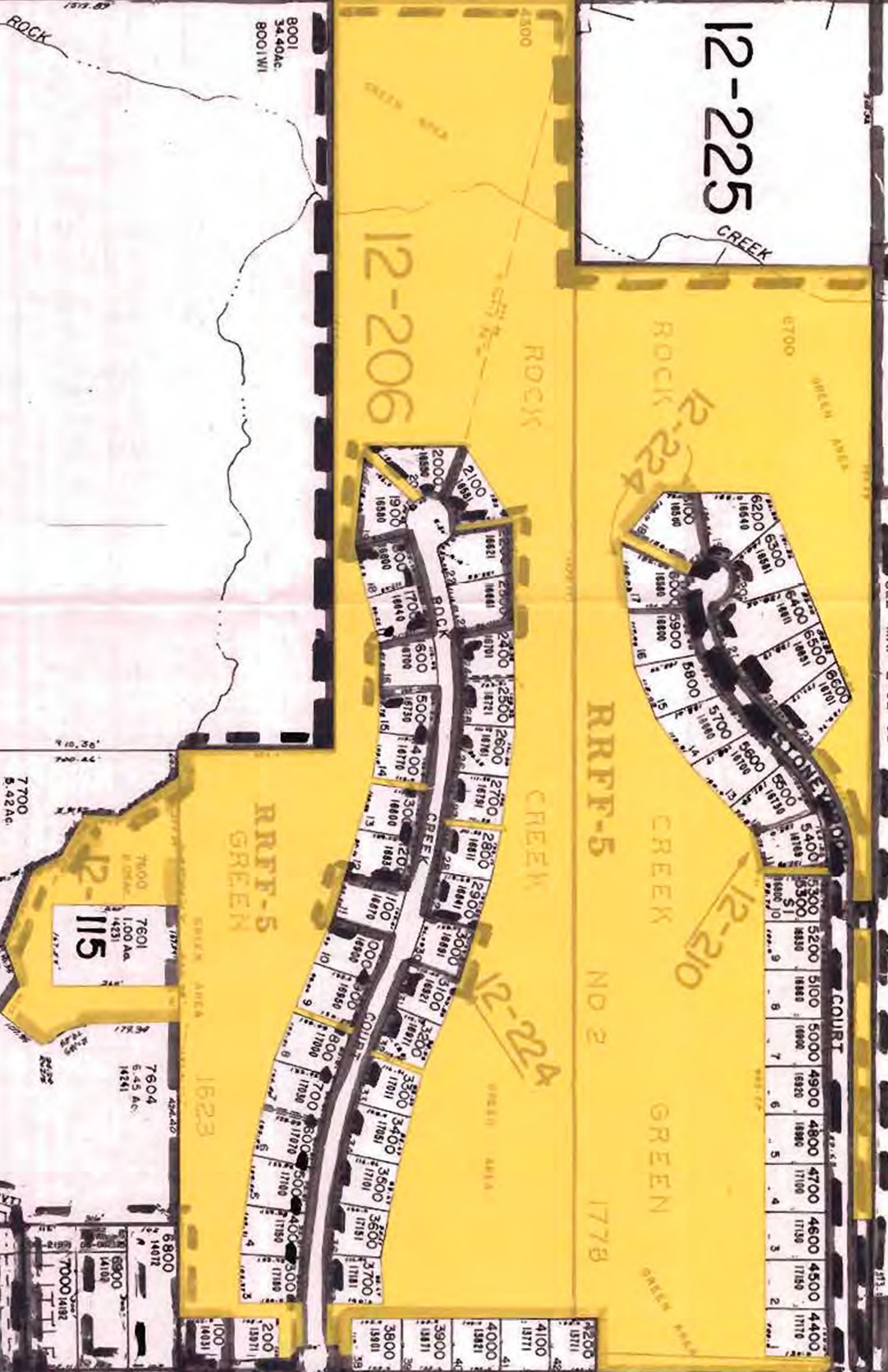
12-206

12-197

EFFU

12-115

12-197



SEE MAP 2 2E ID

12

7

SEE MAP 2 3E 1B

SEE MAP 2 3E 6D

SEE MAP 2 3E 6D

14500

2 3E 6C
BOOK 20



000 SE MISTY DRIVE
VALLEY, OREGON 97086



Plan Amendment Specialist – Angela Houck
Dept. of Land Conservation & Development
635 Capital Street NE, Suite 150
Salem, OR 97301-2540

DEPT OF
FEB 14 2012
LAND CONSERVATION
AND DEVELOPMENT