



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

AMENDED NOTICE OF ADOPTED AMENDMENT

December 28, 2007

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Happy Valley Plan Amendment
DLCD File Number 013-07



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: January 16, 2008

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

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

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

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

<paa> ya

2 Notice of Adoption

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



Jurisdiction: CITY OF HAPPY VALLEY Local file number: ANN-04-07
Date of Adoption: 12-18-07 Date Mailed: 12-21-07
Date original Notice of Proposed Amendment was mailed to DLCD: 10-03-07

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

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".
142 properties annexed into City of Happy Valley. Approximately 482 acres

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME".
If you did not give Notice for the Proposed Amendment, write "N/A".

~~This file originally began under an expedited process in accordance with Metro Code Chapter 3.09.045. It was later learned that the "island" properties are not eligible to be processed under the expedited procedure. As a result, staff has separated out the "island" properties from the properties that have signed petitions for annexation. The "island" properties were processed under ORS 222.120 regulations and the properties that the City has signed petitions for were processed under the expedited process. All properties remained under the same file number (ANN-04-07), but have separate ordinance numbers for adoption.~~

Plan Map Changed from: N/A to: N/A
Zone Map Changed from: SAME to: SAME
Location: VARIOUS, SEE ATTACHED Acres Involved: 482
Specify Density: Previous: N/A New: _____
Applicable Statewide Planning Goals: 1, 2, 10, 11, 12 & 14
Was and Exception Adopted? YES NO

DLCD File No.: 013-07 (16451)

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

Forty-five (45) days prior to first evidentiary hearing? Yes No

If no, do the statewide planning goals apply? Yes No

If no, did Emergency Circumstances require immediate adoption? Yes No

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

Local Contact: SARAH MIZEJEWSKI Phone: (503) 760-3325 Extension:
Address: 12915 SE KING ROAD City: HAPPY VALLEY
Zip Code + 4: 97086 - Email Address: sarahm@ci.happy-valley.or.us

ADOPTION SUBMITTAL REQUIREMENTS

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

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

HAPPY VALLEY, OREGON
Resolution No. 5-13

COPY

**A RESOLUTION OF THE CITY OF HAPPY VALLEY, OREGON ESTABLISHING AN
EXPEDITED DECISION PROCESS FOR ANNEXATIONS PURSUANT TO METRO CODE
CHAPTER 3.09.045.**

WHEREAS, Metro Code Chapter 3.09.045 authorizes cities to establish an expedited decision process for annexations that are supported by the written consent of at least 100 percent of the property owners and 50 percent of the electors of the proposed annexation territory; and

WHEREAS, it is the current policy of the City of Happy Valley to only annex residential properties of consenting land owners; and

WHEREAS, the City wishes to have the option to annex territories pursuant to Metro Code Chapter 3.09.045; and

WHEREAS, there are no impediments to taking advantage of the expedited decision process in the City of Happy Valley Municipal Code.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF
HAPPY VALLEY:**

Section 1. The City shall, when it deems appropriate, conduct annexations pursuant to the expedited decision process outlined in Metro Code Chapter 3.09.045.

Section 2. The City reserves the right not to utilize the expedited decision process of Metro Code Chapter 3.09.045.

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CITY OF HAPPY VALLEY
RESOLUTION NO. 05-13

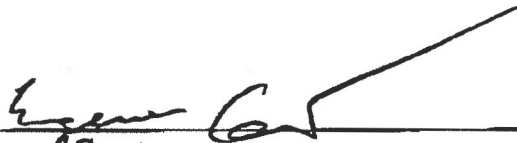
EXHIBIT # D 1

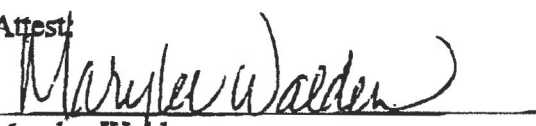
Section 4. This Resolution shall take effect immediately upon its adoption by the City Council and approval by the Mayor.

COPY

PASSED by City Council on this 7th day of June, 2005.

Approved by the Mayor on this 7th day of June, 2005.


Eugene Grant
Mayor

Attest

Marylee Walden
City Recorder

DECEMBER 19, 2007 12:00 PM CITY OF HAPPY VALLEY
MAYOR

HON. ROB WHEELER
City Councilors
CHUCK DALICH
LORI DEREMER
MARKLEY DRAKE
TOM ANDRUSKO



City of Happy Valley

12915 SE KING ROAD, HAPPY VALLEY, OREGON 97088
Telephone (503) 760-3325 ~ Fax (503) 760-9397
Web Site: www.ci.happy-valley.or.us

DATE December 19, 2007

File No. ANN-04-07

NOTICE OF DECISION

This is official notice of action taken by the City Council in compliance with ORS 222.750 with regard to annexation to the City of Happy Valley. The subject properties are listed on the attached form.

The City Council formally approved the subject annexation petition based on findings included in the Staff Report dated December 18, 2007, and deliberations of the City Council.

This action of the City Council is subject to appeal to the Oregon Land Use Board of Appeals (LUBA) by any necessary party. An appeal of this decision must be filed within 21 days of the mailing of this Notice of Decision. City Planning Department staff (503-760-3325) can provide information regarding forms, fees, and the appeal process. Issues on appeal to LUBA must be submitted in writing, accompanied by appropriate filing fees prior to the expiration period. Issues must be raised with sufficient specificity to enable LUBA to respond. Any appeal must be filed by **Wednesday, January 9, 2008 at 5:00 p.m.**


Jason Luck, Economic and Community Development Director

cc: Petitioners
Necessary Parties
File ANN-04-07

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

ORDINANCE NO. 370
CITY OF HAPPY VALLEY

AN ORDINANCE ANNEXING TERRITORY INTO THE CITY OF HAPPY VALLEY,
OREGON AND THE NORTH CLACKAMAS PARKS AND RECREATION
DISTRICT, AND WITHDRAWING THE TERRITORY FROM THE CLACKAMAS
COUNTY ENHANCED LAW ENFORCEMENT DISTRICT

WHEREAS, under ORS 222.750, as amended by 2007 Oregon Laws Chapter 654, the City of Happy Valley initiated annexation of territory surrounded by the corporate boundaries of the City (File No. ANN-04-07); and

WHEREAS, the proposed annexation territory is all zoned and used as residential real property and consists of 10 tax lots totaling 35 acres of land all surrounded by and adjacent to existing City boundaries; and

WHEREAS, the specific tax lots to be annexed include:

12E24A02600, 12E35D00900, 12E35D01001, 12E35D01102, 12E35D01500,
12E35D01400, 12E36CB05300, 12E36CB05400, 12E36CC00500,
12E25A02300

WHEREAS, the City provided notice that the City Council would consider the annexation petitions, consistent with the applicable notice requirements of (1) applicable provisions of Metro Code Chapter 3.09, (2) Section 2(d) of the Urban Growth Management Agreement dated June 19, 2001, and (3) applicable provisions of ORS 222.111 and 222.120, and ORS 222.750; and

WHEREAS, the City Council considered the proposed annexation and held a public hearing at its regularly scheduled City Council meeting on December 18, 2007; and

WHEREAS, the Council finds that the proposed annexation is consistent with the City's Urban Growth Management Agreement and the approval of the prior approval of City voters and does not require the consents of owners of the affected real properties.

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 B, and depicted in Exhibit A is annexed to Happy Valley effective December 18, 2010. If the ownership of any lot annexed is transferred prior to that date, the lot is immediately annexed to the City.

Section 3. The annexed territory is withdrawn from the Clackamas County Enhanced Law Enforcement District effective December 18, 2007. If the ownership of any lot annexed is transferred prior to that date, the lot is immediately withdrawn from the District.


Section 4. The territory described in Exhibit B, and depicted in Exhibit A is annexed to the North Clackamas Parks and Recreation District effective December 18, 2007. If the ownership of any lot annexed is transferred prior to that date, the lot is immediately annexed to the District.

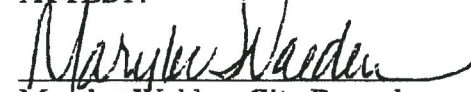
Section 5. The City Recorder is directed to:

1. Provide the 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 6. The Council declares that this ordinance takes effect 30 days from its adoption by the Council and that all territory is annexed to the City effective three years from this adoption date as provided by ORS 222.750(5). If the ownership of any lot annexed is transferred prior to that date, the lot is immediately annexed to the City as provided by ORS 222.750(6).

PASSED AND APPROVED THIS 18th day of December, 2007

CITY OF HAPPY VALLEY

Mayor Rob Wheeler

ATTEST:

Marylee Walden, City Recorder

Mayor
HON. ROBERT
WHEELER

City Councillors
LORI DEREMER
MARKLEY DRAKE
TOM ANDRUSKO
KRISTEN MITCHELL



City of Happy Valley

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

DATE: December 19, 2007

File No. ANN-04-07

NOTICE OF EXPEDITED DECISION

This is official notice of action taken by the Happy of Valley City Council pursuant to Metro Code 3.09.045 with regard to applications for annexation to the City of Happy Valley. The subject properties are listed on the attached form.

The City Council formally approved the subject application/petition based upon findings included within the Staff Report dated December 18, 2007, and deliberations of the City Council.

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



Jason Tuck, Economic and Community Development Director

cc: Petitioners
Necessary Parties
File

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

ORDINANCE NO. 369
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 DECLARING AN EMERGENCY**

WHEREAS, pursuant to ORS 222.125 the City of Happy Valley received petitions signed by 100% of the owners of 100% of the properties with 100% of the assessed value of territory requesting annexation (File No. ANN-04-07); and

WHEREAS, the proposed annexation territory consists of 132 tax lots totaling 447 acres of land adjacent to existing City boundaries; and

WHEREAS, the specific tax lots to be annexed include:

12E25A 00300, 12E25A 00500, 12E25A 00600, 12E25A 02100, 12E25A 02300, 12E25A 02301, 12E25A 02500, 12E25BA00200, 12E25BA00300, 12E25BA01100, 12E25CC00490, 12E25D 00100, 12E25D 00201, 12E25D 00205, 12E34BB00400, 12E35D 01000, 12E35D 01002, 12E35D 01003, 12E35D 01004, 12E35D 01100, 12E35D 01501, 12E36A 00300, 12E36A 00301, 12E36A 00700, 12E36A 00701, 12E36CA01300, 12E36CC00403, 12E36CC00900, 12E36DA00100, 12E36DB00101, 12E36DB00500, 12E36DB02100, 12E36DC 00200, 12E36DD00100, 12E36DD00102, 12E36DD00500, 12E36DD00600, 12E36DD00700, 12E36DD00701, 12E36DD01300, 12E36DD01501, 13E30A 01701, 13E30B 00303, 13E30B 01100, 13E30C 00600, 13E30C 01500, 13E30C 01600, 13E30C 02000, 13E30C 02001, 13E30C 02002, 13E30C 02003, 13E30C 02300, 13E31A 00800, 13E31A 00801, 13E31A 00802, 13E31A 00803, 13E31A 00804, 13E31A 00805, 13E31A 01200, 13E31B 00100, 13E31B 00200, 13E31B 00700, 13E31B 01000, 13E31B 01100, 13E31B 01200, 13E31B 01600, 13E31C 01600, 13E31C 05400, 13E31C 00700, 13E31C 01500, 13E31C 02200, 13E31C 02700, 13E31C 02800, 13E31C 03000, 13E31C 03100, 13E31C 03200, 13E31C 03300, 13E31C 03400, 13E31C 03500, 13E31C 03600, 13E31C 03800, 13E31C 03800, 13E31C 04600, 13E31C 04900, 13E31C 06000, 13E31D 01200, 13E31D 01400, 13E31D 01503, 13E31D 01600, 13E31D 01900, 13E31D 01901, 13E31D 02000, 22E02A 00300, 22E03AA00123, 22E03AA00130, 22E12 00102, 22E12 00400, 22E12A 00304, 22E12D 00400, 22E12D 00500, 22E12D 00600, 23E06A 00404, 23E06AB00300, 23E06AB00400, 23E06AB00700, 23E06B 00901, 23E06BA01000, 23E06BA01200, 23E06BA01290, 23E06BB00402, 23E06BB00900, 23E06C 06100, 23E06C 07500, 23E06C 07604, 23E06C 08000, 23E06D 00200, 23E06DB00100, 23E06DB00900, 23E06DB01000, 23E06DB01200, 23E06DB01700, 23E06DB01800, 23E07A 00602, 23E07B 00419, 23E07B 00500, 23E07B 01300, 23E07B 01400, 23E07B 01600, 23E07B01200W1, 12E27BC03000, 12E27BC03100, 12E27BC03200

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

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

WHEREAS, the City Council considered the proposed annexation at its regularly scheduled City Council meeting on December 18, 2007; and

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

WHEREAS, the Council deems it in the public interest to declare an emergency so that this ordinance take effect as specified below, prior to the expiration of the 30-day period specified in the City Charter, because regional planning for the affected property is underway and the jurisdiction over the affected property should be established as soon as possible to facilitate the regional planning effort, as required by Metro.

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 B, and depicted in Exhibit A is annexed to Happy Valley effective December 18, 2007

Section 2. The City Council adopts the Annexation Application No.04-07 and the associated Staff Report to the City Council dated December 18, 2007

Section 3. The annexed territory is hereby withdrawn from the Clackamas County Enhanced Law Enforcement District effective December 18, 2007

Section 4. The territory described in Exhibit B, and depicted in Exhibit A is annexed to the North Clackamas Parks and Recreation District effective December 18, 2007

Section 5. The City Recorder is directed to:

1. File a copy of this Ordinance and the statements of consent to annexation consistent with ORS 222.180 with the Secretary of State and Department of Revenue;
2. Mail a copy of this ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and

3. Mail a copy of this Ordinance to Clackamas County and any other necessary parties consistent with Metro Code Chapter 3.09.030(e).

Section 6. An emergency is declared to exist and as provided by Section 32 of the Happy Valley City Charter this Ordinance takes effect on December 18, 2007

PASSED AND APPROVED THIS 18th day of December, 2007

CITY OF HAPPY VALLEY


Mayor Rob Wheeler

ATTEST:


Marylee Walden, City Recorder

**DOR 3-P265-2007
Preliminary Review**

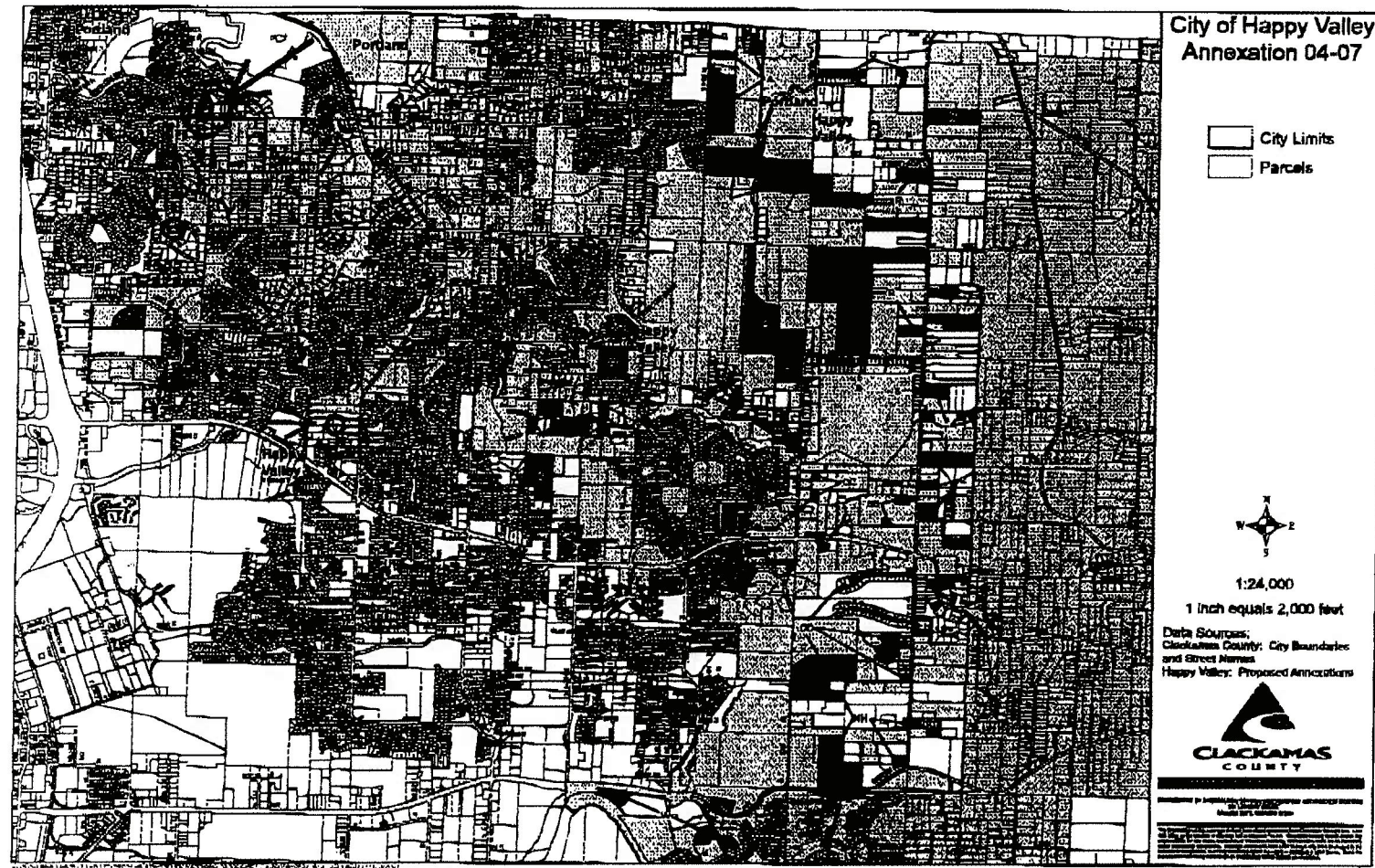
 OREGON
DEPARTMENT
OF REVENUE
Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97308-5075
(503) 945-8297, fax 945-8737

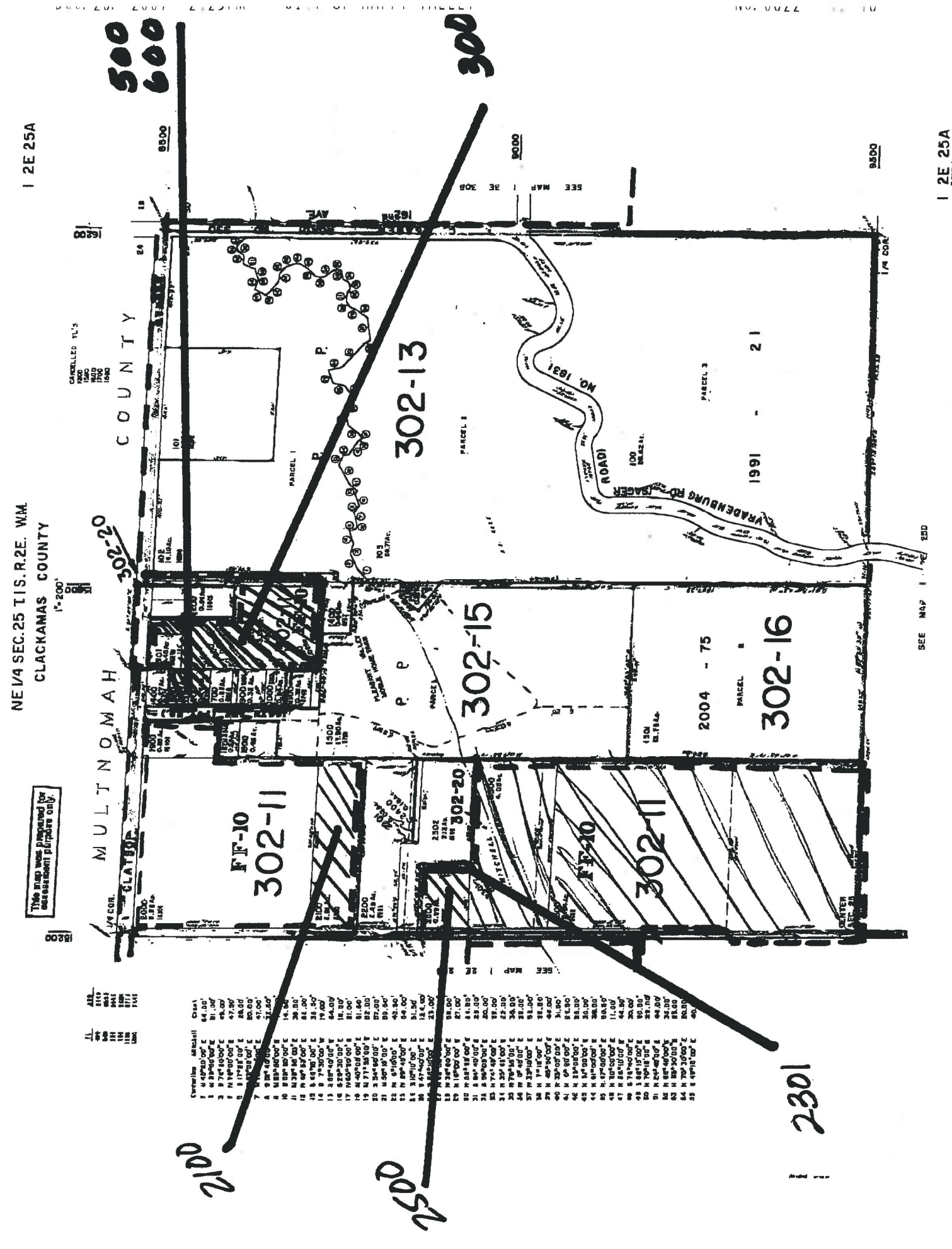
Bill Sanders
15451 Quali Rd. NE
Silverton, OR 97381

Date: 12/7/2007

This letter is to inform you that the map and description for your PLANNED annex to City of Happy Valley (ANN-04-07) in Clackamas County have been reviewed per your request. They MEET the requirements for use with an Order, Ordinance, or Resolution which must be submitted in final form before March 31, 2008 per ORS 308.225.

If you have any questions please contact: Carolyn Sunderman, 503-945-8882





NEW 1/4 SEC. 25 T1S. R2E. WM.
CLACKAMAS COUNTY

1 2E 25A

1 2E 25A

MULTNOMAH COUNTY

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234

2301

THIS MAP WAS PREPARED BY
MULTIMEDIA PARTNERS OF A.P.

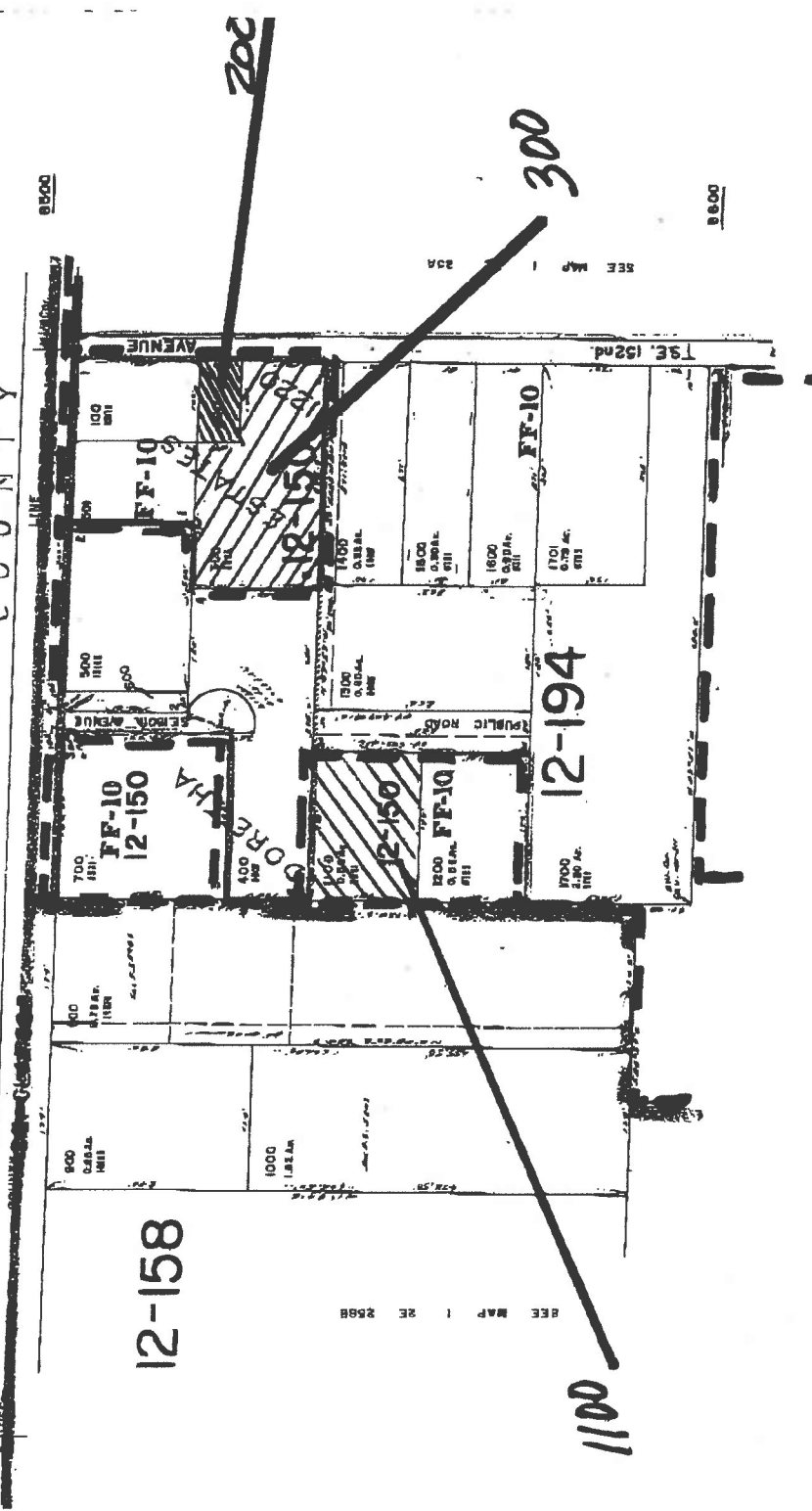
NE 1/4 NW 1/4 SEC. 25 T.1S. R.2E. W.M.
CLACKAMAS COUNTY

1 2E 25BA

1:100

1:700

MULTNOMAH COUNTY



SEE MAP 1 2E 25B

SEE MAP 1 2E 25B

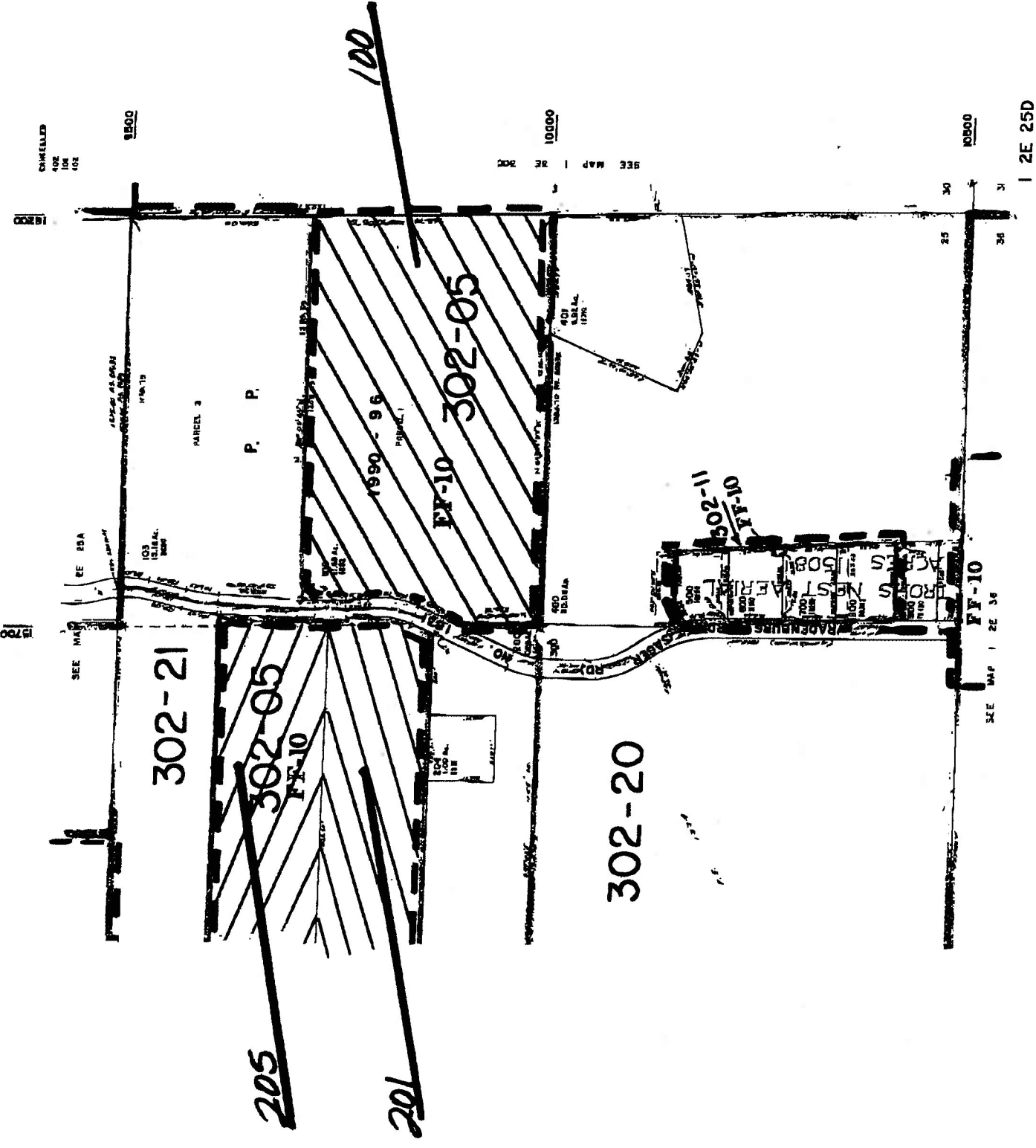
SEE MAP 1 2E 25B

1 2E 25BA

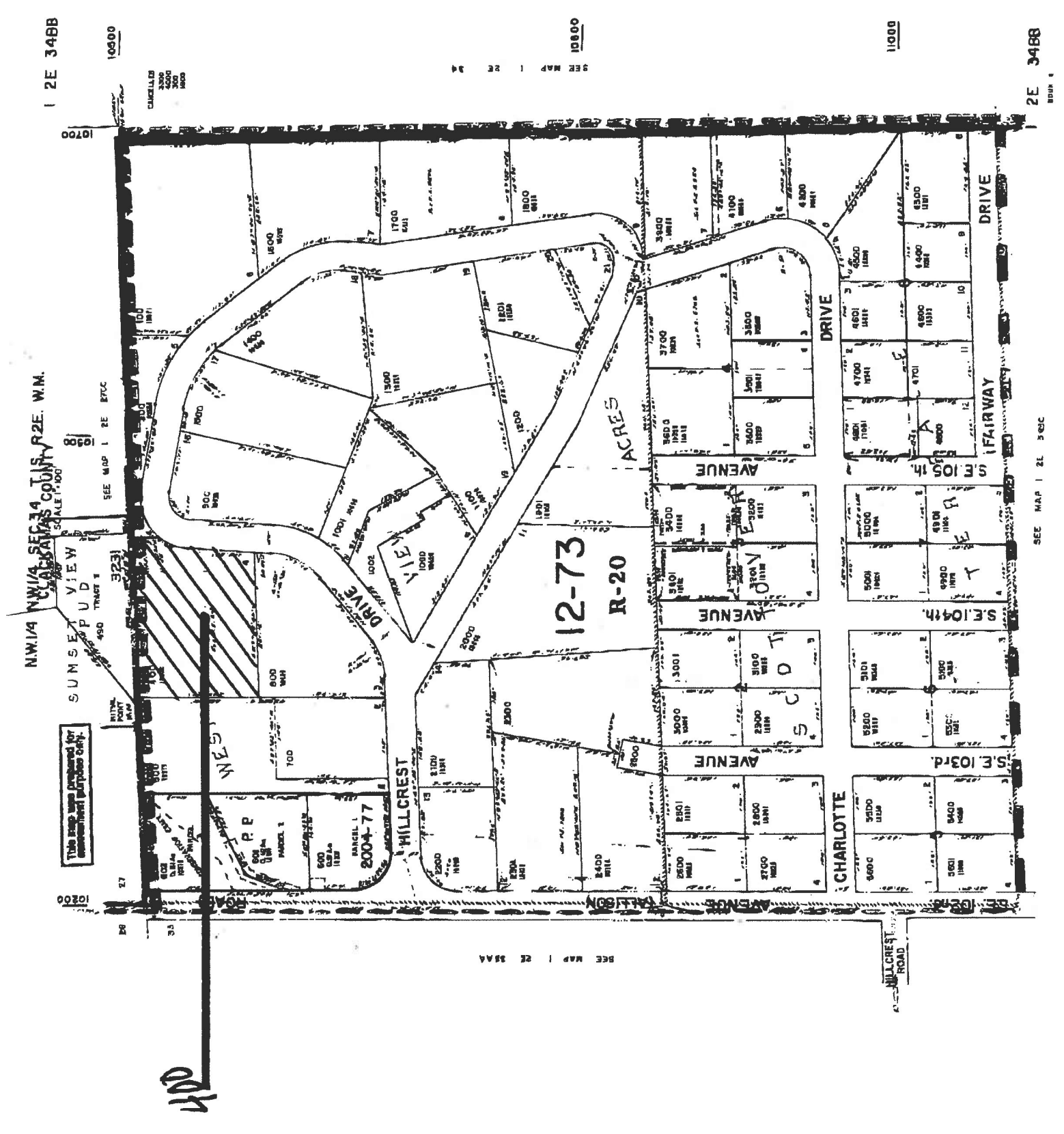
20-53

SE 1/4 SEC 25 T1S, R2E, W1M.
CLACKAMAS COUNTY

2E 25D



2E 25D



1 2E 348B

N.W. 1/4
SUNSPUD VIEW
WILLSBORO, VERMONT
SEE MAP I, 2E 348B

10500

10500

10500
SEE MAP I, 2E 348C

11000

2E 348B

SEE MAP I, 2E 348C

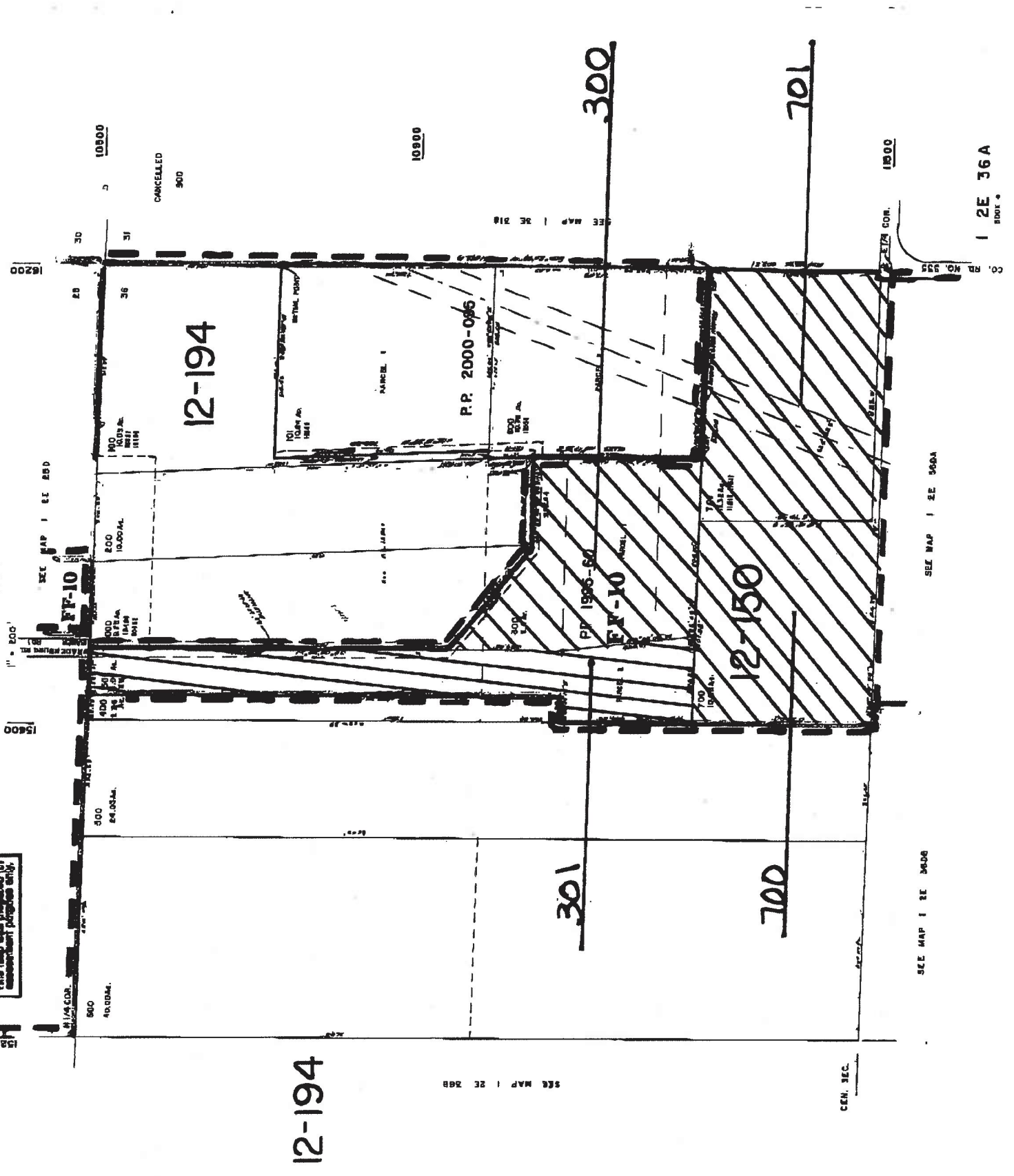
SEE MAP I, 2E 348A

1100

NE 1/4 SECTION 36 T1S. R12E. W.M.
CLACKAMAS COUNTY

12-194

1 2E 36A



12-194

SEE MAP 1 2E 36A

CEN. SEC.

SEE MAP 1 2E 36A

SEE MAP 1 2E 36A

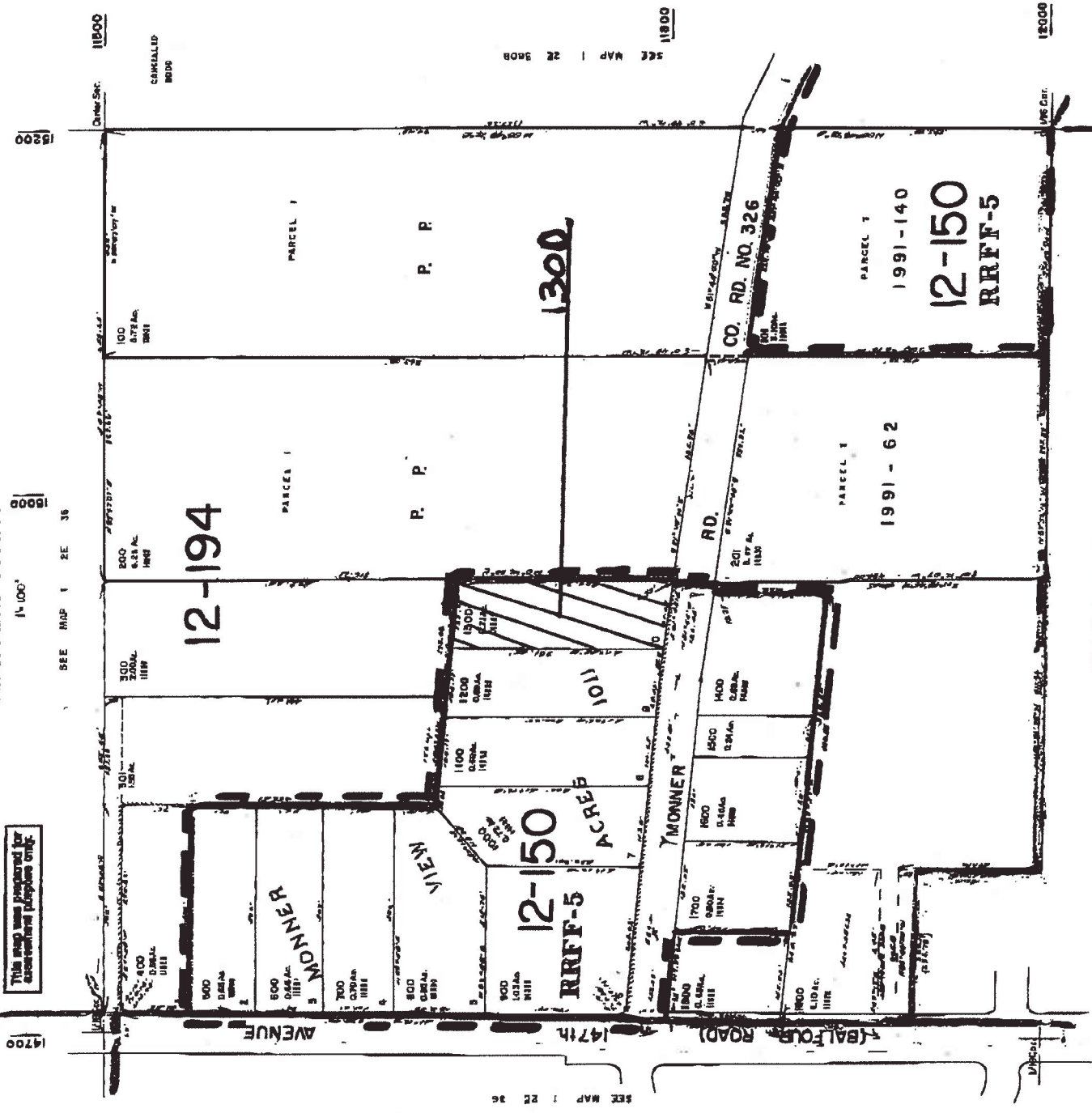
SEE MAP 1 2E 36A

1 2E 36A

1 2E 36CA

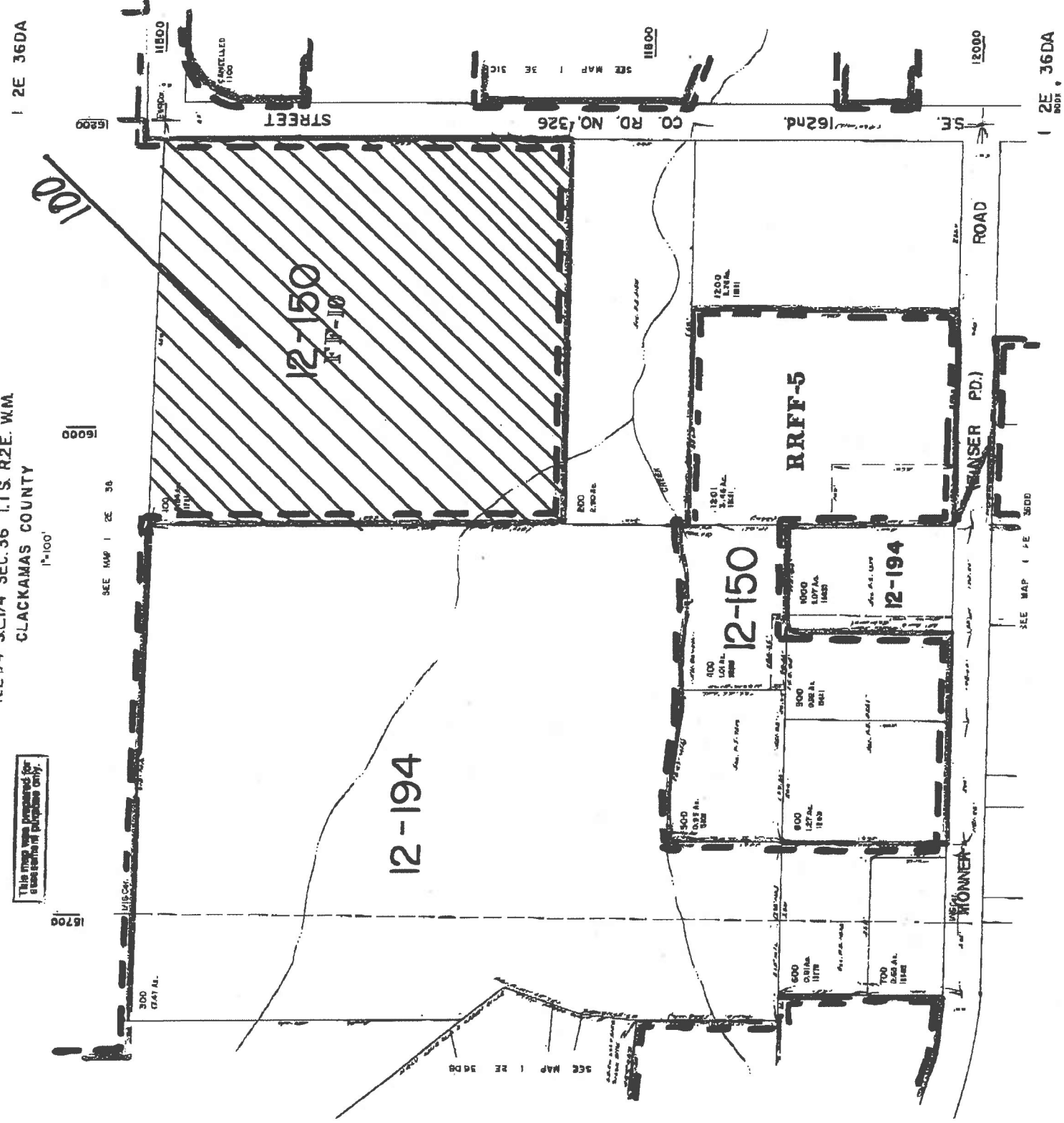
NE 1/4 SW 1/4 SEC. 36 T.15. R.2E. W.M.
CLACKAMAS COUNTY

This map was prepared for
recording purposes only.



1 2E 36CA

NE 1/4 SE 1/4 SEC. 36 T. 1 S. R. 2 E. W.M.
CLACKAMAS COUNTY
1"=100'



1 2E 36DA

1 2E 36DA

This map was prepared for
information purposes only.

2017

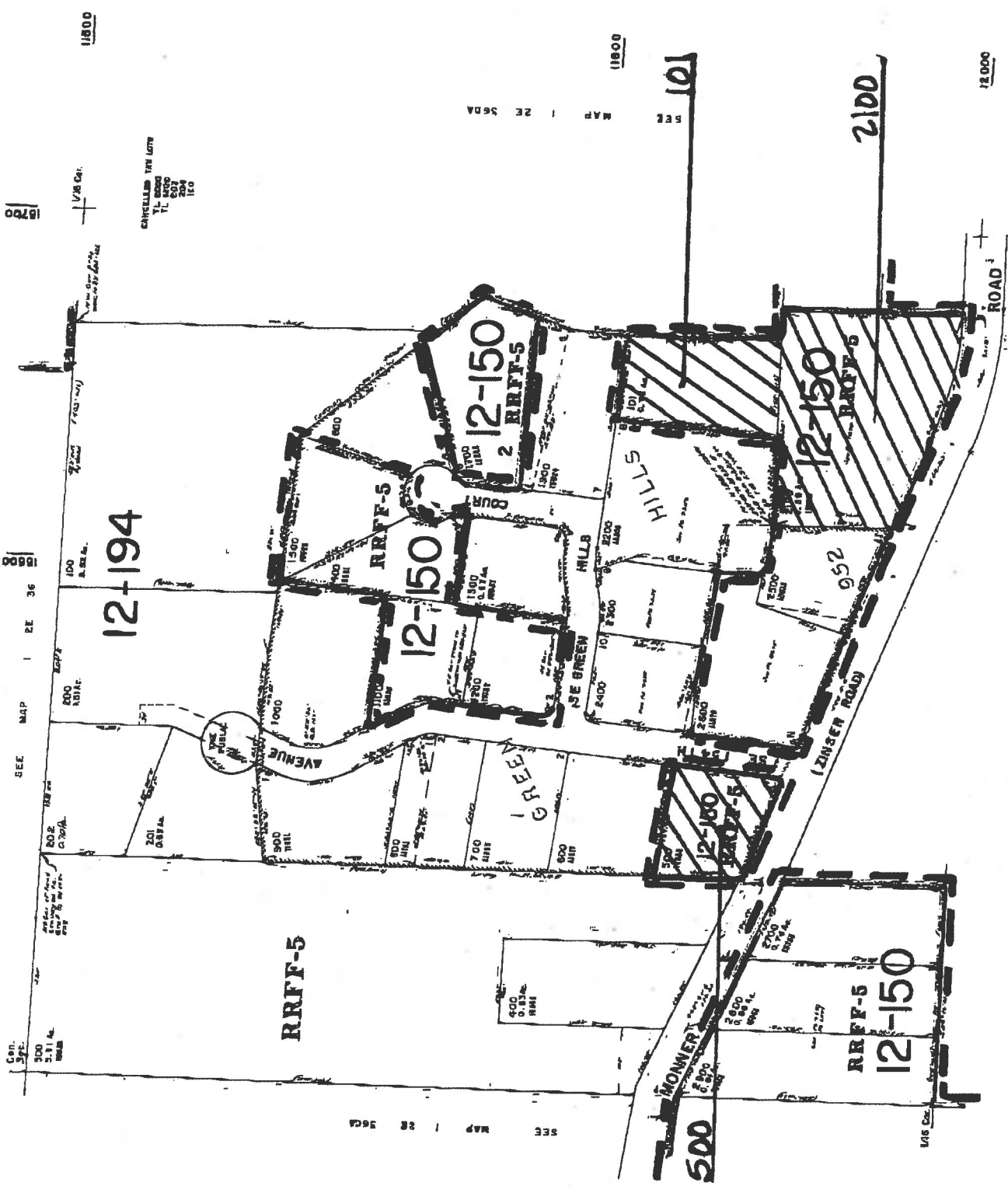
NW 1/4 SE 1/4 SEC 36 T.1 S. R. 2E. WM.
CLACKAMAS COUNTY

This map was prepared by
aerial photograph interpretation only.

0000

SEE MAP 1 2E 36D

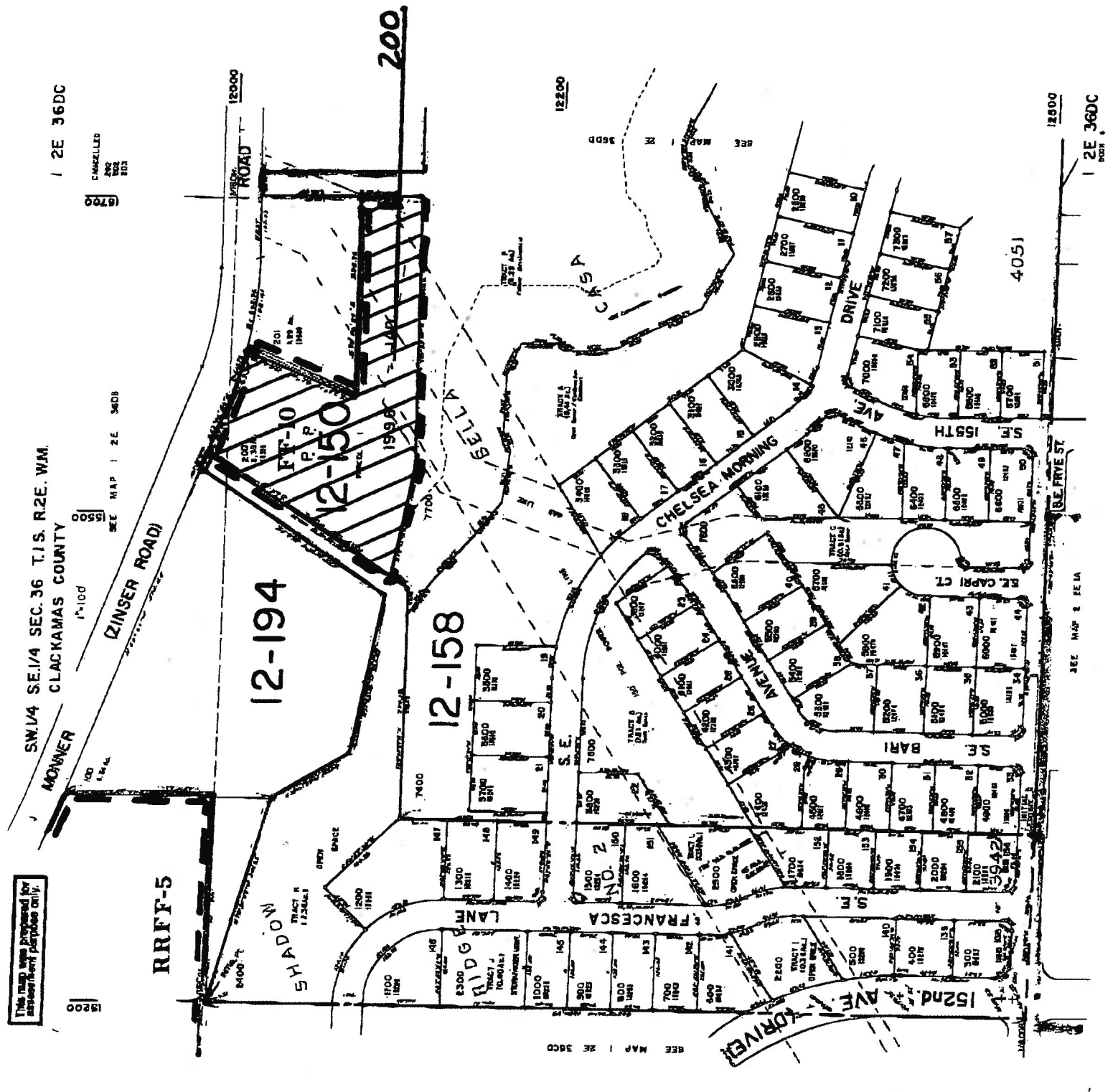
1 2E 36DB



SEE MAP 1 2E 36D

31-1000

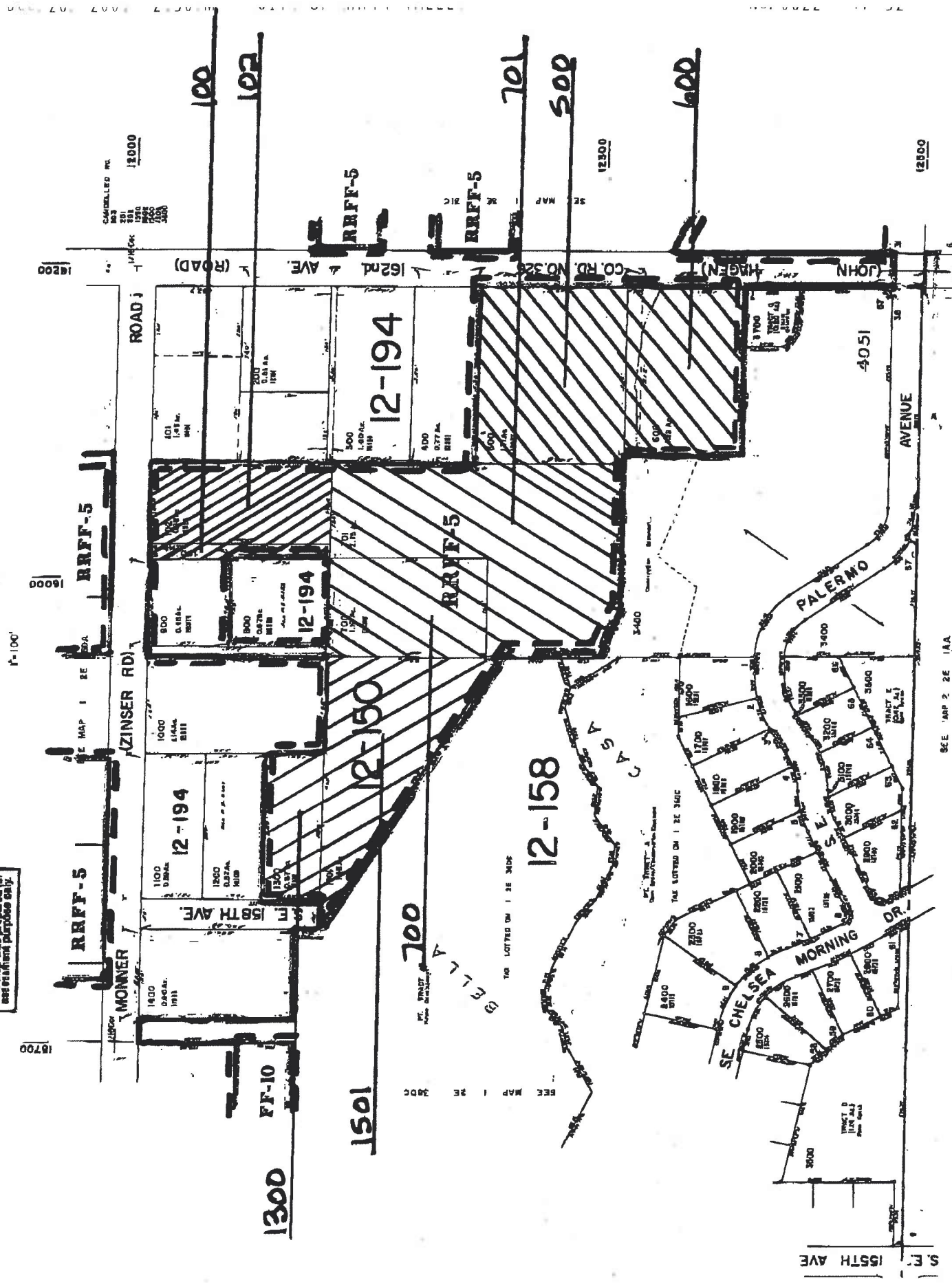
1 2E 36DB



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

1 2E 36DD

This map was prepared for
information purposes only.



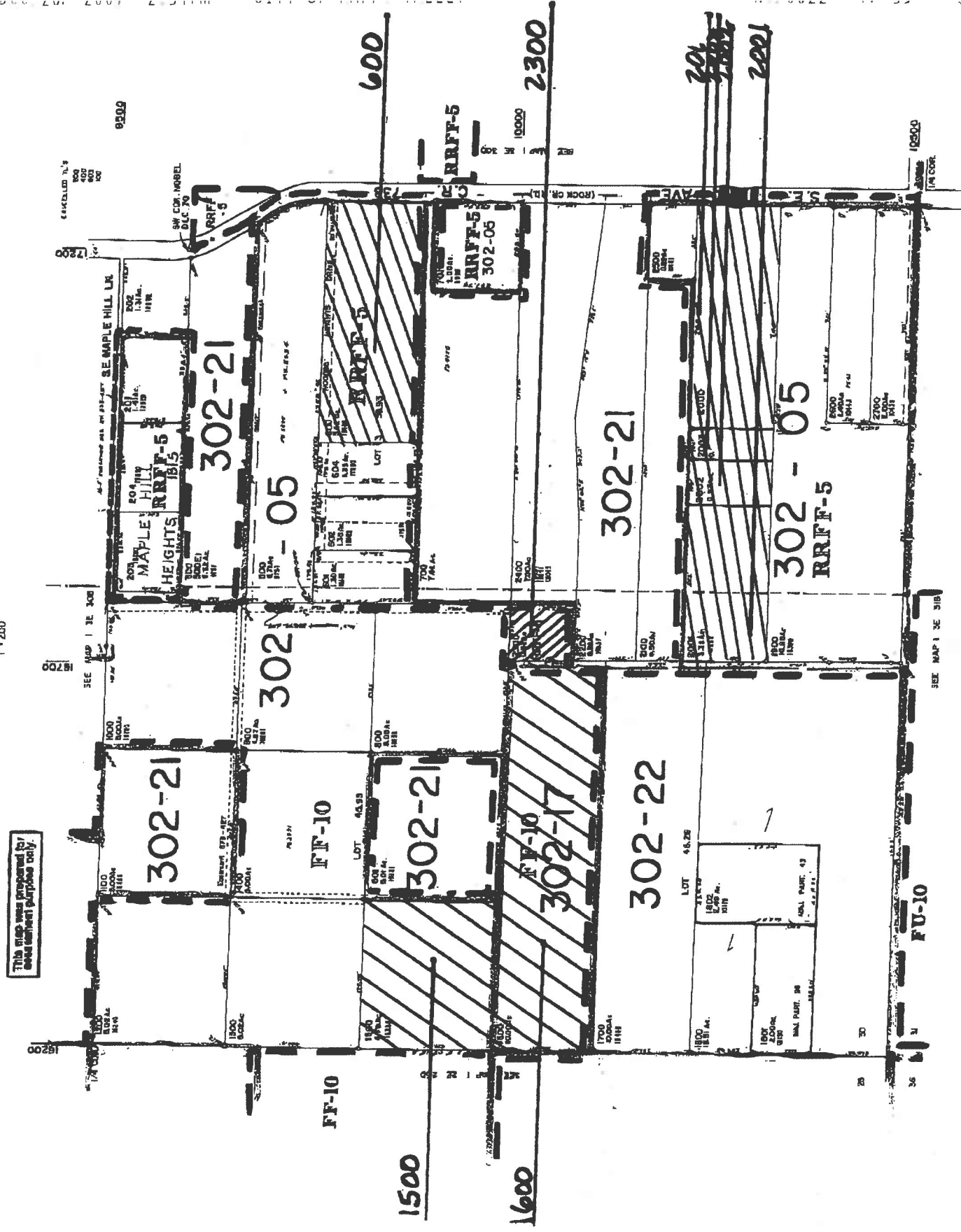
1 2E 36DD

SEE MAP 2, 2E 18A

S. E. 158TH AVE

SW 1/4 SEC 30 T1S. R3E. W.M.
CLACKAMAS COUNTY
1" = 200'

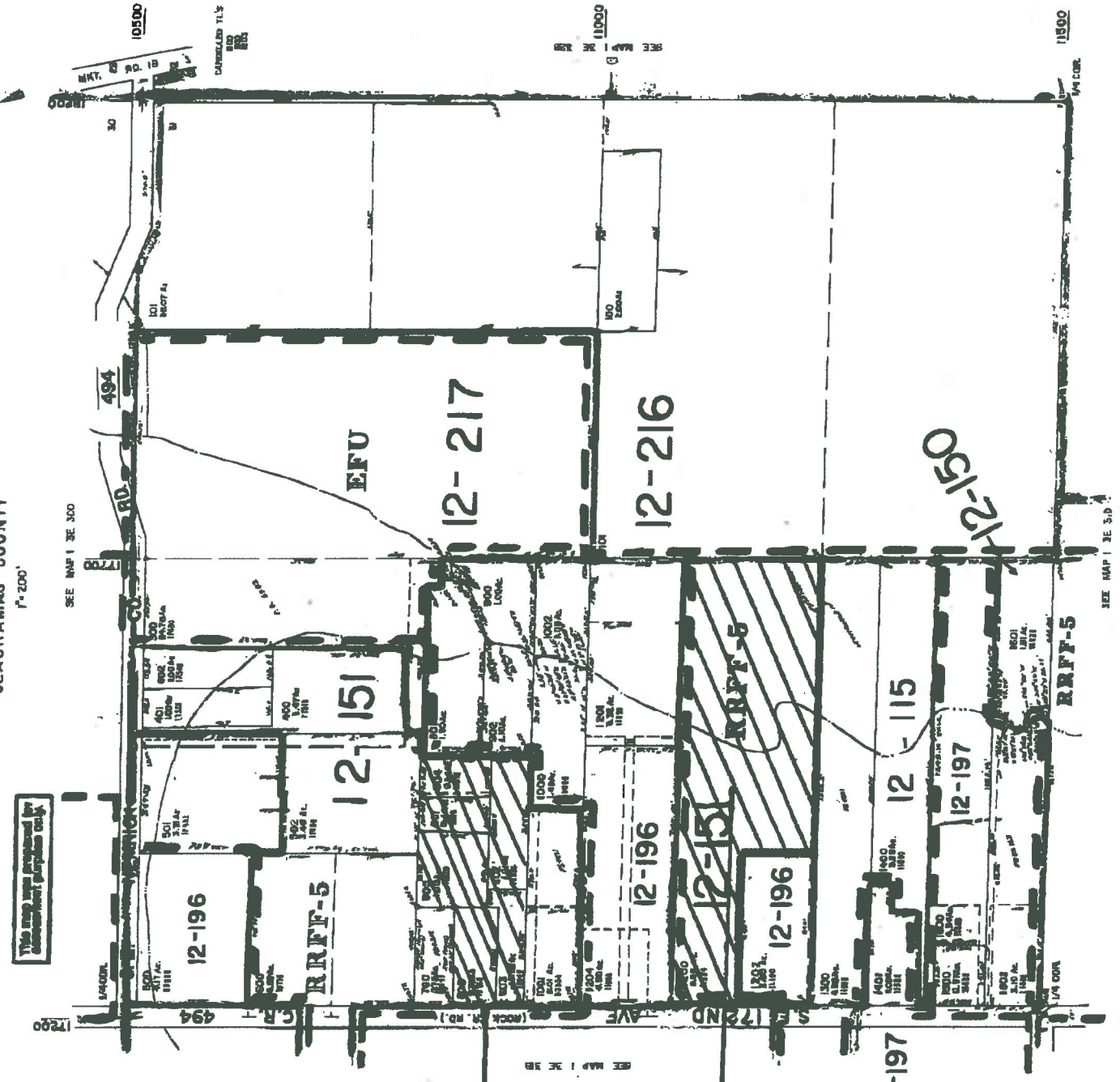
1 SE 30C



1 SE 30C
BOOK 2

NE 1/4 SEC. 31 T15. R3E. W1M.
CLACKAMAS COUNTY
P. 200'

1 3E 31A



800
801
802
803
804
805

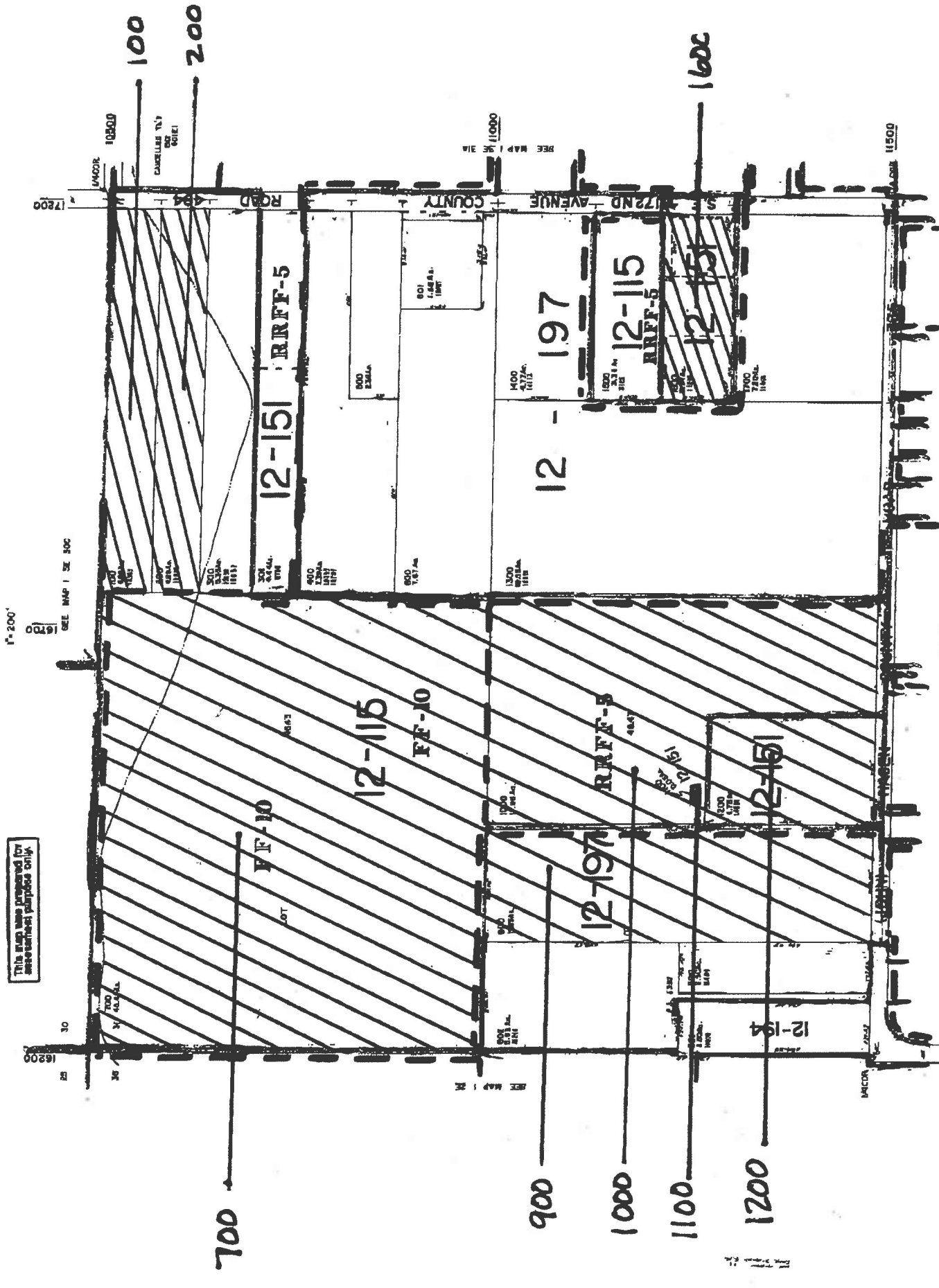
1200

1 3E 31A

Private

NW/4 SEC. 31 T1S. R.3E. W.M.
CLACKAMAS COUNTY
1-2007

1 3E 31B



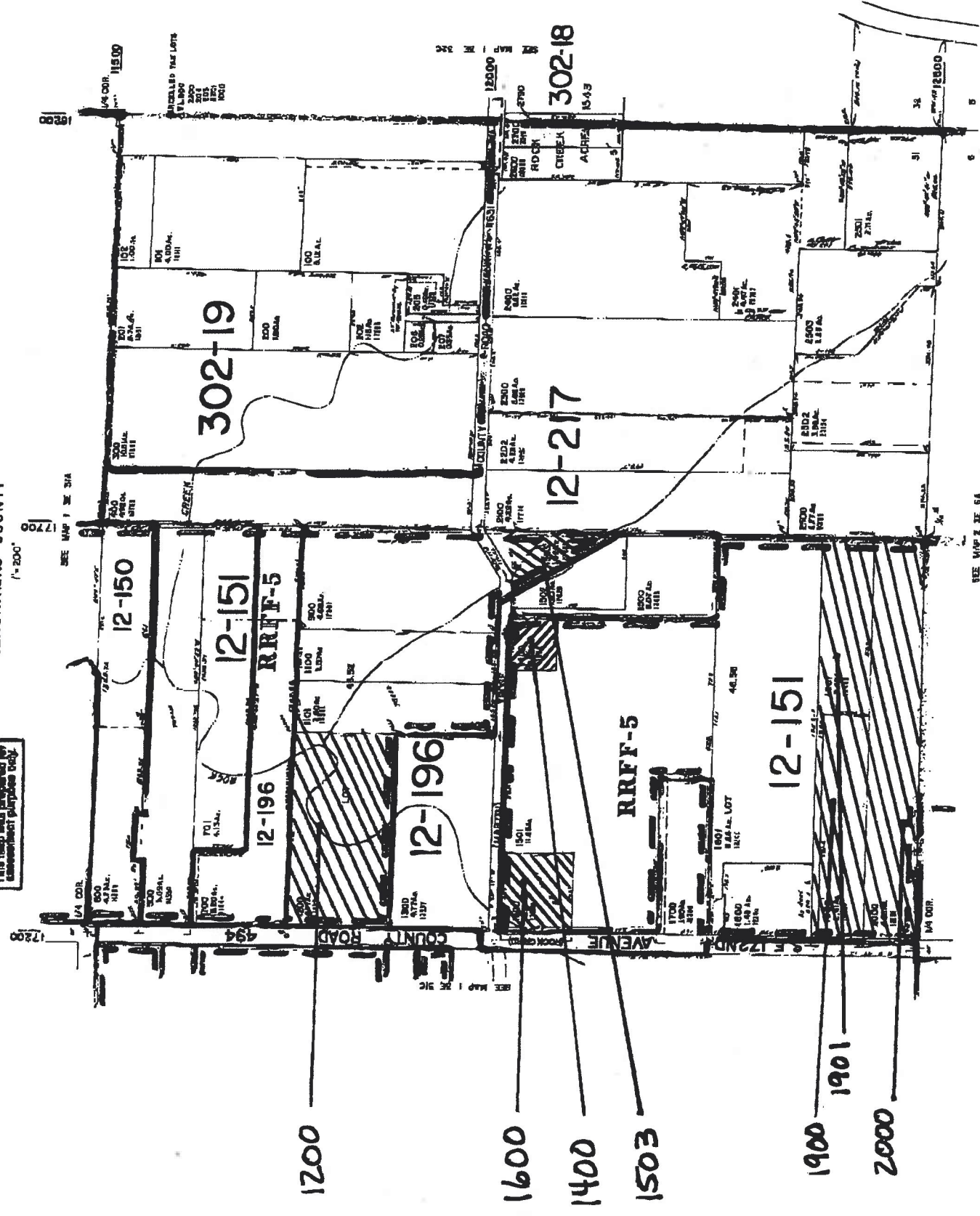
SEE MAP 1 3E 31C

1 3E 31B

SE 1/4 SEC. 31 T1S. R3E. W4
CLACKAMAS COUNTY

THIS MAP WAS PREPARED BY
LANDMART PARTNERSHIP ONLY

1 3E 31D



1200

1600

1400

1503

1900

1901

2000

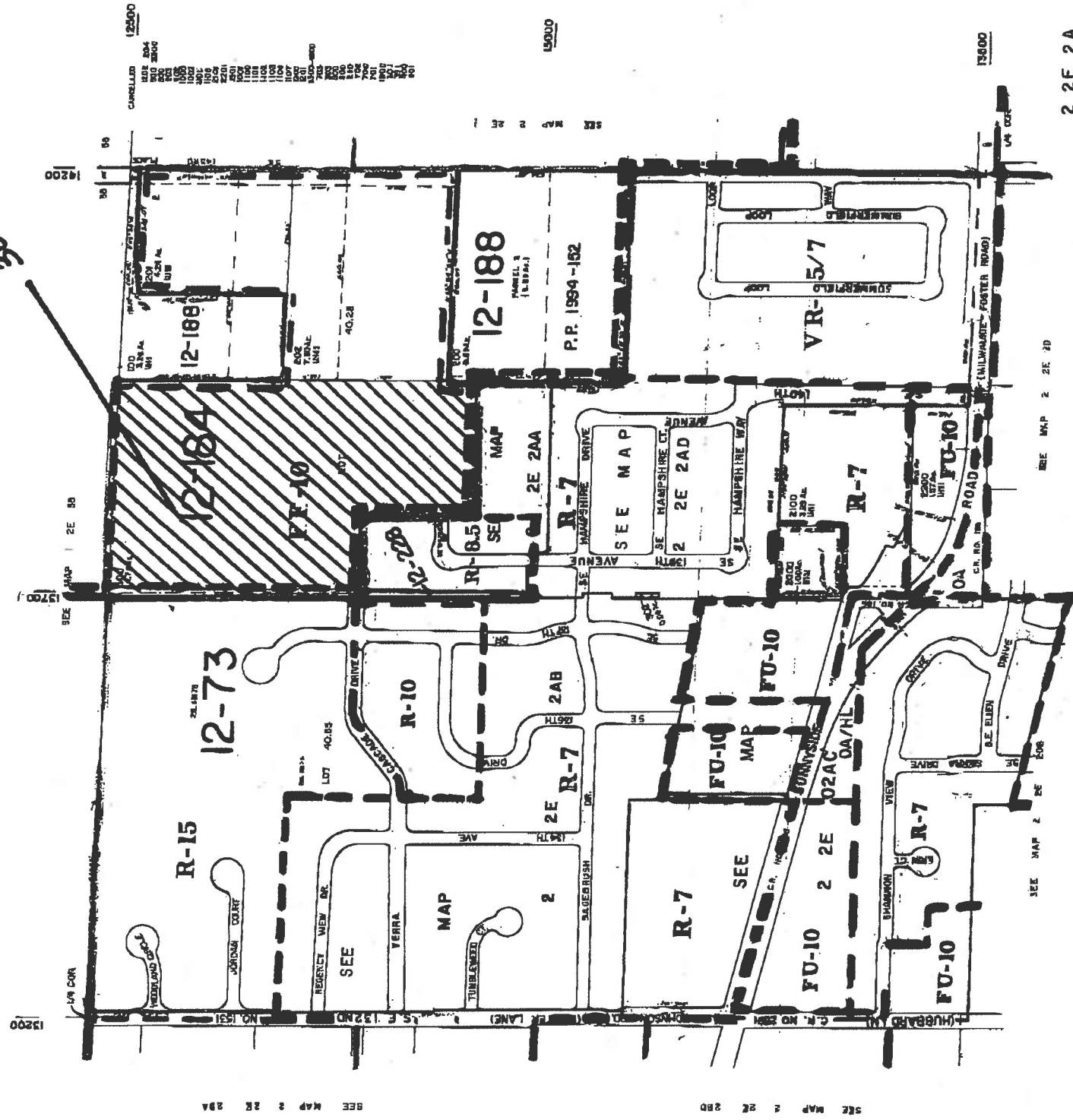
1 3E 31D

SEE MAP 12 14

NE 1/4 SEC. 2 T2S. R2E. WM.
CLACKAMAS COUNTY
T-200

THIS MAP WAS PREPARED BY
AMERICAN PLANNING CO.

2 2E 2A



2 2E 2A

Mayor
HON. ROBERT
WHEELER

City Councilors
LORI DEREMER
MARKLEY DRAKE
TOM ANDRUSKO
KRISTEN MITCHELL



City of Happy Valley

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Facsimile Transmittal

To: **DLCD** Fax: **503.378.5518**
From: **Gaye Turner** Date: **12/26/2007**
Re: **~~ANN-03-07~~ Ann-04-07** Pages: **52**
Cc:

Urgent For review Please comment Please reply

NOTE:

A packet was mailed on Friday the 21st. With the holiday, I thought maybe I should fax as well. I mailed 2 sets.

Thanks,

**Gaye Turner
Planning Assistant
503.595.6166
gayet@ci.happy-valley.or.us**

