



# 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

April 28, 2008

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Happy Valley Plan Amendment  
DLCD File Number 004-08



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

Appeal Procedures\*

### **DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: May 8, 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

PROP

# 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-01-08  
Date of Adoption: 4/15/08 Date Mailed: 4/17/08  
Date original Notice of Proposed Amendment was mailed to DLCD: 2/07/08

- |  |  |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Comprehensive Plan Map Amendment    |
| <input type="checkbox"/> Land Use Regulation Amendment     | <input type="checkbox"/> Zoning Map Amendment                |
| <input type="checkbox"/> New Land Use Regulation           | <input checked="" type="checkbox"/> Other: <u>ANNEXATION</u> |

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

19 properties to be annexed into City of Happy Valley. Approximately 82 acres. Expedited process.

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

SAME

Plan Map Changed from: \_\_\_\_\_ to: \_\_\_\_\_

Zone Map Changed from: \_\_\_\_\_ to: \_\_\_\_\_

Location: Various, see attached Acres Involved: Approx. 87 acres

Specify Density: Previous: \_\_\_\_\_ New: \_\_\_\_\_

Applicable Statewide Planning Goals: 1, 2, 10, 11, 12 & 14

Was and Exception Adopted?  YES  NO

DLCD File No.: 004-08 (16697)

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:

CITY OF HAPPY VALLEY, CLACKAMAS COUNTY

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 [maru.ulloa@state.or.us](mailto:maru.ulloa@state.or.us) - ATTENTION: PLAN AMENDMENT SPECIALIST.

Mayor  
HON. ROBERT  
WHEELER



## City of Happy Valley

City Councilors  
LORI DEREMER  
MARKLEY DRAKE  
TOM ANDRUSKO  
KRISTEN MITCHELL

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

DATE: April 16, 2008

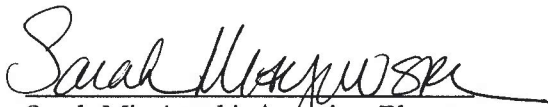
File No. ANN-01-08

### 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 April 15, 2008, 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.

  
Sarah Mizejewski, Associate Planner

cc: Petitioners  
Necessary Parties  
File

**ORDINANCE NO. 372**  
**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-01-08); and

WHEREAS, the proposed annexation territory consists of 19 tax lots totaling 81.57 acres of land adjacent to existing City boundaries; and

WHEREAS, the specific tax lots to be annexed include:

12E26BD00700, 12E28DB02100, 12E33DA00100, 12E34CB09300, 12E34DC07000,  
22E03AA00121, 22E03AA00124, 22E11A 00700, 22E11A 00790, 22E11A 01200,  
22E11A 01202, 22E11A 01300, 22E11AC03100, 22E11AC03200, 22E11AC03300,  
22E11C 00100, 22E12 00101, 22E12B 03601, 22E12B 03609

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 April 15, 2008; 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 finds that the voters of the City of Happy Valley approved this annexation in the 2005 election under Measure 3-163 that included all of the territory to be annexed.

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 April 15, 2008

Section 2. The City Council adopts the Annexation Application No.01-08 and the associated Staff Report to the City Council dated April 15, 2008

Section 3. The annexed territory is hereby withdrawn from the Clackamas County Enhanced Law Enforcement District effective April 15, 2008

Section 4. The territory described in Exhibit A, and depicted in Exhibit B is annexed to the North Clackamas Parks and Recreation District effective April 15, 2008

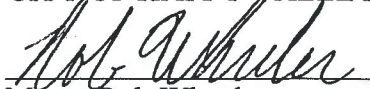
Section 5. The City Recorder is directed to:

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 April 15, 2008

PASSED AND APPROVED THIS 15th day of April, 2008

CITY OF HAPPY VALLEY

  
Mayor Rob Wheeler

ATTEST:

  
Marylee Walden, City Recorder

## REPORT SUMMARY

Meeting Date April 15, 2008

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

**Item Title**

Annexation Application (ANN-01-08)

**Prepared by**

Sarah Mizejewski

**Department**

Planning

**Explanation**

Expedited annexation of 19 properties totaling approximately 81.57 acres.

**Special Issues**

Ordinance 372 includes petition properties where 100% of the owners and 100% of the properties with 100% of the assessed value of territory are requesting annexation. This ordinance has been processed under Metro Code 3.09.045 (Expedited Process). Please see the general discussion section of the Staff Report for a more detailed discussion.

**Financial Impact**

N/A

**Recommendation**

Staff recommends the City Council adopt the expedited annexation ordinance (Ord. No. 372) as processed under the applicable sections of ORS 222.111, 222.120, and 222.750, Metro Code 3.09.045, and Sections 16.40.080 and 16.40.100 of the Happy Valley Municipal Code.

**Planning Commission Recommendation**

N/A

**Attachments**

1. Staff Report
2. Ordinance 372

AGENDA SUMMARY MUST BE LIMITED TO ONE PAGE

Mayor  
HON. ROBERT  
WHEELER



*City of Happy Valley*

City Councilors  
LORI DEREMER  
MARKLEY DRAKE  
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**CITY OF HAPPY VALLEY  
STAFF REPORT TO THE CITY COUNCIL  
April 15, 2008**

ANNEXATION APPLICATION (File No. ANN-01-08)

**I. GENERAL INFORMATION**

**PROPOSAL:**

The applicant seeks approval of the annexation of 19 properties totaling 81.57 acres in size (ANN-01-08).

**APPLICANT:**

City of Happy Valley  
12915 SE King Road  
Happy Valley, OR 97086

**PROPERTY OWNER:**

See Attached List – Exhibit C

**EXHIBITS:**

EXHIBIT A- Legal Descriptions  
EXHIBIT B- Annexation Area Map  
EXHIBIT C- Annexation Application/Petition  
EXHIBIT D- Copy of Resolution 05-13  
EXHIBIT E- Affidavit of Mailing

**APPLICABLE CRITERIA:**

Applicable Objectives and Policies from the City of Happy Valley Comprehensive Plan, Title 16 (Development Code) of the City of Happy Valley Municipal Code, including Sections 16.40.080



and 16.40.100 (annexation to an existing city); Metro Code 3.09.045; and, ORS 222.111 and 222.125.

**BACKGROUND:**

The City of Happy Valley mailed petitions for annexation to area property owners and received a signed petition requesting annexation from each owner of the subject properties.

**GENERAL DISCUSSION:**

Annexation Proposal No. 01-08 was initiated by a petition signed by the owners of 100% of the property owners that represent 100% of the assessed value, and that represent 75% of the electors within the area being annexed. The petition meets the requirements of Metro Ordinance No. 98-791, Chapter 3.09.045 and ORS 222.125.

The territory to be annexed is situated in eight different locations adjacent to the existing City limits, as noted on Exhibit "B," attached. The legal descriptions for each of the eight areas are attached as Exhibit "A". The annexation application data forms for the area are attached as Exhibit "C".

The proposed annexation incorporates 19 properties consisting of 81.57 acres adjacent to the existing city limits of the City of Happy Valley. The desire of the property owner to obtain city services and land use regulations for the subject properties have prompted the annexation request.

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

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

This proposed annexation complies with the present agreements the City has with the various urban service providers. Following the annexation approval, the property owner must annex the subject property to Clackamas County Service District No.1 (CCSD #1) for sanitary sewer and stormwater service and Clackamas County Service District No. 5 (CCSD #5) for street lighting. Also, the property will be annexed into the North Clackamas Parks and Recreation District (NCPRD). All properties will need to be removed from the Enhanced Law Enforcement District.

CCSD #1 will be the provider of sanitary and storm water services. Prior to obtaining sanitary and storm water services for the subject property, the district must conduct a study to determine how

the area will ultimately be served, i.e. size and location of lines and any necessary pump stations (for sanitary only), drainage basins, etc. These studies are currently underway and being coordinated by Clackamas County Water Environment Services (WES).

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

Happy Valley Comprehensive Plan Policies 3 through 8 address urbanization of lands from rural to urban uses. The annexation areas satisfy the applicable provisions of these policies by providing land for urban development that can be adequately served with Level 1 services and facilities.

The Metro Regional Framework Plan contains standards and criteria guiding the management and expansion of the Urban Growth Boundary (UGB), but most are not directly applicable to this annexation application. The Framework Plan does speak to 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 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 twenty (20) years. The approval of this annexation request will contribute land toward future urban-level uses at the densities specified in the functional plan.

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

The City of Happy Valley Comprehensive Plan (1984) was prepared to cover only the territory within the city limits when the plan was adopted. The Comprehensive Plan does not provide for zoning designations on land outside the city limits. For lands outside of the City, the County's plan is the applicable plan until such time as the City's Comprehensive Plan is amended. ORS 215.130 provides that County land use and zoning ordinances shall apply to the boundaries of a City, unless or until the City has by ordinance or other provisions provided otherwise. The zoning designation of the subject properties will remain unchanged until the individual property owner applies for a zone change or is legislatively rezoned by the City of Happy Valley.

## II. FINDINGS OF FACT

### STATEWIDE PLANNING GOALS (DLCD)

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

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

#### **Response:**

The City of Happy Valley provided notice to all interested parties; necessary parties and land owners within 300 feet on March 6, 2008 (see Exhibit F – Affidavit of mailing). The notice stated that the process would be expedited therefore, this criterion has been met.

#### **Goal2: 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 Development Code establishes provisions for the expedited annexation process. This staff report and findings demonstrate compliance with applicable policies and regulations of all local, regional, and state regulations. This criterion has been satisfied.

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

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

#### **Response:**

The properties being annexed are located within the expanded Urban Growth Boundary (UGB) Area. As a requirement of the Metro Functional Plan, the areas brought into the

UGB must be comprehensively planned prior to urban zoning and development. The Happy Valley Comprehensive Plan (1984) established a series of housing goals and policies to implement Goal 10, which was based on a vacant lands analysis and projected housing needs. Based on that analysis, the City established planned land uses through the Comprehensive Plan for a variety of uses including single-family and multi-family designations. As part of the planning process, the buildable lands will be inventoried and zoning will be planned to meet the housing needs for the next 20 years. Residential uses will provide for the projected population increases for the 20-year planning period and resulting housing needs within the Happy Valley UGB. The City will be updating its Comprehensive Plan to incorporate the results of the buildable lands inventory.

LCDC acknowledged the Happy Valley Comprehensive Plan (1984), as it provided housing goals, policies, and residential densities consistent with Oregon land use goals for housing.

The most applicable policies to the proposed annexation are Policy 42 of the Happy Valley Comprehensive Plan that states: “ To increase the supply of housing to allow for population growth and to provide for the housing needs of the citizens of Happy Valley;” and Policy 43: “To develop housing in areas that reinforce and facilitate orderly and compatible community development.” The proposed annexation would provide additional land for residential development and for public parks adjacent to areas that have already developed as residential uses. The annexation would allow development to occur as planned in the Comprehensive Plan which requires development that reinforces and facilitates orderly and compatible community development. This is accomplished through continuation of existing public facilities to undeveloped parcels. The annexation is compliant with the City’s acknowledged Comprehensive Plan and the UGMFP (see Compliance with Regional Goals) and therefore, this criterion has been met.

**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 (3.09.050(b) (3)) 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.

As stated above, the subject properties would generally remain within service areas currently serving the property. However, said properties will be required to annex to CCSD#1, which provides sewer collection and treatment as well as stormwater services for Happy Valley and CCSD #5 which would provide street lighting at the time of development. In addition, the properties must be annexed into the NCPRD.

Sunrise Water Authority (SWA) provides water to the City of Happy Valley. Many of the properties proposed for annexation are currently served by SWA. Properties located near the Highway 212 corridor are located within the Clackamas River Water District and will remain in that District when annexed to the City.

This annexation proposal is consistent with Goal 11. Extending public services to the annexation area is already anticipated to occur because it is within the existing UGB. Extension of the public services to the annexation area will occur with development of the area. This criterion has been met.

**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 TSP has been updated to include the areas proposed for annexation. The TSP was adopted in December 1998; and amended in 2001 and again in February of 2006. 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).

Future development plans for the annexed area will require a traffic impact analysis. Furthermore, development plans will include various multi-modal transportation options for residents, blending with surrounding infrastructure. Where necessary, existing transportation system upgrades may be required and would be included in the site plan. Future site development and associated transportation improvements will be in conformance with the adopted Happy Valley TSP, Comprehensive Plan, and other applicable rules and regulations. This criterion has been met.

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

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

**Response:**

The Happy Valley Comprehensive Plan (1984) established a UGB based on the seven criteria outlined in Goal 14. UGB expansions are also regulated regionally through the [Metro] Regional Framework Plan and UGMFP. The Regional Framework Plan stipulates that cities plan for growth and utilize available land in a manner that is consistent with the regional goals contained in the plan. The City has identified an expansion area from the current city limits. The subject properties proposed for annexation are within this identified area. The City is not proposing urban density zoning in the expansion area at this time. There are four criteria identified in Goal 14 that describe when land can be converted from urbanizable land to urban uses within the UGB. These criteria will be applied when the properties are submitted for urban zoning.

Metro requires as part of its Functional Plan that areas added to the UGB be comprehensively planned for an average residential density of at least 10 units per net developable residential acre as stated in Section 3.07.1120 of the Metro Functional Plan. This criterion has been satisfied.

**Oregon Revised Statues (ORS)**

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

**Response:**

This annexation was the result of a petition filed by the property owner or his/her representative who own property that is contiguous to the city limits of Happy Valley. The criterion has been met.

**ORS 222.125 - Annexation by consent of all owners of land and majority of electors;**

***proclamation of annexation.*** The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body.

Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.”

**Response:**

The application was initiated by petitions from owners of 100% of the land in the territory to be annexed and 75% of the electors in the territory to be annexed. The criterion has been met.

**Regional Land Use Requirement**

***“Metro Code 3.09.045 – Expedited Decisions***

***(a) Approving entities may establish an expedited decision process that does not require a public hearing consistent with this section. Expedited decisions are not subject to the requirements of Sections 3.09.030 (b) and 3.09.050(a), (b), (c), (e) or (f). The expedited decision process may only be utilized for minor boundary changes where the petition initiating the minor boundary change is accompanied by the written consent of one hundred percent (100%) of the property owners and at least fifty percent (50%) of the electors, if any, within the affected territory.***

**Response:**

The City of Happy Valley established an expedited decision process through the adoption of Resolution No. 05-13 (Exhibit E). The City has received written consent in the form of petitions from 100% of the property owners and 75% the electors within the affected territory. The criterion has been met.

***(b) The expedited process must provide for a minimum of 20 days notice to all interested parties. The notice shall state that the petition is subject to the expedited process. The expedited process may not be utilized if a necessary party gives written notice of its intent to contest the decision prior to the date of the decision. A***

*necessary party may not contest a minor boundary change where the minor boundary change is explicitly authorized by an urban services agreement adopted pursuant to ORS 195.065.*

**Response:**

The City of Happy Valley provided notice to all interested parties; necessary parties and land owners within 300 feet of the subject properties on March 6, 2008 (see Exhibit F – Affidavit of Mailing). The notice stated that the process would be expedited which meets the criterion.

*(c) At least 15 days prior to the date of decision the approving entity shall make available to the public a brief report that addresses the factors listed in Section 3.09.050(b). The decision record shall demonstrate compliance with the criteria contained in sections 3.09.050 (d) and (g).*

**Response:**

This report, addressing the applicable criteria in Section 3.09.050 was available to the public on Tuesday April 1, 2008, which meets the criterion.

***Metro Code 3.09.050***

*Metro Code 3.09.050(d) states that a boundary change proposal shall address the following minimum criteria:*

*(1) Consistency with directly applicable provisions in an urban service provider agreement or annexation plan adopted pursuant to ORS 195.065;*

**Response:**

The proposed annexation is consistent with ORS 195.065. As stated above, the subject properties would generally remain within service districts already serving the area. However, the subject properties are currently not within a sewer service district and would be required to annex to CCSD #1, which provides sewer collection and treatment as well as stormwater services for Happy Valley. Also, the subject properties are not currently within a street lighting district. When annexed, the properties would be added to the CCSD #5, which would provide street lighting at the time of development. In addition, the properties will be annexed into the NCPRD.



Sunrise Water Authority (SWA) provides water to the City of Happy Valley. Many of the properties proposed for annexation currently receive service from SWA and would continue to after annexation into the City. Properties located around Highway 212 are within the Clackamas River Water District and would remain under that jurisdiction after annexation occurs. This criterion has been satisfied.

***(2) Consistency with directly applicable provisions of urban planning or other agreements, other than agreements adopted pursuant to ORS 195.065, between the affected entity and a necessary party;***

**Response:**

The City of Happy Valley has planning jurisdiction for land use and transportation actions within city limits. The proposed annexation is compliant with the Happy Valley Comprehensive Plan (1984) and Land Development Code. See also responses to Goal 1, Goal 2, Goal 10, Goal 12, and Goal 14 above. The specific requirements of the Development Code can and will be met at the time zoning designations are applied and development takes place. The criterion has been met.

***(3) Consistency with specific directly applicable standards or criteria for boundary changes contained in comprehensive land use plans and public facility plans;***

**Response:**

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

***(4) Consistency with specific directly applicable standards or criteria for boundary changes contained in the Regional Framework Plan or any functional plan;***

**Response:**

The proposed annexation is consistent with the Regional Framework Plan and the Urban Growth Management Functional Plan, which is discussed in the response to Goal 10 and Goal 14, above. This criterion has been satisfied.

***(5) Whether the proposed change will promote or not interfere with the timely, orderly and economic provisions of public facilities and services;***

**Response:**

The proposed annexation would not interfere with the provision of public facilities and services. Annexation of the subject properties will actually promote orderly and economic provision of public facilities, as the services will be extended to these areas as development occurs. The criterion has been met.

***(6) The territory lies within the Urban Growth Boundary; and***

**Response:**

The subject properties are within the existing Metro UGB. The criterion has been met.

***(7) Consistency with other applicable criteria for the boundary change question under state and local law.***

**Response:**

The proposed annexation is consistent with applicable state, regional, and local land use laws, as addressed in this report. The criterion has been met.

***(g) Only territory already within the defined Metro Urban Growth Boundary at the time a petition is complete may be annexed to a city or included in territory proposed for incorporation into a new city. However, cities may annex individual tax lots partially within and without the Urban Growth Boundary.”***

**Response:**

The subject properties having petitioned for annexation are within the existing Metro Urban Growth Boundary. The criterion has been met.

**Happy Valley Development Code**

**“16.40 Amendments to the Comprehensive Plan, Land Use Map and Land Development Title of this Code**

**[. . .]**

**16.40.080 Designation upon annexing to the City of Happy Valley**

*Whenever any property or area is annexed to the city, the action by the city council to annex the property or area shall also include an ordinance to amend the city's comprehensive plan map/zoning map to reflect an appropriate designation of the city of Happy Valley, or to reflect the existing Clackamas County zoning which may serve as a "holding zone" until such time as a city comprehensive plan is in place for the annexed territory.*

**Response:**

The current Clackamas County zoning district will remain in place until the applicant applies for City zoning or the City establishes zoning through a legislative process. This criterion has been satisfied.

**16.40.100 Annexation to the existing City**

*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."*

**Response:**

The appropriate petitions were filed with the City. A public hearing regarding these requests for annexation will be held before the City Council on April 15, 2008, who will make the final decision on the application. The criterion has been met.

**III. CONCLUSION:**

Staff has determined that the above findings demonstrate that the proposed annexation satisfies the requirements of the City of Happy Valley Comprehensive Plan and Land Development Code [Title 16], Metro Functional Plan, Metro Code 3.09, and Statewide Planning Goals. Staff, therefore, recommends the City Council approve annexation application ANN-01-08.

**CITY OF HAPPY VALLEY  
ANNEXATION NO. ANN-01-08  
AREA "1"**

**Legal Description**

A tract of land situated in Section 26, T1S, R2E W.M. Clackamas County, Oregon & more particularly described as follows:

All of Lot 1, Block 2, in the plat of Scott Crest East , Plat No. 1178.

Note: All deed instrument numbers are Clackamas County records. All tax map and tax lot numbers are for reference only and are not to be considered part of the legal description.

**CITY OF HAPPY VALLEY  
ANNEXATION NO. ANN-01-08  
AREA "2"**

**Legal Description**

A tract of land situated in Section 28, T1S, R2E, W.M. Clackamas County, Oregon and more particularly described as follows:

Beginning at the northeast corner of Parcel 1, in Partition Plat No. 2006-72;

1. Thence North  $00^{\circ}29'31''$  West, along the northerly extension of the east line of said partition plat, 10 feet to the south line of S.E. Idleman Rd. (a 50 foot R/W to the west and a 40 foot R/W to the east;
2. Thence East, along said south line, 6 feet more or less to the point of intersection with the southerly extension of the west line of a tract of land (12E28DB 02300) as recorded in deed instrument no. 72-27987 and the existing city limits of the City of Happy Valley;
3. Thence North, along said extension and city limits, 40 feet to the north line of said road;
4. Thence (leaving said city limits) West, along said north line, 96 feet to the west line of tract of land (12E28DB 02200) as recorded in deed instrument no. 96-079230 ;
5. Thence North, along the west line of said tract, 134.3 feet to the northwest corner thereof;
6. Thence West, 200 feet to the southwest corner of a tract of land (12E28DB01300 ), as recorded in deed instrument no. 91-27468;
7. Thence South, along the southerly extension of said west line of said tract, 174.3 feet to the south line of S.E. Idleman Rd. ( a 40 foot R/W );
8. Thence East, along said south line, 180 feet more or less to the point of intersection with the northerly extension of the west line of said partition plat;
9. Thence South  $00^{\circ}37'00''$  East, along said extension, 10 feet to the northwest corner of said parcel 1 and the south line of S.E. Idleman Road (county road no. 115, a 50 foot R/W);
10. Thence South  $89^{\circ}44'35''$  East, along said south line and the north line of said parcel 1, 101.42 feet to the point of beginning.

Note: All deed instrument numbers are Clackamas County records. All tax map and tax lot numbers are for reference only and are not to be considered part of the legal description.

**Exhibit "A"**

**CITY OF HAPPY VALLEY  
ANNEXATION NO. ANN-01-08  
AREA "3"**

**Legal Description**

A tract of land situated in Section 33 and 34, T1S, R2E, W.M. Clackamas County, Oregon and more particularly described as follows:

Beginning at the northwest corner of Tract "H" in the plat of Eagle Landing, Plat No.3856;

1. Thence North  $89^{\circ}48'$  West, 1764.09 feet to the west line of Stevens Road (a 40 foot R/W to the north and a 50 foot R/W to the south);
2. Thence South  $00^{\circ}59'$  East, along said west line, 340.85 feet;
3. Thence South  $01^{\circ}04'30''$  East, along said west line, 169.93 feet to a 10 foot jog to the east in said west line;
4. Thence North  $89^{\circ}01'$  East along said jog, 10 feet to the west line of said road;
5. Thence South  $01^{\circ}05'$  East, along said west line, 163.97 feet more or less to the point of intersection with the westerly extension of the north line of S.E. Monterey Avenue a 78 foot R/W);
6. Thence South  $88^{\circ}58'24''$  East, along said extension and south line, 1242.06 feet to the beginning of a 374.00 foot radius curve to the right;
7. Thence continuing South  $88^{\circ}58'24''$  East, 525.40 feet to a point that is South  $88^{\circ}58'24''$  East & 80.03 feet in distance from the northeast corner of Tract "I" in said plat;
8. Thence North  $00^{\circ}08'54''$  West, along the most easterly west line of said Tract "H", 670.07 feet to the point of beginning.

Note: All deed instrument numbers are Clackamas County records. All tax map and tax lot numbers are for reference only and are not to be considered part of the legal description.

**CITY OF HAPPY VALLEY  
ANNEXATION NO. ANN-01-08  
AREA "4"**

**Legal Description**

A tract of land situated in Section 34, T1S, R2E, W.M. Clackamas County, Oregon and more particularly described as follows:

Beginning at the southeast corner of lot 1, in the plat of J. Charles Downs, plat no. 2543 and said corner also being on the west line of S.E. 114<sup>th</sup> Court (a 40 foot R/W);

1. Thence South 26° 56' 03" West, along said west line, 165 feet to the north line of S.E. Sunnyside Rd. and the true point of beginning;
2. Thence North 62° 54' 14" West, along the north line of S.E. Sunnyside Road, 132.37 feet more or less to the southwest corner of said tract and a 10 foot jog (more or less) to the north in said north line & the southeast corner of a tract of land ( 12E34DC07000 & 07100 ), as recorded in deed instrument no. 99-106460;
3. Thence North 26° 56' 03" East, along the southerly extension of the east line of said tract & the east line of said tract, 105 feet more or less to the southeast corner of a tract of land (12E34DC 07100) as recorded in deed instrument no. 97-076388;
4. Thence West, along the south line of said tract, 153 feet more or less, to the east line of Valley View Terrace (county road no. 2379);
5. Thence South, along said east line and it's southerly extension, 150 feet more or less to the south line of S.E. Sunnyside Road (a variable width R/W);
6. Thence Easterly, along said south line, 270 feet more or less to the existing city limits of the City of Happy Valley and the point of intersection with the southerly extension of the west line of a tract of land ( 12E34D01601 ) as recorded in deed instrument no. 2000-04979 (Parcel 1);
7. Thence North, along said city limits and the southerly extension of the west line of said tract, 95 feet more of less to the north line of said S.E. Sunnyside Road and the southwest corner of tract recorded in deed instrument no. 2000-04979 (Parcel 1);
8. Thence (leaving said city limits) North 62° 54' 14" West, along said north line, 51.25 feet to the point of intersection southerly extension of the west line of S.E. 114<sup>th</sup> Court (a 40 foot R/W) and a 10 foot (more of less) jog to the north in said north line;

Note: All deed instrument numbers are Clackamas County records. All tax map and tax lot numbers are for reference only and are not to be considered part of the legal description.

9. Thence North  $26^{\circ}56'03''$  East, along said extension, 10 feet more or less to the true point of beginning.

Note: All deed instrument numbers are Clackamas County records. All tax map and tax lot numbers are for reference only and are not to be considered part of the legal description.



**CITY OF HAPPY VALLEY  
ANNEXATION NO. ANN-01-08  
AREA "5"**

Legal Description

A tract of land situated in section 3, 12S, R2E, W.M. Clackamas County, Oregon and more particularly described as follows:

Beginning at the northeast corner of lot 10, block 1, in the plat of Sylvan Meadows, plat no. 2637;

1. Thence North  $85^{\circ}47'43''$  West, along the north line of said lot and it's westerly extension, 119 feet more or less to the west line of Shady Meadow Court (a 40 foot R/W);
2. Thence South  $12^{\circ}49'41''$  West, along said west line, 57 feet more or less to the beginning of a 45 foot radius curve to the right;
3. Thence South, along said curve, 89.56 feet to the northwest corner of lot 17, block 2 of said plat;
4. Thence South  $53^{\circ}38'27''$  West, along the west line of said lot 17, 135.26 feet to the southwest corner thereof;
5. Thence South  $71^{\circ}34'38''$  East, along the south line of said lot 17 and it's easterly extension, 142.94 feet to the east line of an un-named 40 foot right-of-way;
6. Thence North  $18^{\circ}30'$  East, along said east line, 152 feet more or less to the point of intersection with the south line of Shady Meadow Court (a 20 foot R/W) and the northwest corner of a tract of land (22E3AA 00400) as recorded in deed instrument no. ;
7. Thence South  $85^{\circ}30'23''$  East, along said south line and the north line of said tract, 44 feet more or less to the existing city limits of the City of Happy Valley and the point of intersection with the southerly extension of the west line of lot 11, block 1 of said plat;
8. Thence North  $08^{\circ}31'34''$  East, along said city limits, extension and west line of said lot 11 and the northeast corner of said lot 10;
9. Thence North  $85^{\circ}47'43''$  West, along the north line of said lot 10, 79.00 feet to the point of beginning.

Note: All deed instrument numbers are Clackamas County records. All tax map and tax lot numbers are for reference only and are not to be considered part of the legal description.

**CITY OF HAPPY VALLEY  
ANNEXATION NO. ANN-01-08  
AREA "6"**

**Legal Description**

A tract of land situated in Section 11, T2S, R2E, W.M. Clackamas County, Oregon and more particularly described as follows:

Beginning at the initial point of the plat of Hubbard Terrace, plat no. 3764, said point being North 89°01'34" East and 10 feet in distance from the southeast corner of lot 20 in said plat;

1. Thence South 89°01'34" West, along the south line of said plat, 313.62 feet;
2. Thence South 00°42'40" West, 10.75 feet to the northeast corner of a tract of land (22E11AC 03300) as recorded in deed instrument no.2003-091399 (Parcel 1);
3. Thence West, along the north line of said tract, 306.76 feet to the northwest corner of said tract, said corner also being on the east line of a tract of land (22E11C 00100) as recorded in deed instrument no.98-002410 ( 1<sup>st</sup> paragraph );
4. Thence North, along said east line, 63.50 feet to the northeast corner of said tract;
5. Thence West, along the north line of said tract, 178.75 feet to the northwest corner of said tract;
6. Thence South, along the most westerly line of said tract, 200 feet;
7. Thence East, along the most northerly south line of said tract, 80 feet more or less;
8. Thence South, along the most easterly west line of said tract, 147.5 feet more or less to the northeast corner of a tract of land (22E11C 00302) as recorded in deed instrument no.97-013581, the east/west centerline of said Section 11 and said corner also being the center of said Section 11;
9. Thence East, along said centerline and the most southerly south line of said tract recorded in deed instrument no.98-002410 ( 1<sup>st</sup> paragraph ), 30 feet to the most southerly southeast corner of said tract & the southwest corner of a tract of land ( 22E11C00101 ), as recorded in deed instrument no. 88-43278;
10. Thence North, along the 30 foot easement & the west line of said tract recorded in deed instrument no. 88-43278, 175.0 feet to the northwest corner of said tract;

Note: All deed instrument numbers are Clackamas County records. All tax map and tax lot numbers are for reference only and are not to be considered part of the legal description.

Annexation No. Ann-01-08  
Area "6"

11. Thence East and parallel to said centerline of Section 11 & the north line of said tract, 90.0 feet to the northeast corner of said last noted tract;
12. Thence South, along the east line of said tract, 175.0 feet to the southwest corner of said tract & the north line of the Isaac Caaps DLC No. 52 & the northwest corner of a tract of land ( 22E11AC03400 ), as recorded in deed instrument no. 2005-112944;
13. Thence East, along the north line of said tract & said DLC line, 343.80 feet to the point of intersection with the north line of State Highway 212-224 (Market Road No. 16);
14. Thence South and perpendicular to the centerline of said highway, 120 feet more or less, to the south line of said highway and the north line of Partition Plat No. 1995-160;
15. Thence Easterly, along said north and south lines, 196.21 feet more or less to the most northerly corner of Parcel 2 of said plat and the point of intersection with the west line of S.E. 135<sup>th</sup> Avenue;
16. Thence Easterly, crossing said 135<sup>th</sup> Avenue, 70 feet more or less to the northwest corner of a tract of land (22E11D 00400) as recorded in deed instrument no.2001-015991;
17. Thence Easterly, along said south line of Hwy 212-224, 1750 feet more or less to the northeast corner of a tract of land (22E11D 00100) as recorded in deed instrument no. 97-093828 and the existing city limits of the City of Happy Valley;
18. Thence North, along a line (and said city limits) that extends northerly 240 feet more or less to the point of intersection with the east line of S.E. 142<sup>nd</sup> Avenue and the north line of said Hwy 212-224;
19. Thence (leaving said city limits) North, along said east line, 730 feet more or less to an angle point in said east line;
20. Thence Northwesterly, along said east line, 100 feet more or less to the point of intersection with the east line of a tract of land (22E11A 00700, 790) as recorded in deed instrument no. 2004-016943, said point also being on the common section line between Section 11 & 12 and as noted in the above noted deed instrument no. 2004-016943;

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Annexation No. Ann-01-08  
Area "6"

21. Thence North, along said east line & common section line, 145 feet more or less to the southwest corner of Tract "B" in the plat of Wenzel Park Estates, Plat No. 4049;
22. Thence North  $00^{\circ}02'51''$  West, along the west line of said Tract "B", 400.64 feet to the point of intersection with the east line of S.E. 142<sup>nd</sup> Avenue and the northeast corner of a tract of land (22E11A 00790) as recorded in deed instrument no. 2004-016943 and the 1/16<sup>th</sup> corner of the northeast one quarter of said section 11;
23. Thence West, along the north line of said tract, and 1/16 line, 560.6 feet to the northwest corner of said tract;
24. Thence South, along the west line of said tract, 436.30 feet to the southeast corner of a tract of land (22E11A 00800) as recorded in deed instrument no. 98-111189;
25. Thence West, 541.3 feet more or less to the northwest corner of a tract of land (22E11A 01300) as recorded in deed instrument no. 2004-016944;
26. Thence South, along the west line of said tract, 271.25 feet more or less to the northeast corner of a tract of land (22E11A 01202) noted as Parcel "Y", in property survey No. 22522, as recorded in the county surveyors office;
27. Thence West, along the north line of said parcel, 243.87 feet to the northwest corner of said Parcel "Y";
28. Thence South, along the west line of said parcel and it's southerly extension, 489.5 feet to the southeast corner of a tract of land (22E11AC 03000) as recorded in deed instrument no. 2003-024637, and the north line of State Hwy 212-224;
29. Thence West, along said north line, 162 feet to a 20 foot (more or less) jog to the south in said north line;
30. Thence South, along said jog, 20 feet more or less to the east/west portion of said north line;
31. Thence West, along said north line, 240 feet more or less to the point of intersection with the east line of S.E. Hubbard Road;
32. Thence North  $00^{\circ}11'28''$  East, along said east line, 189 feet more or less to the point of intersection with the easterly extension of the south line of said plat of Hubbard Terrace;

Note: All deed instrument numbers are Clackamas County records. All tax map and tax lot numbers are for reference only and are not to be considered part of the legal description.

Annexation No. Ann-01-08  
Area "6"

33. Thence South 89°01'34" West, along said extension, 68 feet to the point of beginning.

Note: All deed instrument numbers are Clackamas County records. All tax map and tax lot numbers are for reference only and are not to be considered part of the legal description.

**CITY OF HAPPY VALLEY  
ANNEXATION NO. ANN-01-08  
AREA "7"**

**Legal Description**

A tract of land situated in Section 12, T2S, R2E, W.M. Clackamas County, Oregon and more particularly described as follows:

Beginning at the northeasterly corner of Tract "E" in the plat of Windswept Waters, Plat No. 4061;

1. Thence North  $74^{\circ}28'12''$  East, 315.0 feet to the west line of State Hwy 224;
2. Thence South  $30^{\circ}27'13''$  East, along said west line, 100 feet more or less to the northeast corner of a tract of land (22E12 00102) as recorded in deed instrument no. 96-013338 ;
3. Thence South  $68^{\circ}53'12''$  West, along the north line of said tract 322.65 feet to the northwest corner thereof;
4. Thence continuing South  $68^{\circ}53'12''$  West, 37.47 feet;
5. Thence North  $21^{\circ}09'03''$  West, along the most northerly east line of said Tract "E", 132.68 feet to the point of beginning.

**Note:** All deed instrument numbers are Clackamas County records. All tax map and tax lot numbers are for reference only and are not to be considered part of the legal description.

**CITY OF HAPPY VALLEY  
ANNEXATION NO. ANN-01-08  
AREA "8"**

**Legal Description**

A tract of land situated in Section 12, T2S, R2E, W.M. Clackamas County, Oregon and more particularly described as follows:

Beginning at the southwest corner of Parcel 1 in Partition Plat No. 1999- 119, said corner also being on the existing city limits of the City of Happy Valley;

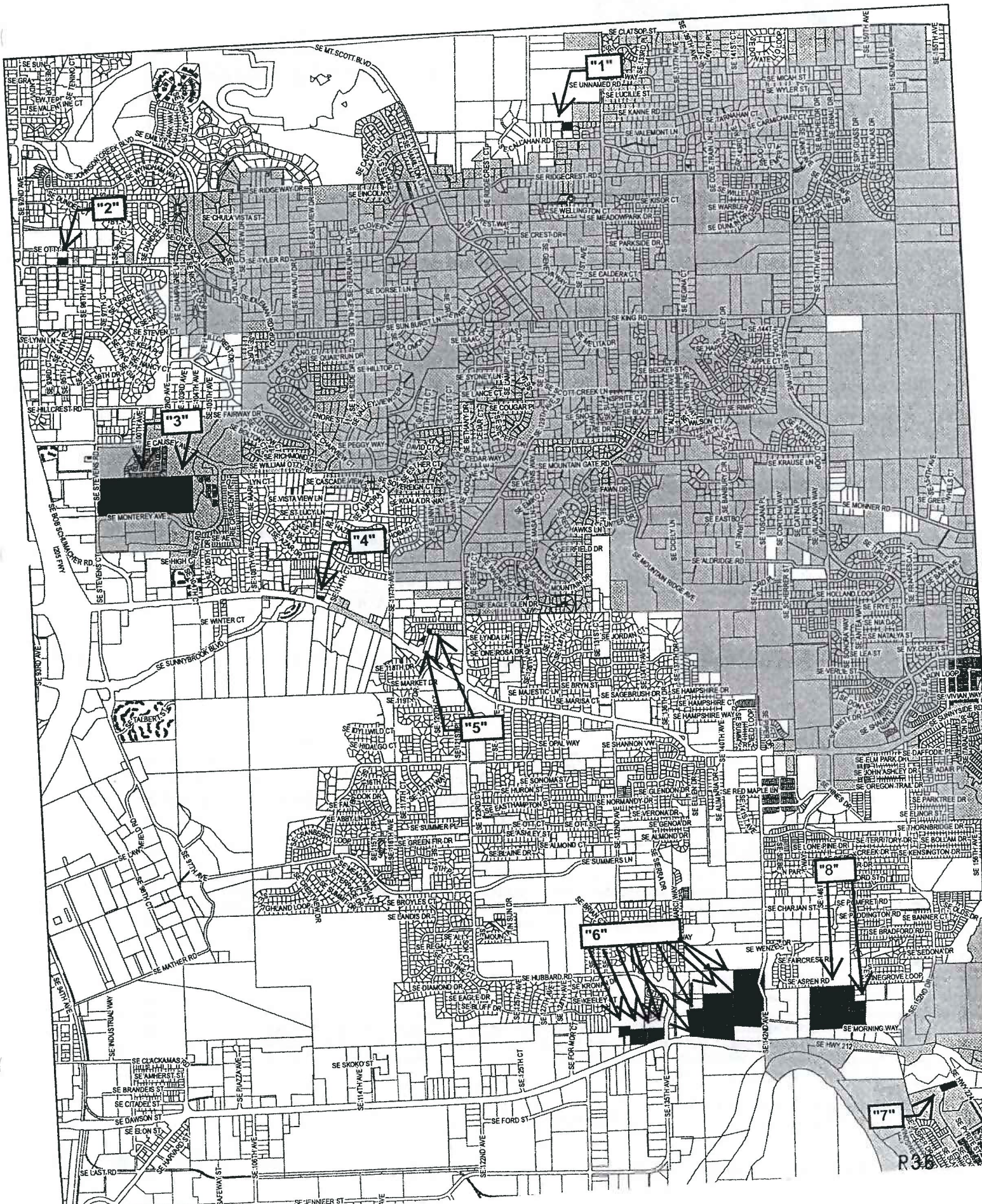
1. Thence (leaving said city limits) North  $02^{\circ}53'03''$  East ( Partition Plat No. 1999-119) vs North  $02^{\circ}47'40''$  East ( Partition Plat No. 1992-160 ), along the west line of said Parcel 1, 178.12 feet to the northwest corner of said Parcel 1 and the south line of Morning Way (a 50 foot R/W);
2. Thence South  $89^{\circ}39'22''$  East, along the north line of said Parcel 1 and said south line, 250 feet more or less to the point of intersection with the southerly extension of the west line of a tract of land (22E12B 03606) as recorded in deed instrument no. 2006-079354;
3. Thence North  $10^{\circ}29'53''$  West, along said extension and west line, 205 feet more or less to an angle point in said east line;
4. Thence North  $04^{\circ}52'02''$  East, along said west line and its northerly extension, 311.17 feet to the southeast corner of lot 3 in the plat of Erlene's Place, Plat No. 3392;
5. Thence South  $88^{\circ}22'25''$  West, along the south line of said lot, 200.00 feet to the southwest corner of said lot;
6. Thence North  $00^{\circ}25'23''$  East, along the west line of said plat, 300.00 feet to the northwest corner of said plat , the initial point of said plat and the south line of the plat of Sedona Park, Plat No. 3130 ;
7. Thence South  $88^{\circ}25'19''$  West, along the south line of said plat, 64.035 feet to the southwest corner of Tract "A" of said plat;
8. Thence North  $00^{\circ}16'30''$  West, along the west line of said plat and Tract "A", 31.6 feet to the southeast corner of Parcel 2 of Partition Plat No. 2002-21;

Note: All deed instrument numbers are Clackamas County records. All tax map and tax lot numbers are for reference only and are not to be considered part of the legal description.

9. Thence South  $88^{\circ}13'30''$  West, along the south line of said parcel 2, 510.46 feet to the southwest corner of said parcel and the southeast corner of lot 29 in the plat of Wenzel Park Estates, Plat No. 4049;
10. Thence South  $88^{\circ}10'56''$  West, along the south line of said plat, 232.72 feet to the northwest corner of that tract of land ( 22E12B03609 ), as noted in deed instrument no. 98-079440;
11. Thence South, along the west line of the last noted tract, 799.34 feet to the southwest corner of said tract and the northwest corner of Parcel 1 of Partition Plat No. 1992-160;
12. Thence North  $88^{\circ}06'27''$  East, along the north line of said plat and the south line of said tract, 720.17 feet to a 4.35 foot jog to the north in said north and south lines;
13. Thence North, along said jog, 4.35 feet;
14. Thence South  $89^{\circ}24'35''$  East, along said north and south lines, 29.96 feet to the northeast corner of Parcel 2, in said plat;
15. Thence South  $02^{\circ}47'40''$  West, along the east line of said Parcel 2, 237.50 feet to the southeast corner of said Parcel 2 and the existing city limits of the City of Happy Valley and the north line of said Hwy 212-224 (Market Road No. 16);
16. Thence South  $87^{\circ}24'55''$  East, along said north line and city limits, 32.15 feet to the point of beginning.

Note: All deed instrument numbers are Clackamas County records. All tax map and tax lot numbers are for reference only and are not to be considered part of the legal description.





"2"

"3"

"4"

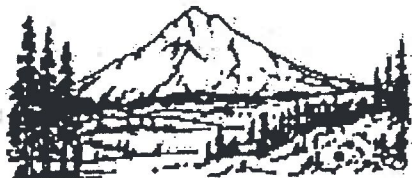
"5"

"6"

"8"

"7"

R36



# CITY OF HAPPY VALLEY

12915 SE King Road  
Happy Valley, OR 97086  
Phone: 503-760-3325

## PETITION TO ANNEX

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

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

The consent for annexation is for the following described property:

NO SITUS  
Street Address of Property (if address has been assigned)

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

12E26 BD 00700  
Tax Map and Tax Lot Number

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

[Signature]      [Initials]      [Initials]      X 11/10/07  
Signature      Owner Initial      Voter Initial      Date

[Signature]      X KLP      X KLP      X 10/10/07  
Signature      Owner Initial      Voter Initial      Date

Other Authorized Signature      Owner Initial      Voter Initial      Date

X  
Street Address      Home Phone      Work Phone

X 9201 S.E. 132nd Ave  
Mailing Address

X Happy Valley, OR 97086  
City, State and Zip Code

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

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

Signature      Date      Signature      Date

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

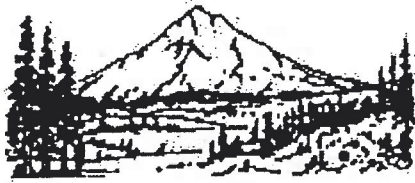
Number of housing unit on above lot: 0  
Types of housing units: \_\_\_\_\_ Single family \_\_\_\_\_ Multi-family \_\_\_\_\_ Mobile home or trailer  
Number of people occupying these units: \_\_\_\_\_

EXHIBIT # C

NOV 13 2007

CITY OF HAPPY VALLEY

17,869



### CITY OF HAPPY VALLEY

12915 SE King Road  
Happy Valley, OR 97086  
Phone: 503-760-3325

### PETITION TO ANNEX

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

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

The consent for annexation is for the following described property:

9421 SE IDLEMAN RD  
Street Address of Property (if address has been assigned)

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

12E28DB02100  
Tax Map and Tax Lot Number

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

Ronald F. Sorenson  
Signature

RS  
Owner Initial

RS  
Voter Initial

10-24-07  
Date

Donna A. Sorenson  
Signature

DS  
Owner Initial

DS  
Voter Initial

10-24-07  
Date

Other Authorized Signature

Owner Initial

Voter Initial

Date

503-771-4334

Street Address

Home Phone

Work Phone

Mailing Address

City, State and Zip Code

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

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

Indefinitely, or until \_\_\_\_\_

Ronald Sorenson 10-24-07  
Signature Date

Donna A. Sorenson 10-24-07  
Signature Date

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

Number of housing unit on above lot: 1

Types of housing units:  Single family  Multi-family  Mobile home or trailer

Number of people occupying these units: 2

144,792



**CITY OF HAPPY VALLEY**

12915 SE King Road  
Happy Valley, OR 97086  
Phone: 503-760-3325

**PETITION TO ANNEX**

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

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

The consent for annexation is for the following described property:

11666 SE Stevens Road  
Street Address of Property (if address has been assigned)  
See attached  
Legal Description (Subdivision Name, Lot number(s))  
See attached  
Tax Map and Tax Lot Number

12E33DA 00100/  
12E34CB 09300

101,774  
349730

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

Fr. Dennis J. O'Donovan Roman Catholic Archbishop of Portland in Oregon,  
and successors, a corporation sole 10/5/07  
Signature Owner Initial Voter Initial Date  
Vicar General

Tim Corbett Cemeteries Superintendent 10/16/07  
Signature Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date  
c/o Gethsemani Cemetery  
11666 SE Stevens Road (503) 292-6621  
Street Address Home Phone Work Phone  
Tim Corbett

(same as above)  
Mailing Address  
Portland, OR 97266  
City, State and Zip Code

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

We, the owner(s) of the property described above and/or elector(s) residing on said property understand the annexation process can take more than a year. Therefore, we agree to waive the one-year time limitation on this consent established by ORS 222.173, and further agree that this contract shall be effective  
 Indefinitely, or until \_\_\_\_\_  
Fr. Dennis J. O'Donovan 10/5/07 Tim Corbett 10/16/07  
Signature Date Signature Date

The Population Research Center at Portland State University compiles population estimates which they report to the State of Oregon on an annual basis. The State of Oregon then uses these estimates to determine the City's Fair Share of state funds. Please help us with this effort by indicating below the number of housing units on the above indicated tax lots and the number of people residing in these housing units. THANK YOU!  
Number of housing unit: 0 Number of people residing in these units: 0



HAS HOP through County

### CITY OF HAPPY VALLEY

12915 SE King Road  
Happy Valley, OR 97086  
Phone: 503-760-3325

### PETITION TO ANNEX

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

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

The consent for annexation is for the following described property:

12230 SE Valley View Terrace  
Street Address of Property (if address has been assigned)

Legal Description (Subdivision Name, Lot number(s)) 1-5-15-05-12E34DC 07000

12E34DC 7000 Lim # ~~15 05~~  
Tax Map and Tax Lot Number

Lim # 1-5-15-05-12E-34DC-07000

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

[Signature] AEJL AEJL 04-9-07  
Signature Owner Initial Voter Initial Date

[Signature] \_\_\_\_\_  
Signature Owner Initial Voter Initial Date

AE Jin Lim AEJL AEJL 04-9-07  
Other Authorized Signature Owner Initial Voter Initial Date

12230 SE Valley View Terrace \_\_\_\_\_  
Street Address Home Phone Work Phone

P.O. Box 2424 Clackamas, OR 97015 \_\_\_\_\_  
Mailing Address

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

\_\_\_\_\_  
City, State and Zip Code

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

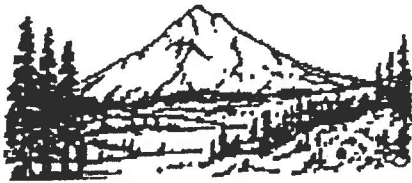
Indefinitely, or until \_\_\_\_\_  
Signature Date Signature Date

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

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

503 888 8032  
503 774 1737

146189



**CITY OF HAPPY VALLEY**

12915 SE King Road  
Portland, OR 97236  
Phone: 503-760-3325

**PETITION TO ANNEX**

RECEIVED BY  
NOV 14 2007  
CITY OF HAPPY VALLEY

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

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

The consent for annexation is for the following described property:

12600 SE Shady Meadow Ct., Clackamas  
Street Address of Property (if address has been assigned)

Lot 10, Block 1, Sylvan Meadows, Clackamas County  
Legal Description (Subdivision Name, Lot number(s))

22E03AA00124  
Tax Map and Tax Lot Number

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

<u>[Signature]</u> Signature	<u>BR</u> Owner Initial	<u>[Initials]</u> Voter Initial	<u>11/12/07</u> Date
<u>[Signature]</u> Signature	<u>[Initials]</u> Owner Initial	<u>[Initials]</u> Voter Initial	<u>11/14/07</u> Date
<u>[Signature]</u> Other Authorized Signature	<u>[Initials]</u> Owner Initial	<u>[Initials]</u> Voter Initial	<u>[Date]</u> Date

164,326

12600 SE Shady Meadow Ct. 503-648-3807  
Street Address Home Phone Work Phone

same as above  
Mailing Address

Clackamas, OR 97086  
City, State and Zip Code

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

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

[Signature] 11/12/07 [Signature] 11/12/07  
Signature Date Signature Date

**PETITION TO ANNEX  
CITY OF HAPPY VALLEY**

RECEIVED BY  
NOV 01 2007  
CITY OF HAPPY VALLEY

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

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

The consent for annexation is for the following described property:

12597 SE Shady Meadow Ct  
Street Address of Property (If address has been assigned)

22E03AA 00121  
Legal Description (Subdivision Name, Lot Number(s))

\_\_\_\_\_  
Tax Map and Tax Lot Number

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

<u>Barbara Pezazu Santiago</u> Signature	<u>BPS</u> Owner Initial	<u>BPS</u> Voter Initial	<u>8/26/2007</u> Date
---	-----------------------------	-----------------------------	--------------------------

180,681

<u>Freddy B. Santiago</u> Signature	<u>FBS</u> Owner Initial	<u>FBS</u> Voter Initial	<u>8/26/2007</u> Date
--	-----------------------------	-----------------------------	--------------------------

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

<u>12597 SE Shady Meadow Ct</u> Street Address	<u>503-698-4254</u> Home Phone	_____ Work Phone
---	-----------------------------------	---------------------

Mailing Address <u>Happy Valley OR 97086</u> City State Zip
---

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

<u>Barbara Pezazu Santiago</u> Signature	<u>8/26/2007</u> Date
---	--------------------------

<u>Freddy B. Santiago</u> Signature	<u>8/26/2007</u> Date
--	--------------------------



**CITY OF HAPPY VALLEY**  
 12915 SE King Road  
 Happy Valley, OR 97086  
 Phone: 503-760-3325  
**PETITION TO ANNEX**

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

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

**The consent for annexation is for the following described property:**

Street Address of Property (if address has been assigned) \_\_\_\_\_

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

22E12B 03601/03609, 22E11A 01200/01202/01300,  
22E11AC 03100/03200/03300, 22E11C 00100, 22E11A 00700/00790  
 Tax Map and Tax Lot Numbers

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

<input checked="" type="checkbox"/> <u>[Signature]</u> Signature	<input checked="" type="checkbox"/> <u>TWE</u> Owner Initial	<input checked="" type="checkbox"/> _____ Voter Initial	<input checked="" type="checkbox"/> <u>12-31-07</u> Date
_____ Signature	_____ Owner Initial	_____ Voter Initial	_____ Date
_____ Other Authorized Signature	_____ Owner Initial	_____ Voter Initial	_____ Date
<input checked="" type="checkbox"/> _____ Street Address	<input checked="" type="checkbox"/> _____ Home Phone	<input checked="" type="checkbox"/> _____ Work Phone	

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State and Zip Code

**A legal description and a copy of the assessor's map of the property will be supplied by City of Happy Valley.**

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

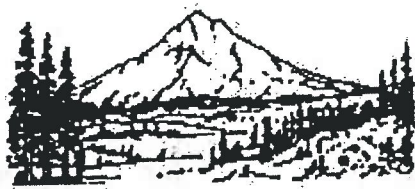
Indefinitely, or until \_\_\_\_\_

[Signature]  12-31-07  \_\_\_\_\_  \_\_\_\_\_  
 Signature Date Signature Date

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

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





**CITY OF HAPPY VALLEY**

12915 SE King Road  
Happy Valley, OR 97086  
Phone: 503-760-3325

**PETITION TO ANNEX**

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

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

RECEIVED BY  
JAN 2 2008  
CITY OF HAPPY VALLEY

The consent for annexation is for the following described property:

15302 SE Hwy 224  
Street Address of Property (if address has been assigned)

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

22E12 00101  
Tax Map and Tax Lot Number

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

X Linda B. Salbert X LBT X LBT X 12/29/07  
Signature Owner Initial Voter Initial Date

Signature Owner Initial Voter Initial Date

Other Authorized Signature Owner Initial Voter Initial Date

Street Address Home Phone Work Phone

Mailing Address

City, State and Zip Code

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

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

X LBT Indefinitely, or until \_\_\_\_\_  
X Linda B. Salbert  
Signature Date

Signature Date

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

X Number of housing unit on above lot: 7  
Types of housing:  Single family  Multi-family  Mobile home or trailer.  
Number of people residing in these units: 22

173,209

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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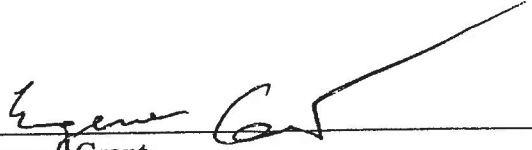
// //

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

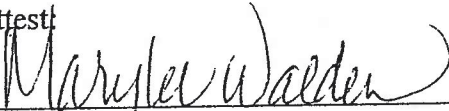
**COPY**

PASSED by City Council on this 7<sup>th</sup> day of June, 2005.

Approved by the Mayor on this 7<sup>th</sup> day of June, 2005.

  
\_\_\_\_\_  
Eugene Grant  
Mayor

Attest:

  
\_\_\_\_\_  
Marylee Walden  
City Recorder

**Mayor**  
HON. ROB WHEELER

**Council President**  
LORI DEREMER

**City Councilors**  
TOM ANDRUSKO  
MARKLEY DRAKE  
KRISTIN MITCHELL



*City of Happy Valley*

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

Affidavit of Mailing

State of Oregon )l

)ss: City of Happy Valley

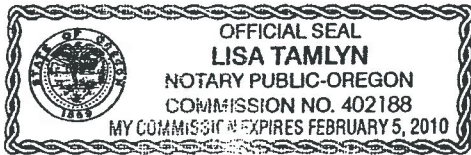
County of Clackamas )l

I, Jan Danielson, Administrative Assistant, for the City of Happy Valley, hereby provide the following affidavit:

I certify that the following notice was mailed, a copy of which is attached hereto as Exhibit A, on the property owners who have petitioned to annex to the City of Happy Valley under file ANN-01-08, upon service providers, interested persons and upon the owners of record of property on the most recent tax assessment roll where such property is located within 300 feet of the property which is the subject of the notice, by mailing to each person on Thursday, March 6, 2008, contained in a sealed envelope, with postage paid, addressed to each such person at his/her mailing address. The names of the persons to whom notice was mailed is set forth on Exhibit B which is attached hereto. The mailing was deposited at the drop box located at 12915 SE King Road, Happy Valley, Oregon 97086.

Jan Danielson, Administrative Assistant

Subscribed and sworn before me this 6<sup>th</sup> day of March, 2008.



Notary Public for Oregon

My Commission Expires: 02-05-2010

SE 1/4 NW1/4 SEC. 26 T.1S. R.2E. W.M.  
CLACKAMAS COUNTY  
1"=100'

1 2E 26BD  
HAPPY VALLEY  
PORTLAND

This map was prepared for  
assessment purpose only.

SEE MAP 1 2E 26BA

Cancelled  
300  
900  
1300

1/16 Cr. 9000

KANNE  
ROAD

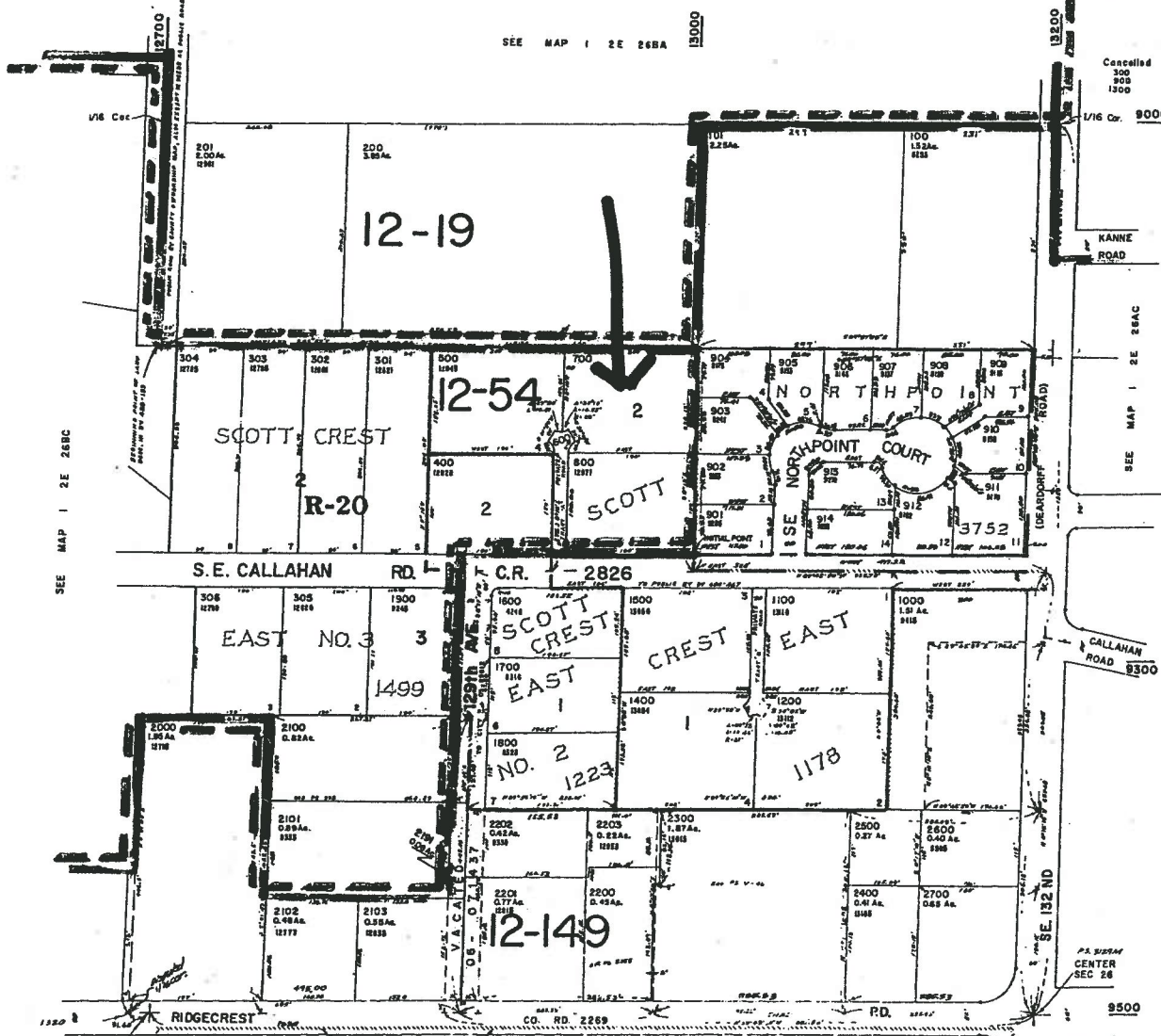
SEE MAP 1 2E 26AC

CALLAHAN  
ROAD 8300

P.S. SURVEY  
CENTER  
SEC 26

9500

1 2E 26BD  
HAPPY VALLEY  
PORTLAND



SEE MAP 1 2E 26BC

SEE MAP 1 2E 26CA

APPROX.  
1/8 COR.  
13-392A

10-2175 56

SW. 1/4 S.E.1/4 SEC. 34 T.1S. R.2E. W.M.  
CLACKAMAS COUNTY

1 2E 34DC

1" = 100'

SEE MAP 1 2E 340B

11900

11200

11700

This map was prepared for assessment purposes only.

SEE MAP 1 2E 340A

SEE MAP 1 2E 340C

SEE MAP 1 2E 340

12200

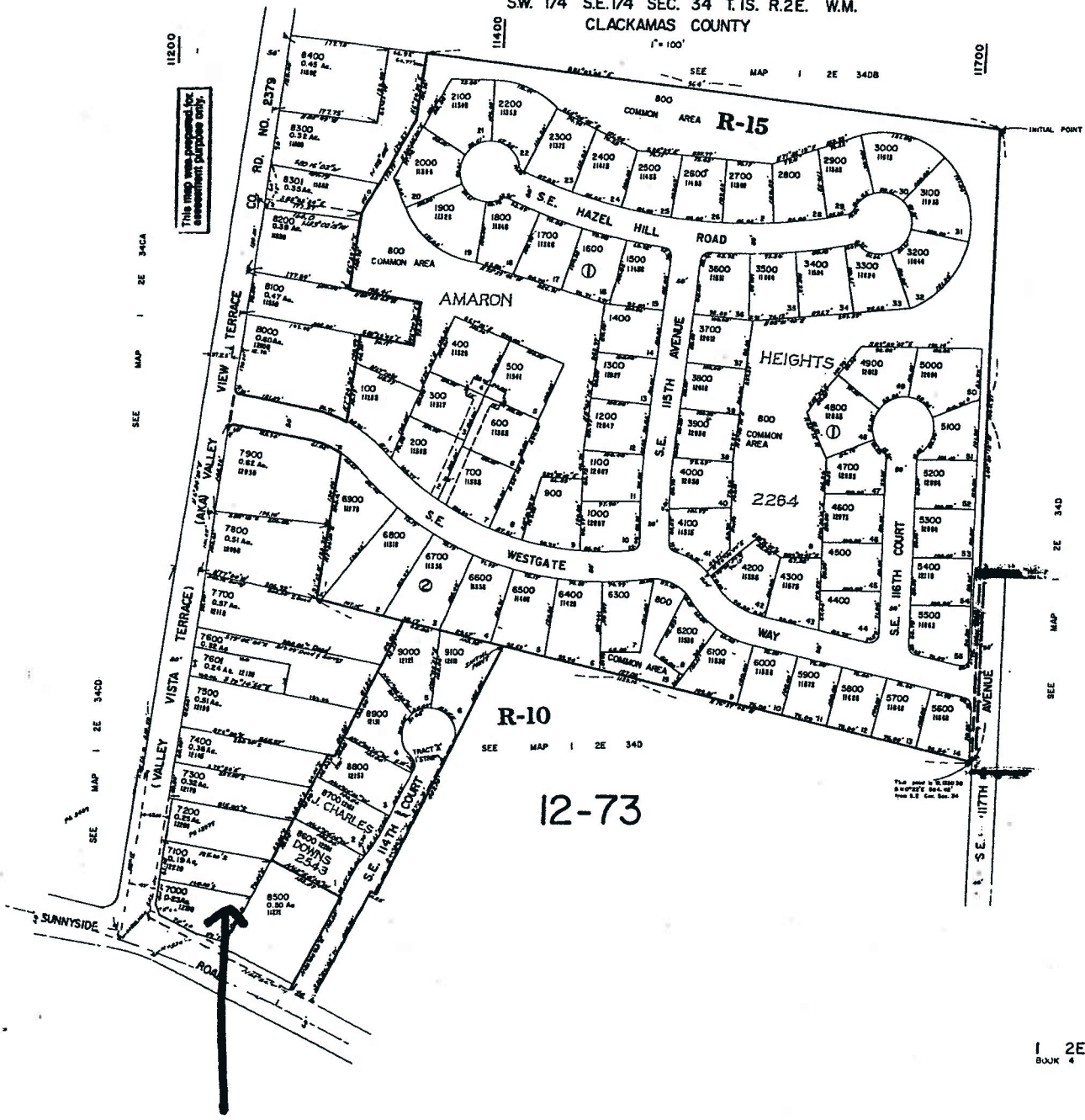
R-10

SEE MAP 1 2E 340

12-73

12400

1 2E 340C  
BOOK 4

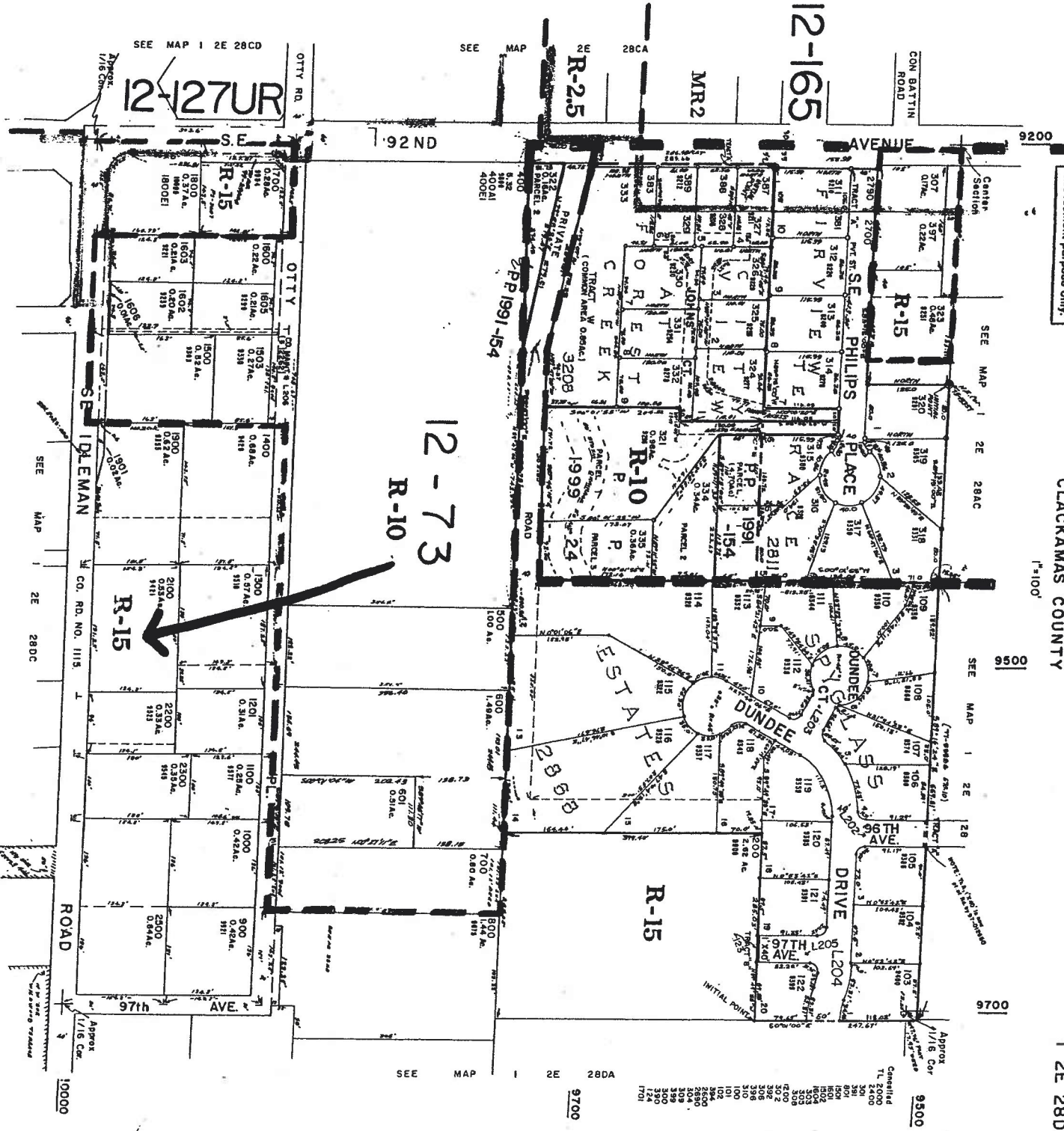


This map was prepared for assessment purposes only.

NW 1/4 SE 1/4 SEC. 28 T. 1 S. R. 2 E. W.M.  
CLACKAMAS COUNTY

1"=100'

1 2E 28DB



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

2E 33DA

This map was prepared for assessment purposes only.

1"=100'

0 100 200

SEE MAP 1 2E 33AD

CANCELLED  
301  
300  
303  
11500

APP 1/8 Cox

LOG  
15864  
100E1  
1188

HDR

ROAD

THITH S W M A N E T H E R Y  
OSM

SEE MAP 1 2E 33DB

12-73

11700

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SE MONTEREY AVE.

AVE.

12-149

EAGLE

LANDING

RCO

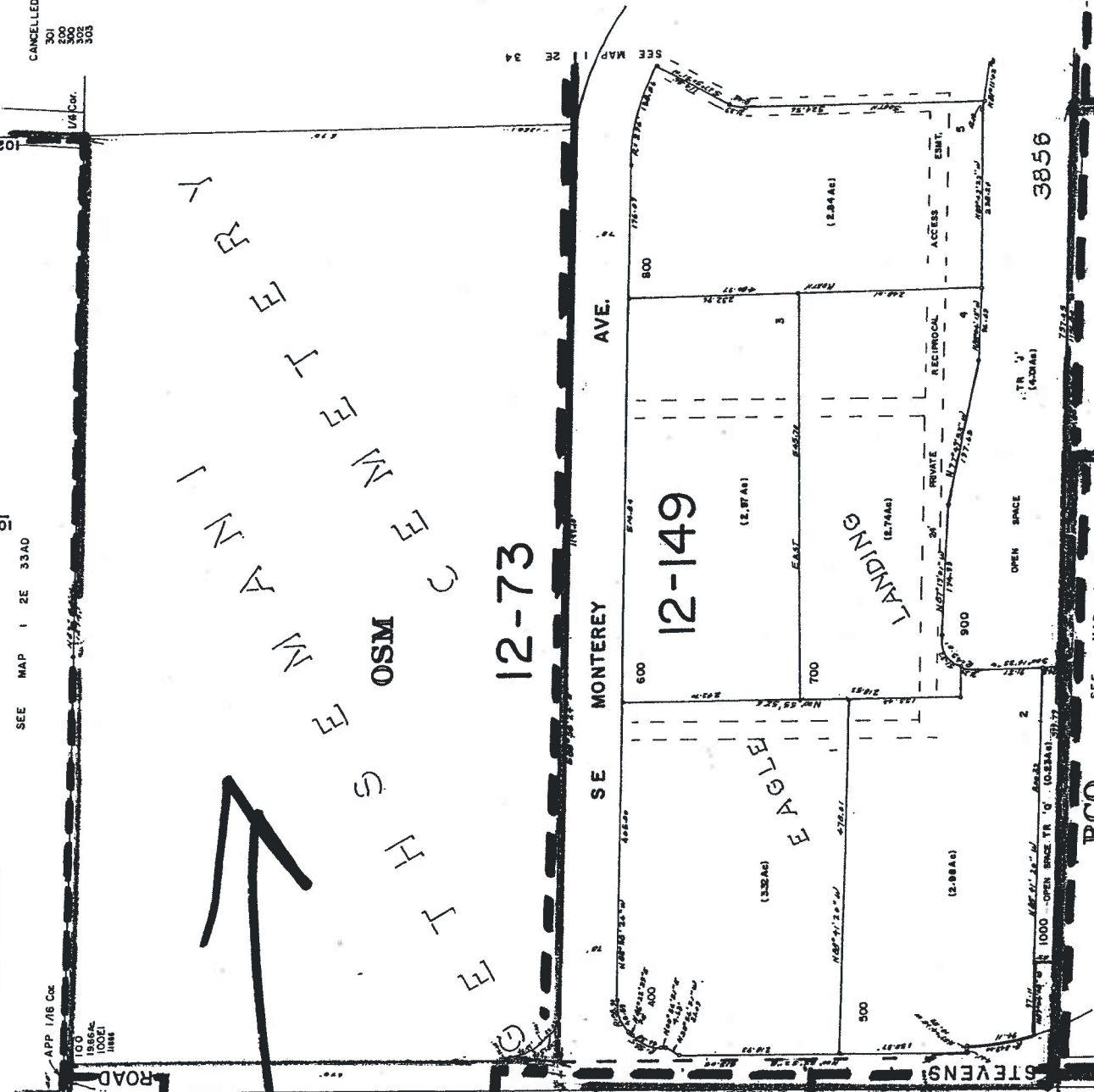
R-10

3856

SEE MAP 1 2E 33DD

12000

2E 33DA  
BOOK 4





N.W.1/4 S.W.1/4 SEC.34 T.1S. R.2E. W.M.  
CLACKAMAS COUNTY

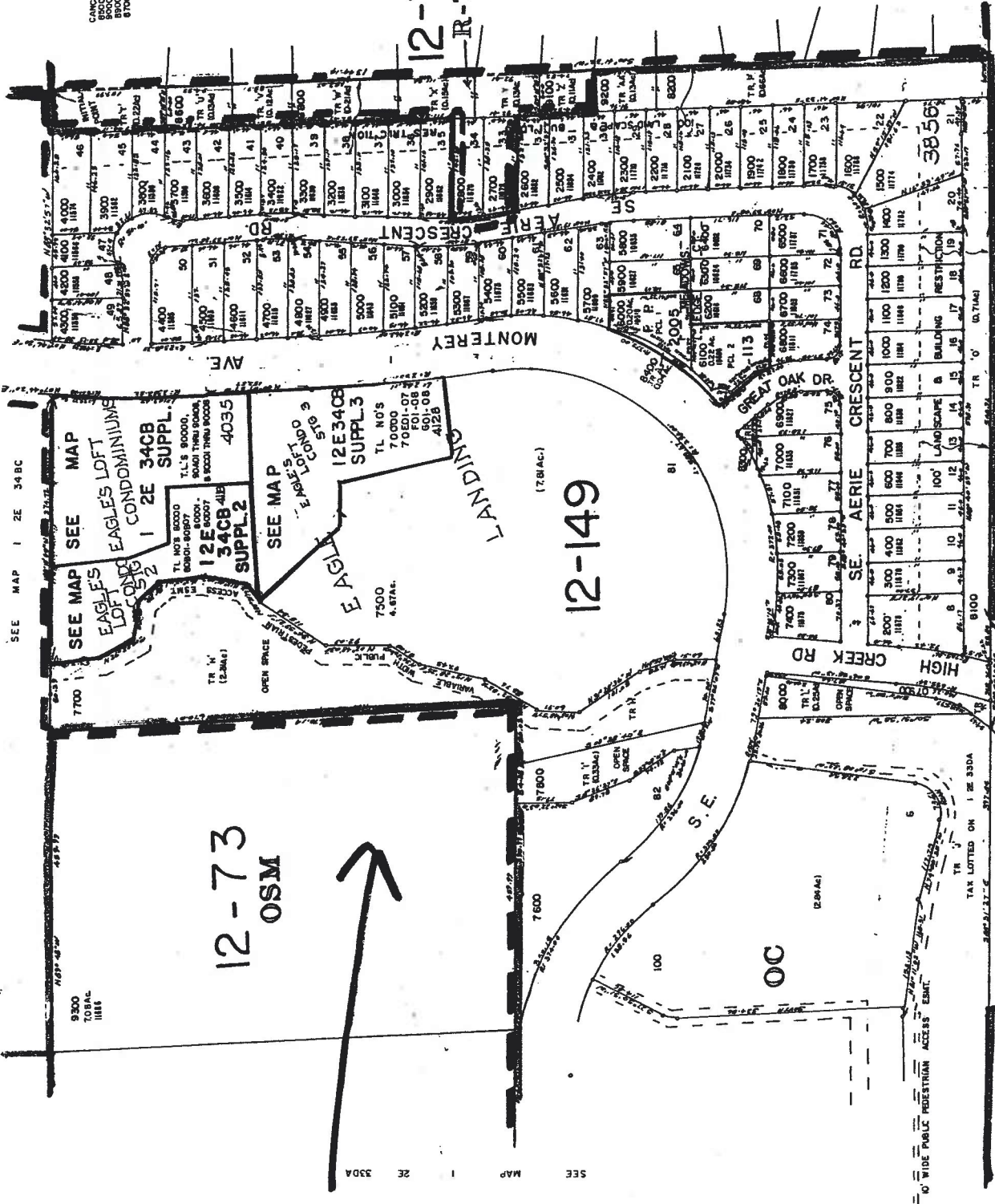
I 2E 34CB

This map was prepared for  
assessment purposes only.

1"=100'

SEE MAP I 2E 34BC

SEE MAP I 2E 34CA



CANCELLED T.L.S  
8200  
8300  
8400  
8700

12-73  
R-7

12-149

12-73  
OSM

MAP I 2E 33DA

TAX LOTTED ON I 2E 33DA

SEE MAP I 2E 34CC

I 2E 34CB  
BOOK 4

17/104

This map was prepared for assessment purposes only.

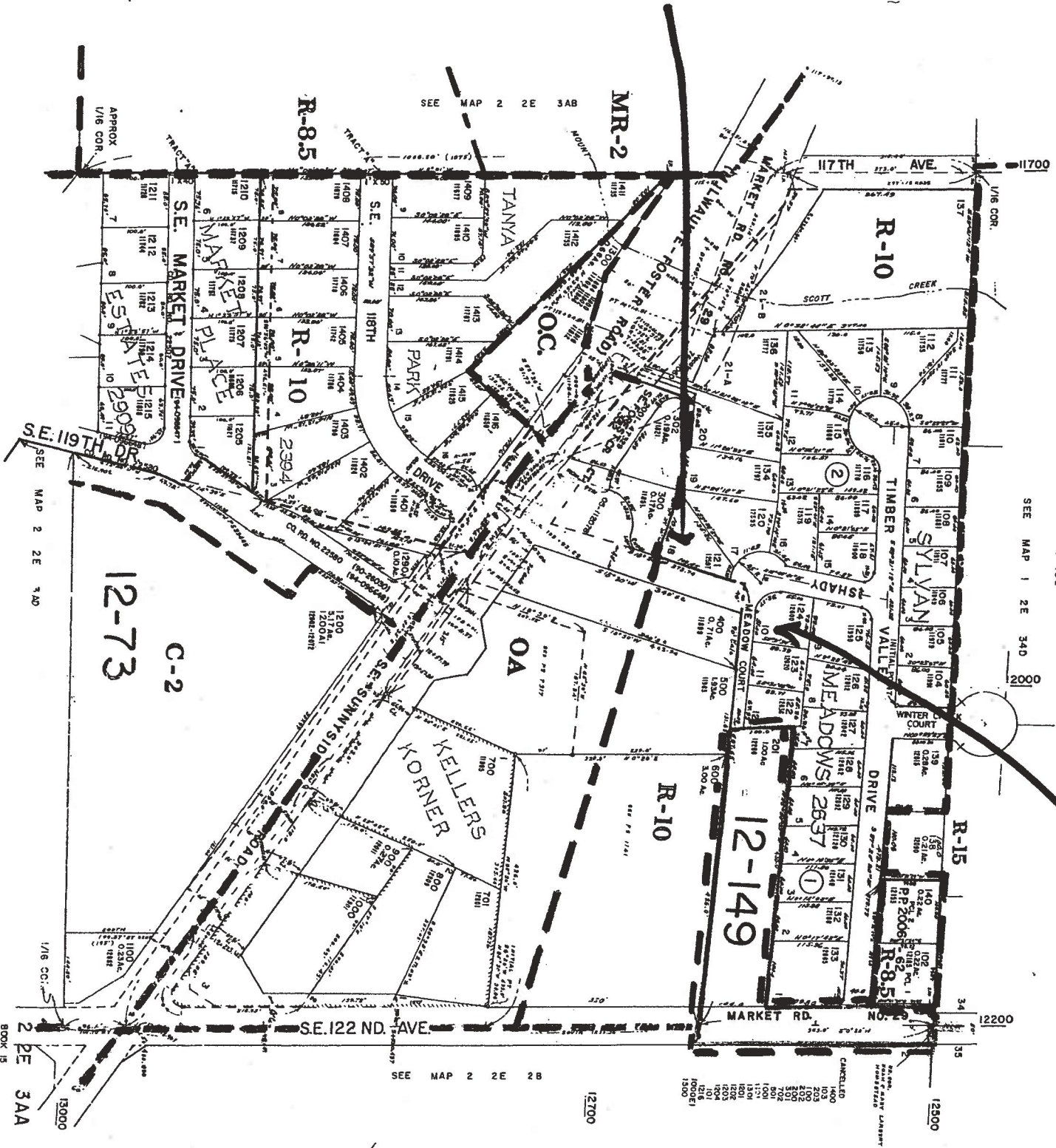
NE 1/4 NE 1/4 SEC. 3 T2S. R2E. WM.  
CLACKAMAS COUNTY  
1"=100'

2 2E 3AA

SEE MAP 1 2E 34D 2000

SEE MAP 2 2E 3AB

SEE MAP 2 2E 2B



2 2E 3AA  
BOOK 15

APPROX  
1/16 COR.

SEE MAP 2 2E 7AD

1/16 CO.

2 2E

3AA

This map was prepared for assessment purposes only.

NE 1/4 SEC 11 T2S R2E WM.  
CLACKAMAS COUNTY  
1" = 200'

2 2E 11A

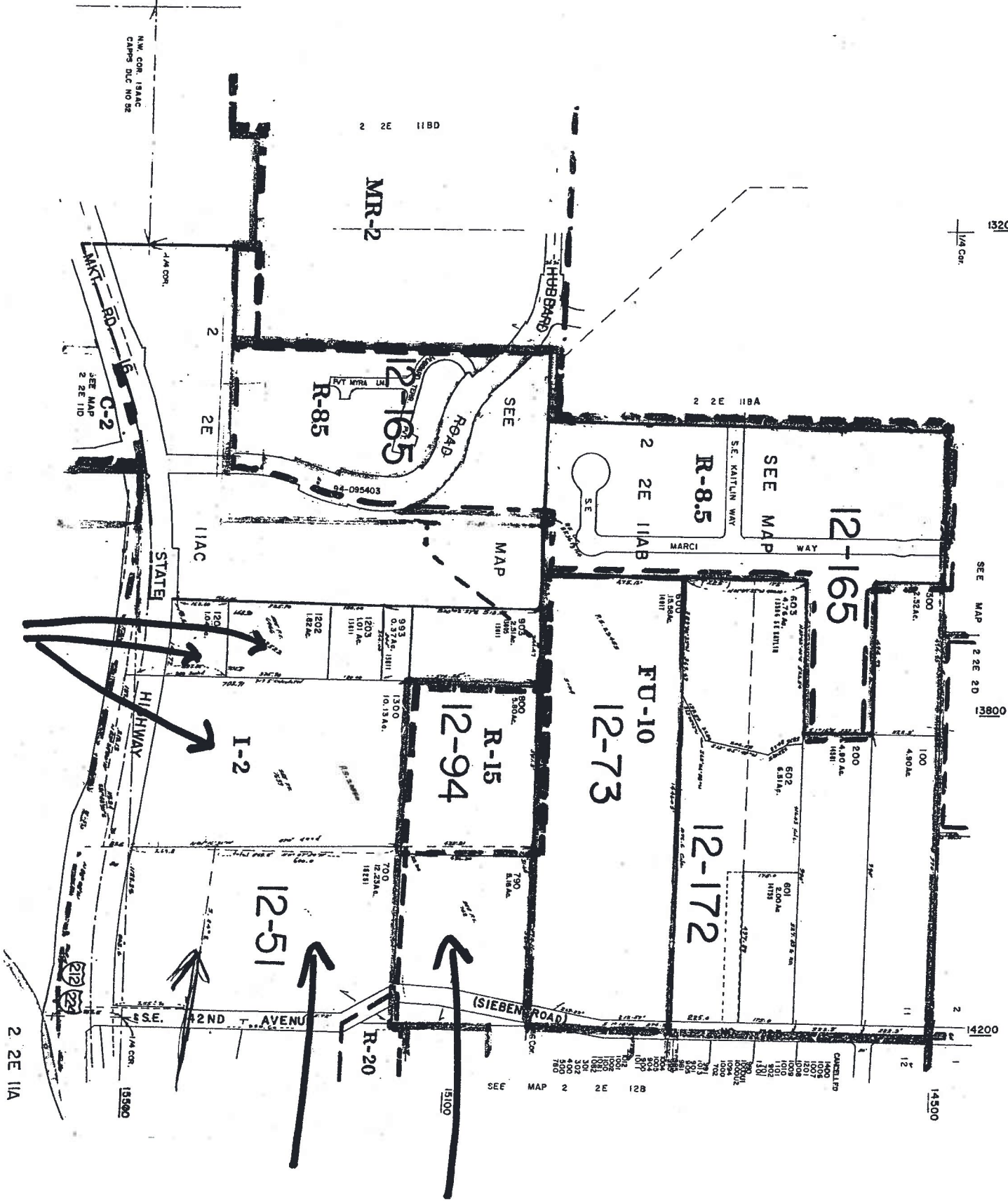
13200

1/4 Cor.

SEE MAP 2 2E 2D

14200

14500



This map was prepared for assessment purpose only.

SW 1/4 NE 1/4 SECTION 11 T2S. R2E W.M. CLACKAMAS COUNTY

2 2E 11AC

SEE MAP 2 2E 11B D

12-73

MR-2

SEE MAP 2 2E 11B A

12-165

ISAAC CAPPS DLC NO. 52

SEE MAP 2 2E 11A B

PP 2000-22

FU-10

12-51

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CANCELLED

15,100

I-2

SEE MAP 2 2E 11A

HIGHWAY 7



15,500

HUBBARD ROAD

HOWARDS ESTATES

PVT MYRAD LANE

ERAGE PVT

3764

12-165

3300

2,000A.

3400

LINE ISAAC CAPPS DLC NO. 52

1/4 COR

NORTH

MKT ROAD

16

C-2

SEE MAP 2 2E 11D

Map 2 2E 11A 3-14-03

2 2E 11AC

This map was prepared for assessment purposes only.

SEE MAP 2 2E 118C

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

D. L.C.  
ISSAC CAPPS NO. 52

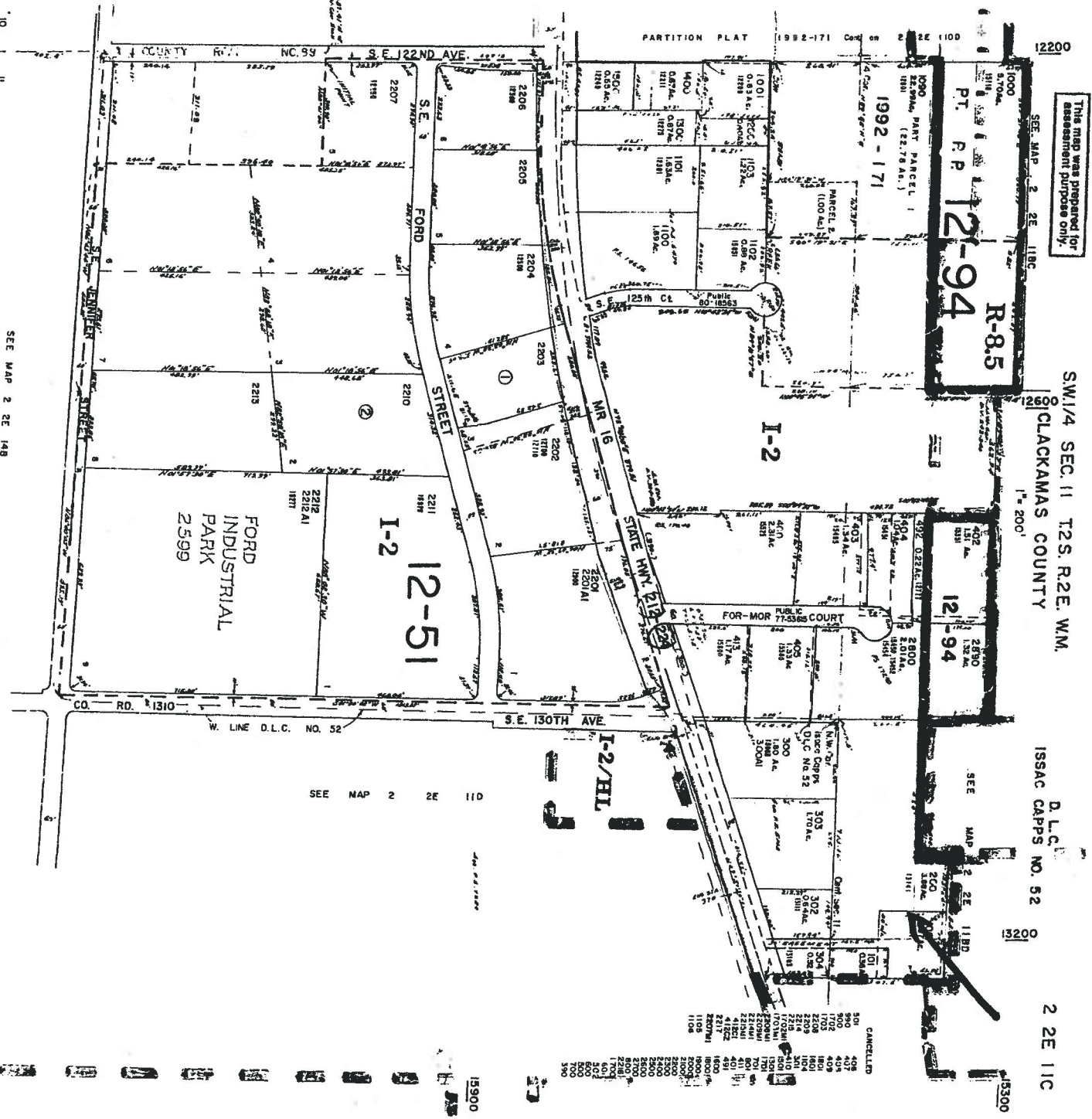
2 2E 11C

SEE MAP 2 2E 10

SEE MAP 2 2E 100D

SEE MAP 2 2E 148

SEE MAP 2 2E 110



- CANCELLED
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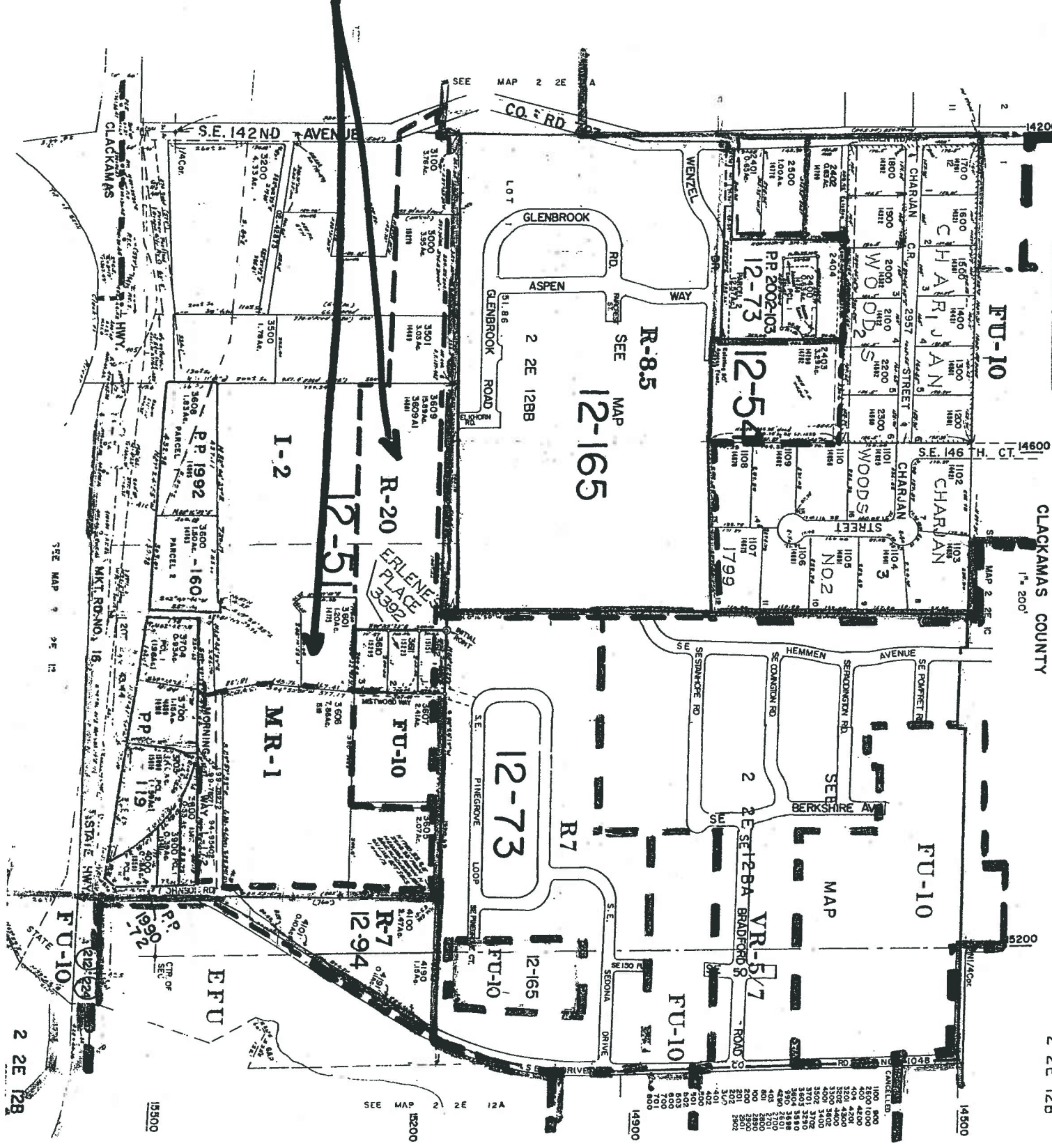
1/4 Cor.  
2 2E 11C  
16500



This map was prepared for assessment purposes only.

NW/4 SEC.12 T2S. R2E W.M.  
CLACKAMAS COUNTY  
1" = 200'

2 2E 12B



SEE MAP 2 2E 12

SEE MAP 2 2E 12A

14900

14500

15500

2 2E 12B

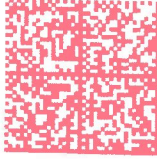
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**Attn: Plan Amendment Specialist  
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635 Capitol Street NE, Suite 150  
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