



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: 02/11/2015
Jurisdiction: City of Happy Valley
Local file no.: CPA-11-14/LDC-17-14/
DLCD file no.: 015-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 01/23/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office. This amendment was submitted without a signed ordinance.

Notice of the proposed amendment was submitted to DLCD 36 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us

DLCD FORM 2



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
DEPT OF
File No.:
Received: 2 3 2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See OAR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: City of Happy Valley

Local file no.: **SUB-01-14/CPA-11-14/ERP-08-14/LDC-17-14/ERP-11-14**

Date of adoption: 1/13/2015

Date sent: 1/21/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): Yes - 12/5/2014

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

No

Local contact (name and title): Steve Koper, Associate Planner

Phone: 503 783-3845

E-mail: stevek@happyvalleyor.gov

Street address: 16000 SE Misty Drive

City: Happy Valley

Zip: 97086-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from City, R-20 to City, R-7 5.3 acres. A goal exception was required for this change.

Change from to acres. A goal exception was required for this change.

Change from to acres. A goal exception was required for this change.

Change from to acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): 12E26CD 03300, 3400, 3600

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from City, R-20	to City, R-7	Acres: 5.3
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
Location of affected property (T, R, Sec., TL and address): 12E26CD 03300, 3400, 3600		

List affected state or federal agencies, local governments and special districts: Metro

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

None

Mayor
Honorable Lori DeRemer

City Manager
Jason A. Tuck



January 20, 2015

File No. CPA-11-14/LDC-17-14/SUB-01-14/ERP-08-14/ERP-11-14
("Gateway to Happy Valley")

NOTICE OF DECISION

This is official notice of action taken by the City of Happy Planning Commission at a public hearing held on January 13, 2015, with regard to an application by Mel Fox, for a 20-lot Subdivision, Comprehensive Plan Map/Zoning Map Amendment and Environmental Review Permits (File No. CPA-11-14/LDC-17-14/SUB-01-14/ERP-08-14/ERP-11-14) on three legal lots of record. The subject properties are located north of SE King Road and east of SE Mt. Scott Boulevard, and is further described as Clackamas County Assessor Map Nos. 12E26CD: Tax Lots 3300, 3400 and 3600.

At the public hearing, the Planning Commission voted to approve "Gateway to Happy Valley" based upon submitted information, public testimony, and deliberations of the Commission. Copies of the original Staff Report for File No. CPA-11-14/LDC-17-14/SUB-01-14/ERP-08-14/ERP-11-14 are available upon request.

Persons with standing may appeal this decision to the Oregon Land Use Board of Appeals ("LUBA") not later than 21 days after the city mails this Notice of Decision. The date appearing on the envelope of this notice establishes the date of mailing. All appeals must comply with ORS 197.830 and LUBA's rules at OAR Chapter 660, division 10. An appeal filed later than 21 days within the mailing of this Notice of Decision is subject to dismissal.

A handwritten signature in black ink, appearing to read 'SK', is written over a horizontal line.

Steve Koper, AICP
Associate Planner

cc: Monty Hurley, AKS Engineering
Chris Goodell, AKS Engineering
Participants of Record

16000 SE Misty Drive, Happy Valley, Oregon 97086-4288
Telephone: (503) 783-3800 Fax: (503) 658-5174
happyvalleyor.gov

Final Conditions of Approval for “Gateway to Happy Valley”

File Number: CPA-11-14/LDC-17-14/SUB-01-14/ERP-08-14/ERP-11-14

Administration

1. That the City shall amend its Comprehensive Plan Map/Zoning Map to indicate that the development site is subject to a Low Density Residential plan designation and R-7 zoning designation.
2. That the property owner shall file a final plat pursuant to ORS 92.050 and shall conform to all provisions contained therein. The recorded plat shall be in substantial conformance with the approved preliminary plat and bear the signature of the City’s Economic and Community Development Director. Two recorded copies of the Plat shall be submitted to the City as verification of recordation prior to the issuance of any building permit (with the exception of a building permit for a model home).
3. That this approval will expire two years from the issuance of the Notice of Decision. The applicant may apply for a maximum of three, one year time extensions, pursuant to Section 16.63.040.D of the most current revision of the City’s LDC.
4. That prior to final plat approval, area computations in square feet for all building lots must be prepared and submitted by an engineer or surveyor registered in the State of Oregon.

Happy Valley Engineering Division

General Items

5. That all submitted project construction plans shall conform to the City’s “Engineering Design and Standard Details Manual” (Design Manual) for design and drafting requirements.
6. That the project is subject to the City’s latest “Public Improvement Guarantee” form which requires a financial security based upon the engineer’s estimate and a 25% two (2) year maintenance bond upon completion and acceptance of the improvements.
7. That construction plans shall show all adjacent subdivision names, lot lines and tax lot lines with the tax map and tax lot number noted on each.
8. That construction plan review is subject to these conditions of approval.
9. That prior to the scheduling of the Pre-Construction meeting, issuance of a Notice to Proceed, or beginning any site work, the applicant shall submit all applicable bonds, have paid all applicable fees, and have service provider letters for both Stormwater and Sanitary Sewer services from Water Environment Services (Clackamas County) and the Sunrise Water Authority.
10. That full time inspection by the developer’s engineer is required for all street and storm drainage construction.

11. That a sign shall be posted conspicuously at the job site entrance prior to site construction, and shall be maintained throughout construction. Use 2-inch high black letters on an orange background. The sign shall read as follows:

“SITE CONSTRUCTION SHALL BE LIMITED TO 7:00 AM TO 6:00 PM ON WEEKDAYS, AND 8:00 AM TO 5:00 PM ON SATURDAYS AND SUNDAYS.

HOWEVER, SITE CLEARING, EARTH MOVING, INSTALLATION OR CONSTRUCTION OF UNDERGROUND UTILITIES, PAVING OF STREETS AND SIDEWALKS, FOUNDATION FRAMING AND POURING, AND STRUCTURAL FRAMING SHALL BE ENTIRELY PROHIBITED ON SUNDAYS.

TO REPORT VIOLATIONS CALL 503-783-3800.”

The City Manager shall have the authority to waive these requirements in the event of emergency or in the City Manager’s opinion, justifiable cause.

Grading and Erosion Sediment Control

12. That the developer’s engineer is required to provide a site specific drainage plan to temporarily collect, route, and treat surface water and ground water during each construction phase. The construction plans shall specifically identify how the storm drainage system and erosion sediment control (ESC) measures will be phased during construction, such that at any time during construction the approved plans shall be capable of providing full erosion and sediment control collection, routing, and treatment of storm water runoff and ground water. No site construction will be allowed to take place if the storm drainage system and ESC measures are not installed per plan and functioning properly.
13. That the developer’s engineer shall provide plans and documentation, including specific design and construction recommendations from the geotechnical engineer, for the review and approval of the City Engineer demonstrating compliance with the Geotechnical Report dated October 22, 2014 from GeoPacific, Inc.
14. That the total disturbed area for this project exceeds 1 acre, therefore an NPDES 1200-C permit from DEQ will be required. The applicant shall follow the latest requirements from DEQ for NPDES 1200-C permit submittals. A copy of the approved and signed permit shall be provided to the City prior to holding a pre-construction meeting or commencing any construction activity.
15. That vegetative cover shall be maintained on slopes or established through new plantings for stability and erosion control purposes. Vegetation shall not be stripped from any steeply sloped area except for construction of utilities, streets, pedestrian facilities, and retaining walls.
16. That the Erosion Sediment Control Plan shall include a plan to implement and maintain wet weather measures within 14 days of the final grading and between the dates of October 1st and April 30th.
17. That all grading activity shall be per the current City of Happy Valley Municipal Code. The developer shall submit a completed Site Development Permit to the City prior to beginning any grading work on site.

18. That the grading limits around protected trees shall be fenced using the standard 4' orange plastic construction fencing in addition to the required erosion sediment control fences. All fencing, ESC measures and construction gravel entrances shall be installed and maintained by the developer and inspected by the City of Happy Valley prior to beginning work on the site.
19. That for retaining walls great than 4 feet in height, a professional engineer or geotechnical engineer registered in the State of Oregon shall provide stamped design calculations and detail drawings required for the retaining wall construction. The retaining wall detail drawings shall include at a minimum; wall profile, wall cross section at highest point of wall, wall reinforcing geotextile requirements, wall drainage system, and wall backfill requirements. Per Table 16.62.020-1 of the LDC, retaining walls shall also be subject to Design Review approval.
20. That all construction trucks shall perform transfer of trailers on-site. Surrounding public streets shall not be used as a staging area for dump trucks with transfer trailers.

Street/Pedestrian System

21. That street design plans shall conform to the requirements delineated in the City's "Engineering Design and Standard Details Manual" (Design Manual), current revision, and the City's Transportation System Plan (TSP), current revision. The referenced documents are available on the City's website.
22. That all required public improvements shall be constructed, inspected, and accepted in accordance with Section 16.63.080.B.2 of the LDC prior to final plat approval.
23. That no building permits shall be submitted to the City for review until the plat has been recorded, the City, County, and Water District have accepted all improvements, individual 8 ½ x 11 "as-built" record drawings for each lot showing storm and sanitary lateral locations with two distance ties to their ends for future locations are received and approved by all applicable agencies, and the performance/maintenance bonds for each jurisdiction is in place, the City has accepted the project as complete and a Building Permit Release Letter has been issued.
24. Street lights will be required within the development. The property owner shall submit a request in writing to Clackamas County Service District No. 5 for the installation of streetlights and the formation of an assessment district to pay for the operation and maintenance of lighting, and shall provide a copy of the request to the City.
25. That all current ADA requirements for streets and intersections shall be met.
26. That SE Gateway Drive shall be constructed to meet the City standards for a local street. Parking will be limited to one side of the street along the 28-foot paved section, and the street shall be signed and marked accordingly.
27. That Mount Scott Boulevard is classified as a 3-lane minor arterial in the City's TSP. Minimum AASHTO intersection sight distance requirements shall be met at the site access to Mount. Scott Boulevard. Plantings or structures in the sight distance easement shall be in accordance with the Design Manual.

28. That the curb location at the eastern edge of the property on Mount Scott Boulevard shall be determined by the City Engineer. Provide a separate exhibit that shows the location of the existing north and south curblines on King Road from 129th Avenue to 145th Avenue for analysis.
29. That vertical curb shall be used on all streets where the slope is greater than 1%.
30. That proposed stub streets are required to be constructed to the development property lines. Because of the existing parking lot improvements on neighboring tax lot 3700, a fee in lieu of construction shall be deposited with the City for the extension of Gateway Drive to the development property line.
31. That the applicant shall provide a pedestrian connection from SE Gateway Drive to SE Mt. Scott Boulevard between Lots 12 and 13, and between lot 20 and Tract C.
32. That the overhead utilities on Mount Scott Boulevard shall be installed underground across the project frontage.
33. That “end of street” markers shall be placed at the end of SE Gateway Drive as shown in City Standard Drawing No. 315.
34. That the applicant shall provide a signing and striping plan as part of the construction plan set, prepared by a registered engineer. The applicant shall be responsible for the installation of all signing and striping as indicated on the plans.

Miscellaneous

35. That plumbing permits from the Building Division will be required for private utilities installed in private access easements.
36. That the Developer shall provide a signed copy of the U.S. Postal Services “*Mode of Delivery Agreement*”. Submittal of this agreement shall be required prior to a pre-construction meeting taking place.
37. That dust shall be controlled within the development during construction and shall not be permitted to drift onto adjacent properties.
38. That noise shall be kept at the minimum level possible during construction. The developer shall agree to aggressively ensure that all vehicles working on the development shall have adequate and fully functioning sound suppression devices installed and maintained at all times.
39. That all construction sites shall be maintained in a clean and sanitary condition at all times. Construction debris, including food and drink waste, shall be restricted from leaving the construction site through the use of proper disposal containers or construction fencing enclosures. Failure to comply with this condition may result in a “Stop Work” order until deficiencies have been corrected to the satisfaction of the City.
40. That submittal to the City of all required performance bonds, insurance certificates, engineer’s agreements, set-aside account letters and/or sureties shall occur prior to

establishing a pre-construction meeting date. Review and acceptance by the City Recorder of these instruments shall be required prior to establishing a pre-construction meeting date.

41. That a construction plan deposit shall be paid with the first submittal of the construction plans for each phase of the project. The deposit amount is based upon the number of lots and the Engineering Division Fee Schedule can be found on the City website. All remaining engineering plan review and inspection fees, right-of-way permit fees (if any) and tree cutting permit fees (if any), shall be paid at the time of the pre-construction meeting.

Happy Valley Traffic Engineer (DKS Associates)

42. That the development shall contribute 1.2 percent of the estimated cost for the long-term improvements at the 129th Avenue/King Road intersection based on the proposed project's proportionate share of future trips at the intersection.
43. That minimum AASHTO sight distance requirements shall be met at the site access Mt. Scott Boulevard. The proposed site access shall provide a minimum of 390 feet of intersection sight distance based on an assumed driver speed of 35 mile per hour for the eastbound approach. The proposed site access shall provide a minimum of 335 feet of intersection sight distance based on an assumed driver speed of 30 mile per hour for the westbound approach. These shall be approved by the engineer prior to final site plan approval.
44. That frontage (one-half street) improvements shall be constructed on Mt. Scott Boulevard and King Road along the property border which meet City of Happy Valley standards for a 3-lane minor arterial roadway. The improvements shall meet those shown in Figure 8-4 of the Happy Valley Transportation Plan. The one-half street improvements shall include pavement, curb, gutter, landscape strip, and sidewalk.
45. The proposed Gray Fox Court shall be constructed to meet City of Happy Valley standards for a private roadway (30 foot right of way). The internal streets shall include pavement, sidewalk on one side, drainage and curb. As potential future home construction within Tax Lot 2000 will utilize utilities and vehicular access from Gray Fox Court, the developer shall encumber this private road with a reciprocal access easement and maintenance agreement to the benefit of Tax lot 2000.

Clackamas County Service District #1/Water Environment Services

Sanitary Sewer

46. That this development is within the Clackamas County Service District #1 (DISTRICT) boundary. This site is subject to the DISTRICT Sanitary Sewer and Stormwater Standards revised July, 2013.
47. That plan review fees are due with the first submittal for plan review. This development is subject to a plan review fee for sanitary sewer based upon the cost of construction. All connection and/or plan review fees are required to be paid prior to issuing plat approval. A collection sewer charge does not apply.
48. That the developer must provide minimum 15-foot wide sanitary sewer easements where necessary as determined by the DISTRICT. Easements for storm and sanitary in a combined area are a minimum of 20-foot wide.

49. That the applicant/developer shall submit complete civil-engineered plans for sanitary sewer design, stamped by a licensed Civil Engineer, to the DISTRICT for review and approval.
50. That building permits shall not be approved by Water Environment Services until the sanitary sewer system is complete in all respects and accepted by the District.

Storm water

51. That surface Water plan review fees are due with the first submittal for plan review. This development is subject to a plan review fee for storm drainage facilities based upon the cost of construction Onsite detention facilities shall be designed to reduce the 2-year storm to ½ of the 2-year storm (see Appendix E of the DISTRICT Standard Specifications) Water quality treatment and infiltration facilities are required. An infiltration waiver may be granted.
52. That a site specific civil plan shall be submitted to the DISTRICT that incorporates the requirements of the land use conditions of approval. The plans must be stamped by an Oregon State licensed civil engineer. The civil engineering plans shall be designed according to the DISTRICT Surface Water Management Rules and Regulations and Standard Specifications and as directed by the DISTRICT during the plan review process. Deviation from the approved construction plans must have prior approval of the District. The following statement must be added to the Restrictions on the subdivision plat.

“Clackamas County Service District #1 (DISTRICT), its Successors or Assigns is hereby granted the right to lay down, construct, reconstruct, replace, operate, inspect and perpetually maintain sewers, wastewater, storm drainage or surface water pipelines, and all related facilities. No permanent structure shall be erected upon said easement without the written consent of the DISTRICT. Grantors agree to undertake no activity that would harm or impair the proper functioning of the sanitary and storm sewer system.”

53. That the following plat restriction must be shown on all subdivision plats that agree to the detention pond maintenance agreement within the DISTRICT:

“SUBJECT TO CCSD #1 RULES AND REGULATIONS AND STORM WATER FACILITY MAINTENANCE AGREEMENT UNDER FEE NO. _____, CLACKAMAS COUNTY DEED RECORDS”.

54. That before the proposed development can be connected to the storm sewer system or sanitary sewer line, permits shall be obtained and applicable fees paid to Clackamas County Service District No. 1.
55. That final as-builts showing the storm and sanitary shall be submitted prior to acceptance of the storm and sanitary construction.
56. That prior to final plat approval, the DISTRICT shall review and approve the plans and final plat for the sanitary and storm sewer systems. Building permits shall not be approved by Water Environment Services until the storm sewer system is complete in all respects and accepted by the District.

Sunrise Water Authority

57. That all water system construction must be in accordance with the rules, regulations, policies, guidelines and standards of SWA. Cost of the improvements and construction shall be borne entirely by the developer, unless other arrangements are made between the developer and SWA.
58. That SWA has adequate potable water supplies available in sufficient quantities to provide normal domestic and fire protection needs for this proposal, as required by the Oregon Health Division. Commonly held irrigated spaces must be designed to Irrigation Association Best Management Practices Standards and utilize evapo-transpiration controllers. Exact improvements to the water system will be determined during design review by the Water Authority.

Clackamas Fire District #1

Fire Department Apparatus Access

59. That the applicant shall provide address numbering that is clearly visible from the street. Addressing may be needed at entrance to private drive.
60. That access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet.
61. That the applicant shall provide signage designating the following: "No Parking" to one side of Gateway Dr. Provide "No Parking" to both sides of Gateway Dr. at the entrance to Lot 9 (designated hammerhead); 120 total feet of "No Parking", both sides; "No Parking" to both sides of Gray Fox Court.
62. That the inside turning radius and outside turning radius for a 20' wide road shall be not less than 28 feet and 48 feet respectively, measured from the same center point.

Water Supply

63. That a fire hydrant to be located within 600 feet of all portions of new residential construction and that a fire hydrant shall be located at the entrance to the development. The available hydrant spacing shall be a maximum of 500 feet.
64. That the minimum available fire flow for single family dwellings served by a municipal water supply shall be 1,000 gallons per minute @ 20 psi.
65. That prior to the start of combustible construction fire hydrants shall be operational and accessible.

Clackamas County Service District #5 (Street Lighting)

66. That street lighting shall be required on the following frontages: SE Mt Scott Blvd., SE King Rd., SE Gateway Dr. and SE Gray Fox. New "Westbrooke" style lights on new poles will be required.

67. That the property owner shall submit a request in writing for the formation of an assessment area, which will include any new tax lots created by this partition, to help pay for the operation and maintenance of lighting.

Utilities

68. That the applicant shall provide utility easements where required and shall be responsible for coordinating construction with all utility and service providers and facilitating cooperation among all providers and agencies.
69. That all utilities, including electrical power, telephone, cable TV, gas and others shall be underground. Pre-wiring of the project site for street lighting must be approved by CCSD #5.

Design

70. That this development shall utilize the following development standards for the R-7 development district:

- 22 feet front*
- 22 feet rear*
- 5 feet side*
- 15 feet street side*
- 50 percent lot coverage*

However, in no case shall a garage be located less than 22 feet from a public right-of-way. Prior to final plat approval, area computations in square feet for all building lots must be prepared and submitted by an engineer or surveyor registered in the State of Oregon. Setbacks are measured from the foundation to the property line.

The Planning Official or designee is authorized by the Planning Commission to permit reductions or increases to these standards as may be necessary to provide for the retention of trees greater than six inches in diameter measured at breast height (4.5 feet). A request to adjust the setbacks for these lots shall be accompanied by a building plan for the subject lot that illustrates the relationship between the proposed structure and significant tree retention.

71. That a final landscape plan shall be submitted to the Community Development Director or designee for approval prior to construction plan approval. The final landscape plan shall be in substantial conformance with the preliminary landscape plan and shall detail the method of irrigation for all landscaped areas. A street tree planting plan shall also be included as part of the final landscape plan.
72. That the applicant or Homeowner's Association is responsible for the continual maintenance of all hardscaped, landscaped and natural areas located on the site.
73. That the applicant shall provide a minimum of two off street parking spaces per residence and shall also provide driveways in accordance with Sections 16.41.030.B and 16.44.010.A.3 of the LDC.
74. That the applicant shall not develop more than 40 percent of the onsite transition slope area.
75. That per Section 16.63.020(F) of the LDC, the maximum density for the subject site is twenty (20) units, based on the proposed R-7 zoning designation.

76. That the applicant shall obtain and provide copies to the City of all necessary State and Federal permits to facilitate the proposed development.
77. That the applicant shall install a six (6) foot high solid wooden fence along the westerly boundary of the subdivision with Tax Lot 105.
78. That the applicant shall install a continuous fence consistent with one option in Table 16.42.060-1, along the subject site's Mount Scott Boulevard frontage (Tract "C", Lots 19 and 20) as well as Lots 17 and 18 along their rear property line with Tract "B".

Natural Resource Area:

79. That the applicant shall submit Sensitive Area Certification Form, a delineated survey of the intermittent tributary to Mt. Scott Creek showing the 25 foot required buffer and copies of buffer CEs and map of fencing and signage to WES/CCSD#1, at the Planning Division, Clackamas County
80. That the stream buffers must be placed in Conservation Easements dedicated to the City of Happy Valley and that the buffers require demarcation per Happy Valley regulations with fencing and signage.
81. That when development occurs and if encroachment into the stream buffers result, a buffer variance is required. Forms available at Clackamas County Planning Division. Contact Linda Preisz, 503-742-4528.

**BEFORE THE PLANNING COMMISSION
FOR THE CITY OF HAPPY VALLEY, OREGON**

“Gateway to Happy Valley”)	Planning Commission
20-lot Subdivision)	Approval of a Comprehensive Plan Amendment
)	Zoning Map Amendment
)	Subdivision and Environmental Review Permits
)	
Applicant:)	CPA-11-14/LDC-17-14
Mel Fox)	SUB-01-14/ERP-08-14/ERP-11-14

Pursuant to Happy Valley Land Development Code §16.61.040 the City provided notice of a public hearing before the Planning Commission. An affidavit of the notice of hearing is a part of the record. The staff report was prepared and available to the public seven (7) days prior to the public hearing as required by state law.

After providing notice and a staff report, the Planning Commission conducted an evidentiary hearing providing an opportunity to submit oral testimony and written evidence. The approval criteria for the applications for a Comprehensive Map Amendment/Zoning Map Amendment/Subdivision/Environmental Review Permits are provided in the applicable City of Happy Valley Comprehensive Plan Policies; and, applicable sections of the City of Happy Valley Municipal Code; Title 16-Land Development Code, including Chapters 16.22 (Residential Land Use Districts); 16.32 (Steep Slopes Development Overlay Zone); 16.34 (Natural Resource Overlay Zone); 16.41 (Access and Circulation); 16.42 (Landscaping, Street Trees, Fences, and Walls); 16.43 (Parking and Loading); 16.50 (Public Facilities); 16.61 (Types of Review Procedures); 16.63 (Land Divisions and Property Line Adjustments); and 16.67 (Comprehensive Plan Map, Specific Area Plans, Land Use District Map and Text Amendments).

After discussion and deliberation, the Planning Commission voted to approve the “Gateway to Happy Valley” 20-lot Subdivision (Comprehensive Plan Amendment/Zoning Map Amendment/Subdivision/Environmental Review Permits).

I. DESCRIPTION OF THE APPLICATION

Mel Fox submitted an application requesting a 20-lot Subdivision (Comprehensive Plan Amendment/Zoning Map Amendment/Subdivision/Environmental Review Permits), in order to change the zoning designation of the subject property from Very Low Density Residential (R-20) to Low Density Residential (R-7), subdivide the subject property into building lots for detached single-family residences ranging in size from 7,000 square feet (Lot 6), to 13,634 square feet (Lot 9), and allow for a minor impact to an on-site natural resource area and steep slopes, as allowed by the City’s Land Development Code (LDC).

The subject site consists of three lots of record totaling approximately 5.29 acres in size. The subject property is located north of SE King Road and east of SE Mt. Scott Boulevard, and is further described as Clackamas County Assessor Map Nos. 12E26CD: Tax Lots 3300, 3400 and 3600.

The City provided notice of the proposed application to all affected governmental entities, and has crafted specific conditions of approval detailing the requirements and conformance with regulations provided by said entities.

II. ADOPTION OF FINDINGS

The Planning Commission specifically adopts the findings within the January 13, 2015 staff report in support of this order approving the “Gateway to Happy Valley” 20-lot Subdivision (Comprehensive Plan Amendment/Zoning Map Amendment/Subdivision/Environmental Review Permits – File Nos. CPA-11-14/LDC-17-14/SUB-01-14/ERP-08-14/ERP-11-14).

III. ORDER

The Planning Commission hereby approves the "Gateway to Happy Valley" Comprehensive Plan / Zoning Map Amendment, 20-lot Subdivision, Environmental Review Permits (File Nos. CPA-11-14/LDC-17-14/SUB-01-14/ERP-08-14/ERP-11-14) based on the findings provided herein and specifically adopted under Section II. This order requires compliance with the conditions set out in the Conditions of Approval from the Staff Report to the Planning Commission dated January 13, 2015, including any amended language.

ORDER OF THE PLANNING COMMISSION dated this 13th day of January 2015.

PLANNING COMMISSION, CITY OF HAPPY VALLEY

By: 
Shanin Prusia, Planning Commission Chair

CITY OF HAPPY VALLEY

16000 SE MISTY DRIVE
HAPPY VALLEY, OREGON 97086
(503) 783.3800
FAX: (503) 658.5174

NOTICE

NOTICE IS HEREBY GIVEN that the Happy Valley Planning Commission will hold a public hearing at the City of Happy Valley City Hall, 16000 SE Misty Drive, in the City of Happy Valley, Oregon, in regard to the below matter on: **Tuesday, January 13, 2015.**

DOCKET NUMBER:

CPA-11-14/LDC-17/SUB-01-14/ERP-08-14/ERP-11-14 "GATEWAY TO HAPPY VALLEY"

The applicant, Mel Fox, is requesting approval of a Comprehensive Plan/Zoning Map Amendment, 20-Lot Subdivision and Environmental Review Permits (for steep slopes natural resources) on several Lots of Record located north of intersection of King Road and Mount Scott Boulevard. The applicant has proposed to change a portion of the subject site's current plan designation/zoning district from Very Low Density Residential (R-20) to Low Density Residential (R-7) in conjunction with a 20-Lot Subdivision and Environmental Review Permits. The attached exhibits depict the location and existing/proposed zoning of the subject site as well as the proposed development plan. The subject properties can be further described as Clackamas County Assessor Map Nos. 12E26CD: Tax Lots 3300, 3400 and 3600.

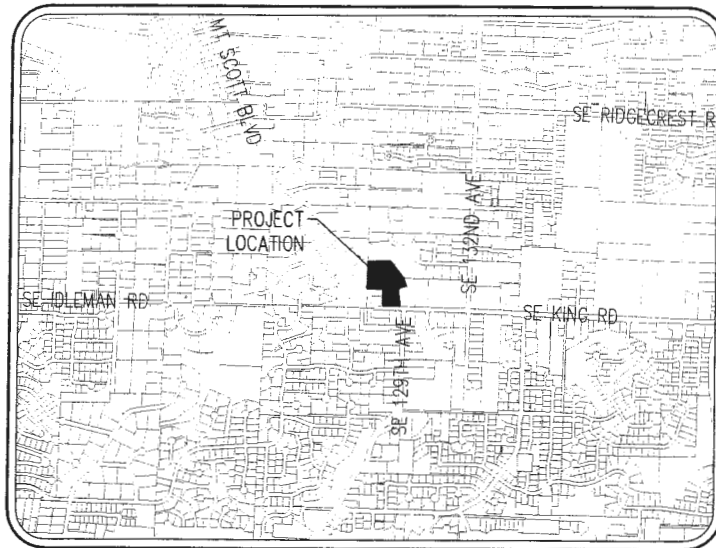
The Planning Commission will make the final decision to approve, approve with conditions or deny the subject applications in accordance with the applicable Statewide Planning Goals; applicable sections of OAR Chapter 660, Division 12; applicable City of Happy Valley Comprehensive Plan Policies; and applicable sections of the City of Happy Valley Municipal Code; Title 16 (Land Development Code), including Chapters 16.22, 16.32, 16.34, 16.41, 16.42, 16.43, 16.44, 16.50, 16.61, 16.63, and 16.67. Interested parties are invited to attend the hearings or to submit comments in writing prior to the public hearing. All written comments must be received by the City of Happy Valley by 5:00 p.m. on **Monday, December 29, 2014** to be included in the Planning Commission packet – verbal or written testimony may also be entered into the record at the public hearings. Those wishing to present verbal testimony, either pro, con, or to raise questions, will be asked to speak after presentation of the staff report. Testimony should pertain to the applicable criteria.

The decision by the Planning Commission on the applicant's proposal will be made in accordance with the applicable criteria, and may be appealed per the provisions of the City's Municipal Code. Failure to raise an issue in person, or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the hearings bodies an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals. The applicant and any person who submits written comments shall receive notice of the decision.

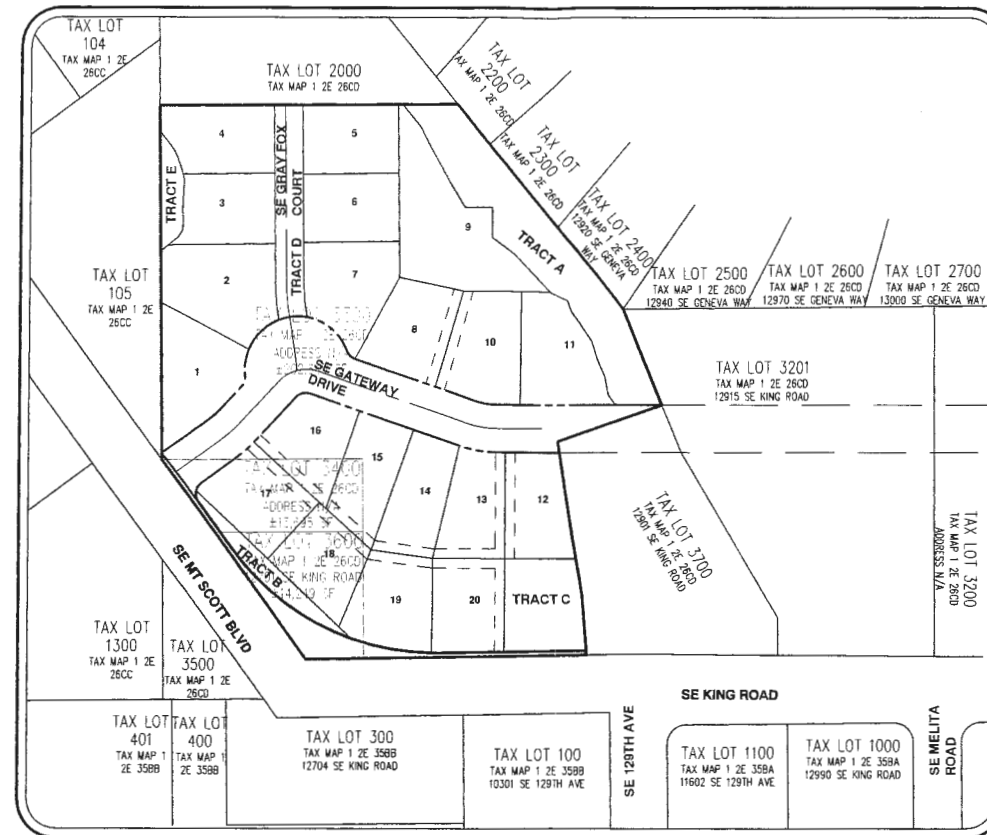
The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the Planning Commission to respond to the issue precludes an action for damages in circuit

GATEWAY TO HAPPY VALLEY

PRELIMINARY SUBDIVISION PLANS



VICINITY MAP
NOT TO SCALE



SITE MAP
1"=100'

APPLICANT/OWNER

MEL FOX
9700 SE 132ND AVE
HAPPY VALLEY, OR 97086

LAND USE PLANNING / CIVIL ENGINEERING / SURVEYING FIRM

AKS ENGINEERING & FORESTRY, LLC
CONTACT: MONTY HURLEY
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503-563-6151
FAX: 503-563-6152

PROJECT LOCATION:

NORTHWEST OF THE INTERSECTION OF SE 129TH AVENUE AND SE KING ROAD, HAPPY VALLEY, OREGON.

PROPERTY DESCRIPTION:

TAX LOTS 3300, 3400, & 3600, CLACKAMAS COUNTY TAX MAP 1 ZE 26C0 LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF HAPPY VALLEY, CLACKAMAS COUNTY, OREGON.

EXISTING LAND USE:

UNDEVELOPED LAND

PROJECT PURPOSE:

20 LOT RESIDENTIAL SUBDIVISION
COMPREHENSIVE PLAN MAP AMENDMENT AND ZONE CHANGE FROM R-20 TO R-7
ENVIRONMENTAL REVIEW PERMIT

VERTICAL DATUM:

ELEVATIONS ARE BASED ON HOLDING THE WEST INVERT ELEVATION OF MH HP12-4=494.96 PER THE RECORD DRAWINGS OF "HAPPY VALLEY SEWER PROJECTS" PREPARED BY SVERDRUP CIVIL, INC. DATED 11/05/00.

SHEET INDEX

- 01 COVER SHEET WITH VICINITY AND SITE MAP
- 02 EXISTING CONDITIONS PLAN
- 03 ZONING MAP
- 04 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- 05 PRELIMINARY SUBDIVISION PLAT
- 05A CONCEPTUAL OFFSITE DEVELOPMENT PLAN
- 06 PRELIMINARY DEMOLITION PLAN
- 07 PRELIMINARY GRADING AND EROSION CONTROL PLAN
- 08 PRELIMINARY STREET CROSS SECTIONS
- 09 PRELIMINARY SITE PLAN
- 10 PRELIMINARY COMPOSITE UTILITY PLAN
- 11 PRELIMINARY FIRE HOSE PLAN
- 12 PRELIMINARY STREET PROFILES
- 13 PRELIMINARY STREET PROFILES
- 14 PRELIMINARY SLOPE ANALYSIS PLAN
- 15 PRELIMINARY FUTURE BUILDING SETBACK PLAN
- 16 PRELIMINARY NEIGHBORHOOD CIRCULATION PLAN
- 17 PRELIMINARY STREET TREE AND LANDSCAPE PLAN
- 18 PRELIMINARY TRACT B AND STORMWATER FACILITY PLANTING PLAN
- 19 PRELIMINARY VEGETATED CORRIDOR PLANTING PLAN
- 20 AERIAL PHOTOGRAPH PLAN
- D1 DENSITY CALCULATION AREAS PLAN
- D2 BUILDABLE LANDS SLIDING SCALE EXHIBIT

EXISTING		PROPOSED		EXISTING		PROPOSED	
DECIDUOUS TREE			STORM SEWER CLEAN OUT				
CONIFEROUS TREE			STORM SEWER CATCH BASIN				
FIRE HYDRANT			STORM SEWER MANHOLE				
WATER BLOWOFF			GAS METER				
WATER METER			GAS VALVE				
WATER VALVE			GUY WIRE ANCHOR				
DOUBLE CHECK VALVE			POWER POLE				
AIR RELEASE VALVE			POWER VAULT				
SANITARY SEWER CLEAN OUT			POWER JUNCTION BOX				
SANITARY SEWER MANHOLE			POWER PEDESTAL				
SIGN			COMMUNICATIONS VAULT				
STREET LIGHT			COMMUNICATIONS JUNCTION BOX				
MAILBOX			COMMUNICATIONS RISER				

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE		
OVERHEAD WIRE		
COMMUNICATIONS LINE		
FIBER OPTIC LINE		
GAS LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		

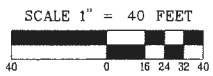
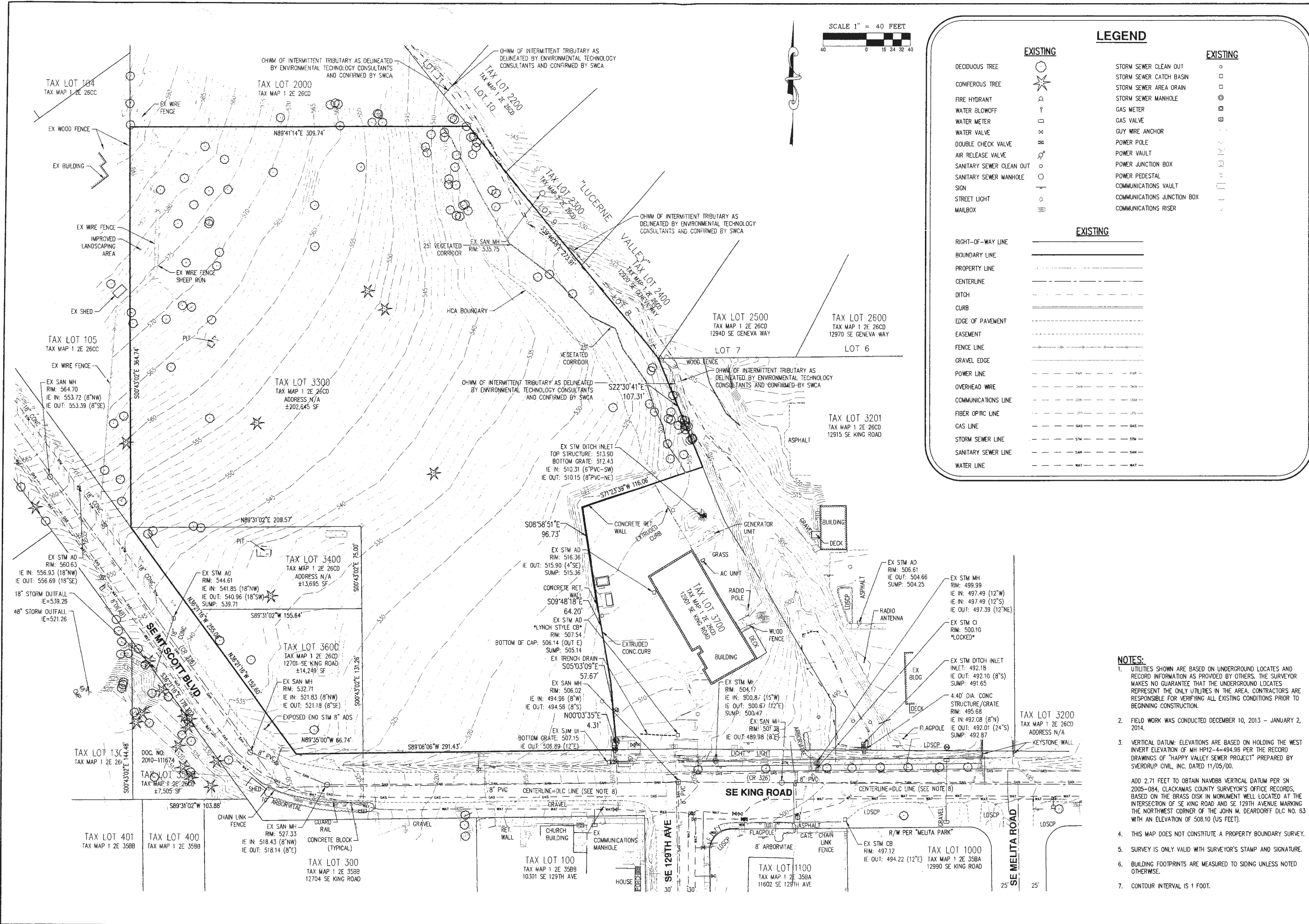
AKS ENGINEERING AND FORESTRY, LLC
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PLANNING · SURVEYING
LANDSCAPE ARCHITECTURE
ENGINEERING · FORESTRY
OREGON
 CLACKAMAS COUNTY TAX MAP 1ZE26C0
GATEWAY TO HAPPY VALLEY
HAPPY VALLEY
 TAX LOTS 3300, 3400 & 3600

COVER SHEET WITH VICINITY AND SITE MAP

DESIGNED BY: JMM
 DRAWN BY: AZV
 CHECKED BY: MBH
 SCALE: AS NOTED
 DATE: 10-17-2014

 RENEWAL DATE: 6/30/15
 REVISIONS:

JOB NUMBER
3743
 SHEET
01



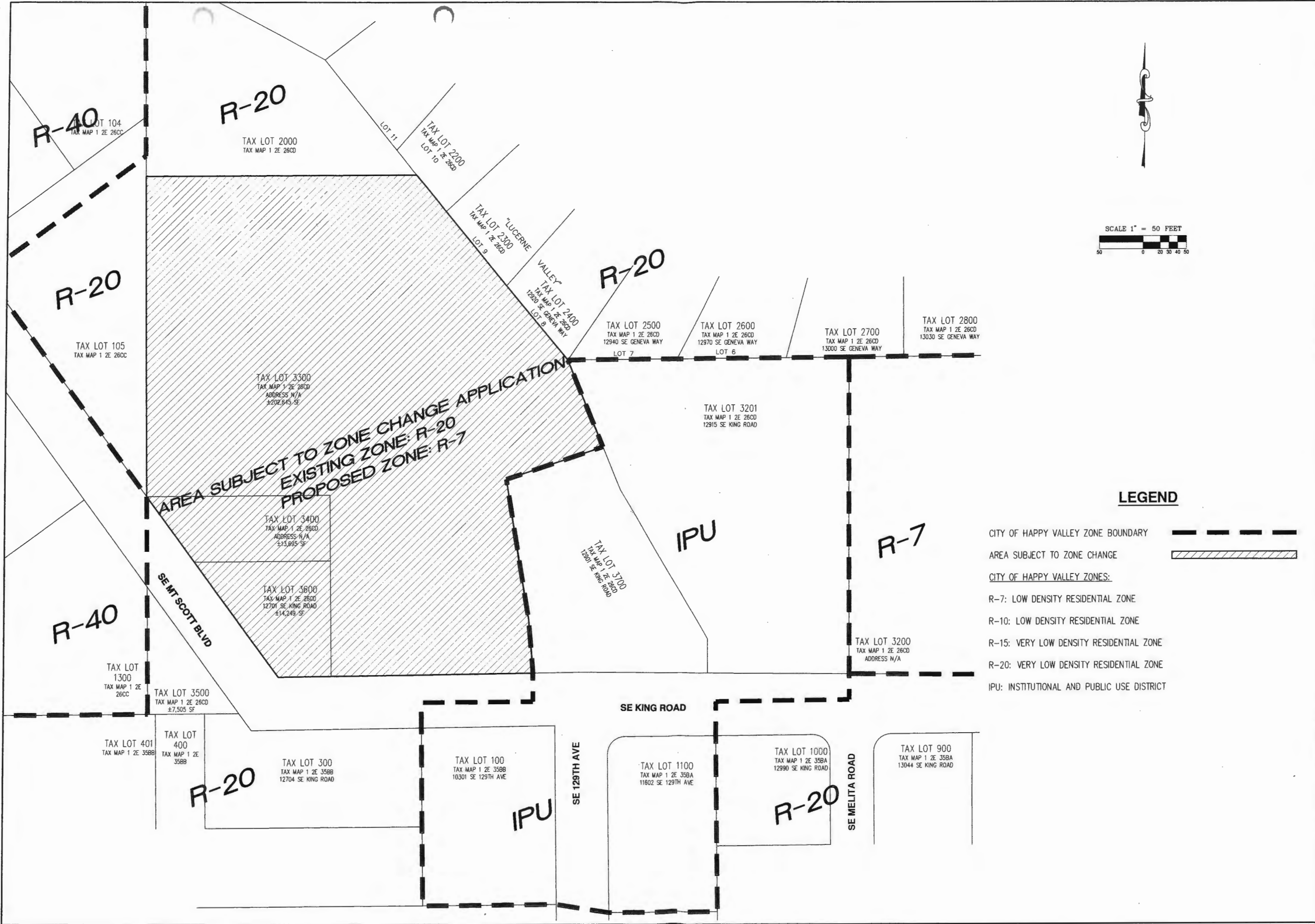
LEGEND

EXISTING	EXISTING
DECIDUOUS TREE	STORM SEWER CLEAN OUT
CONIFEROUS TREE	STORM SEWER CATCH BASIN
FIRE HYDRANT	STORM SEWER AREA DRAIN
WATER BLOWOFF	STORM SEWER MANHOLE
WATER METER	GAS METER
WATER VALVE	GAS VALVE
DOUBLE CHECK VALVE	GUY WIRE ANCHOR
AIR RELEASE VALVE	POWER POLE
SANITARY SEWER CLEAN OUT	POWER VAULT
SANITARY SEWER MANHOLE	POWER JUNCTION BOX
SIGN	POWER PEDESTAL
STREET LIGHT	COMMUNICATIONS VAULT
MAILBOX	COMMUNICATIONS JUNCTION BOX
	COMMUNICATIONS RISER
EXISTING	
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
COMMUNICATIONS LINE	
FIBER OPTIC LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	

NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND LOCATES AND RECORD INFORMATION AS PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED DECEMBER 10, 2013 - JANUARY 2, 2014.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON HOLDING THE WEST INVERT ELEVATION OF MH HP12-4=494.96 PER THE RECORD DRAWINGS OF "HAPPY VALLEY SEWER PROJECT" PREPARED BY SVERDRUP CIVIL, INC. DATED 11/05/00.

ADD 2.71 FEET TO OBTAIN NAVD83 VERTICAL DATUM PER SN 2005-084, CLACKAMAS COUNTY SURVEYOR'S OFFICE RECORDS, BASED ON THE BRASS DISK IN MONUMENT WELL LOCATED AT THE INTERSECTION OF SE KING ROAD AND SE 129TH AVENUE MARKING THE NORTHWEST CORNER OF THE JOHN M. DEARDORFF D.L.C. NO. 63 WITH AN ELEVATION OF 508.10 (US FEET).
- THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
- SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE.
- CONTOUR INTERVAL IS 1 FOOT.



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 AKS ENGINEERING AND FORESTRY, LLC
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 PORTLAND, OR 97201
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 www.aks-eng.com

ENGINEERING · SURVEYING
 FORESTRY · LANDSCAPE ARCHITECTURE

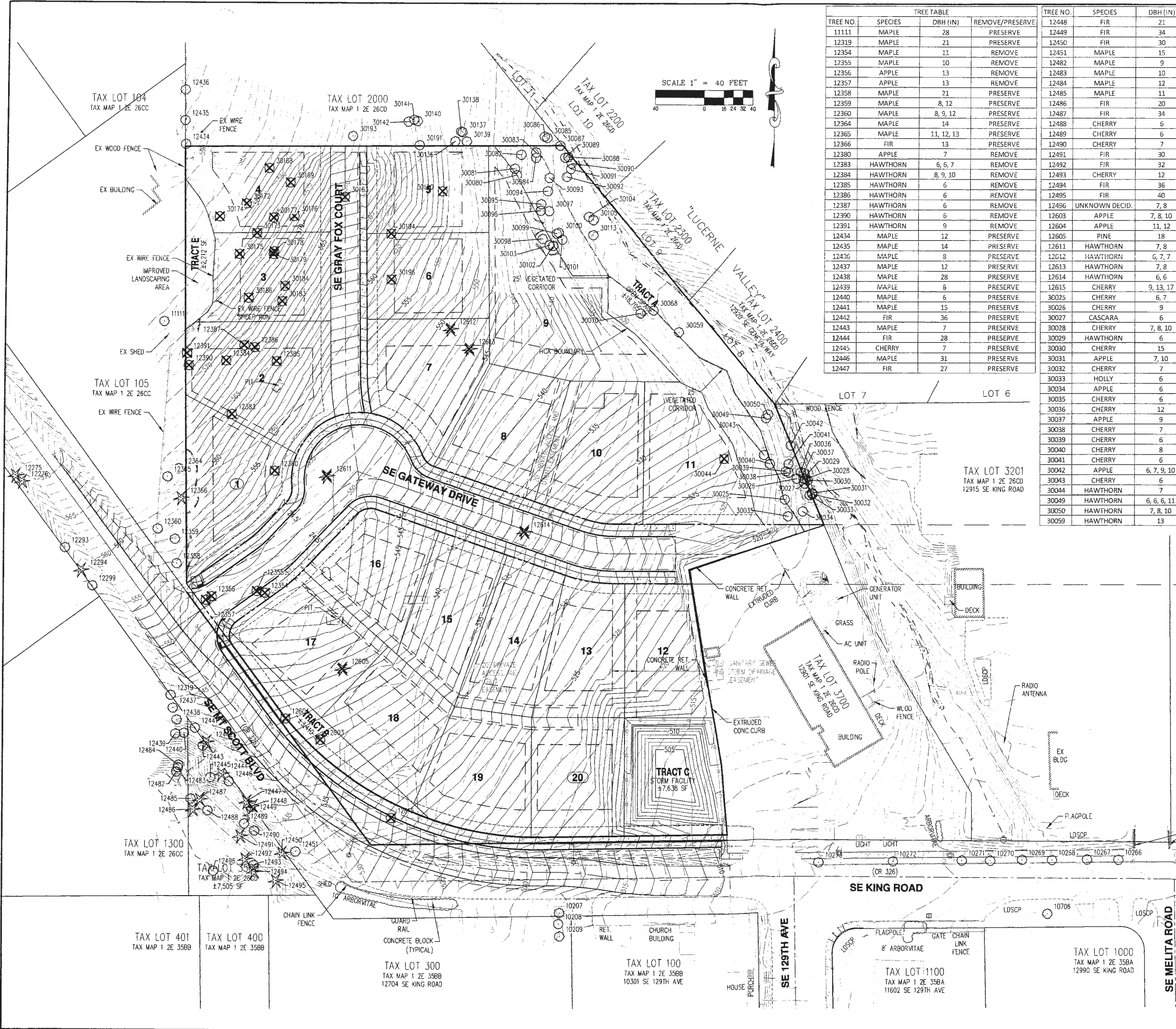
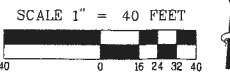
GATEWAY TO HAPPY VALLEY
HAPPY VALLEY OREGON
 HAPPY VALLEY OREGON
 TAX LOTS 3300, 3400 & 3600

ZONING MAP

DESIGNED BY:	JMM
DRAWN BY:	AZY
CHECKED BY:	MBH
SCALE:	AS NOTED
DATE:	10-17-2014
REVISIONS:	
<p>JOB NUMBER 3743</p> <p>SHEET 03</p>	

AKS DRAWING FILE: 3743_P1-03_ZONE.DWG | LAYOUT: 03

TREE TABLE				TREE TABLE				TREE TABLE			
TREE NO.	SPECIES	DBH (IN)	REMOVE/PRESERVE	TREE NO.	SPECIES	DBH (IN)	REMOVE/PRESERVE	TREE NO.	SPECIES	DBH (IN)	REMOVE/PRESERVE
11111	MAPLE	28	PRESERVE	12448	FIR	21	PRESERVE	30068	HAWTHORN	7	PRESERVE
12319	MAPLE	21	PRESERVE	12449	FIR	34	PRESERVE	30070	HAWTHORN	6	PRESERVE
12354	MAPLE	11	REMOVE	12450	FIR	30	PRESERVE	30080	CHERRY	7	PRESERVE
12355	MAPLE	10	REMOVE	12451	MAPLE	15	PRESERVE	30081	CHERRY	6	PRESERVE
12356	APPLE	13	REMOVE	12482	MAPLE	9	PRESERVE	30082	HAWTHORN	8	PRESERVE
12357	APPLE	13	REMOVE	12483	MAPLE	10	PRESERVE	30083	CHERRY	6	PRESERVE
12358	MAPLE	21	PRESERVE	12484	MAPLE	12	PRESERVE	30084	CHERRY	8	PRESERVE
12359	MAPLE	8, 12	PRESERVE	12485	MAPLE	11	PRESERVE	30085	CHERRY	6	PRESERVE
12360	MAPLE	8, 9, 12	PRESERVE	12486	FIR	20	PRESERVE	30086	CHERRY	8	PRESERVE
12364	MAPLE	14	PRESERVE	12487	FIR	34	PRESERVE	30087	UNKNOWN DECID.	6	PRESERVE
12365	MAPLE	11, 12, 13	PRESERVE	12488	CHERRY	6	PRESERVE	30088	CHERRY	8	PRESERVE
12366	FIR	13	PRESERVE	12489	CHERRY	6	PRESERVE	30089	CHERRY	8	PRESERVE
12380	APPLE	7	REMOVE	12490	CHERRY	7	PRESERVE	30090	CHERRY	9	PRESERVE
12383	HAWTHORN	6, 6, 7	REMOVE	12491	FIR	30	PRESERVE	30091	CHERRY	9	PRESERVE
12384	HAWTHORN	8, 9, 10	REMOVE	12492	FIR	32	PRESERVE	30092	CHERRY	15	PRESERVE
12385	HAWTHORN	6	REMOVE	12493	CHERRY	12	PRESERVE	30093	MAPLE	17	PRESERVE
12386	HAWTHORN	6	REMOVE	12494	FIR	36	PRESERVE	30094	CHERRY	11	PRESERVE
12387	HAWTHORN	6	REMOVE	12495	FIR	40	PRESERVE	30095	CHERRY	8	PRESERVE
12390	HAWTHORN	6	REMOVE	12496	UNKNOWN DECID.	7, 8	PRESERVE	30096	CHERRY	8	PRESERVE
12391	HAWTHORN	9	REMOVE	12603	APPLE	7, 8, 10	REMOVE	30097	CHERRY	10	PRESERVE
12434	MAPLE	12	PRESERVE	12604	APPLE	11, 12	REMOVE	30098	CHERRY	6	PRESERVE
12435	MAPLE	14	PRESERVE	12605	PINE	18	REMOVE	30099	CHERRY	6	PRESERVE
12436	MAPLE	8	PRESERVE	12611	HAWTHORN	7, 8	REMOVE	30100	CHERRY	6	PRESERVE
12437	MAPLE	12	PRESERVE	12612	HAWTHORN	6, 7, 7	REMOVE	30101	CHERRY	7	PRESERVE
12438	MAPLE	28	PRESERVE	12613	HAWTHORN	7, 8	REMOVE	30102	CHERRY	6	PRESERVE
12439	MAPLE	6	PRESERVE	12614	HAWTHORN	6, 6	REMOVE	30103	CHERRY	7	PRESERVE
12440	MAPLE	6	PRESERVE	12615	CHERRY	9, 13, 17	REMOVE	30104	HAWTHORN	7, 9, 12	PRESERVE
12441	MAPLE	15	PRESERVE	30025	CHERRY	6, 7	PRESERVE	30105	HOLLY	6, 11	PRESERVE
12442	FIR	36	PRESERVE	30026	CHERRY	9	PRESERVE	30113	HAWTHORN	7	PRESERVE
12443	MAPLE	7	PRESERVE	30027	CASCARA	6	PRESERVE	30136	UNKNOWN DECID.	10	PRESERVE
12444	FIR	28	PRESERVE	30028	CHERRY	7, 8, 10	PRESERVE	30137	MAPLE	7	PRESERVE
12445	CHERRY	7	PRESERVE	30029	HAWTHORN	6	PRESERVE	30138	MAPLE	7	PRESERVE
12446	MAPLE	31	PRESERVE	30030	CHERRY	15	PRESERVE	30139	CASCARA	6	PRESERVE
12447	FIR	27	PRESERVE	30031	APPLE	7, 10	PRESERVE	30140	CHERRY	10	PRESERVE
				30032	CHERRY	7	PRESERVE	30141	WILLOW	10, 18	PRESERVE
				30033	HOLLY	6	PRESERVE	30142	CHERRY	9	PRESERVE
				30034	APPLE	6	PRESERVE	30163	HAWTHORN	7	REMOVE
				30035	CHERRY	6	PRESERVE	30168	HAWTHORN	6	REMOVE
				30036	CHERRY	12	PRESERVE	30169	HAWTHORN	6	REMOVE
				30037	APPLE	9	PRESERVE	30172	CHERRY	7	REMOVE
				30038	CHERRY	7	PRESERVE	30173	HAWTHORN	6	REMOVE
				30039	CHERRY	6	PRESERVE	30174	HAWTHORN	13	REMOVE
				30040	CHERRY	8	PRESERVE	30175	HAWTHORN	14	REMOVE
				30041	CHERRY	6	PRESERVE	30176	HAWTHORN	6, 7	REMOVE
				30042	APPLE	6, 7, 9, 10	PRESERVE	30177	HAWTHORN	6	REMOVE
				30043	CHERRY	6	PRESERVE	30178	HAWTHORN	6	REMOVE
				30044	HAWTHORN	7	REMOVE	30179	HAWTHORN	6, 8	REMOVE
				30049	HAWTHORN	6, 6, 6, 11	PRESERVE	30183	HAWTHORN	6, 7, 9	REMOVE
				30050	HAWTHORN	7, 8, 10	PRESERVE	30184	HAWTHORN	6	REMOVE
				30059	HAWTHORN	13	PRESERVE	30186	HAWTHORN	6	REMOVE
								30190	APPLE	6	REMOVE
								30191	HAWTHORN	6, 6	PRESERVE
								30193	CHERRY	6	PRESERVE
								30194	HAWTHORN	6	REMOVE
								30196	HAWTHORN	8	REMOVE



PRELIMINARY TREE PRESERVATION AND REMOVAL SUMMARY

- 1) NUMBER OF TREES TO BE REMOVED FOR INFRASTRUCTURE: 9
- 2) NUMBER OF TREES TO BE REMOVED OUTSIDE OF RIGHTS-OF-WAY AND PUBLIC EASEMENTS: 29
- 3) TOTAL NUMBER OF TREES TO BE REMOVED: 38
- 4) TOTAL NUMBER OF TREES PRESERVED ONSITE: 101

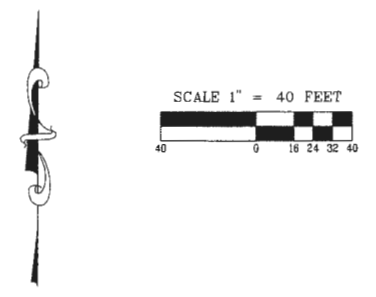
LEGEND

- EXISTING GROUND CONTOUR (1 FT) ———— 350 ————
- EXISTING GROUND CONTOUR (5 FT) ———— 345 ————
- FINISHED GRADE CONTOUR (1 FT) ———— 345 ————
- FINISHED GRADE CONTOUR (5 FT) ———— 345 ————
- EXISTING TREES TO BE PRESERVED * ○
- EXISTING TREE TO BE REMOVED * ⊗
- TREE ROOT PROTECTION ZONE (1 FOOT RADIUS PER 1 INCH DBH) ————
- TREE PROTECTION FENCE (4" ORANGE PLASTIC CONSTRUCTION FENCE OR APPROVED EQUAL) ————

PRELIMINARY SUBDIVISION PLAT

DESIGNED BY: JMM
 DRAWN BY: AZV
 CHECKED BY: MBH
 SCALE: AS NOTED
 DATE: 10-17-2014

REVISIONS:
 JOB NUMBER: 3743
 SHEET: 05



PRELIMINARY SUBDIVISION PLAT NOTE:
 THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE LOT DIMENSIONS FOR PLANNING PURPOSES. THIS IS NOT A FINAL PLAT AND IS NOT TO BE USED FOR SURVEYING PURPOSES.

PUE = PUBLIC UTILITY EASEMENT

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	75.50'	10°43'04"	14.12' N48°49'33"E 14.10'
C2	14.50'	49°45'49"	12.59' N18°35'07"E 12.20'
C3	55.50'	28°43'54"	27.83' N6°04'09"E 27.54'
C4	55.50'	46°23'18"	44.93' N45°37'45"E 43.72'
C5	187.30'	10°43'23"	35.05' S6°00'08"E 35.00'
C6	157.39'	11°52'28"	32.62' S6°33'26"E 32.56'
C7	55.50'	58°25'59"	56.60' S50°23'47"E 54.18'
C8	14.50'	49°45'49"	12.59' S46°03'42"E 12.20'
C9	75.50'	19°01'27"	25.07' S80°27'20"E 24.95'
C10	124.50'	19°00'01"	41.29' N60°28'02"W 41.10'
C11	14.50'	65°35'22"	16.60' S76°15'42"W 15.71'
C12	124.50'	10°43'04"	23.29' S48°49'33"W 23.26'
C13	14.36'	41°12'57"	10.33' S33°34'37"W 10.11'
C14	265.50'	18°16'26"	84.68' S79°58'01"E 84.32'



- NOTES:
1. CURRENT ZONING OF SUBJECT PROPERTY IS R-20. THE PROJECT AS SHOWN INVOLVES A ZONE CHANGE TO R-7.
 2. PRIVATE ACCESS AND UTILITY EASEMENT. WIDTH AS SHOWN.
 3. POTENTIAL FUTURE PRIVATE ACCESS AND UTILITY EASEMENT FOR SHADOW PLAT. WIDTH AS SHOWN.
 4. POTENTIAL OFF-SITE FUTURE SHADOW PLAT AREAS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THESE AREAS ARE NOT INCLUDED IN THE SUBDIVISION APPLICATION, AND DEVELOPMENT OF THESE OFF-SITE PROPERTIES IS NOT PROPOSED WITH THIS PROJECT.
 5. THIS SHADOW PLAT IS NOT BINDING ON OFF-SITE PROPERTIES.

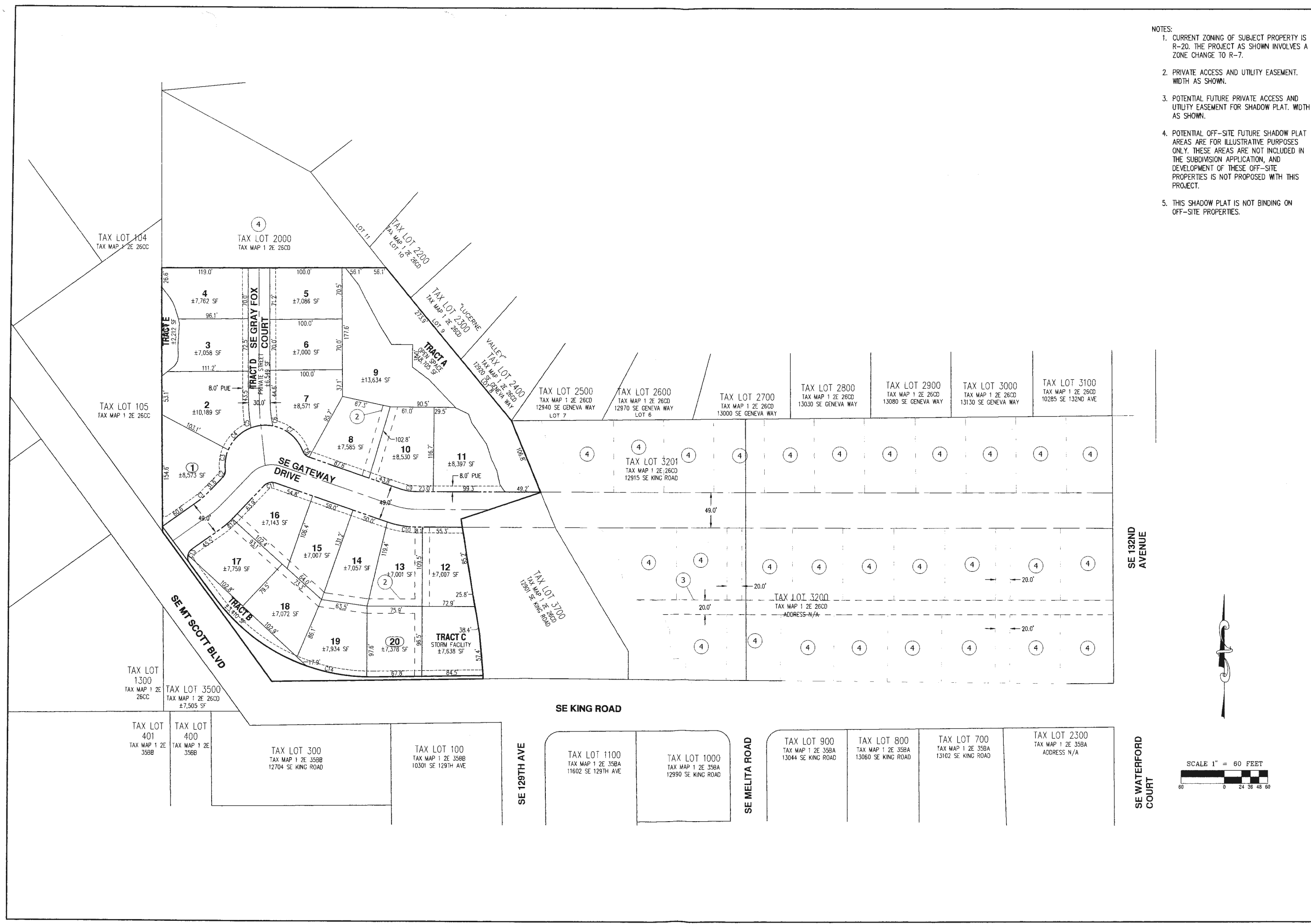
GATEWAY TO HAPPY VALLEY
HAPPY VALLEY OREGON
 HAPPY VALLEY OREGON
 CLACKAMAS COUNTY TAX MAP 12E26CD
 TAX LOTS 3000, 3400 & 3600

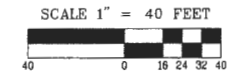
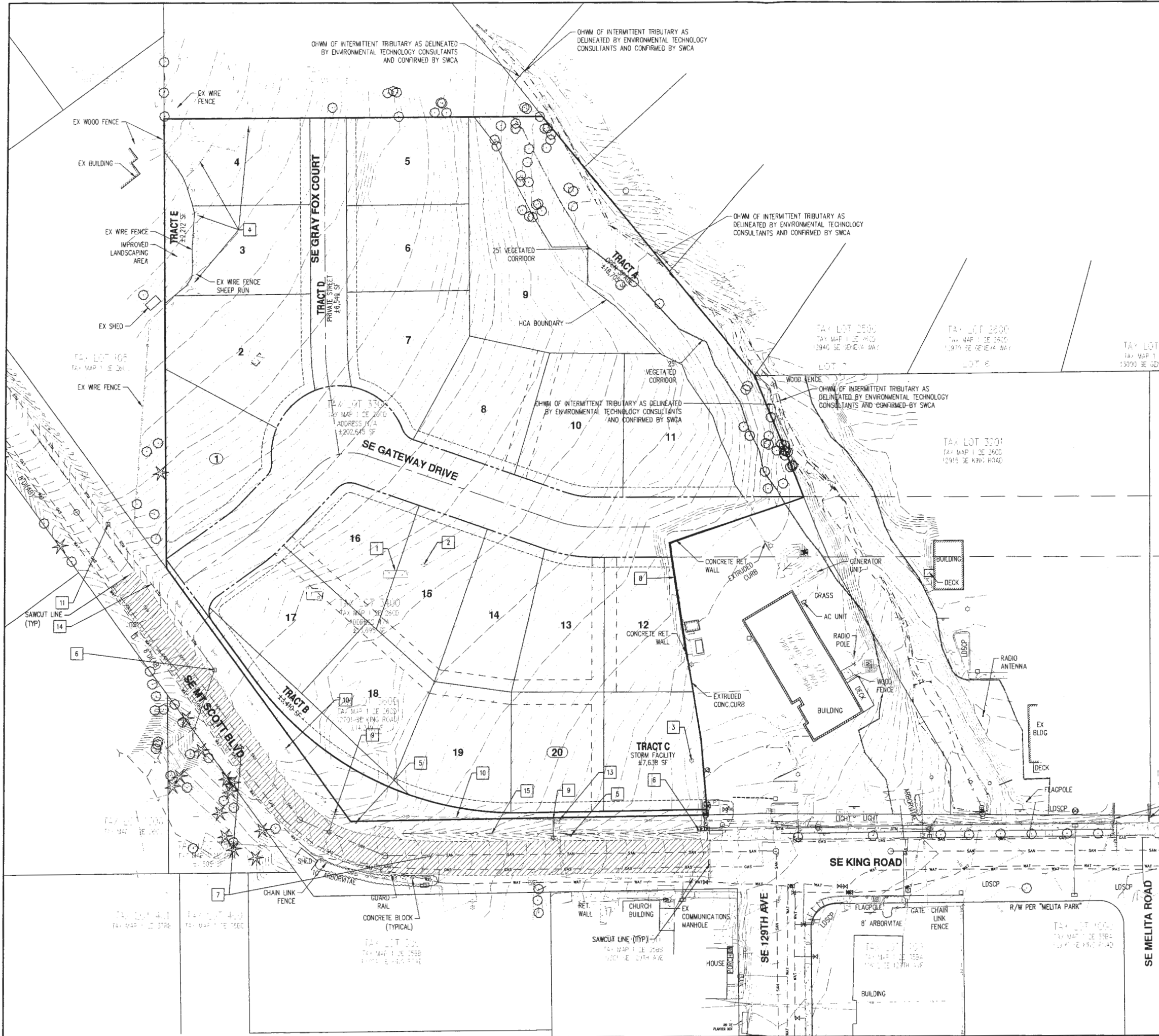
CONCEPTUAL OFFSITE DEVELOPMENT PLAN

DESIGNED BY: JMM
 DRAWN BY: AZV
 CHECKED BY: MBH
 SCALE: AS NOTED
 DATE: 10-17-2014

REGISTERED PROFESSIONAL SURVEYOR
 MARY B. HURLEY
 2012-2015
 RENEWAL DATE: 6/30/15

JOB NUMBER
 3743
 SHEET
05A





DEMOLITION NOTES:

- 1 REMOVE EXISTING CONCRETE SLAB.
- 2 REMOVE EXISTING UTILITY POLE.
- 3 REMOVE/RELOCATE EXISTING LIGHT POLE.
- 4 RELOCATE EXISTING FENCES TO PROPERTY LINES.
- 5 REMOVE/RELOCATE EXISTING SIGN.
- 6 REMOVE EXISTING CATCH BASIN.
- 7 REMOVE EXISTING ASPHALT PAVEMENT FOR STREET IMPROVEMENTS.
- 8 EXISTING RETAINING WALL TO REMAIN.
- 9 REMOVE/RELOCATE EXISTING UTILITY POLE.
- 10 EXISTING OVERHEAD WIRES TO BE RELOCATED OR PLACED UNDERGROUND (IF REQUIRED BY THE CITY).
- 11 REMOVE EXISTING CATCH BASIN.
- 12 EXISTING STREET STRIPING DESTROYED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW STRIPING AFTER PAVING.
- 13 REMOVE/RELOCATE EXISTING COMMUNICATIONS VAULT.
- 14 EXISTING STORM PIPE TO REMAIN.
- 15 FILL EXISTING DITCH.

AKS
 AKS ENGINEERING AND FORESTRY, LLC
 12965 SW HERMAN RD
 SUITE 100 OR 97082
 PORTLAND, OREGON 97239
 PHONE: 503.563.6151
 FAX: 503.563.6152
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GATEWAY TO HAPPY VALLEY
HAPPY VALLEY OREGON
 CLATSOP COUNTY TAX MAP 12E286D
 TAX LOTS 3300, 3400 & 3600

PRELIMINARY DEMOLITION PLAN

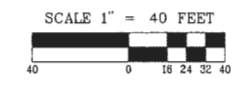
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 CHECKED BY: MBH
 SCALE: AS NOTED
 DATE: 10-17-2014

REVISIONS:
 RENEWAL DATE: 6/30/15

JOB NUMBER
3743

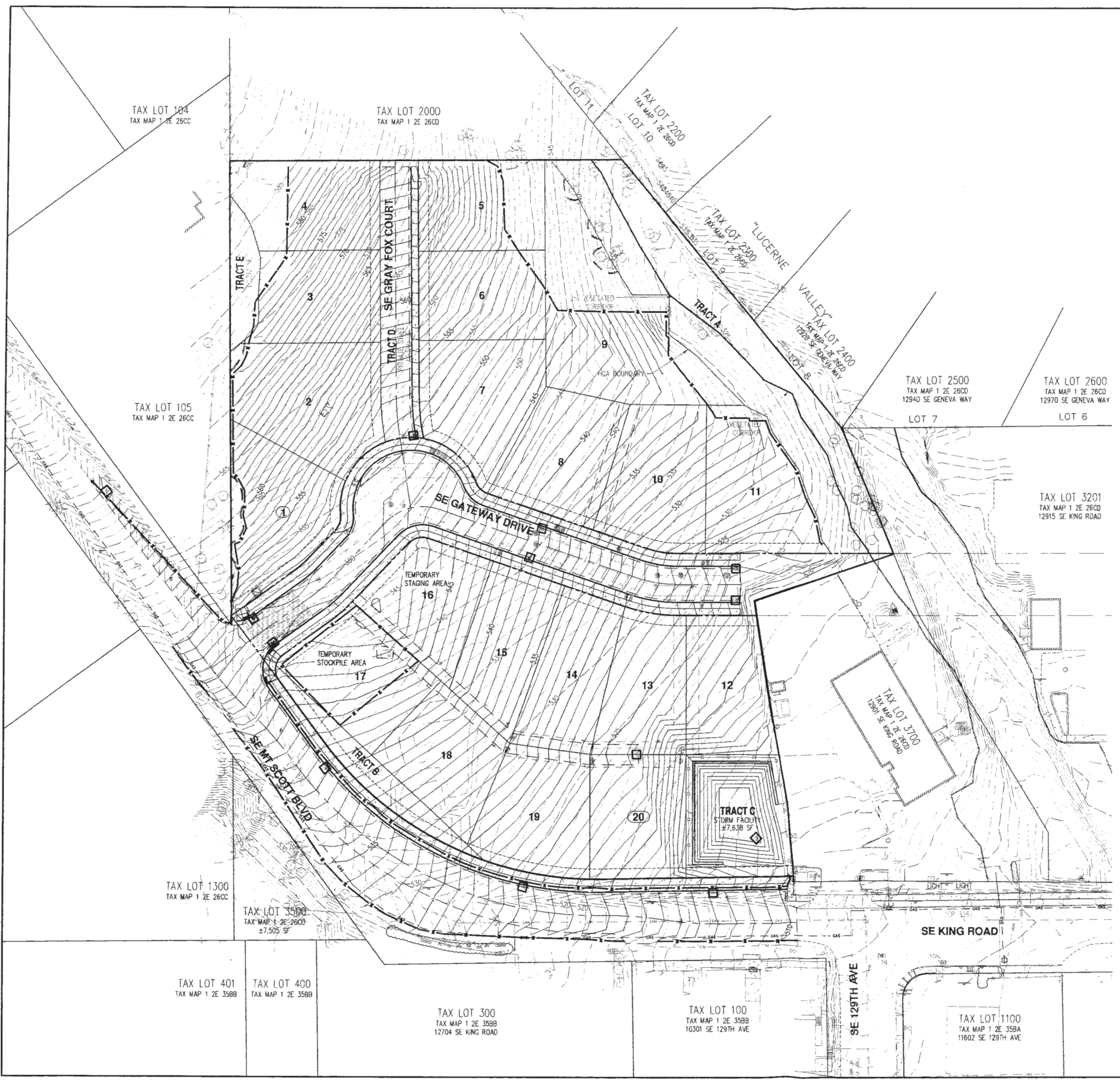
SHEET
06

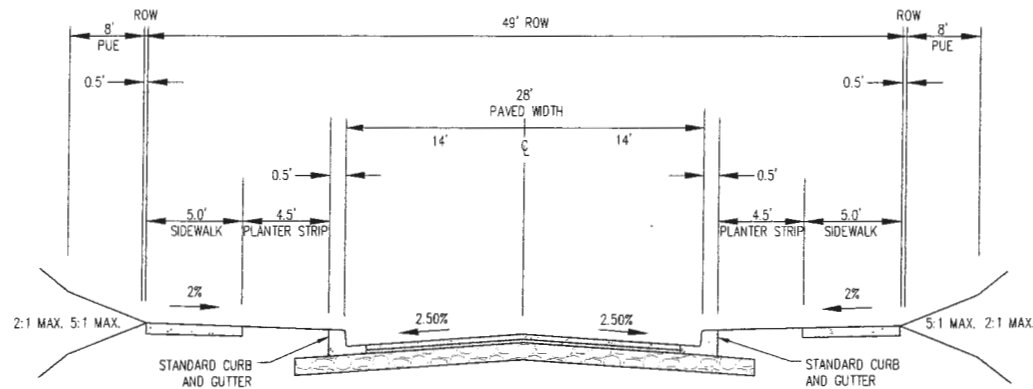
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LEGEND

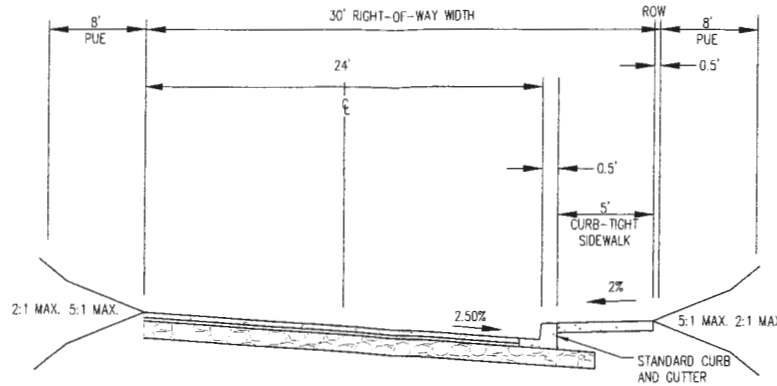
- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT)
- FINISHED GRADE CONTOUR (1 FT)
- FINISHED GRADE CONTOUR (5 FT)
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- INLET PROTECTION
- CONCRETE WASHOUT AREA
- GRAVEL CONSTRUCTION ENTRANCE
- SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)





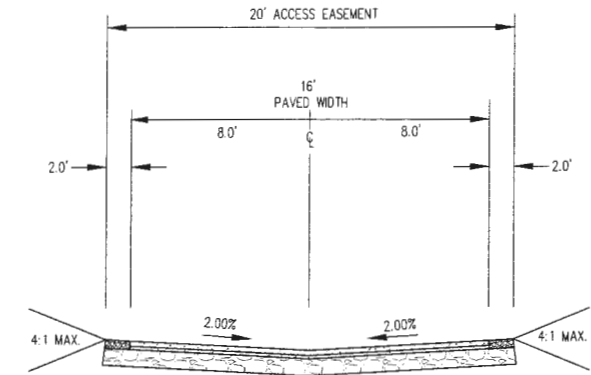
SE GATEWAY DRIVE
PRELIMINARY STREET CROSS SECTION

NOT TO SCALE



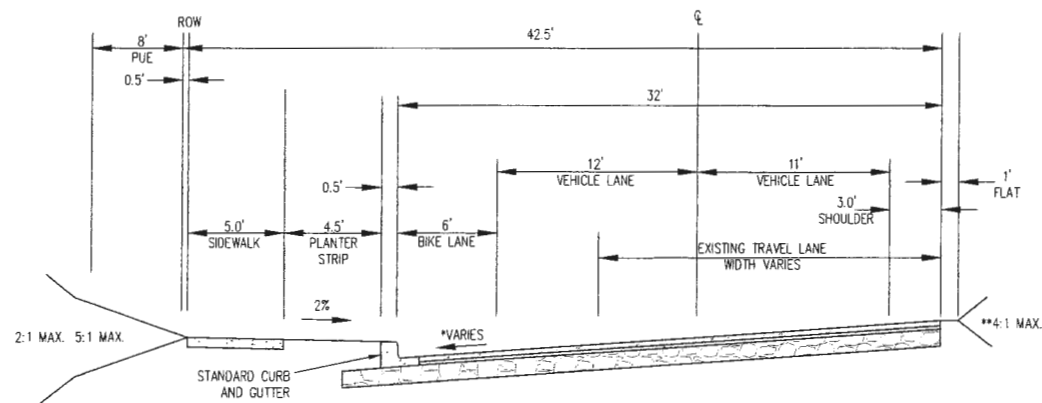
SE GRAY FOX COURT
PRELIMINARY STREET CROSS SECTION

NOT TO SCALE



PRIVATE ACCESS DRIVE/ALLEY
PRELIMINARY STREET CROSS SECTION

NOT TO SCALE

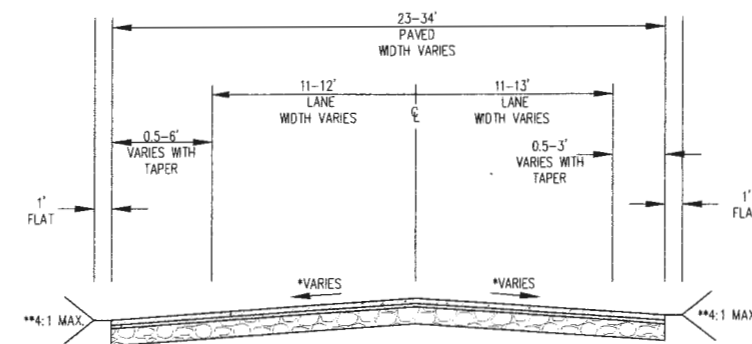


SE MT. SCOTT BLVD
PRELIMINARY STREET CROSS SECTION

(ALONG PROPERTY FRONTAGE)

NOT TO SCALE

- * CROSS-SLOPE VARIES DUE TO SUPERELEVATION AND TRANSITIONS TO MATCH EXISTING PAVEMENT.
- ** SLOPE STEEPER THAN 4:1 MAY REQUIRE GUARDRAIL



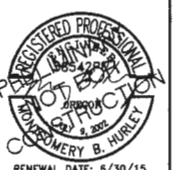
SE MT. SCOTT BLVD
PRELIMINARY STREET CROSS SECTION

(STREET TAPER LOCATIONS)

NOT TO SCALE

- * CROSS-SLOPE VARIES DUE TO SUPERELEVATION AND TRANSITIONS TO MATCH EXISTING PAVEMENT.
- ** SLOPE STEEPER THAN 4:1 MAY REQUIRE GUARDRAIL

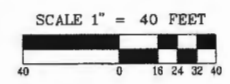
DESIGNED BY:	JMM
DRAIN BY:	AZY
CHECKED BY:	MBH
SCALE:	AS NOTED
DATE:	10-17-2014



REVISIONS	

JOB NUMBER	3743
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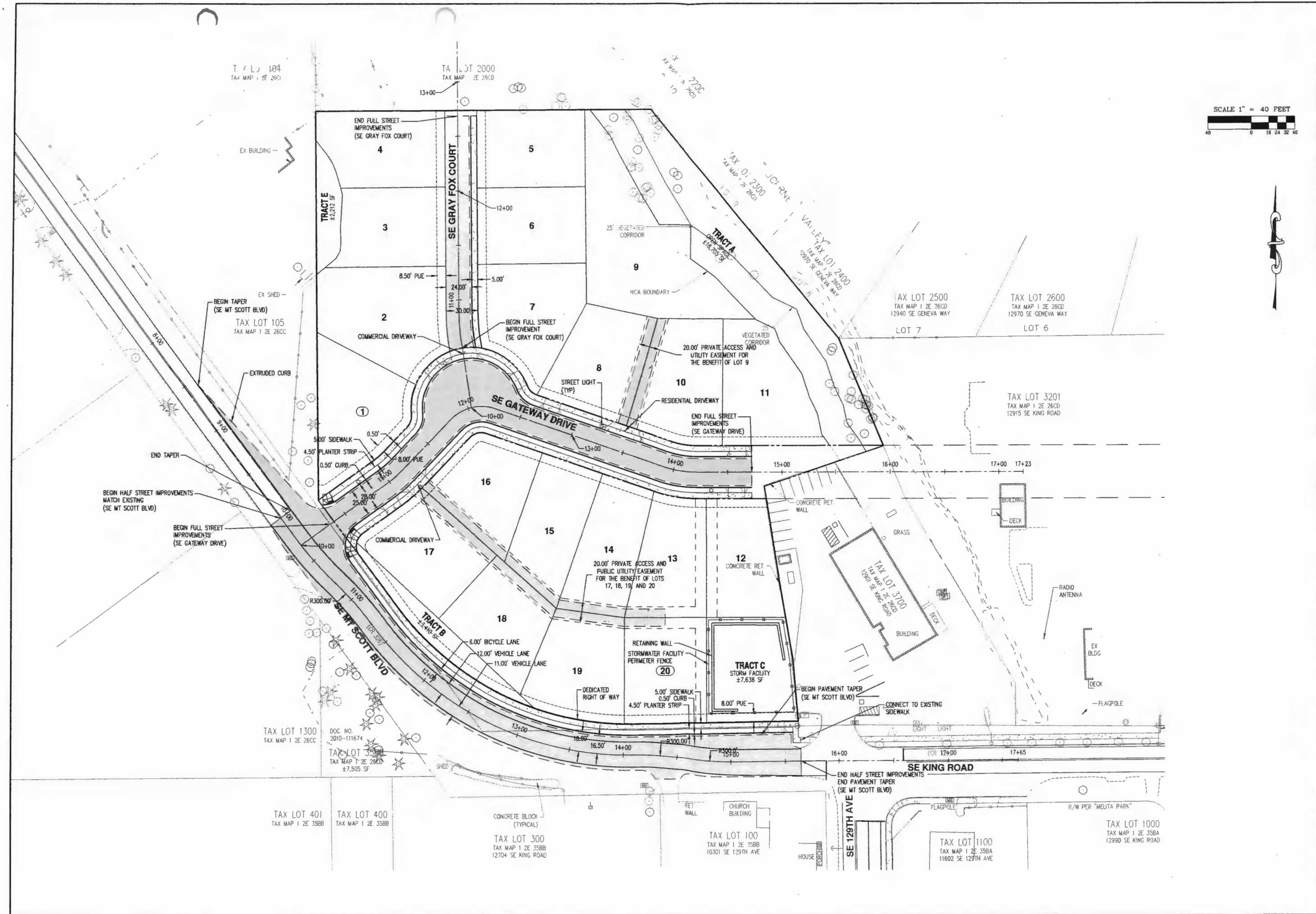
SHEET	08
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PRELIMINARY SITE PLAN

DESIGNED BY:	JMM
DRAWN BY:	AZV
CHECKED BY:	MBH
SCALE:	AS NOTED
DATE:	10-17-2014

PROFESSIONAL ENGINEER	RENEWAL DATE: 6/30/15
WALTER B. TURLEY	
JOB NUMBER	3743
SHEET	09



SCALE 1" = 40 FEET

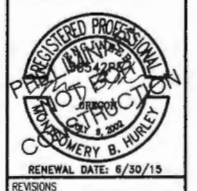


AKS
 ENGINEERING AND FORESTRY, LLC
 12960 SW HERMAN RD
 TULSA, OK 74109
 PHONE: 503.583.6151
 FAX: 503.583.6152
 www.aks-eng.com

GATEWAY TO HAPPY VALLEY
 PRELIMINARY COMPOSITE UTILITY PLAN
 HAPPY VALLEY OREGON
 CLACKAMAS COUNTY TAX MAP 12/26/00
 TAX LOTS 3300, 3400 & 3600

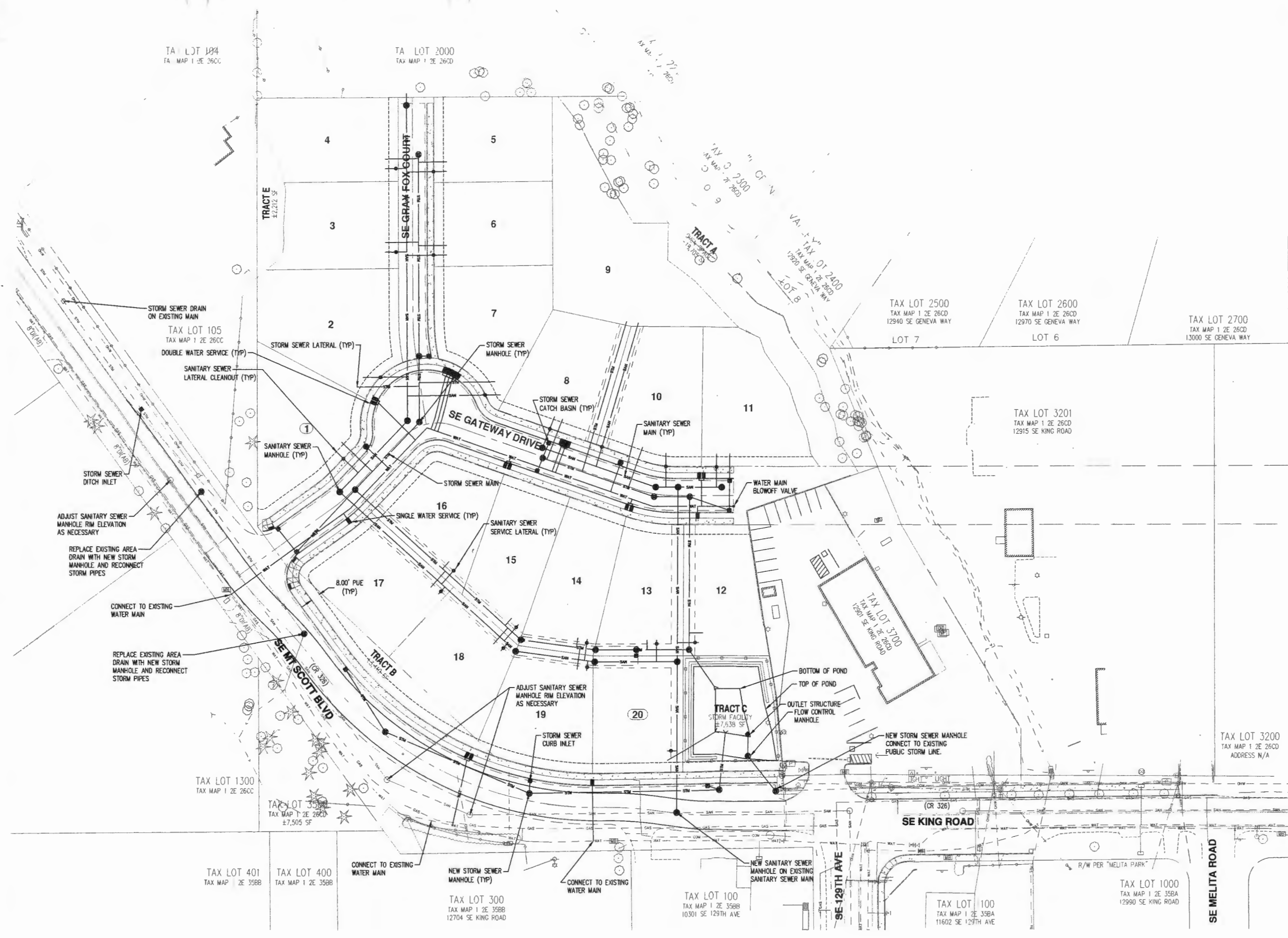
PRELIMINARY COMPOSITE UTILITY PLAN

DESIGNED BY: JMM
 DRAWN BY: AZV
 CHECKED BY: MBH
 SCALE: AS NOTED
 DATE: 10-17-2014



REVISIONS

JOB NUMBER	3743
SHEET	10



AKS DRAWING FILE: 3743 P1-10 UTILITY.DWG | LAYOUT: 10

PRELIMINARY FIRE HOSE PLAN

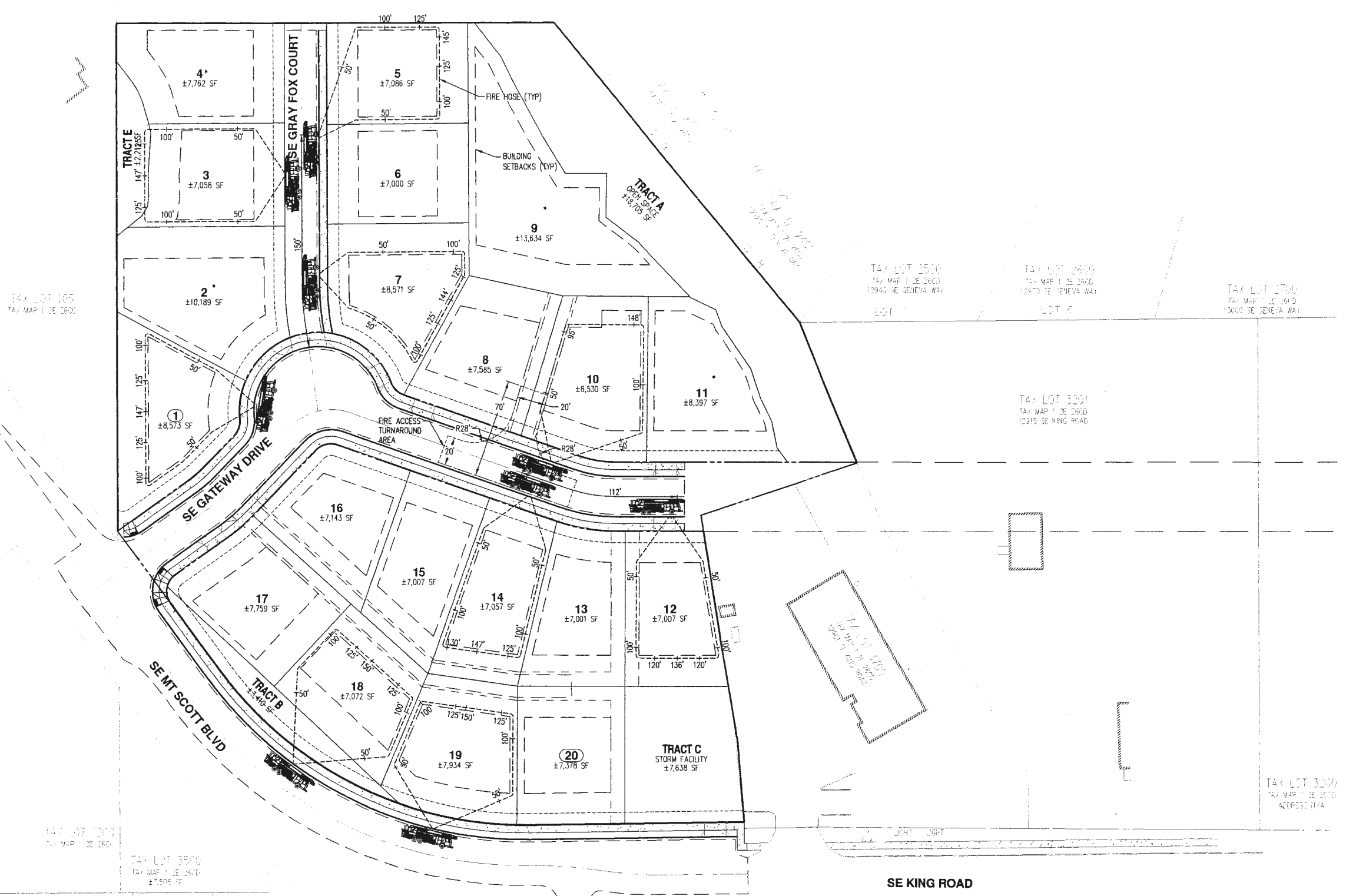
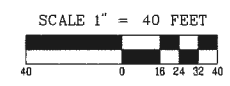
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 DRAWN BY: AZV
 CHECKED BY: MBH
 DATE: 10-17-2014
 SCALE: AS NOTED

REGISTERED PROFESSIONAL
 ENGINEER
 CLACKAMAS COUNTY
 C. W. HURLEY
 RENEWAL DATE: 6/30/15

REVISIONS:

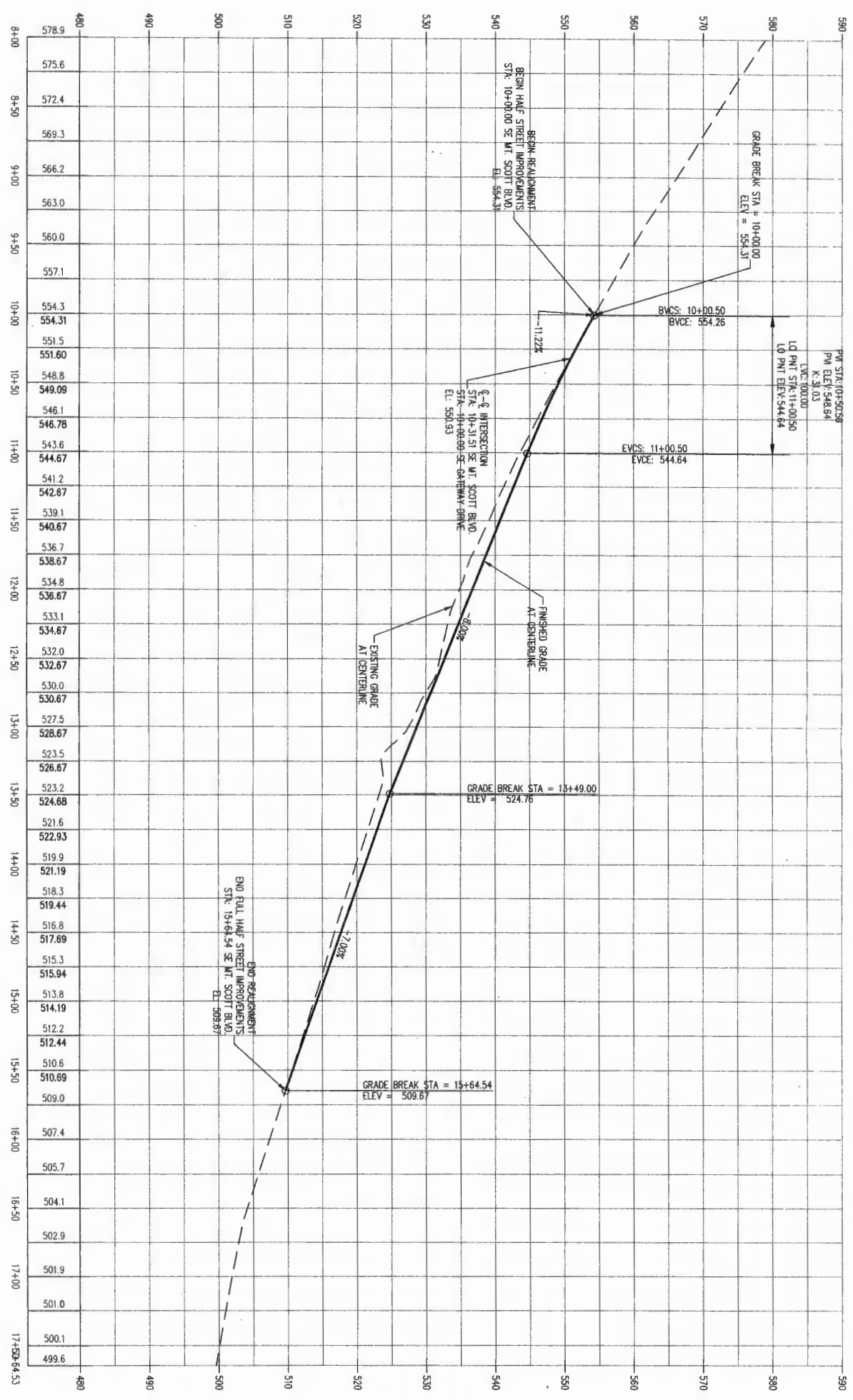
JOB NUMBER
3743

SHEET
11



NOTE:
 WHERE FIRE SUPPRESSION SPRINKLER SYSTEMS ARE NOT REQUIRED, FURTHEST PORTION OF GROUND FLOOR FUTURE BUILDING WALL WILL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS ACCESS ROAD.
 * LOTS 2, 4, 9, & 11 WILL REQUIRE AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEMS.

SE MT. SCOTT BLVD
 HOR. SCALE: 1" = 50'
 VERT. SCALE: 1" = 10'



REGISTERED PROFESSIONAL ENGINEER
 CLACKAMAS COUNTY, OREGON
 B. HURLEY

DESIGNED BY: JMM
 DRAWN BY: AZV
 CHECKED BY: MBH
 DATE: 10-17-2014
 SCALE: AS NOTED

REVISIONS

JOB NUMBER
3743

SHEET
12

PRELIMINARY STREET PROFILES

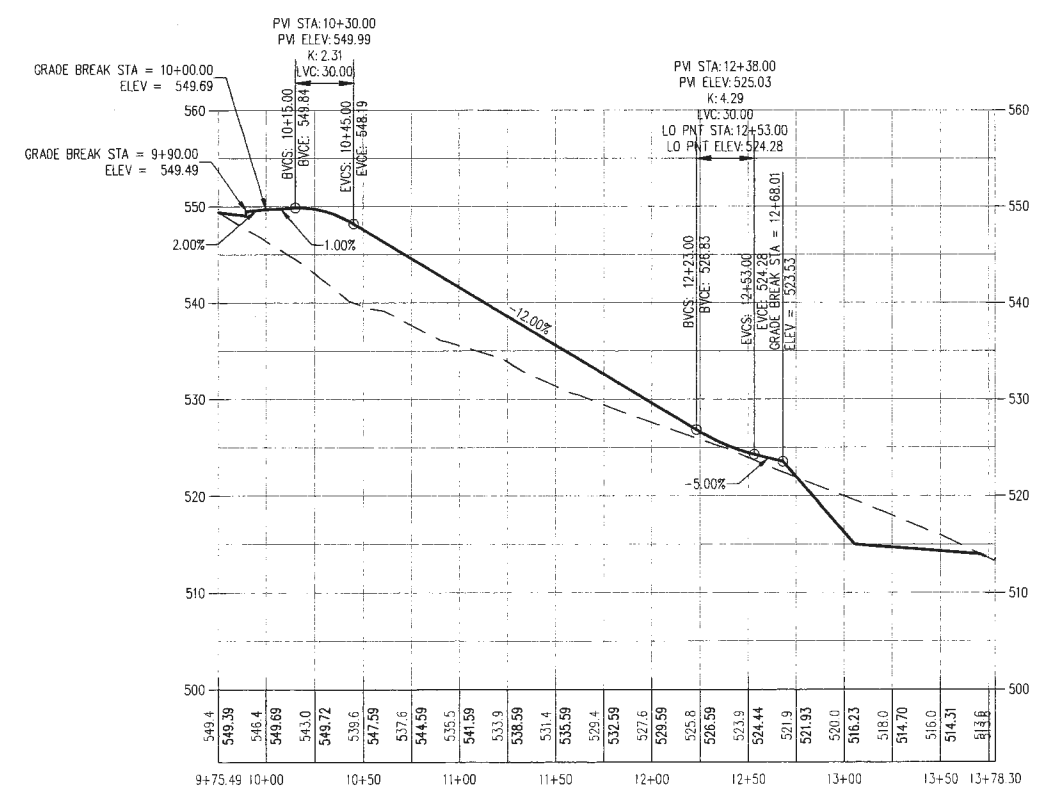
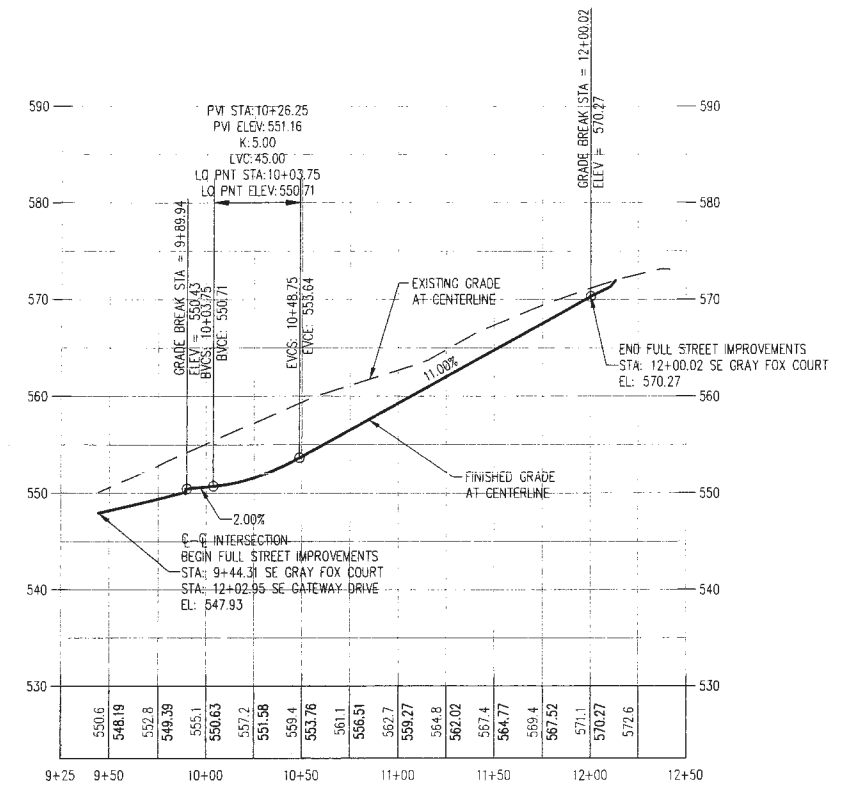
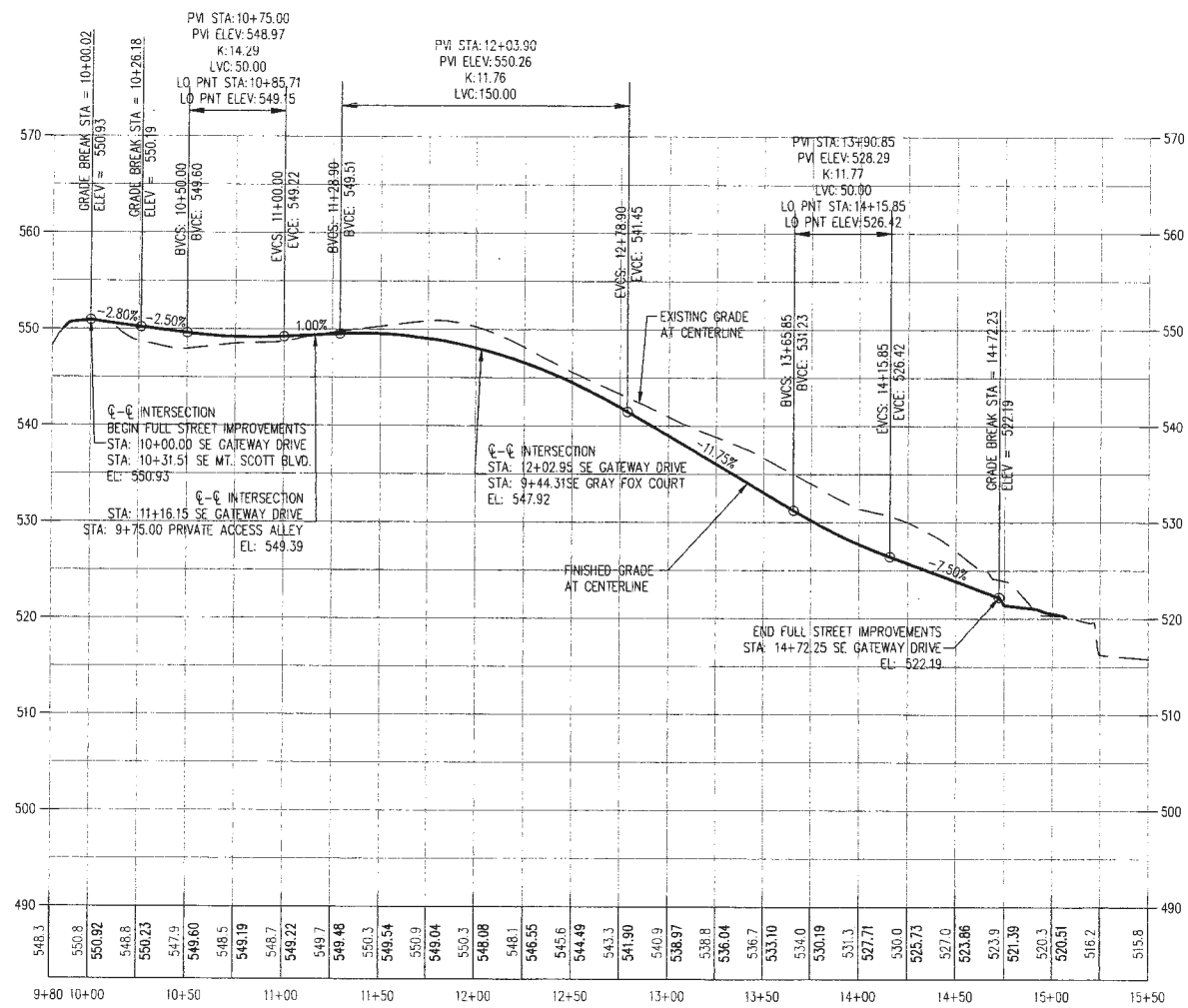
GATEWAY TO HAPPY VALLEY

HAPPY VALLEY OREGON
 TAX LOTS 3300, 3400 & 3600 CLACKAMAS COUNTY TAX MAP 12E260D

AKS ENGINEERING AND FORESTRY, LLC
 12965 SW HERMAN RD
 SUITE 100
 TUALATIN, OR 97062
 PHONE: 503.563.6151
 FAX: 503.563.6152
 www.aks-eng.com

AKS

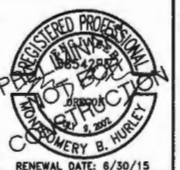
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 FORESTRY · LANDSCAPE ARCHITECTURE



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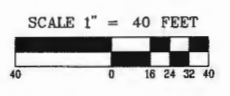
PRELIMINARY SLOPE ANALYSIS PLAN

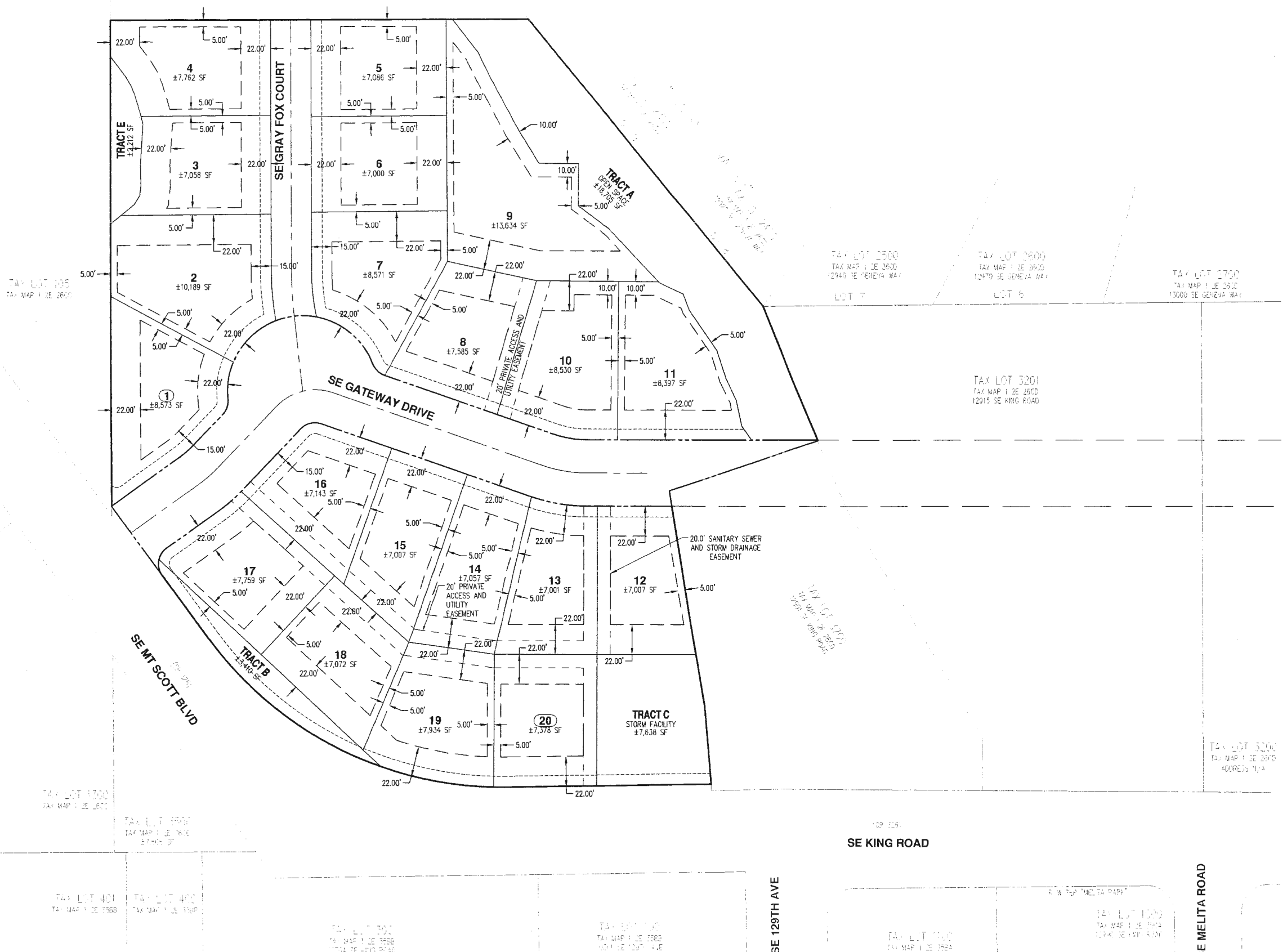
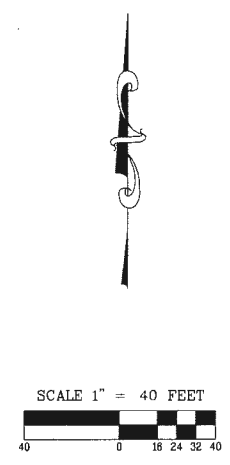
DESIGNED BY: JMM
 DRAWN BY: AZV
 CHECKED BY: MBH
 SCALE: AS NOTED
 DATE: 10-17-2014



REVISIONS:
 JOB NUMBER: 3743
 SHEET: 14

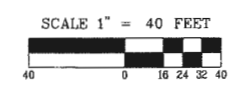
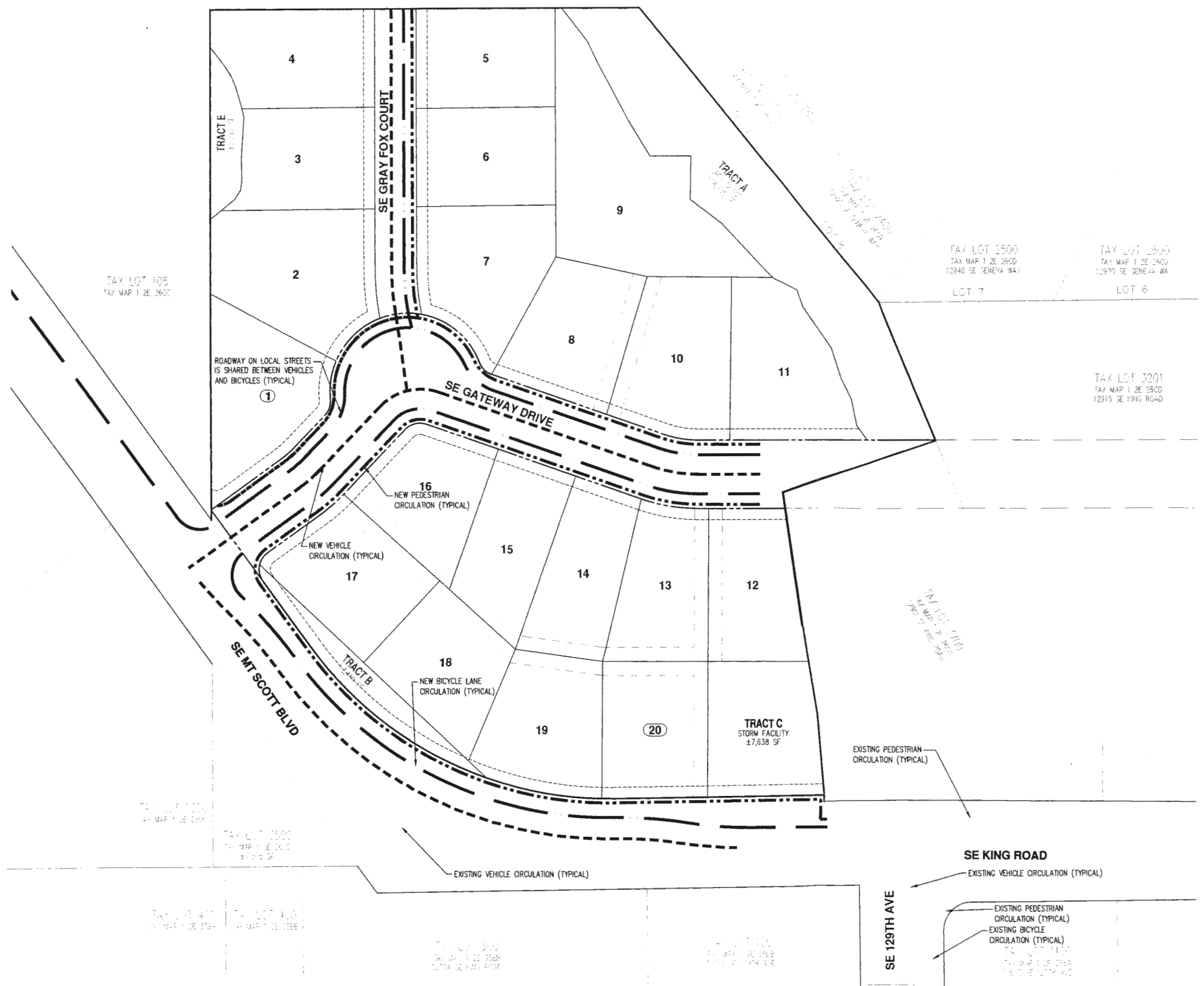
SLOPES TABLE					
NUMBER	MIN SLOPE	MAX SLOPE	AREA	ACRES	COLOR
1	0.00%	15.00%	173922.89	3.99	
2	15.00%	25.00%	46471.29	1.07	
3	25.00%	>25.00%	10194.60	0.23	

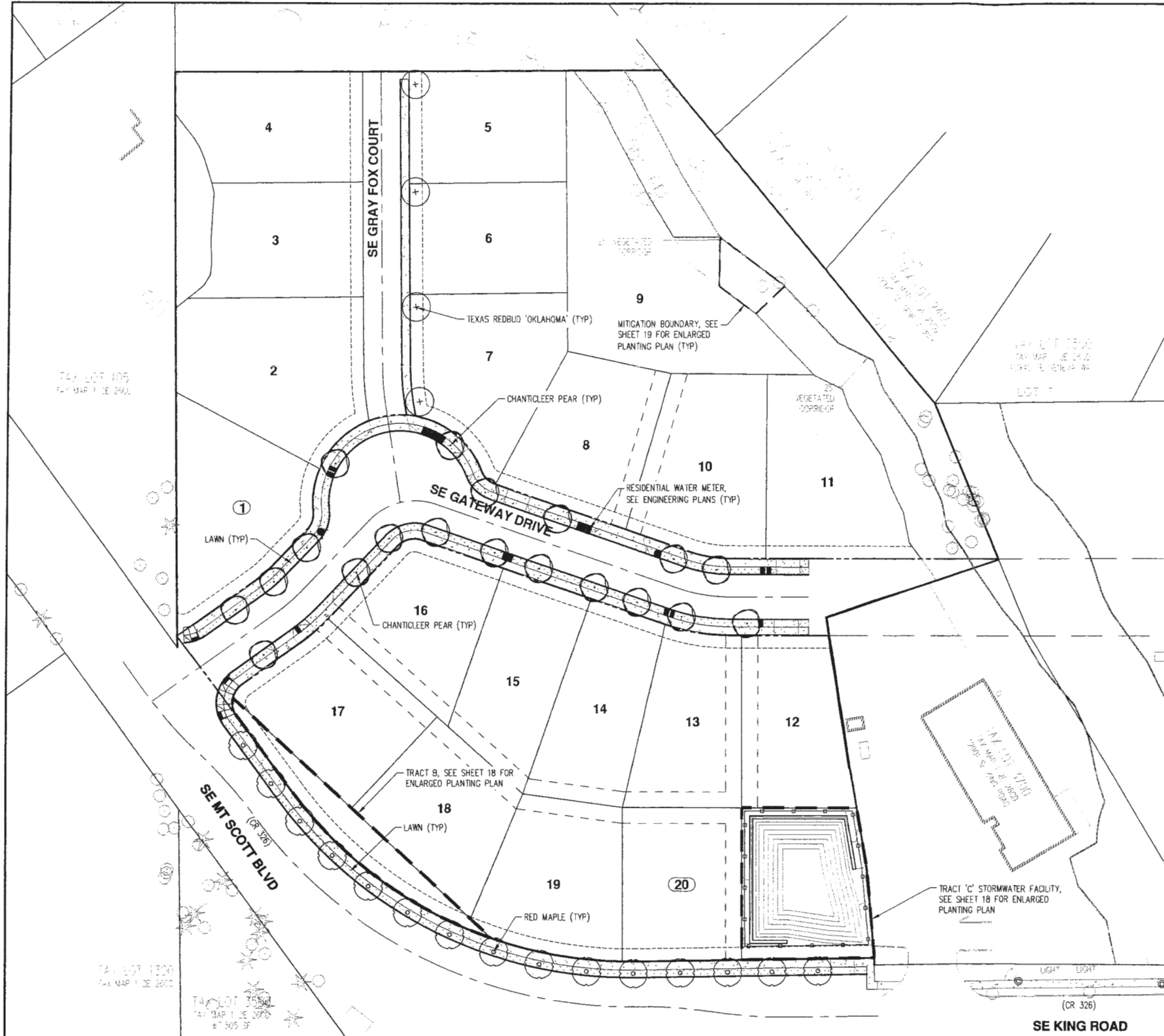




LEGEND:

- EXISTING VEHICLE CIRCULATION
- NEW VEHICLE CIRCULATION
- EXISTING PEDESTRIAN CIRCULATION
- NEW PEDESTRIAN CIRCULATION
- NEW BICYCLE LANE CIRCULATION
- EXISTING BICYCLE LANE CIRCULATION



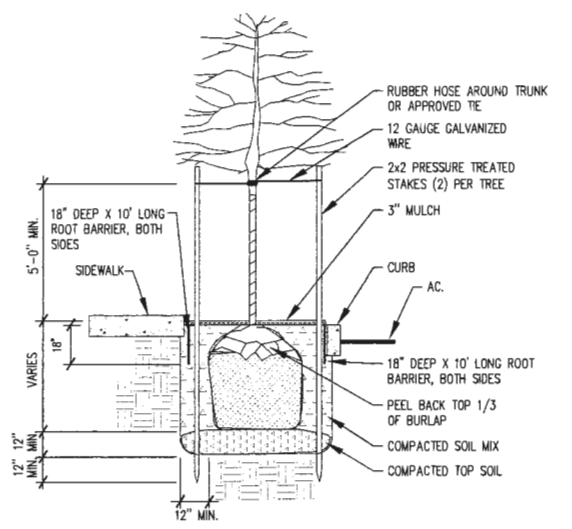


PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	SPACING
○	15	ACER RUBRUM	RED MAPLE	B&B	2" CAL.	AS SHOWN
+	4	CERDIS RENIFORMIS 'OKLAHOMA'	TEXAS REDBUD 'OKLAHOMA'	B&B	2" CAL.	AS SHOWN
●	19	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	B&B	2" CAL.	AS SHOWN
□	APPROX. 4,680 SF	HOBBS AND HOPKINS PROTIME 309 SUPREME LAWN SEED MIX OR APPROVED EQUAL ELKA PERENNIAL RYEGRASS (50%); ESSENSE PERENNIAL RYEGRASS (30%); ENJOY CHEWINGS FESCUE (20%). SEED AT A RATE OF 6 LBS PER 1,000 SF OR AT RATE RECOMMENDED BY SUPPLIER. SOD AT OWNER'S OPTION.				

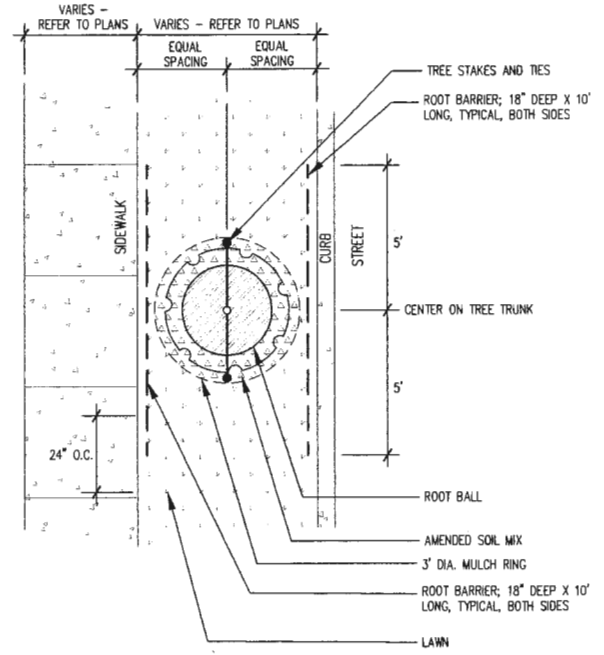
NOTES:

- PLANTS SHOWN ARE PRELIMINARY AND MAY BE SUBSTITUTED OR REVISED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL SUBMITTAL DUE TO DRIVEWAY DROP LOCATIONS, UTILITIES, LIGHT POLES, FIRE HYDRANTS, AVAILABILITY, ETC. PLANT QUANTITIES, SPECIES, SPACING, ETC. ARE SUBJECT TO CHANGE OR SUBSTITUTION BY THE LANDSCAPE ARCHITECT WITHIN THE STANDARDS ADOPTED BY THE CITY OF HAPPY VALLEY.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
- ALL PLANTS AND PLANTINGS SHALL CONFORM TO THE CITY OF HAPPY VALLEY DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ASN 1260.1. PLANT IN ACCORDANCE WITH STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB).
- TREES TO BE PLANTED SHALL MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.2) FOR GRADE NO. 1 OR BETTER. DOUBLE STAKE AND CENTER ALL STREET TREES IN PLANTING STRIP. STAKE TREES PARALLEL TO SIDEWALK. ALL STREET TREES SHALL HAVE 18" DEEP BY 10' LONG ROOT BARRIERS ADJACENT TO SIDEWALK AND CURB. CENTER ROOT BARRIERS ON TREE TRUNK. REFER TO DETAILS 1 AND 2, THIS SHEET.
- STREET TREES AND LAWN ALONG SE MT. SCOTT BLVD. SHALL BE INSTALLED AT TIME OF INITIAL DEVELOPMENT. ALL STREET TREES AND LAWN PLANTER STRIPS FRONTING INDIVIDUAL LOTS SHALL BE INSTALLED BY HOMEOWNER AT TIME OF HOME CONSTRUCTION.
- STREET TREES AND GROUNDCOVER PLANTINGS SHALL BE WATERED FOR A MINIMUM OF (2) YEARS OR UNTIL ESTABLISHED. STREET TREES AND GROUNDCOVER ALONG SE MT. SCOTT BLVD. SHALL HAVE A PERMANENT IRRIGATION SYSTEM, ALL OTHER TREES AND PLANTER STRIP LAWN FRONTING LOTS TO BE IRRIGATED AND MAINTAINED BY INDIVIDUAL HOME OWNERS AT TIME OF HOME CONSTRUCTION.
- MULCH: PROVIDE 3" LAYER OF BARK MULCH UNDER AND AROUND ALL TREES AND GROUNDCOVER IN LANDSCAPE AREAS. MULCH TO BE WELL-AGED MEDIUM GRIND DARK HEMLOCK OR FIR MULCH OR APPROVED EQUAL. IN LAWN AREAS, TREES SHALL HAVE A 3" DEEP X 3" DIAMETER MULCH RING FOR EASE OF MAINTENANCE.
- ADJUST LOCATION OF STREET TREES AS NEEDED TO FIT WITH DRIVEWAYS, STREET LIGHTS, WATER METERS, AND OTHER UTILITIES.



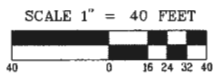
1 TYPICAL STREET TREE PLANTING DETAIL

- NTS
- NOTES:
- DRIVE STAKES OUTSIDE OF ROOTBALL PARALLEL TO STREET AND SIDEWALK.
 - SET TREE 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLING OF SOIL.
 - PROVIDE A 10' LONG ROOT BARRIER NEXT TO SIDEWALK AND CURB. CENTER BARRIER ON TREE TRUNK.
 - SOIL MIX FOR TREE PLANTING TO BE 1/3 ORGANIC MATERIALS, 1/3 TOPSOIL, AND 1/3 SANDY LOAM.



2 TYPICAL STREET TREE DETAIL PLAN

NTS



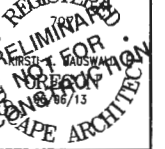
DESIGNED BY: KAH/TEB

DRAWN BY: TEB

CHECKED BY: KAH

SCALE: AS NOTED

DATE: 10-17-2014



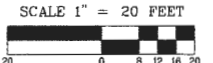
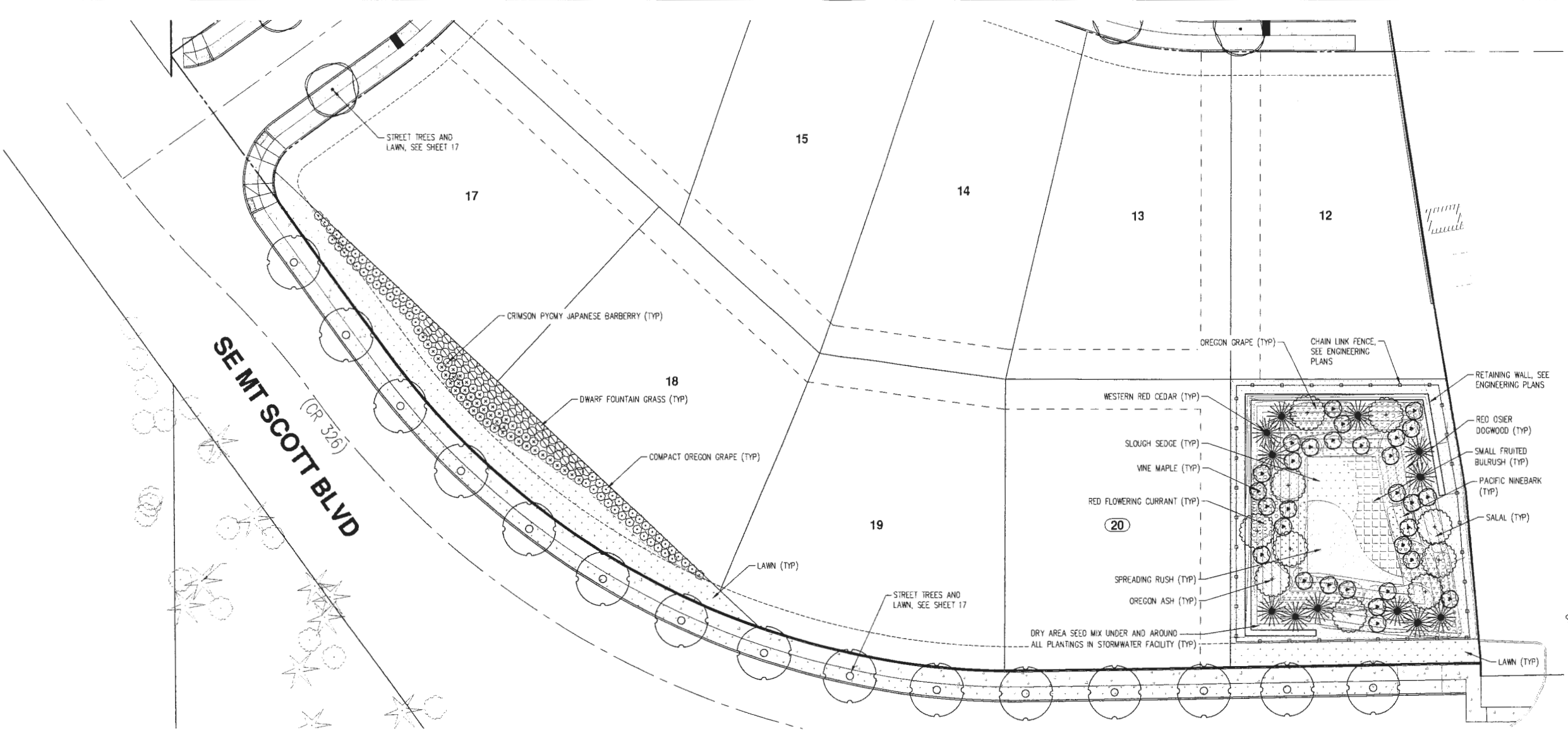
REVISIONS

JOB NUMBER

3743

SHEET

18



TRACT 'B' PLANT LEGEND

SYMBOL	QTY'S.	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	SPACING
	49	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	CONTAINER	2 GAL.	36" O.C.
	61	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	CONTAINER	2 GAL.	36" O.C.
	49	PENNISETUM ALOPECUROIDES 'HADELN'	DWARF FOUNTAIN GRASS	CONTAINER	1 GAL.	36" O.C.
	APPROX. 2,714 SF	HOBBS AND HOPKINS PROTINE 309 SUPREME LAWN SEED MIX OR APPROVED EQUAL ELKA PERENNIAL RYEGRASS (50%); ESSENCE PERENNIAL RYEGRASS (30%); ENJOY CHEWINGS FESCUE (20%). SEED AT A RATE OF 6 LBS PER 1,000 SF OR AT RATE RECOMMENDED BY SUPPLIER. SOD AT OWNER'S OPTION.				

NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
- PLANTS AND PLANTINGS SHALL CONFORM TO THE CITY OF HAPPY VALLEY'S DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ASN 1260.1. PLANT IN ACCORDANCE WITH STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- PLANT SPECIES, SIZES, SPACING, QUANTITIES, ETC ARE PRELIMINARY AND SHOWN TO CONVEY DESIGN INTENT. THEY MAY BE CHANGED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, BASED ON COST, AVAILABILITY, SITE CONDITIONS, ETC., IN CONFORMANCE WITH THE CITY OF HAPPY VALLEY'S DESIGN STANDARDS.
- REFER TO SHEETS 17 AND 19 FOR STREET TREES, WATER QUALITY FACILITY AND ADDITIONAL OPEN SPACE LANDSCAPING.
- MULCH: APPLY 3" DEEP WELL-AGED, MEDIUM GRIND OR SHREDED DARK HEMLOCK OR FIR BARK MULCH UNDER AND AROUND ALL PLANTINGS (EXCLUDING LAWN AREAS). PROVIDE A 3" DIAMETER BARK MULCH RING AROUND THE BASE OF TREES PLANTED IN LAWN FOR EASE OF MAINTENANCE. CARE SHALL BE TAKEN TO AVOID COVERING FOLIAGE OR ROOT CROWNS OF PLANTS.
- GROWING MEDIUM: GROWING MEDIUM IN ALL NEW PLANTING BEDS SHALL BE A MINIMUM OF 12" DEEP. EXISTING, NON-COMPACTED, NATIVE SOIL MAY COUNT TOWARDS THE REQUIREMENT. REUSE SURFACE SOIL STOCKPILED ON THE SITE IF AVAILABLE AND/OR IMPORT NEW TOPSOIL TO MAKE UP REQUIRED AMOUNTS FOR INSTALLATION. TOPSOIL SHALL BE FREE OF ROOTS, PLANTS, SOD, CLAY LUMPS, DEBRIS, ALKALI, SALTS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH AND HAVE A MINIMUM OF 15%-30% ORGANIC MATERIAL CONTENT. SOIL PLACEMENT AND PLANTING SHALL OCCUR IN CONDITIONS THAT DO NOT RESULT IN OVER-COMPACTION OR EROSION, SATURATED SOIL OR OTHER CONDITIONS SUCH AS FREEZING OR ABOVE AVERAGE TEMPERATURES, RAINY CONDITIONS, ETC. SOIL SHALL BE IN FRIABLE (WORKABLE) CONDITION WHEN PLACED. FINISHED GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET FINISH GRADE SHOWN ON GRADING PLANS AND ADJACENT LANDSCAPE AREAS TO REMAIN. DO NOT DISTURB ROOT ZONES OR EXISTING TREES AND VEGETATION TO REMAIN.
- IRRIGATION: ALL LAWN AND PLANTING AREAS IN TRACT 'B' SHALL HAVE PERMANENT AUTOMATIC IRRIGATION. TRACT 'C' STORMWATER FACILITY SHALL HAVE TEMPORARY IRRIGATION PER WES STANDARDS, EXCEPT LAWN FRONTING SE MT. SCOTT BLVD. WHICH SHALL HAVE PERMANENT IRRIGATION. IRRIGATION SYSTEM SHALL BE DESIGN BUILD BY THE LANDSCAPE CONTRACTOR AND SHALL BE INSTALLED FOR FULL AND COMPLETE COVERAGE FOR ALL LANDSCAPE AREAS WITH CONSIDERATION FOR PLANT PLACEMENT AND GROWTH HABITS. INSTALL ALL WORK NECESSARY FOR COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM, INCLUDING CITY APPROVED DOUBLE CHECK VALVE, HEADS, MAIN AND LATERAL LINES, ZONE VALVES, SLEEVING, CLOCK, ETC. HOLD ALL PIPING A MINIMUM OF 12" OFF PROPERTY LINES, SIDEWALKS, CURBING, AND OTHER HARD SURFACING. PIPE COVER FROM FINISHED GRADE SHALL BE A MINIMUM OF 18" FOR ALL MAINLINES, 12" FOR ALL LATERAL PIPING. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR POINT-OF-CONNECTION AND SHALL BE REQUIRED TO OBTAIN APPROVAL OF AGENCY FOR IRRIGATION SYSTEM PRIOR TO CONSTRUCTION.

TRACT 'C' STORMWATER FACILITY PLANT LEGEND

TREES

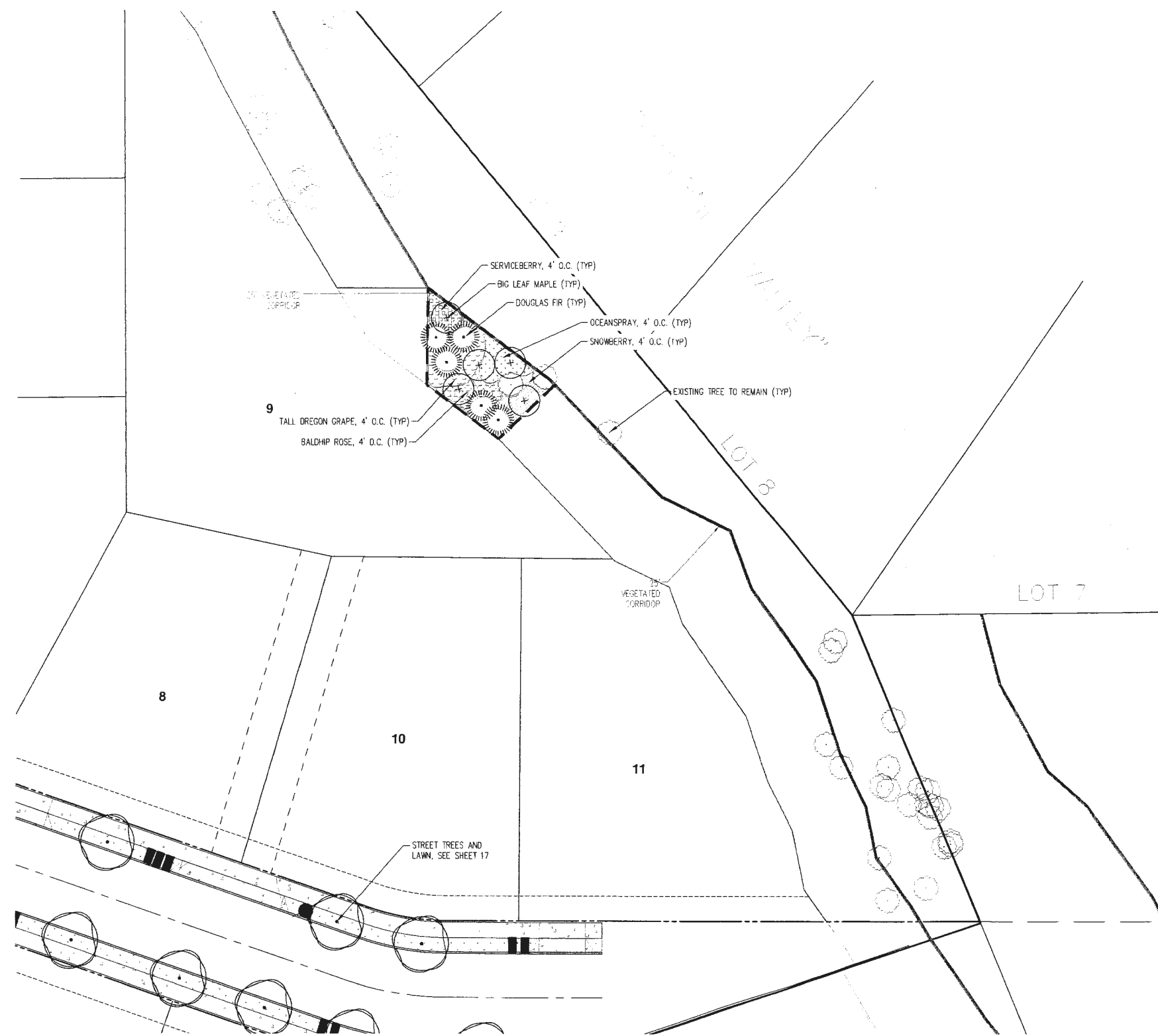
SYMBOL	QTY'S.	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	SPACING
	30	ACER CIRCINATUM	VINE MAPLE	CONTAINER	4'-5' H.	6' O.C. OR AS SHOWN
	9	FRAXINUS LATIFOLIA	OREGON ASH	CONTAINER	6'-8' H.	6' O.C. OR AS SHOWN
	12	THUJA PLICATA	WESTERN RED CEDAR	CONTAINER	6'-7' H.	12' O.C. OR AS SHOWN
TOTAL TREES: 51						

SHRUBS AND HERBACEOUS PLANTS

SYMBOL	QTY'S.	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	SPACING
	92	CAREX OBNUPTA	SLOUGH SEDGE	PLUG	2"	18" O.C. TRIANGULAR SPACING
	82	CORNUS SERICEA	RED OSIER DOGWOOD	CONTAINER	1'-2" H.	3'-4' O.C. TRIANGULAR SPACING
	50	GAULTHERIA SHALLON	SALAL	CONTAINER	1 GAL.	3'-4' O.C. TRIANGULAR SPACING
	180	JUNCUS PATENS	SPREADING RUSH	PLUG	2"	18" O.C. TRIANGULAR SPACING
	71	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONTAINER	1 GAL.	3'-6' O.C. TRIANGULAR SPACING
	15	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	CONTAINER	8" H.	9' O.C. TRIANGULAR SPACING
	35	RIBES SANGUINEUM	RED FLOWERING CURRANT	CONTAINER	1 GAL.	6' O.C. TRIANGULAR SPACING
	142	SORPUS MICROCARPUS	SMALL FRUITED BULRUSH	PLUG	2"	18" O.C. TRIANGULAR SPACING
TOTAL SHRUBS: 253						

DRY AREA SEED MIX (UNDER AND AROUND ALL PLANTINGS WITHIN THE WATER QUALITY AREA ONLY): HOBBS AND HOPKINS DRY AREA SEED MIX OR APPROVED EQUAL CALIFORNIA GROME (20%); BLUE WILDORIE (20%); NATIVE RED FESCUE (50%); LARGE LEAF LUPINE (10%). APPLY AT RATE RECOMMENDED BY SUPPLIER. HOBBS AND HOPKINS (503) 239-7518

NOTE: PROVIDE TEMPORARY IRRIGATION TO STORMWATER FACILITY; LAWN AREA FRONTING SE MT. SCOTT BLVD. SHALL HAVE PERMANENT IRRIGATION. PROVIDE IRRIGATION TO PLANTINGS UNTIL ACCEPTANCE BY WATER ENVIRONMENTAL SERVICES (WES) AND THE LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE "DESIGN BUILD" IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF PLANTINGS.



VEGETATED CORRIDOR MITIGATION AND ENHANCEMENT PLANTINGS

HABITAT CONSERVATION AREA (HCA) MITIGATION ENHANCEMENT PLANTING AREA: 1,000 SQUARE FEET ±

TREES (TOTAL 10)

SYMBOL Q.TIES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
+	ACER MACROPHYLLUM	BIG LEAF MAPLE	2 GAL. CONT.	10' O.C.
☉	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2 GAL. CONT.	10' O.C.

SHRUBS (TOTAL 50)

SYMBOL Q.TIES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
⊞	ALMELANCHIER ALNIFOLIA	SERVICEBERRY	1 GAL. CONT.	4' O.C.
⊞	HOLODISCUS DISCOLOR	OCEANSPRAY	1 GAL. CONT.	4' O.C.
⊞	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	1 GAL. CONT.	4' O.C.
⊞	ROSA GYMNOCARPA	BALDHIP ROSE	1 GAL. CONT.	4' O.C.
⊞	SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL. CONT.	4' O.C.

SEED MIX

BROMUS CARINATUS	NATIVE CALIF. BROME	SEED 10 LBS PLS/ACRE	SEEDING RATE AS NEEDED FOR
CLYMIUS GLAUCUS	BLUE WILDRYE	SEED 10 LBS PLS/ACRE	SOIL AREAS >25 SF FOLLOWING
FESTUCA RUBRA VAR. RUBRA	NATIVE RED FESCUE	SEED 5 LBS PLS/ACRE	INVASIVE SPECIES REMOVAL
LUPINUS POLYPHYLLUS	LARGE-LEAF LUPINE	SEED 8 LBS PLS/ACRE	

* BARE ROOT PLANTS MAY BE SUBSTITUTED FOR CONTAINER PLANTS BASED ON AVAILABILITY. IF BARE ROOT PLANTS ARE USED, THEY MUST BE PLANTED DURING THE LATE WINTER/EARLY SPRING DORMANCY PERIOD.

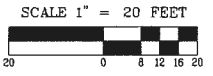
NOTE: THIS IS ONLY A RECOMMENDED LIST OF SPECIES. FINAL SELECTION OF PLANTS MAY BE REVISED, BUT PLANTS MUST BE NATIVE, SELECTED FROM THE CITY OF HAPPY VALLEY'S PLANT LIST AND PLANTED AT DENSITIES CONSISTENT WITH WES PLANTING REQUIREMENTS. VEGETATED CORRIDOR MITIGATION AND ENHANCEMENT PLANTINGS, SPACING, SPECIES, PLANTING AND MAINTENANCE NOTES, ETC. DETERMINED BY SWCA ENVIRONMENTAL CONSULTANTS.

PLANTING NOTES (PER SECTION 16.34.070.4 OF THE CITY OF HAPPY VALLEY'S DEVELOPMENT STANDARDS FOR HABITAT CONSERVATION AREA MITIGATION):

- HIMALAYAN BLACKBERRY (NON-NATIVE INVASIVE VEGETATION SPECIES) WAS OBSERVED WITHIN THE MITIGATION AREA. MECHANICAL CONTROL BY HAND IS RECOMMENDED PRIOR TO INSTALLING THE NEW ENHANCEMENT MITIGATION PLANTINGS. ANY USE OF HERBICIDES IN THE VEGETATED CORRIDOR REQUIRES PRIOR APPROVAL FROM WES.
- PLANTINGS SHOULD BE INSTALLED BETWEEN DECEMBER 1 AND FEBRUARY 28 FOR BARE ROOTS AND SEEDS AND BETWEEN OCTOBER 15 AND APRIL 30 FOR CONTAINERS. PLANTS MAY BE INSTALLED AT OTHER TIMES OF THE YEAR; HOWEVER, ADDITIONAL MEASURES MAY BE NECESSARY TO ENSURE PLANT SURVIVAL.
- PLANTINGS SHALL BE MULCHED A MINIMUM OF THREE INCHES IN DEPTH AND 18 INCHES IN DIAMETER TO RETAIN MOISTURE AND DISCOURAGE WEED GROWTH AROUND NEWLY INSTALLED PLANT MATERIAL.
- IRRIGATION: PROVIDE TEMPORARY IRRIGATION SYSTEM TO VEGETATED CORRIDOR. WATER NEW PLANTINGS ONE INCH PER WEEK BETWEEN JUNE 15 TO OCTOBER 15, FOR THE FIRST THREE YEARS FOLLOWING INSTALLATION OF WOODY VEGETATION. CONTRACTOR TO PROVIDE A "DESIGN BUILD" IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION OF PLANTINGS.

MAINTENANCE AND MONITORING PLAN:

- THE CITY OF HAPPY VALLEY REQUIRES A TWO-YEAR MONITORING AND MAINTENANCE PERIOD FOR HABITAT CONSERVATION AREA (HCA) MITIGATION. THE ENHANCED MITIGATION AREA TO BE INSPECTED ANNUALLY, A MINIMUM OF TWO TIMES DURING THE GROWING SEASON, BY JUNE 1 AND SEPTEMBER 30.
- PLANT SURVIVAL: THE CITY OF HAPPY VALLEY SUCCESS CRITERION FOR HCA ENHANCEMENT MITIGATION IS 80% SURVIVAL OF ALL TREE AND SHRUB PLANTINGS ON THE SECOND ANNIVERSARY OF THE DATE THAT THE MITIGATION PLANTING IS COMPLETED. IF ANY MORTALITY IS NOTED ON THE SITE, THE FACTOR LIKELY TO HAVE CAUSED MORTALITY OF PLANTINGS IS TO BE DETERMINED AND CORRECTED IF POSSIBLE. IF SURVIVAL FALLS BELOW 80% AT THE END OF THE TWO-YEAR MAINTENANCE PERIOD, ANY OF THE DEAD PLANTS SHALL BE REPLACED, AND OTHER CORRECTIVE MEASURES, SUCH AS MULCHING OR IRRIGATION, MAY NEED TO BE IMPLEMENTED.
- NOXIOUS AND INVASIVE SPECIES CONTROL IS TO BE CONDUCTED AS NEEDED BASED UPON THE SITE INSPECTIONS. INVASIVE SPECIES INCLUDE: HIMALAYAN AND EVERGREEN BLACKBERRY (RUBUS DISCOLOR AND R. LACINIATUS), REED CANARYGRASS (PHALARIS ARUNDINACEA), TEASEL (DIPSACUS FULLONUM), CANADA AND BULL THISTLE (CIRSIUM ARVENSE AND C. VULGARE), SCOTCH BROOM (CYTISUS SCOPARIUS), PURPLE LOOSESTRIFE (LYTHRUM SALICARIA), JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM), MORNING GLORY (CONVOLVULUS SPECIES), GIANT HOGWEED (HERACLEUM MANTEGAZIANUM), ENGLISH IVY (HEDERA HELIX), NIGHTSHADE (SOLANUM SPECIES), AND CLEMATIS (CLEMATIS LIGUSTICIFOLIA AND C. VITALBA).



CITY OF HAPPY VALLEY

16000 SE MISTY DRIVE
HAPPY VALLEY, OREGON 97086
(503) 783.3800
FAX: (503) 658.5174

NOTICE

NOTICE IS HEREBY GIVEN that the Happy Valley Planning Commission will hold a public hearing at the City of Happy Valley City Hall, 16000 SE Misty Drive, in the City of Happy Valley, Oregon, in regard to the below matter on: **Tuesday, January 13, 2015.**

DOCKET NUMBER:

CPA-11-14/LDC-17/SUB-01-14/ERP-08-14/ERP-11-14 "GATEWAY TO HAPPY VALLEY"

The applicant, Mel Fox, is requesting approval of a Comprehensive Plan/Zoning Map Amendment, 20-Lot Subdivision and Environmental Review Permits (for steep slopes natural resources) on several Lots of Record located north of intersection of King Road and Mount Scott Boulevard. The applicant has proposed to change a portion of the subject site's current plan designation/zoning district from Very Low Density Residential (R-20) to Low Density Residential (R-7) in conjunction with a 20-Lot Subdivision and Environmental Review Permits. The attached exhibits depict the location and existing/proposed zoning of the subject site as well as the proposed development plan. The subject properties can be further described as Clackamas County Assessor Map Nos. 12E26CD; Tax Lots 3300, 3400 and 3600.

The Planning Commission will make the final decision to approve, approve with conditions or deny the subject applications in accordance with the applicable Statewide Planning Goals; applicable sections of OAR Chapter 660, Division 12; applicable City of Happy Valley Comprehensive Plan Policies; and applicable sections of the City of Happy Valley Municipal Code; Title 16 (Land Development Code), including Chapters 16.22, 16.32, 16.34, 16.41, 16.42, 16.43, 16.44, 16.50, 16.61, 16.63, and 16.67. Interested parties are invited to attend the hearings or to submit comments in writing prior to the public hearing. All written comments must be received by the City of Happy Valley by 5:00 p.m. on **Monday, December 29, 2014** to be included in the Planning Commission packet – verbal or written testimony may also be entered into the record at the public hearings. Those wishing to present verbal testimony, either pro, con, or to raise questions, will be asked to speak after presentation of the staff report. Testimony should pertain to the applicable criteria.

The decision by the Planning Commission on the applicant's proposal will be made in accordance with the applicable criteria, and may be appealed per the provisions of the City's Municipal Code. Failure to raise an issue in person, or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the hearings bodies an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals. The applicant and any person who submits written comments shall receive notice of the decision.

The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the Planning Commission to respond to the issue precludes an action for damages in circuit court.

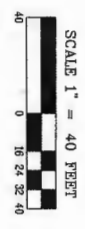
The decision-making criteria, application and all materials submitted by the applicant and records concerning this matter are available at the City of Happy Valley City Hall at the above address during working hours (8:00 a.m. to 5:00 p.m. weekdays), please call for an appointment. The City's staff report, findings of fact and staff recommendation are generally available seven days prior to the public hearing date. For additional information, contact Steve Koper, Associate Planner at the above address and phone number.

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

Notice to mortgagee, lien holder, vendor, or seller: The City of City of Happy Valley Development Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.



Steve Koper, AICP
Associate Planner



AERIAL PHOTOGRAPH PLAN

GATEWAY TO HAPPY VALLEY

HAPPY VALLEY OREGON
TAX LOTS 3300, 3400 & 3600

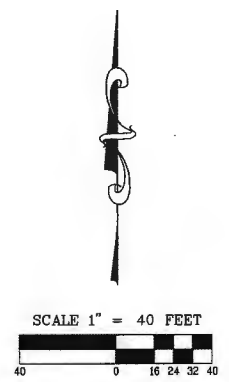
AKS ENGINEERING AND FORESTRY, LLC
12965 SW HERMAN RD
SUITE 100
TUALATIN, OR 97062
PHONE: 503.563.6151
FAX: 503.563.6152
www.aks-eng.com

AKS
ENGINEERING · PLANNING · SURVEYING
FORESTRY · LANDSCAPE ARCHITECTURE

DESIGNED BY: MM	REGISTERED PROFESSIONAL ENGINEER
DRAWN BY: AZV	REGISTERED PROFESSIONAL ENGINEER
CHECKED BY: MGH	REGISTERED PROFESSIONAL ENGINEER
SCALE: AS NOTED	REGISTERED PROFESSIONAL ENGINEER
DATE: 10-17-2014	REGISTERED PROFESSIONAL ENGINEER
REVISIONS:	REGISTERED PROFESSIONAL ENGINEER
RENEWAL DATE: 6/30/15	REGISTERED PROFESSIONAL ENGINEER
JOB NUMBER: 3743	REGISTERED PROFESSIONAL ENGINEER
SHEET: 20	REGISTERED PROFESSIONAL ENGINEER

-  - WATER QUALITY RESOURCE AREA (WQRA) = 9,544 SF
-  - HABITAT CONSERVATION AREA (HCA) = 10,054 SF
-  - CONSERVATION SLOPE AREA = 7,743 SF
-  - TRANSITION SLOPE AREA = 21,012 SF

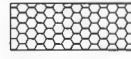

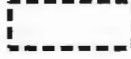
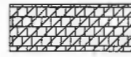

TOTAL GROSS SITE AREA (TCSA) = 230,588
 $(WQRA + HCA) \div (TCSA) = (9,544 + 10,054) \div (230,588) = 0.085 = 8.5\%$
 8.5% < 10% ∴ SITE CAN BE DEVELOPED AS A SUBDIVISION.



SLOPES TABLE					
NUMBER	MIN SLOPE	MAX SLOPE	AREA	ACRES	COLOR
1	0.37%	15.00%	173922.89	3.99	
2	15.01%	25.00%	46471.29	1.07	
3	25.01%	5557.39%	10194.60	0.23	

AKS DRAWING FILE: 3743 SLOPE AREAS FOR DENSITY/DWG | LAYOUT: DENSITY AREAS

LEGEND:

-  - CONSERVATION SLOPE AREA
-  - TRANSITION SLOPE AREA
-  - PROPOSED BUILDABLE TRANSITION SLOPE AREA
-  - INFRASTRUCTURE IN TRANSITION SLOPE AREA (PER LDC 16.32.050)
-  - CONSERVATION SLOPE ALLOWABLE DEVELOPED AREA PER LDC 16.32.045 (EXCEPTIONS)
 - LESS THAN 50 CUBIC YARDS OF CUT/FILL
 - LESS THAN 1,000 SQUARE FEET OF GROUND FLOOR AREA THAT DOES NOT INVOLVE GRADING.

SITE AREAS:

- A) GROSS SITE AREA: 230,588 SF
 - B) CONSERVATION SLOPE AREA: 10,608 SF
 - C) TRANSITION SLOPE AREA: 37,043 SF
 - D) INFRASTRUCTURE IN TRANSITION SLOPE AREA: 4,888 SF (NOT COUNTED TOWARDS BUILDABLE AREA)
 - E) PROPOSED BUILDABLE TRANSITION SLOPE AREA: 14,817 SF
- SLOPE AREA PERCENTAGE OF GROSS SITE AREA = $100 \times \frac{(B+C)+A}{A} = 20.67\%$
 BASED ON LDC 16.32.040.C.2 40% OF TRANSITION SLOPE AREA IS BUILDABLE
 ALLOWED BUILDABLE TRANSITION SLOPE AREA: $40\% \times 37,043 = 14,817$ SF



SLOPES TABLE					
NUMBER	MIN SLOPE	MAX SLOPE	AREA	ACRES	COLOR
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2	15.01%	25.00%	46471.29	1.07	
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