



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

www.oregon.gov/LCD



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

Date: March 31, 2015
Jurisdiction: City of Happy Valley
Local file no.: CPA-16-14/LDC-16-14/
DLCD file no.: 002-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 03/25/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 35 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.

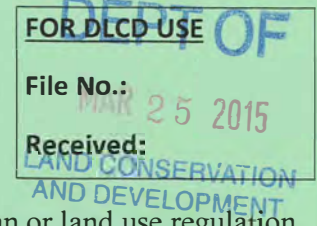
DLCD Contact

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



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.: CPA-16-14/LDC-16-14/SUB-03-15/ERP-10-14/ERP-15-15

Date of adoption: 3-17-15

Date sent: 3/20/2015

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): 1-5-15

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 MUR-M2	to MUR-S	3.9 acres.	A goal exception was required for this change.
Change from SFA	to MUR-S	7.9 acres.	A goal exception was required for this change.
Change from R-5	to MUR-S	1.7 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):

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 MUR-M2	to MUR-S	Acres: 3.9
Change from SFA	to MUR-S	Acres: 7.9
Change from R-5	to MUR-S	Acres: 1.7
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:
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Location of affected property (T, R, Sec., TL and address): 13E30C: Tax Lot 700

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.

ORDINANCE NO. 472
CITY OF HAPPY VALLEY

AN ORDINANCE AMENDING OFFICIAL MAP EXHIBIT 11 OF THE CITY OF HAPPY VALLEY LAND DEVELOPMENT ORDINANCE NO. 97 AND AMENDING THE CITY'S COMPREHENSIVE PLAN BY ADOPTING AMENDMENTS TO THE CITY'S TRANSPORTATION SYSTEM PLAN (TSP).

WHEREAS, Application CPA-16-14/LDC-16-14/SUB-03-15/ERP-10-14/ERP-15-15 was requested by the Holt Group, Inc. to amend the City's Development District Map (Official Map Exhibit 11 of Ordinance 97) by applying the MUR-S zone to 13.57 acres of a site known as "Grand View Meadows" and to amend the TSP in order to reclassify the functional classification a portion of a planned roadway located on the subject property from a Collector Facility to a Neighborhood Facility as part of the proposed Subdivision.

WHEREAS, a public hearing was held before the City of Happy Valley Planning Commission on March 24, 2015; and,

WHEREAS, the Planning Commission recommended by unanimous vote that said Official Map Exhibit 11 and the TSP be amended as recommended by the Planning Official in the staff report dated March 24, 2015; and,

WHEREAS, the City has timely forwarded a copy of the proposed map amendments to the Department of Land Conservation and Development of the State of Oregon, Metro and Clackamas County; and,

WHEREAS, the City Council of the City of Happy Valley, Oregon, has determined that it is reasonable, necessary and in the public interest to revise the Official Development District Map, Exhibit 11 and the TSP, and approve the Planning Commission's recommendation pursuant to the findings contained in the staff report to the Planning Commission dated March 24, 2015, at the regular meeting of the City Council on March 17, 2015.

NOW, THEREFORE, it is hereby declared by the City Council of Happy Valley, Oregon, that the City's Land Development Ordinance be amended by substituting a new Exhibit 11 with the Development Districts changed, as set forth as part of Exhibit "A" to this Ordinance, and the TSP be amended by substituting new applicable TSP Figures, as set forth as part of Exhibit "B" to this Ordinance, and is fully incorporated herein.

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

READ for the first time at the regular meeting of the City Council of the City of Happy Valley, Oregon, on March 17, 2015, and adopted by unanimous vote of the members of the City Council of the City of Happy Valley, Oregon.

WHEREAS, the City Council considered the proposed amendments at its regularly scheduled City Council meeting on March 17, 2015; and

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

Section 1. The City of Happy Valley declares that the following city Comprehensive Plan designation and zoning district shall apply to the subject property as listed by Clackamas County Assessor Map No:

13E-30C-00700 – MUR-S


Section 2. The City of Happy Valley declares that the amendments to the City's TSP to be amended as set forth within the Staff Report to the Planning Commission dated February 24, 2015.

Section 3. The City Council adopts the subject amendments (CPA-16-14/LDC-16-14/SUB-03-15/ERP-10-14/ERP-15-15) and the associated Staff Report to the City Council dated March 17, 2015.

Section 4. The Planning Official is directed to:


1. Amend the City's Comprehensive Plan/Zoning Map to reflect the re-zoning of the subject properties from a combination of MUR-M2/SFA/R-5 to MURS.
2. Amend the City's TSP to reflect the reclassification of a portion of a planned roadway from a Collector Facility to a Neighborhood Facility.
3. Said changes shall become effective within 30 calendar days.

COUNCIL APPROVAL AND UNANIMOUS ADOPTION AT ONE MEETING:
[March 17, 2015]

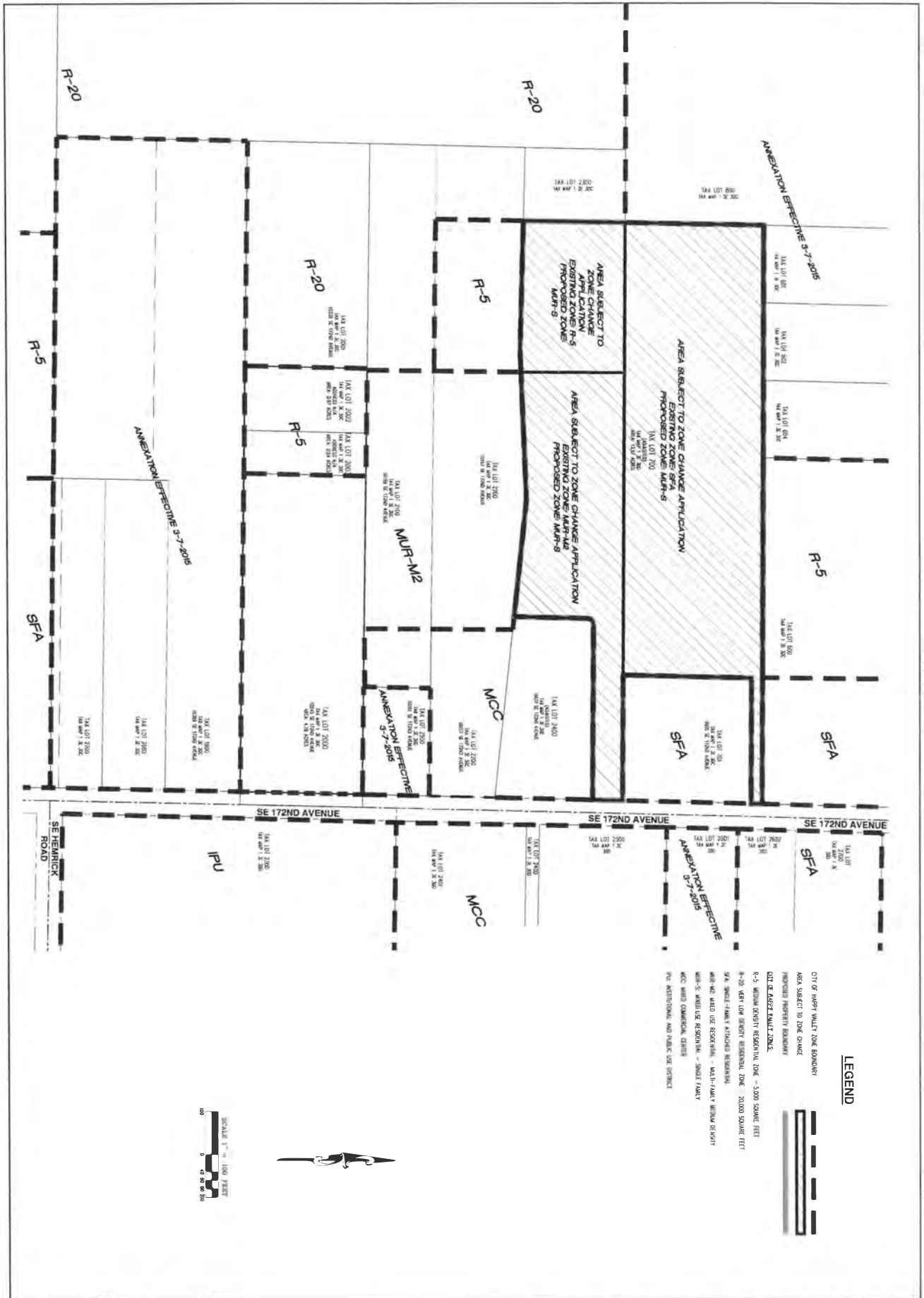


Lori DeRemer
Mayor

Adoption and date attested by:



Marylee Walden
City Recorder



SCALE 1" = 100 FEET

0 40 80 120 160 200

DATE: 05-23-2024

PROJECT: AKS

DRAWN BY: AKS

CHECKED BY: AKS

DATE: 05-23-2024

02

**COMPREHENSIVE PLAN
MAP AMENDMENT AND
ZONE CHANGE PLAN**

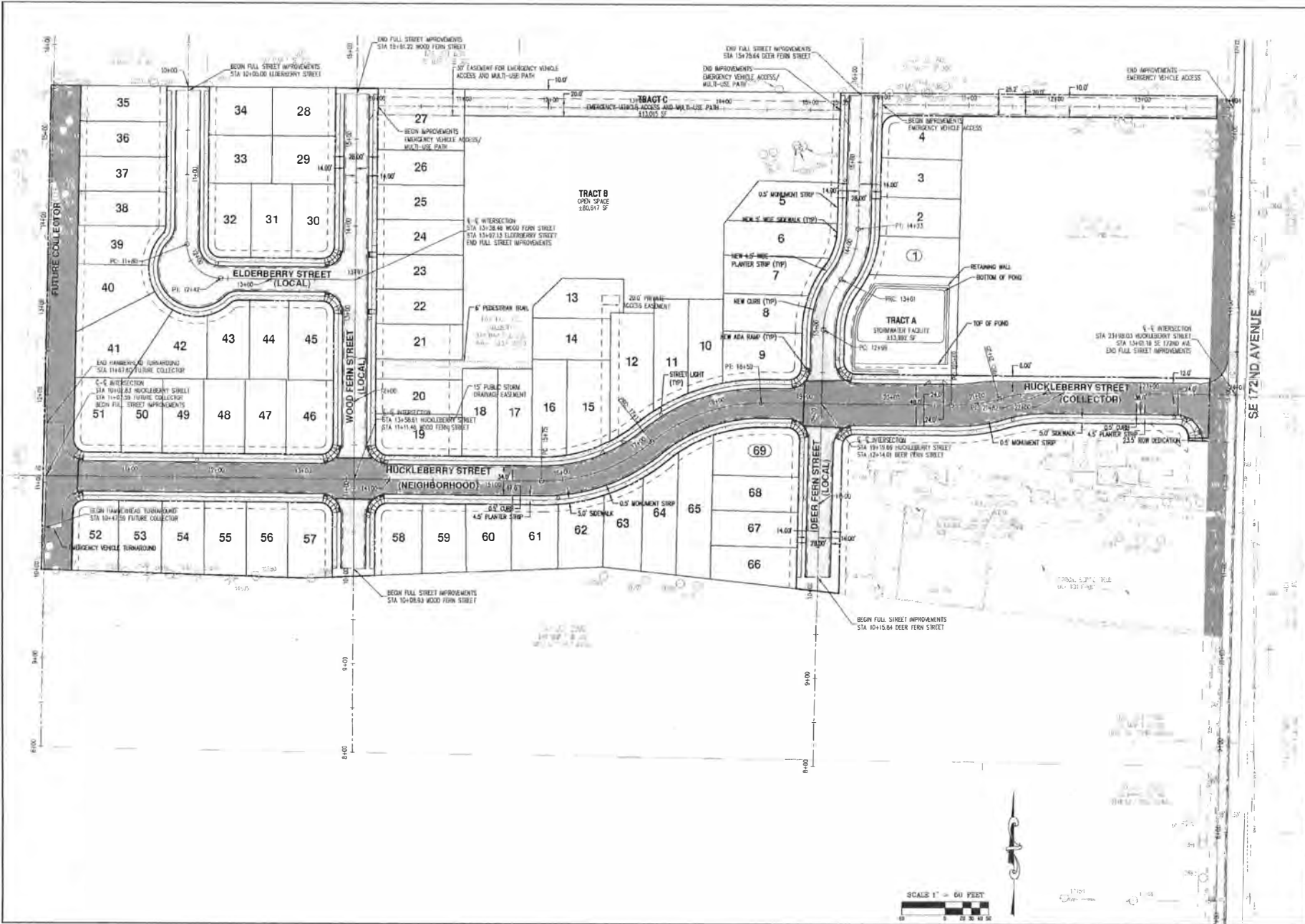
PINE VIEW MEADOWS
10245 SE 172ND AVENUE
HAPPY VALLEY OREGON

CLACKAMAS COUNTY TAX MAP 1 & 3C

AKS ENGINEERING AND FORESTRY, LLC
12965 SW HERMAN ROAD
SUITE 101
HAPPY VALLEY, OR 97110
PHONE: 503.563-8151
FAX: 503.563-8152

AKS

ENGINEERING • PLANNING • SURVEYING
FORESTRY • LANDSCAPE ARCHITECTURE



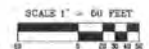
AKS
 AKS ENGINEERING AND FORESTRY, LLC
 12800 SW HERMAN RD
 TUALUMIN, OR 97062
 PHONE: 503.333.3333
 FAX: 503.333.3333
 www.aks-efp.com

GRAND VIEW MEADOWS
HAPPY VALLEY OREGON
 CLASSIC COUNTY, MAP 1, 3, 303
 1/4 LOT 76 (UNIMATED)

PRELIMINARY SITE PLAN

DESIGNED BY: JH
 DRAWN BY: JH
 CHECKED BY: JH
 SCALE: AS SHOWN
 DATE: 11-03-2014
 PERMITTED FOR CONSTRUCTION
 EXPIRES 6/30/15
 10/27/14

JOB NUMBER
4004
 SHEET
11



DATE PLOTTED: 11/03/14 10:51:11 AM

Mayor
Honorable Lori DeRemer

City Manager
Jason A. Tuck



March 20, 2015

File No. CPA-16-14/LDC-16-14/SUB-03-15/ERP-10-14/
ERP-15-15 (Grand View Meadows)

NOTICE OF DECISION

This is official notice of action taken by the City of Happy Valley Planning Commission and City Council at public hearings on February 24, 2015 and March 17, 2015, with regard to an application by The Holt Group, Inc. for a Comprehensive Plan/Zoning Map Amendment, Transportation System Plan Amendment, 69 Lot Subdivision and Environmental Review Permits (File No. CPA-16-14/LDC-16-14/SUB-03-14/ERP-10-14/ERP-15-14) on one lot of record. The subject property is located west of 172nd Avenue, east of Maple Hill Lane and north of Hemrick Road, and is further described as Clackamas County Assessor Map No. 13E30C: Tax Lot 700.

At the public hearing, the City Council voted to approve CPA-16-14/LDC-16-14/SUB-03-14/ERP-10-14/ERP-15-14 based upon submitted information, public testimony, and deliberations of the City Council and Planning Commission. Copies of the original Staff Report for CPA-16-14/LDC-16-14/SUB-03-14/ERP-10-14/ERP-15-14 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 blue ink, appearing to read 'Steve Koper', is located above the name and title of the signatory.

Steve Koper, AICP
Associate Planner

cc: City of Happy Valley, Applicant
Participants of Record

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

**Conditions of Approval for “Grand View Meadows”
CPA-16-14/LDC-16-14/SUB-03-14/ERP-10-14/ERP-15-14**

Administration

1. That the City shall amend its Comprehensive Plan Map/Zoning Map to indicate that the development site is subject to a Medium Density Single Family Residential plan designation and an MUR-S 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 November 4, 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 and Engineering Erosion Control Permit to the City prior to beginning any grading work on site.
18. That lot grading and tree preservation shall be in accordance with Municipal Code Section 16.42.050.E.2.
19. That geotechnical inspection will be required throughout the lot grading and construction of the public improvements. The construction plans shall show the areas where the Very Highly Expansive soils are located and shall provide the geotechnical engineer's recommendations for removal and/or remediation within the public right-of-way and in foundation areas. The construction plans shall be reviewed and approved by the geotechnical engineer prior to construction plan approval. The applicant shall implement the recommendations of the approved geotechnical study and to allow all inspections to be conducted.
20. That the grading limits around protected trees shall be fenced using the standard four-foot tall 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.
21. That all retaining walls shall require separate Design Review approval and that for retaining walls great than four 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.
22. 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

23. 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.
24. 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.
25. 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.

26. That all current ADA requirements for streets and intersections shall be met.
27. That Deer Fern Street north of Huckleberry Street, Wood Fern Street and Elderberry Street shall be classified as a Local Facility. 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.
28. That Deer Fern Street south of Huckleberry Street shall be classified as a Local Facility with a 32-foot paved section with parking on both sides adjacent to the commercially zoned area.
29. That Huckleberry Street between 172nd Avenue and Deer Fern Street shall be classified as a Collector Facility.
30. That Huckleberry Street between Deer Fern Street and the west property line of the development shall be classified as a Neighborhood Facility.
31. That the future Collector Facility along the west edge of the development is in the City's TSP and a 34-foot wide public right-of-way shall be dedicated and the area rough graded on the development property. A fee-in-lieu of construction shall be paid prior to final plat approval. The fee-in-lieu of amount will be 125 percent of the project design and construction value
32. That 172nd Avenue shall require frontage improvements and right-of-way dedication in accordance with the 172nd Avenue/190th Drive Corridor Management Plan and Clackamas County standards. Overhead utilities shall be installed underground as part of the frontage improvements.
33. That vertical street alignments within the subdivision will be in accordance with the City's Design Manual.
34. That proposed stub streets shall be constructed to the development property lines. Easements shall be obtained from adjacent property owners as necessary to complete the street construction, unless the applicant provides the City with a written statement by the adjacent owner(s) refusing said easement(s), in which case the street construction shall be extended as far as practical without encroaching on adjacent properties.”
35. That the applicant shall provide, to the City CFDE#1 approval of the proposed emergency turnaround on the future Collector Facility as well as approval of the proposed emergency access design from 172nd Avenue.
36. That pedestrian trails shall be paved or concrete and shall be designed and built in accordance with the Design Manual.
37. That minimum AASHTO sight distance requirements shall be met at all street intersections and driveways. AASHTO requires sight distance to be measured at a point 14.4 feet from the edge of the traveled way with a driver's eye height of 3.5 feet and an object height of 3.5 feet.
38. That a stubbed street shall end as shown in City Standard Drawing No. 310 and/or No. 315.

39. That the applicant shall provide to the City 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

40. That demolition permits from the Building Division will be required for the removal of any structures.
41. That plumbing permits from the Building Division will be required for private utilities installed in private access easements.
42. 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.
43. That dust shall be controlled within the development during construction and shall not be permitted to drift onto adjacent properties.
44. 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.
45. 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.
46. 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.
47. 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.

DKS Associates (Traffic Engineer)

48. That minimum AASHTO sight distance requirements shall be met at all site intersections and driveways. The proposed Huckleberry Street intersection at 172nd Avenue shall be constructed to provide a minimum of 500 feet of intersection sight distance based on a posted driver speed of 45 mile per hour on 172nd Avenue. Vegetation shall be cut back, as required to provide adequate sight distance. Sight distances on the internal Local Facilities system shall be approved by the City engineer prior to final site plan approval.

49. That frontage (one-half street) improvements to 172nd Avenue shall be constructed to meet Clackamas County standards, consistent with the 172nd Avenue/190th Drive Corridor Management Plan adopted by both the County and City. The frontage improvement requirements shall include pavement, sidewalk, landscape strip, drainage and curb consistent with City of Happy Valley and Clackamas County standards and the 172nd Avenue/190th Drive Corridor Management Plan.
50. That a fee-in-lieu-of construction shall be provided for frontage improvements along the planned extension of 162nd Avenue. The fee-in-lieu of amount will be 125 percent of the project design and construction value.
51. That Huckleberry Street shall be constructed to meet City of Happy Valley standards for a Neighborhood Facility west of Deer Fern Street and a Collector Facility east of Deer Fern Street. The Neighborhood Facility segment shall be constructed with parking on both sides of the street (55-foot wide public right of way) while the Collector Facility sections shall be constructed with a two-lane section including parking and bike lanes on both sides of the street (73-foot wide right of way). Once a public roadway extension is constructed connecting Grand View Meadows and a nearby Collector Facility, the site access at 172nd Avenue may be restricted to right-in/right-out movements unless a design exception is approved by Clackamas County DTD requirements. Temporary full access intersection will also require a design exception from Clackamas County prior to final site plan approval.
52. That Deer Fern Street south of Huckleberry Street shall be constructed to meet City of Happy Valley standards for a Local Facility with parking on both sides of the street (53-foot wide public right of way). The street shall include pavement, sidewalk, landscape strip, drainage and curb.
53. That Elderberry Street, Wood Fern Street and Deer Fern Street north of Huckleberry Street shall be constructed to meet City of Happy Valley standards for Local Facilities with parking on one side of the street (49-foot public right of way). The internal streets shall include pavement, sidewalk, landscape strip, drainage and curb. The parking restriction on one side of the street shall be clearly designated with street signs and marked.
54. That a left turn lane shall be constructed with a minimum of 100 feet of storage length on 172nd Avenue, on the north bound approach of the site access (at Huckleberry Street). The turn lane shall be constructed to be consistent with Clackamas County Roadway Standards.
55. That the internal Local Facilities shall be constructed with stubs to provide future connections to the west (via Huckleberry Street), north and south (via Deer Fern Street and Wood Fern Street), and north (via Elderberry Street). A temporary emergency vehicle turnaround shall be constructed through an offsite easement at the west terminus of Huckleberry Street.
56. That signing shall be placed at all local street roadway stubs to communicate the planned future extension of the roadways to adjacent developments and/or roadways, in accordance with City of Happy Valley standards.

57. That all frontage improvements in, or adjacent to Clackamas County right-of-way, shall be in compliance with *Clackamas County Roadway Standards*. Curb ramps shall be constructed per Standard Drawing S910.
58. That the applicant shall dedicate approximately 22.5 feet of additional public right-of-way along the entire north and south portions of the site frontage of 172nd Avenue as necessary to accommodate the public improvements and shall verify by survey that there is a 52.5-foot wide one-half public right-of-way width.
59. That the applicant shall grant an eight-foot wide public utility easement adjacent to the public right-of-way along the entire site frontage of 172nd Avenue.
60. A left turn lane shall be constructed on 172nd Avenue for the new public road (Huckleberry Street). Pavement widening within the existing 172nd Avenue public right-of-way south of the site may be required to accommodate the new left turn lane. The left turn lane design shall be constructed per the recommendations of the City's Traffic Engineer and with Section 250.8.8 of the Clackamas County Roadway Standards. Inbound and outbound tapers shall be provided per Section 250.6.4 of the Clackamas County Roadway Standards. A striping plan shall be provided for an interim 3 lane section with 11 to 12-foot wide travel lanes and 12 to 14-foot wide turn lane. Adjacent to any lane transitions on the east or west side of SE 172nd Avenue a minimum 4-foot wide shoulder shall be provided. Where curb is proposed, the shoulder shall be paved between the curb and travel lane.
61. That the emergency vehicle access/multi use-path shall include adequate width and radius to accommodate emergency vehicles turning onto and from 172nd Avenue.
62. That drainage facilities shall be in conformance Water Environment Services regulations and Clackamas County Roadway Standards, Chapter 4.
63. That adequate intersection sight distance, per Section 240 of the Clackamas County Roadway Standards shall be provided at the new public road intersection with 172nd Avenue. A minimum of 555 feet of sight distance shall be provided.
64. Any surface water runoff from the site to the 172nd Avenue right-of-way shall be detained outside of the right-of-way in conformance with *Clackamas Roadway Standards*.
65. That the applicant shall submit an Engineer's cost estimate to be approved by Clackamas County Engineering for the asphalt concrete, aggregates, and any other required public improvement in the 172nd Avenue right-of-way.
66. That prior to commencement of site work and recording of the plat the applicant shall obtain a Development Permit from the Clackamas County Engineering Division for design and construction of required improvements to 172nd Avenue. To obtain the Permit, the applicant shall submit plans prepared and stamped by an Engineer registered in the State of Oregon, provide a Performance Guarantee, and pay an Inspection Fee. The Performance Guarantee is 125 percent of the approved Engineer's cost estimate for the required improvements.
67. That prior to commencement of utility work within the right-of-way a Utility Placement Permit shall be obtained from the Clackamas County Engineering Division.

68. That prior to commencement of any work, including grading, and prior to issuance of the Development and Utility Placement permits, the contractor shall: Provide a traffic control plan for review and approval from Clackamas County's Engineering Office. Provide a certificate of liability insurance, naming the County as additionally insured. Obtain separate "Street Opening Permits" for utility installations within the County right-of-way. The applicant shall obtain these permits from the Engineering office prior to the issuance of the Development Permit.

CCSD#1/WES (Sanitary & Storm Sewer)

Sanitary Sewer

69. That this development has not annexed to Clackamas County Service District #1 (DISTRICT) and is required to annex to the District prior to connection to the sanitary sewer system. Annexation forms can be found at <http://www.clackamas.us/wes/annexation.html>. 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.
70. 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. The developer is required to install sanitary sewer facilities to the limits of their property in order to allow for continuity in the sanitary conveyance systems. If the Pine View Meadows subdivision is not completed, then the Grand View Meadows subdivision will be responsible for the offsite sanitary sewer installation and costs. The applicant is required to construct offsite sanitary sewer in order for this development to proceed. The construction of a 12-inch (oversize) sanitary pipe within SE 172nd Avenue is also required. The payment for upsizing the sanitary pipe is required to be agreed upon prior to the approval of construction plans.
71. 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.
72. 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.
73. 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

74. 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 provided. Onsite detention facilities shall be designed to reduce the 2-year storm to ½ of the 2-year storm (per DISTRICT 2013 Stormwater standards). Water quality treatment and infiltration facilities are required. The applicant is required to complete an upstream and downstream stormwater analysis for current and future conditions. The proposed storm pipe conveyance system shall be sized

and installed to meet the future upstream and downstream developed stormwater flows. The applicant is required to install the storm pipe so that storm water can be conveyed safely to an acceptable downstream location. The developer is required to install storm drainage facilities to the limits of their property in order to allow for continuity in the sanitary conveyance systems. Offsite storm drainage improvements required to serve this area will be the financial responsibility of the developer.

75. 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.”

76. 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”.

77. 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.
78. That final as-builts showing the storm and sanitary shall be submitted prior to acceptance of the storm and sanitary construction.
79. 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.

SWA (Domestic Water)

80. 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. Exact improvements to the water system will be determined during design review by the Water Authority.

CFD#1 (Fire Protection)

Fire Department Apparatus Access

81. That the applicant shall provide address numbering that is clearly visible from the street.
82. 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.
83. That fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to a fire hydrant) and an unobstructed vertical clearance of 13 feet 6 inches.
84. That “No Parking Fire Lane” signs shall be placed throughout designated hammerhead turnaround or red painted curbs and throughout development on one side; that the hammerhead shall meet minimum standard dimensions as approved by CFD #1.
85. That the applicant shall provide “No Parking Fire Lane” to one side of 28 foot access road.

Water Supply

86. The minimum fire flow for a single family dwelling is 1,000 GPM. If the structure is larger than 3,600 sq. ft., the required fire flow shall be determined according to OFC Appendix B.
87. The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Table C105.1.
88. Provide a fire hydrant at entrance to new development, then measure as needed to meet minimum fire hydrant spacing requirements.
89. That the applicant shall indicate on plans “Clackamas Fire District #1 to witness fire line flush of new fire hydrants” Hydrants to be “In-Service” prior to combustible construction.

CCSD#5 (Street Lighting)

90. That street lighting shall be requires on the following frontages: 172nd Avenue, Huckleberry Street, Deer Fern Street, Wood Fern Street and Elderberry Street. “Westbrook” style lights on new poles will be required on Huckleberry Street, Deer Fern Street, Wood Fern Street and Elderberry Street. “Cobra” style lights on new poles will be required on 172nd Avenue.
91. 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

92. 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.

93. That all existing and proposed utilities along the project's 172nd frontage and within the site, 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

94. That this development shall utilize the following development standards for the MUR-S development district:

20 feet front
10-20 feet rear based on lot dimension analysis
3-5 feet side based on lot dimension analysis
10 feet street side
65 percent lot coverage

However, in no case shall a garage be located less than 20-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.

95. That a final landscape plan shall be submitted to the Planning Official 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.
96. That the applicant or Homeowner's Association is responsible for the continual maintenance of all hardscaped, landscaped and natural areas located on the site.
97. 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.
98. That the applicant shall not develop more than 40 percent of the onsite transition slope area.
99. That per Section 16.63.020(F) of the LDC, the maximum density for the subject site is sixty-nine (69) units, based on the proposed MUR-S zoning designation.
100. That the applicant shall obtain and provide copies to the City of all necessary State and Federal permits to facilitate the proposed development.

Natural Resource Area:

101. That the applicant shall submit Sensitive Area Certification Form, a delineated survey of the intermittent drainageway 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
102. 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.
103. 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, 503-769-4528.
104. That the applicant shall submit a final mitigation plan consistent with Section 16.34.075(D)(2)(f). Natural resource boundaries (based on delineation work) will be located in the field prior to site work. Protective measures, including erosion control will be in place prior to site work. No stockpiling or fill will occur in resource areas to be preserved, and resource plantings will be native and as approved by the City.

CITY OF HAPPY VALLEY
16000 SE MISTY DRIVE
HAPPY VALLEY, OREGON 97086



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LAND CONSERVATION
AND DEVELOPMENT

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