



Oregon

Kate Brown, 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: September 11, 2015
Jurisdiction: City of Happy Valley
Local file no.: ANN-05-15/CPA-10-15/
DLCD file no.: 010-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 09/04/2015. 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 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.

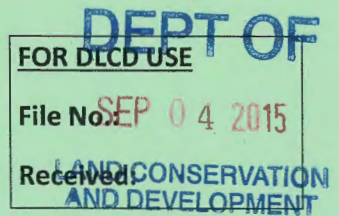
DLCD Contact

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



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.: ANN-05-15/CPA-10-15/LDC-11-15

Date of adoption: 8-18-15

Date sent: 8-27-15

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): 7-8-15

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): Michael D. Walter, Economic & Community Development

Phone: 503 783-3839

E-mail: michaelw@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 County, OA	to City, MUC	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): 22E02BD00100, 101, 200, 400

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 County, OA	to City, MUC	Acres: 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:
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Location of affected property (T, R, Sec., TL and address): 22E02BD00100, 101, 200, 400

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

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.

Mayor
Honorable Lori DeRemer

City Manager
Jason Tuck



DATE: August 26, 2015

File No. ANN-05-15/LDC-11-15/CPA-10-15

NOTICE OF DECISION

This is official notice of action taken by the Happy Valley City Council pursuant to Section 16.67.070 of the City's Land Development Code with regard to an application for annexation to the City of Happy Valley. The subject properties are described as Clackamas County Assessor Map Numbers: 22E02BD00100, 22E02BD00101, 22E02BD00200, and 22E02BD00400

On August 18, 2015 the City Council formally approved the subject application/petition based upon findings included within the Staff Report dated August 18, 2015, and deliberations of the City Council.

Persons with standing may appeal this decision to the Oregon Land Use Board of Appeals ("LUBA"). All appeals must comply with ORS 197.830 and LUBA's rules at OAR Chapter 660, division 10 and be filed no later than 21 days of the mailing of this Notice of Decision.

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

Michael D. Walter
Economic & Community Development Director

cc: Petitioner
Participants of Record
Necessary Parties
File

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

ORDINANCE NO. 479
CITY OF HAPPY VALLEY

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

WHEREAS, pursuant to ORS 222.125 the City of Happy Valley received a petition signed by 100 percent of the owners of 100 percent of the properties with 100 percent of the assessed value of territory requesting annexation (ANN-05-15/CPA-10-15/LDC-11-15); and

WHEREAS, the proposed annexation territory consists of three tax lots, totaling 10 acres of land, located near the City's existing boundary; and

WHEREAS, the specific tax lots to be annexed include:

Clackamas County Assessor Map No. 22E-02BD: Tax Lots 100, 101, 200 and 400; and

WHEREAS, the City provided notice that the City Council would consider the annexation petition, consistent with the applicable notice requirements of (1) Section 16.61.040 of the City's Development Code, (2) applicable provisions of Metro Code Chapter 3.09, and (3) applicable state law requirements; and

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

WHEREAS, pursuant to Section 16.67.070 of the City's Development Code, the tax lots proposed for annexation will be re-designated and re-zoned from their existing Clackamas County plan designation/zone to an equivalent city plan designation/zone; and

WHEREAS, the City Council considered the proposed annexation at its regularly scheduled City Council meeting on August 18, 2015; and

Now, therefore, based on the foregoing,

THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

Section 1. An emergency is declared to exist and as provided by Section 17 of the Happy Valley City Charter, the City Council declares the territory described in Exhibit A, and depicted in Exhibit B is annexed to Happy Valley effective August 18, 2015.

Section 2. The City of Happy Valley declares that the following city Comprehensive Plan designation and zoning district shall apply to the tax lots proposed for annexation, as pursuant to Section 16.67.070 of the City's Development Code:

22E-02BD-00100 – Mixed Use Commercial (MUC)
22E-02BD-00101 – Mixed Use Commercial (MUC)
22E-02BD-00200 – Mixed Use Commercial (MUC)
22E-02BD-00400 – Mixed Use Commercial (MUC)

Section 3. The City Council adopts the subject annexation application (ANN-05-15/CPA-10-15/LDC-11-15) and the associated Staff Report to the City Council dated August 18, 2015.

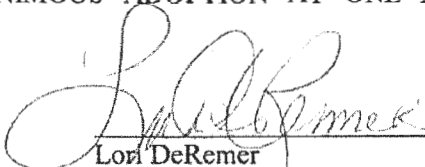
Section 4. The territory described in Exhibit A, and depicted in Exhibit B is hereby withdrawn from the Clackamas County Enhanced Law Enforcement District effective August 18, 2015.

Section 5. As a condition for the annexation of the properties in the territory described in Exhibit A and depicted in Exhibit B, the property owners, on behalf of themselves, their heirs, successors and assigns, waive their right(s) of remonstrance against the creation of any Local Improvement District created consistent with ORS Chapter 223 and/or Happy Valley Municipal Code Chapter 3.12 for a period of 10 years from the effective date of the annexation.

Section 6. The City Recorder is directed to:

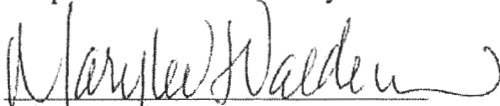
1. File a copy of this ordinance and the statements of consent to annexation consistent with ORS 222.180 with the Secretary of State and Department of Revenue;
2. Mail a copy of this ordinance to Metro including the required fee consistent with Metro Code Chapter 3.09.030(e); and
3. Mail a copy of this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

COUNCIL APPROVAL AND UNANIMOUS ADOPTION AT ONE MEETING:
[August 18, 2015]



Lori DeRemer
Mayor

Adoption and date attested by:



Marylee Walden
City Recorder

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

NOTICE

NOTICE IS HEREBY GIVEN that the Happy Valley City Council will hold a public hearing to consider the expedited annexation of territory and a Comprehensive Plan Map/Zoning Map Amendment to rezone the property from the existing Clackamas County plan designation/zoning district (Office Apartment) to an equivalent City of Happy Valley plan designation/zoning district (Mixed Use Commercial). The meeting will be held at Happy Valley City Hall, 16000 SE Misty Drive, Happy Valley, Oregon on **Tuesday, August 18, 2015, at 7:00 p.m.**

DOCKET NUMBER

ANN-05-15/CPA-10-15/LDC-11-15

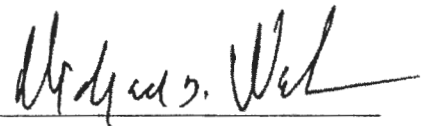
The annexation consists of four separate lots and totals approximately 3.74 acres of real property. It includes the following properties as listed by Clackamas County Assessor Map Number:

22E-02BD: Tax Lots 100, 101, 200 and 400.

The City Council intends to decide on the application for annexation and rezoning of the property at the public hearing. The Council may approve or deny an application for annexation and the associated comprehensive plan map/zone map amendment in accordance with the applicable criteria of the City of Happy Valley Comprehensive Plan, and Section 16.67.070 of the City of Happy Valley Municipal Code, METRO Code 3.09, and ORS 222.111, 222.125 and 222.170. The Council's decision may be appealed to the Land Use Board of Appeals.

The criteria, application and records concerning this matter are available at 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. A report, including written findings, will be available at least seven days before the hearing. For additional information, contact Michael D. Walter, Economic & Community Development Director at michaelw@happyvalleyor.gov or call 503-783-3839.

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting Marylee Walden, City Recorder at (503) 783-3800.



Michael D. Walter, AICP
Economic & Community Development Director

Mayor
Honorable Lori DeRemer

City Manager
Jason A. Tuck



CITY OF HAPPY VALLEY

STAFF REPORT TO THE CITY COUNCIL

AUGUST 18, 2015

ANNEXATION APPLICATION (Local File No. ANN-05-15/CPA-10-15/LDC-11-15)

I. GENERAL INFORMATION

PROPOSAL:

The applicants seek approval of the annexation of four lots totaling approximately 3.80 acres in size including the amending of the City's Comprehensive Plan Map/Zoning Map to convert the existing Clackamas County Comprehensive Plan designation/zoning district for the subject properties to an equivalent Happy Valley plan designation/zoning district, as set forth in Section 16.67.070 of the City's Land Development Code (LDC)

APPLICANTS/PROPERTY OWNERS:

JSY LLC
7279 SW Ascot Court
Portland, OR 97225

EXHIBITS:

Exhibit A - Annexation Area Description and Maps
Exhibit B - Property Data/Owner List
Exhibit C - Annexation Petition
Exhibit D - Public Notice

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

APPLICABLE CRITERIA:

Applicable Statewide Planning Goals; ORS 222.111 and 222.125; Metro Code 3.09.045; and applicable policies and sections of the City of Happy Valley Comprehensive Plan and Municipal Code, Title 16 (Land Development Code) - including Section 16.67.070 (Annexations).

BACKGROUND:

The City of Happy Valley makes available petitions for annexation to area property owners and received a signed petition requesting annexation from the owner of the subject property (Exhibit C).

GENERAL DISCUSSION:

The proposed annexation was initiated by a petition signed by the owners of 100 percent of the property owners that represent 100 percent of the assessed value, and that represent at least 50 percent of the electors within the area being annexed. The proposal meets the requirements of Metro Ordinance Number 98-791, Chapter 3.09.045, and ORS 222.125.

The properties proposed to be annexed are located in an area that is adjacent to the existing city limits, as noted on Exhibit A. The legal description for the area proposed for annexation is included as an exhibit to the ordinance accompanying this file (Ordinance No. 479) and the annexation application data form for the area to be annexed is attached as Exhibit B.

The proposed annexation incorporates four properties consisting of approximately 3.80 acres located adjacent to the existing boundary of the City of Happy Valley. The desire of the property owner to obtain city services/permit review and/or land use regulations for the subject properties has prompted the proposed annexation request. This staff report outlines the subject properties as to their specific configuration, existing land use, population, assessed value and other criteria for approval of boundary changes. See attached Exhibits A and B. The proposed annexation boundaries have been drawn up to include only the properties represented by the property owner or their representatives who signed the annexation petition and any applicable public right-of-way.

The subject properties proposed for annexation currently have a Clackamas County zone of "Office Apartment" (OA), which would convert to a City plan designation/zone of "Mixed Use Commercial" (MUC) with the approval of this annexation file. The subject properties are under single ownership and it is the desire of the property owner to annex into the City to obtain city services/permit review and/or land use regulations for the subject properties.

This proposed annexation complies with the present agreements the City has with various urban service providers. The subject properties are currently located within Clackamas County Service District#1 (CCSD #1), which provides sanitary sewer and stormwater management services to the City and other urbanized areas of Clackamas County. The subject properties are provided water service by Sunrise Water Authority (SWA), one of the City's service providers of potable water. SWA will continue to provide water services to these properties subsequent to the approval of this annexation. Also subsequent to the approval of this annexation, the owner of the subject properties will continue to be provided street lighting services by Clackamas County

Service District #5 (CCSD#5). The subject properties are also currently within the North Clackamas Parks and Recreation District (NCPRD) and would continue to be with the approval of this annexation proposal. The subject properties will need to be removed from the Clackamas County Enhanced Law Enforcement District and will be provided law enforcement services by the Happy Valley Police Levy. Also, the subject properties are within Clackamas Fire District #1 (CFD#1). CFD#1 provides the subject property with fire protection and will continue to provide this service following the approval of this annexation.

The Metro Regional Framework Plan contains standards and criteria guiding the management and expansion of the Urban Growth Boundary (UGB), but most are not directly applicable to this annexation application. The Framework Plan does address the issues of annexation of properties to cities as appropriate to ensure adequate government jurisdiction and public facilities review and approvals. The Metro Urban Growth Management Functional Plan (UGMFP) contains population and household growth figures for each jurisdiction in the region, including the City of Happy Valley. These figures should be accommodated over the next 20 years. The approval of this annexation request will work to provide housing and/or employment opportunities to current and future residents of the City as specified in the functional plan.

II. FINDINGS OF FACT

STATEWIDE PLANNING GOALS (DLCD)

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

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

Staff Response:

The City of Happy Valley provided notice to all interested parties, necessary parties and land owners within 300 feet. This criterion has been satisfied.

Goal2: Land Use Planning (660-015-0000(2))

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

Staff Response:

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

Goal 9: Economic Development (660-015-0000(9))

Goal 9 specifies that each city throughout the state must provide adequate opportunities for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Staff Response:

The subject property is located within an area that has already been comprehensively planned for by Clackamas County. The proposed annexation will provide additional land for commercial and/or mixed-use construction within the City that would be located in an area currently served by Level 1 services. The annexation is compliant with the City's Comprehensive Plan goals and policies pertaining to Goal 9 and the UGMFP (see Compliance with Regional Goals) and therefore, this criterion has been satisfied.

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

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

Staff Response:

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

Clackamas County has provided the comprehensive planning for public services in the area of the subject properties. Prior to the installation of infrastructure related to public services such as sanitary sewer, stormwater management, potable water, and transportation systems Clackamas County and their service providers provided analysis as to how the subject property (along with other adjacent properties) would best be served by public services.

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

The subject properties are provided water service by SWA, one of the City's service providers of potable water. SWA will continue to provide water services to the properties subsequent to the approval of this annexation. Therefore, this criterion is satisfied.

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

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

Staff Response:

The Happy Valley Transportation System Plan (TSP) has been updated to include the areas proposed for annexation. The TSP was adopted in December 1998; and amended/updated in 2001, 2006, 2009, 2010 and 2012. The TSP includes an inventory of the existing transportation system, addresses current problem areas, and evaluates future needs for both motorized and non-motorized transportation options. The TSP is consistent with the Transportation Planning Rule (TPR), the Metro Regional Transportation Plan (RTP), the Clackamas County Comprehensive

Plan and Pedestrian and Bicycle Master Plan, and the Oregon Department of Transportation Oregon Transportation Plan (OTP). This criterion has been satisfied.

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

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

Staff Response:

The Happy Valley Comprehensive Plan (1984) and East Happy Valley Comprehensive Plan Update (2009) established a UGB based on the seven criteria outlined in Goal 14. UGB expansions are also regulated regionally through the Metro Regional Framework Plan and UGMFP. The Regional Framework Plan stipulates that cities plan for growth and utilize available land in a manner that is consistent with the regional goals contained in the plan. The City is proposing to apply a city zoning designation to the subject property that is equivalent to the existing Clackamas County zoning designation, to be consistent with the existing Clackamas County Comprehensive Plan. The Clackamas County Comprehensive Plan was established in compliance with Goal 14. Therefore, this criterion is satisfied.

Oregon Revised Statutes (ORS)

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

Staff Response:

This annexation was the result of a petition filed by the property owner or their representatives who own property that is contiguous to the city limits of Happy Valley. The criterion has been satisfied.

ORS 222.125 - Annexation by consent of all owners of land and majority of electors; proclamation of annexation. The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.”

Staff Response:

The application was initiated by petitions from owners of 100 percent of the land in the territory to be annexed and 50 percent of the electors in the territory to be annexed. The criterion has been satisfied.

REGIONAL LAND USE REQUIREMENT

“Metro Code 3.09.045 – Expedited Decisions

(a) The governing body of a city or Metro may use the process set forth in this section for minor boundary changes for which the petition is accompanied by the written consents of one hundred percent of property owners and at least fifty percent of the electors, if any, within the affected territory. No public hearing is required.

Staff Response:

The City of Happy Valley established an expedited decision process through the adoption of Resolution Number 05-13. The City has received written consent in the form of petitions from 100 percent of the property owners and 50 percent the electors within the affected territory. Although a public hearing is required due to the Comprehensive Plan/Zoning Map Amendments, the criterion has been satisfied.

(b) The expedited process must provide for a minimum of 20 days' notice prior to the date set for decision to all necessary parties and other persons entitled to notice by the laws of the city or Metro. The notice shall state that the petition is subject to the expedited process unless a necessary party gives written notice of its objection to the boundary change.

Staff Response:

The City of Happy Valley provided notice to all interested parties, necessary parties and land owners within 300 feet of the subject property. This criterion has been satisfied.

(c) At least seven days prior to the date of decision the city or Metro shall make available to the public a report that includes the following information:

(1) The extent to which urban services are available to serve the affected territory, including any extra-territorial extensions of service;

(2) Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and

(3) The proposed effective date of the boundary change.

Staff Response:

This staff report, addressing the applicable criteria in Section 3.09.045, was available to the public on Friday, August 7, 2015, this criterion has been satisfied.

(d) To approve a boundary change through an expedited process, the city shall:

(1) Find that the change is consistent with expressly applicable provisions in:

(A) Any applicable urban service agreement adopted pursuant to ORS 195.065;

Staff Response:

The proposed annexation is consistent with ORS 195.065. As stated above, the subject properties would generally remain within service districts already serving the annexation area. The subject properties are currently located within CCSD#1, which provides sanitary sewer and stormwater management services to the City and other urbanized areas of Clackamas County. The subject properties are provided water service by SWA, one of the City's service providers of potable water. SWA will continue to provide water services to the properties subsequent to the approval of this annexation. The subject properties are also currently within NCPRD and would continue to be with the approval of this annexation proposal. The subject properties will need to be removed from the Clackamas County Enhanced Law Enforcement District and will be provided law enforcement services by the Happy Valley Police Department. Also, the subject properties are within CFD#1. CFD #1 provides the properties with fire protection and will continue to provide this service following the approval of this annexation. This criterion has been satisfied.

(B) Any applicable annexation plan adopted pursuant to ORS 195.205;

Staff Response:

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

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

Staff Response:

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

(D) Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services; and

Staff Response:

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

(E) Any applicable comprehensive plan; and

Staff Response:

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

(2) Consider whether the boundary change would:

(A) Promote the timely, orderly and economic provision of public facilities and services;

(B) Affect the quality and quantity of urban services; and

(C) Eliminate or avoid unnecessary duplication of facilities or services.

Staff Response:

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

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

Staff Response:

The subject properties having petitioned for annexation are located within the existing Metro UGB. The criterion has been satisfied.

CITY OF HAPPY VALLEY COMPREHENSIVE PLAN

Comprehensive Plan Policies

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

Staff Response:

The subject properties are located where urban services are currently available. In fact, the subject properties are currently served by Level 1 services. Therefore, this criterion is satisfied.

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

Staff Response:

The subject properties are located within an area that has been comprehensively planned for by Clackamas County. This plan was created with preservation and enhancement of physical resources as a goal. Therefore, this criterion is satisfied.

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

Staff Response:

There are no proposed changes or adjustments to the UGB associated with this annexation application. This criterion is not applicable.

CITY OF HAPPY VALLEY MUNICIPAL CODE

Title 16 (Land Development Code)

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

[...]

16.67.070 Annexations.

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

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

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

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

Staff Response:

Pursuant to Subsection "A" above, the property associated with this annexation proposal will receive an equivalent city zoning designation per the city's "conversion matrix". As a result, if the proposed annexation is approved, an ordinance (Ordinance No. 479) to amend the City's Comprehensive Plan/Zoning Map will be passed that reflects the zoning conversion of the subject property from its current Clackamas County designation/zone to a City of Happy Valley designation/zone. These criteria have been satisfied.

III. CONCLUSION AND RECOMMENDATION:

Staff has determined that the above findings demonstrate that the proposed annexation and zoning conversion of the subject properties satisfy the requirements of the Statewide Planning Goals, ORS, Metro Code 3.09, and City of Happy Valley Comprehensive Plan and LDC. **Staff, therefore, recommends that the City Council approve application ANN-05-15/CPA-10-15/LDC-11-15.**



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #2582

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT A

Legal Description

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

Beginning at the southwesterly corner of Lot 11 of the plat "Avalon Place"; thence along the easterly line of the plat "Armstrong Acres" and an extension thereof South 00°00'00" East 516.51 feet to a point on the northerly right-of-way line of SE Sunnyside Road (45.00 feet from centerline), also being a point on the City of Happy Valley city limits line; thence along said right-of-way line and city limits line South 77°14'13" East 153.85 feet to a point on the westerly line and of Document Number 2003-130698; thence leaving said right-of-way line and city limits line along said westerly line North 00°00'00" East 186.43 feet to the northwesterly corner of said Deed; thence along the northerly line of said Deed South 89°19'00" East 226.77 feet to a point on the westerly right-of-way line of SE 132th Avenue (variable width from centerline); thence along said right-of-way line North 01°54'30" East 185.77 feet to a point; thence along said right-of-way line North 90°00'00" East 10.34 feet to a point (12.50 feet from centerline); thence along said right-of-way line North 00°00'00" East 176.42 feet to a point; thence along the southerly line of the plat "Avalon Place" and the easterly extension thereof North 89°19'00" West 393.36 feet to the Point of Beginning.

The above described tract of land contains 3.80 acres, more or less.

7/272015

REGISTERED
PROFESSIONAL
LAND SURVEYOR

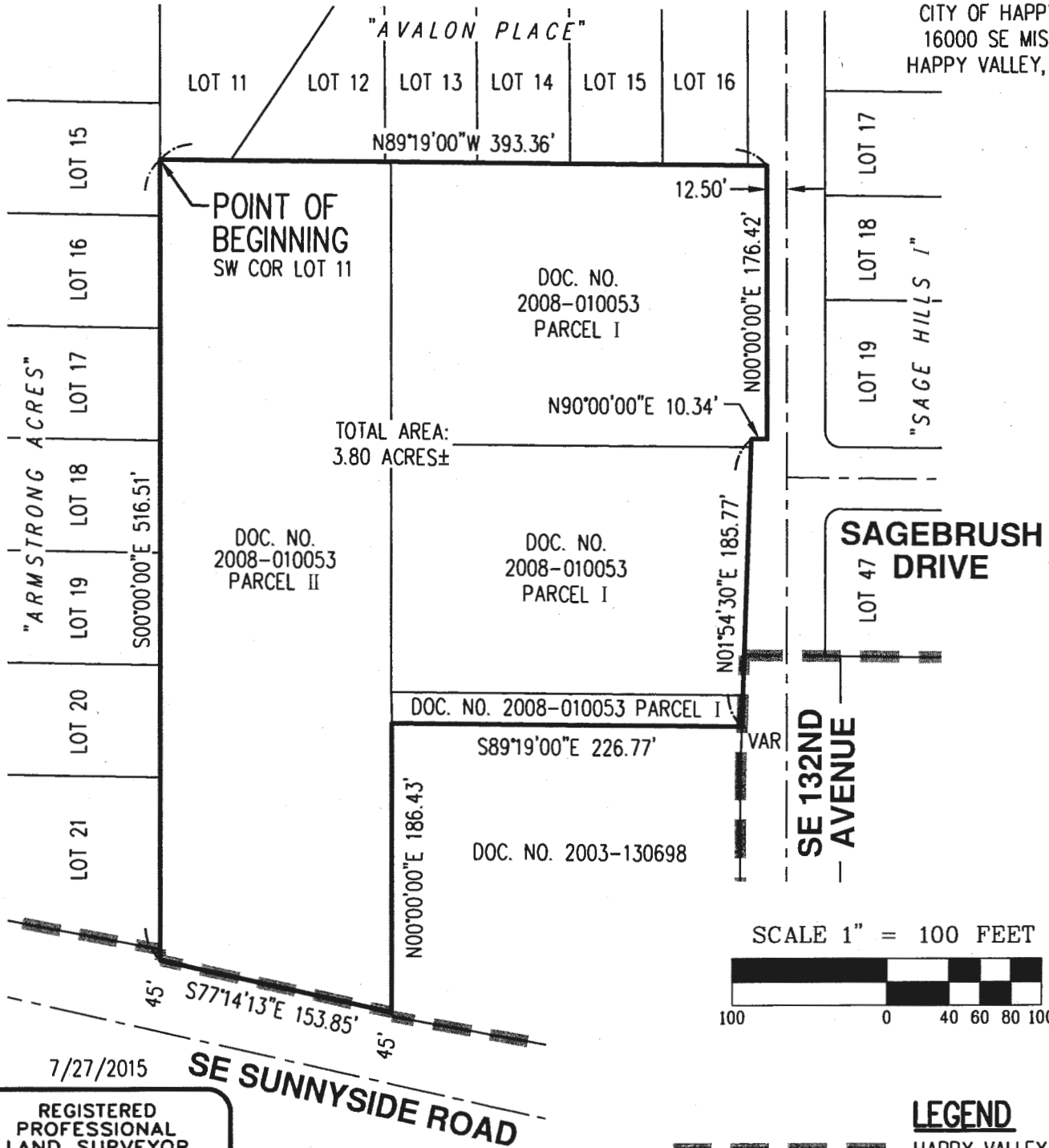
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/16

EXHIBIT B

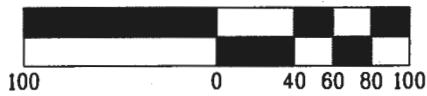
A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CLACKAMAS COUNTY, OREGON

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



TOTAL AREA:
3.80 ACRES±

SCALE 1" = 100 FEET



LEGEND
--- HAPPY VALLEY CITY LIMITS

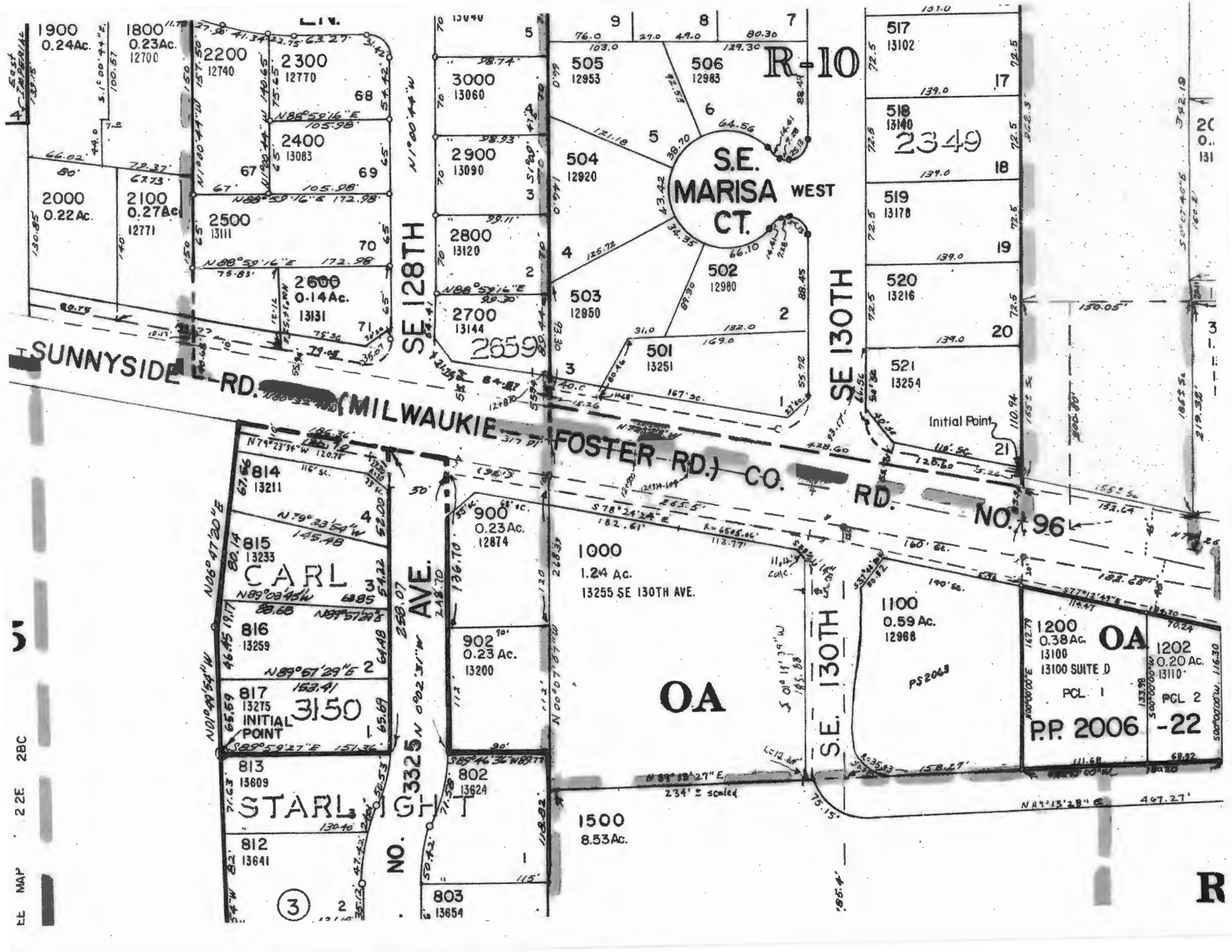
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/16

CITY OF HAPPY VALLEY ANNEXATIONS		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD SUITE 100 TUALATIN, OR 97062 PHONE: 503.563.6151	SUITE 100 www.aks-eng.com FAX: 503.563.6152	DRWN: WCB CHKD: NSW AKS JOB: 2582





1900 0.24Ac.
 1800 0.23Ac. 12700
 2200 12740
 2300 12770
 2400 13083
 2500 13111
 2600 0.14Ac. 13131

3000 13060
 2900 13090
 2800 13120
 2700 13144
 505 12953
 506 12983
 504 12920
 503 12950
 502 12980
 501 13251

517 13102
 518 13140
 2349
 519 13178
 520 13216
 521 13254

814 13211
 815 13233
 816 13259
 817 13275
 INITIAL POINT
 813 13609
 812 13641

900 0.23Ac. 12874
 1000 1.24 Ac. 13255 SE 130TH AVE.
 902 0.23Ac. 13200
 802 13624
 1500 8.53Ac.

1100 0.59 Ac. 12988
 1200 0.38Ac. 13100
 13100 SUITE D
 PCL 1
 P.P. 2006
 1202 0.20 Ac. 13110
 PCL 2
 -22

3

R

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	ANN-04-15	ANN-04-15												
2	PROPERTY OWNER	TAX MAP/LOT	SITE ADDRESS	CITY	MAILING ADDR	MAILING CITY	STATE	ZIP	ACRES	ASSESED VALUE	# DU	# PEOPLE	EXISTING ZONING	PROPOSED ZONE
3														
4	JSY LLC	22E02BD00100	No Situs	Clackamas	7279 SW Ascot Ct	Portland	OR	97225	0.96	70,436.00		0	OA	MUC
5	JSY LLC	22E02BD00200	13109 SE 132nd Ave	Clackamas	7279 SW Ascot Ct	Portland	OR	97225	0.85	475,958.00		0	OA	MUC
6	JSY LLC	22E02BD00101	No Situs	Clackamas	7279 SW Ascot Ct	Portland	OR	97225	0.09	6,248.00		0	OA	MUC
7	JSY LLC	22E02BD00400	13047 SE Sunnyside Rd	Clackamas	7279 SW Ascot Ct	Portland	OR	97225	1.84	203,299.00		0	OA	MUC
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RECEIVED BY

JUN 19 2015

CITY OF HAPPY VALLEY



CITY OF HAPPY VALLEY
 16000 SE Misty Drive
 Happy Valley, OR 97086
 Phone: 503-783-3800 Fax: 503-658-5174
PETITION TO ANNEX

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

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

ANN-05-15

The consent for annexation is for the following described property:
 13109 SE 132nd AVE, Happy Valley OR 97086-9354
 13047 SE Sunnyside RD, Clackamas OR 97015-9355
 Street Address of Property (if address has been assigned)
 Legal Description (Subdivision Name, Lot number(s))
 TAX ID: 00421270, 00421298, 00421252, 00421261
 SECTION 02 TOWNSHIP 2S RANGE 2E QUARTER BD TAX LOT 00100, 00200, 00300, 00101
 Tax Map and Tax Lot Number

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

<u>[Signature]</u> Signature	<u>AS</u> Owner Initial	<u></u> Voter Initial	<u>6/19/15</u> Date
<u>[Signature]</u> Signature	<u>CTB</u> Owner Initial	<u></u> Voter Initial	<u>6/19/15</u> Date
<u>[Signature]</u> Other Authorized Signature	<u>AY</u> Owner Initial	<u></u> Voter Initial	<u>6/19/15</u> Date

P.O. BOX 230146 503 784 2138 503 267 1545
 Street Address Home Phone Work Phone

Tigard OR 97281
 Mailing Address
Tigard, OR. 97281
 City, State and Zip Code

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

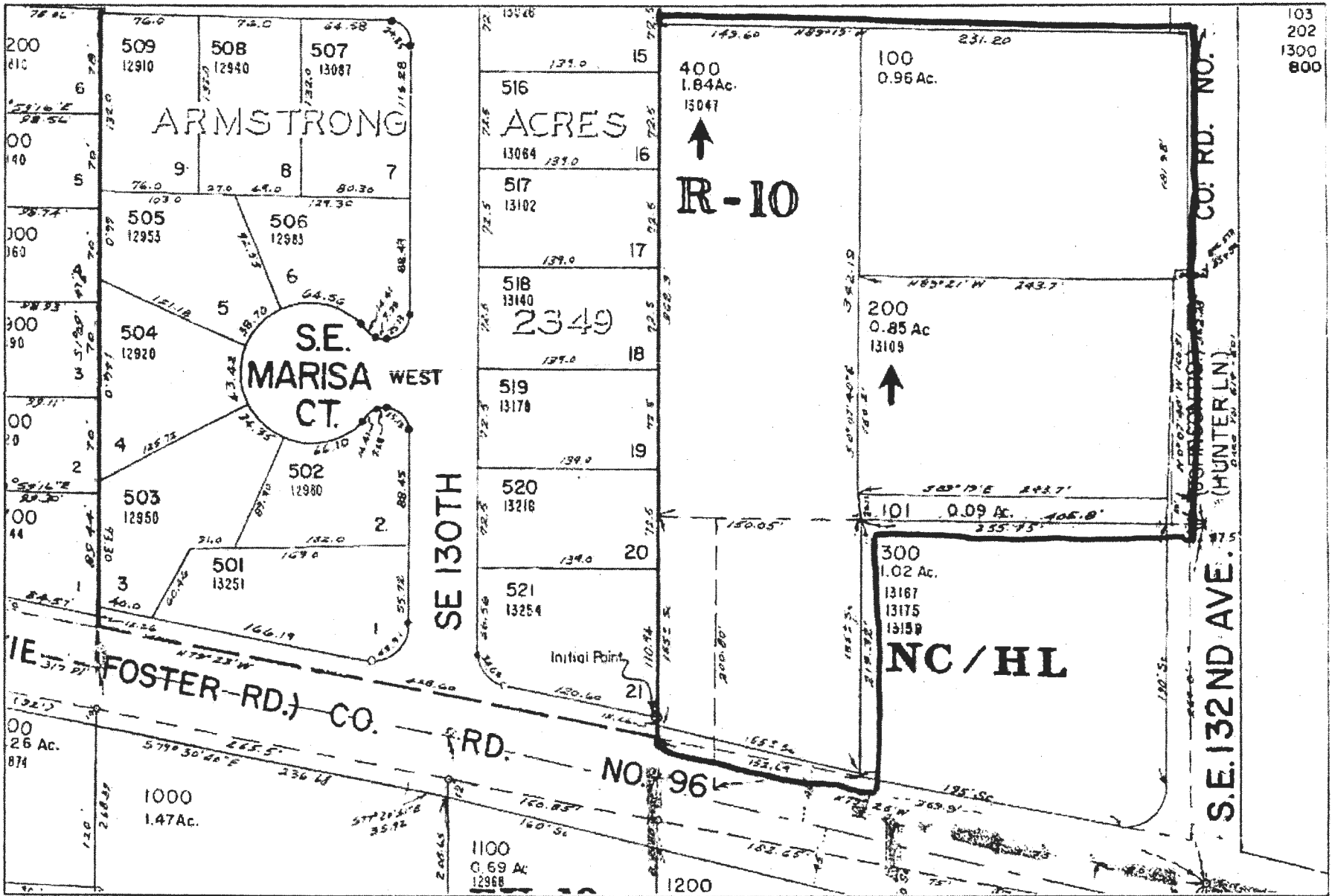
sunny6788@gmail.com

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

[Signature] 6/19/15 [Signature] 6/19/15
 Signature Date Signature Date

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

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



THIS MAP IS FURNISHED AS A CONVENIENCE BY PACIFIC NORTHWEST TITLE

This map is not a survey and does not show the location of any improvements.
 The company assumes no liability for errors therein.

MAP # 22E02BD00200

Presented by: **Amy Yang**
Diamond Realty Inc.

6/16/2015 7:14:45
 PM

CLACKAMAS COUNTY, OR

Tax ID:	00421252	Latest Listing ID:	284193
Prop Addr:		County:	Clackamas
City/State/Zip:	OR	Carrier Rt:	

OWNER INFORMATION

Owner Name:	JSY LLC	Phone:	
Owner Addr:	7279 SW ASCOT CT	Carrier Rt:	C007
City/State/Zip:	PORTLAND OR 97225-6040		

LAND INFORMATION

Lot SqFt:	44121	Acreage:	1.01
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BUILDING INFORMATION

Year Built:	0	Bedrooms:		Garage:	
Stories:		Bathrooms:	0	Parking SF:	
# of Bldgs:	1	Living SF:		Foundation:	
Bldg Code:	OTHER	Bldg SF Ind:		Floor Cover:	
Fireplace:		Bsmnt SF:		Roof Cover:	
Heat Method:		Mobile Home:		Exterior Finish:	

SALES INFORMATION

	Deed Type	Sale Date	Sale Price	Document No
Current:		12/1/1990	\$175,000	000000061656
Prior:				

Title Co:		Vest Type:	
Lender:		Loan Amt:	\$0
Loan Type:			

TAX INFORMATION

Tax Period:	14-15	Market Land:	\$462,277	
Tax Year:	2014	Market Impv:	\$3,270	
Tax Amt:	\$1,119.19	Market Total:	\$465,547	Assessed Total: \$70,436

LEGAL INFORMATION

Map Page:	0	Map Code:	2S-2E-02-NW-SE	Census Tract:	221052002
Map Column:		Township:	02S	Census Block:	
Map Row:	0	Range:	02E	Lot:	100
		Section:	02	Zoning:	OA
Nbrhd Code:	20010	Qtr Section:	NW	Tax Area Code:	012073
School Dist:	SCH NO CLACK	16th Section:	SE	Tax Rate:	15.890

Prop Class:	COMMERCIAL
Land Use:	COMMERCIAL (NEC)
Subdivision:	
Legal Desc:	SECTION 02 TOWNSHIP 2S RANGE 2E QUARTER BD TAX LOT 00100

Presented by: **Amy Yang**
Diamond Realty Inc.

6/16/2015 7:15:14
 PM

CLACKAMAS COUNTY, OR

Tax ID: 00421261
Prop Addr:
City/State/Zip: OR

Latest Listing ID:
County: Clackamas
Carrier Rt:

OWNER INFORMATION

Owner Name: JSY LLC
Owner Addr: 7279 SW ASCOT CT
City/State/Zip: PORTLAND OR 97225-6040

Phone:
Carrier Rt: C007

LAND INFORMATION

Lot SqFt: 4555

Acreage: 0.1

BUILDING INFORMATION

Year Built: 0
Stories:
of Bldgs: 1
Bldg Code: TYPE UNKNOWN
Fireplace:
Heat Method:

Bedrooms:
Bathrooms: 0
Living SF:
Bldg SF Ind:
Bsmnt SF:
Mobile Home:

Garage:
Parking SF:
Foundation:
Floor Cover:
Roof Cover:
Exterior Finish:

SALES INFORMATION

	Deed Type	Sale Date	Sale Price	Document No
Current:		12/1/1990	\$175,000	000000061656
Prior:				

Title Co:
Lender:
Loan Type:

Vest Type:
Loan Amt: \$0

TAX INFORMATION

Tax Period: 14-15
Tax Year: 2014
Tax Amt: \$99.27
Market Land: \$9,622
Market Impv: \$0
Market Total: \$9,622
Assessed Total: \$6,248

LEGAL INFORMATION

Map Page: 0
Map Column:
Map Row: 0
Nbrhd Code: 30010
School Dist: SCH NO CLACK
Map Code: 2S-2E-02-NW-SE
Township: 02S
Range: 02E
Section: 02
Qtr Section: NW
16th Section: SE
Census Tract: 221052002
Census Block:
Lot: 101
Zoning: OA
Tax Area Code: 012073
Tax Rate: 15.890

Prop Class: VACANT
Land Use: INDUSTRIAL LOT
Subdivision:
Legal Desc: SECTION 02 TOWNSHIP 2S RANGE 2E QUARTER BD TAX LOT 00101

Presented by: **Amy Yang**
Diamond Realty Inc.

5/5/2015 9:25:26 AM

CLACKAMAS COUNTY, OR

Tax ID: 00421270
Prop Addr: 13109 SE 132ND AVE
City/State/Zip: HAPPY VALLEY OR 97086-9354

Latest Listing ID:
County: Clackamas
Carrier Rt: R058

OWNER INFORMATION

Owner Name: JSY LLC
Owner Addr: 7279 SW ASCOT CT
City/State/Zip: PORTLAND OR 97225-6040

Phone:
Carrier Rt: C007

LAND INFORMATION

Lot SqFt: 37026

Acreage: 0.85

BUILDING INFORMATION

Year Built: 1983
Stories:
of Bldgs: 1
Bldg Code: METAL
MANUFACTURING
Fireplace:
Heat Method:

Bedrooms:
Bathrooms: 0
Living SF:
Bldg SF Ind:
Bsmnt SF:
Mobile Home:

Garage:
Parking SF:
Foundation:
Floor Cover:
Roof Cover:
Exterior Finish:

SALES INFORMATION

Deed Type	Sale Date	Sale Price	Document No
Current:	12/1/1990	\$175,000	000000061656
Prior:			

Title Co:
Lender:
Loan Type:

Vest Type:
Loan Amt: \$0

TAX INFORMATION

Tax Period: 14-15
Tax Year: 2014
Tax Amt: \$7,562.74

Market Land: \$389,041
Market Impv: \$459,010
Market Total: \$848,051

Assessed Total: \$475,958

LEGAL INFORMATION

Map Page: 658
Map Column: B
Map Row: 5

Nbrhd Code: 20010
School Dist: SCH NO CLACK

Map Code: 2S-2E-02-NW-SE
Township: 02S
Range: 02E
Section: 02
Qtr Section: NW
16th Section: SE

Census Tract: 222071024
Census Block:
Lot: 200
Zoning: OA
Tax Area Code: 012073
Tax Rate: 15.890

Prop Class: INDUSTRIAL HEAVY
Land Use: METAL PRODUCT
Subdivision:
Legal Desc: SECTION 02 TOWNSHIP 2S RANGE 2E QUARTER BD TAX LOT 00200

Presented by: **Amy Yang**
Diamond Realty Inc.

5/5/2015 9:27:21 AM

CLACKAMAS COUNTY, OR

Tax ID: 00421298
Prop Addr: 13047 SE SUNNYSIDE RD
City/State/Zip: CLACKAMAS OR 97015-9355

Latest Listing ID: 6066370
County: Clackamas
Carrier Rt: R013

OWNER INFORMATION

Owner Name: JSY LLC
Owner Addr: 7279 SW ASCOT CT
City/State/Zip: PORTLAND OR 97225-6040

Phone:
Carrier Rt: C007

LAND INFORMATION

Lot SqFt: 80150

Acreage: 1.84

BUILDING INFORMATION

Year Built: 1900
Stories: 1
of Bldgs: 1
Bldg Code: SINGLE FAMILY
Fireplace:
Heat Method: FORCED AIR OIL

Bedrooms:
Bathrooms: 0
Living SF: 2662
Bldg SF Ind: LIVING
Bsmnt SF: 1020
Mobile Home:

Garage:
Parking SF:
Foundation: CONCRETE
Floor Cover:
Roof Cover: COMPOSITION WOOD
Exterior Finish: SHAKE/SHINGLE

SALES INFORMATION

Deed Type	Sale Date	Sale Price	Document No
Current:	2/11/2008	\$1,800,000	000000010053
Prior:	4/8/1998	\$415,000	000000029340

Title Co: PACIFIC NW TITLE
Lender:
Loan Type:

Vest Type:
Loan Amt: \$0

TAX INFORMATION

Tax Period: 14-15
Tax Year: 2014
Tax Amt: \$3,230.32

Market Land: \$1,179,018
Market Impv: \$1,650
Market Total: \$1,180,668

Assessed Total: \$203,299

LEGAL INFORMATION

Map Page: 658
Map Column: B
Map Row: 5
Nbrhd Code: 20010
School Dist: SCH NO CLACK

Map Code: 2S-2E-02-NW-SE
Township: 02S
Range: 02E
Section: 02
Qtr Section: NW
16th Section: SE

Census Tract: 222071024
Census Block:
Lot: 400
Zoning: OA
Tax Area Code: 012073
Tax Rate: 15.890

Prop Class: SINGLE FAMILY RESIDENCE / TOWNHOUSE
Land Use: SFR
Subdivision: KALYCA TERRACE
Legal Desc: SECTION 02 TOWNSHIP 2S RANGE 2E QUARTER BD TAX LOT 00400

OPY VALLEY
STY DRIVE
OREGON 97086



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 002.50
0000017232 SEP 01 2015
MAILED FROM ZIP CODE 97086

DEPT OF

SEP 04 2015

LAND CONSERVATION
AND DEVELOPMENT

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