

Final City of Happy Valley Steep Slopes and Natural Resource Overlay Zone Map Book

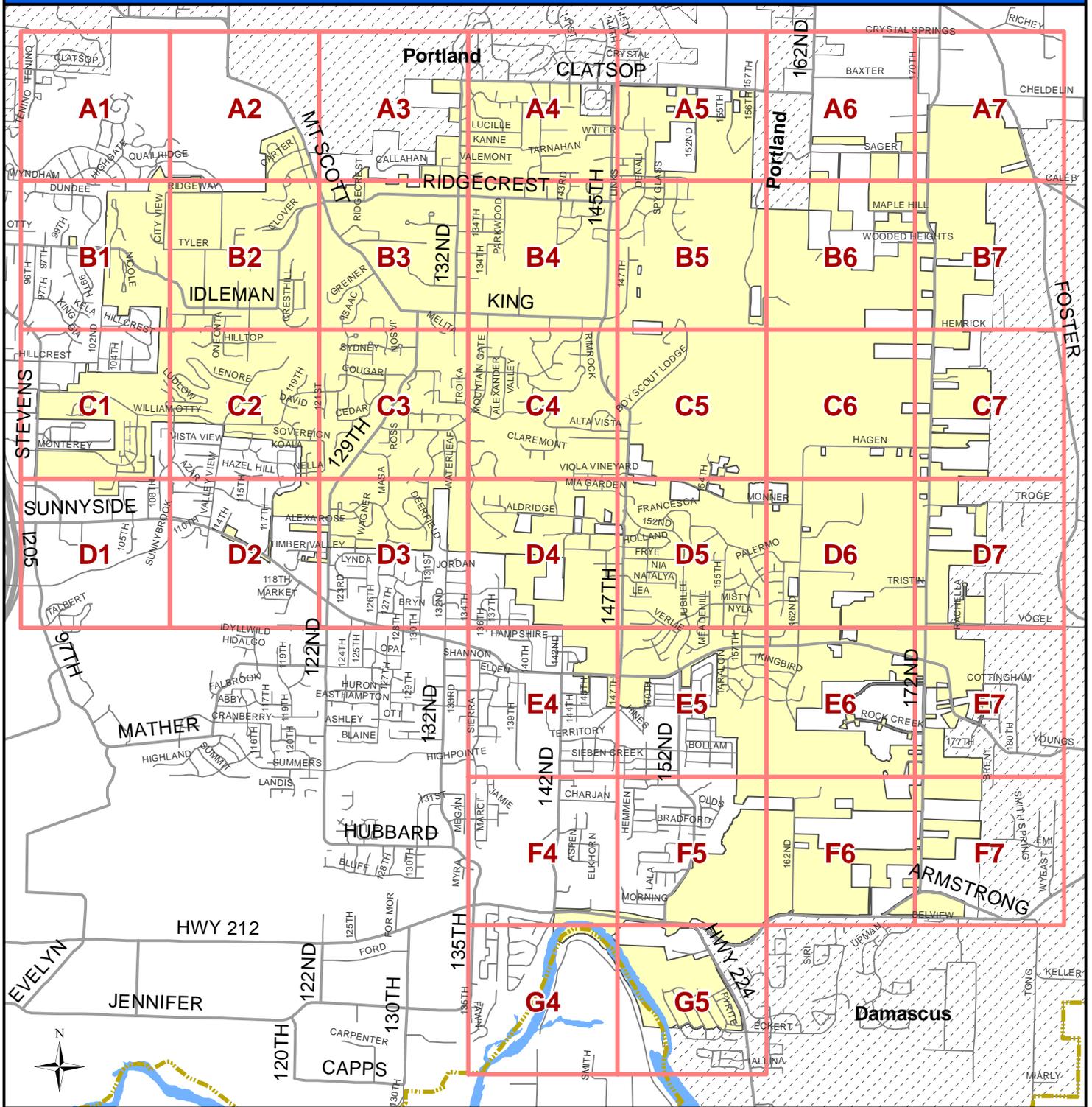
Map Version: Final Adopted

Published: October 20, 2009

An index of the map pages is shown on page 2; use this index to find the correct page of the map book.

The information presented in these maps is for advisory purposes only. Actual locations of natural features and legal boundary lines may differ from those shown on the map. For information on the sources and currency of the data shown, please see the final page of the map book.

City of Happy Valley Step Slopes and Natural Resource Overlay Zone Map Book Index



Legend

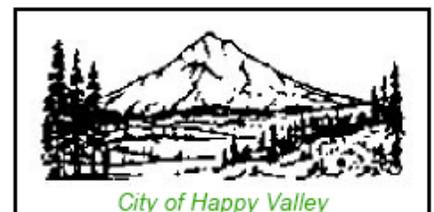
- Map Book Pages
- City Limits**
- Happy Valley City Limits
- Other Cities
- Urban Growth Boundary

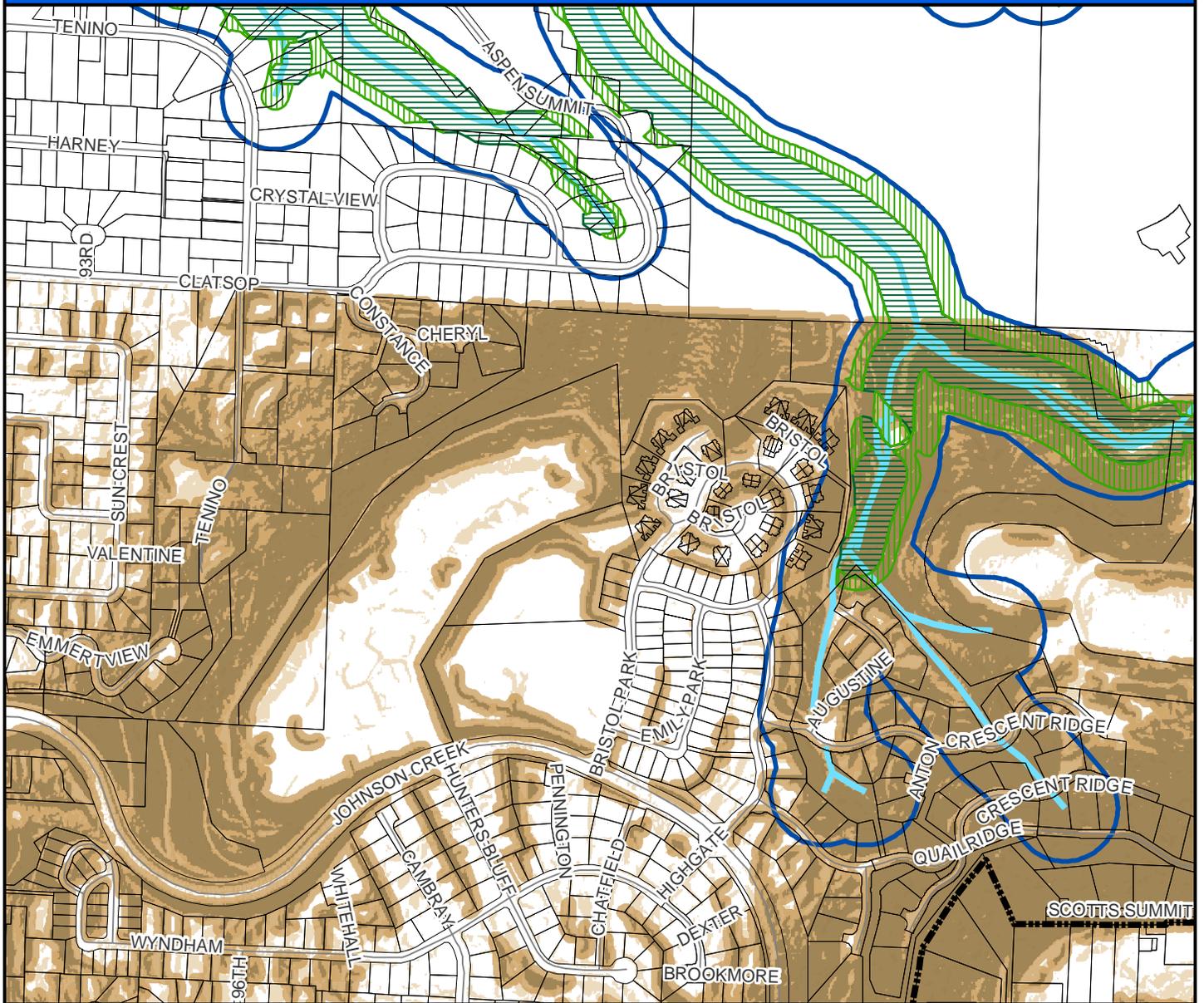
Roads

- Freeways
- Major Streets
- Local Roads
- Clackamas River

0 0.25 0.5 1 Miles

Map Printed: October 2009





Water Quality Areas

- Protected Water Features
- Maximum Extent of Vegetated Corridors

Habitat Conservation Areas

- High Value
- Moderate Value
- Low Value

Steep Slopes

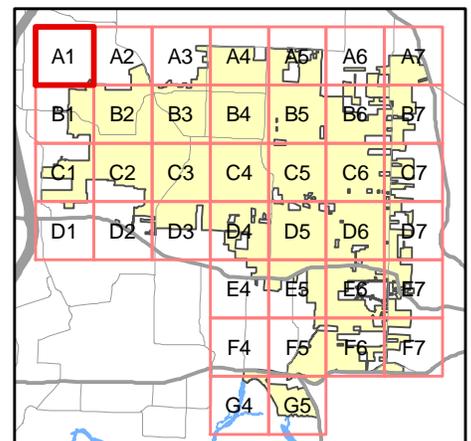
- Conservation Slope Area
- 25 Foot Buffer from Conservation Slope Area
- Transition Slope Area
- Major Utility Corridor

Boundaries

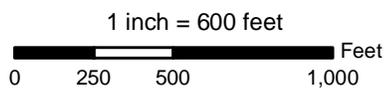
- Happy Valley City Limits
- Urban Growth Boundary
- Parcel Boundaries

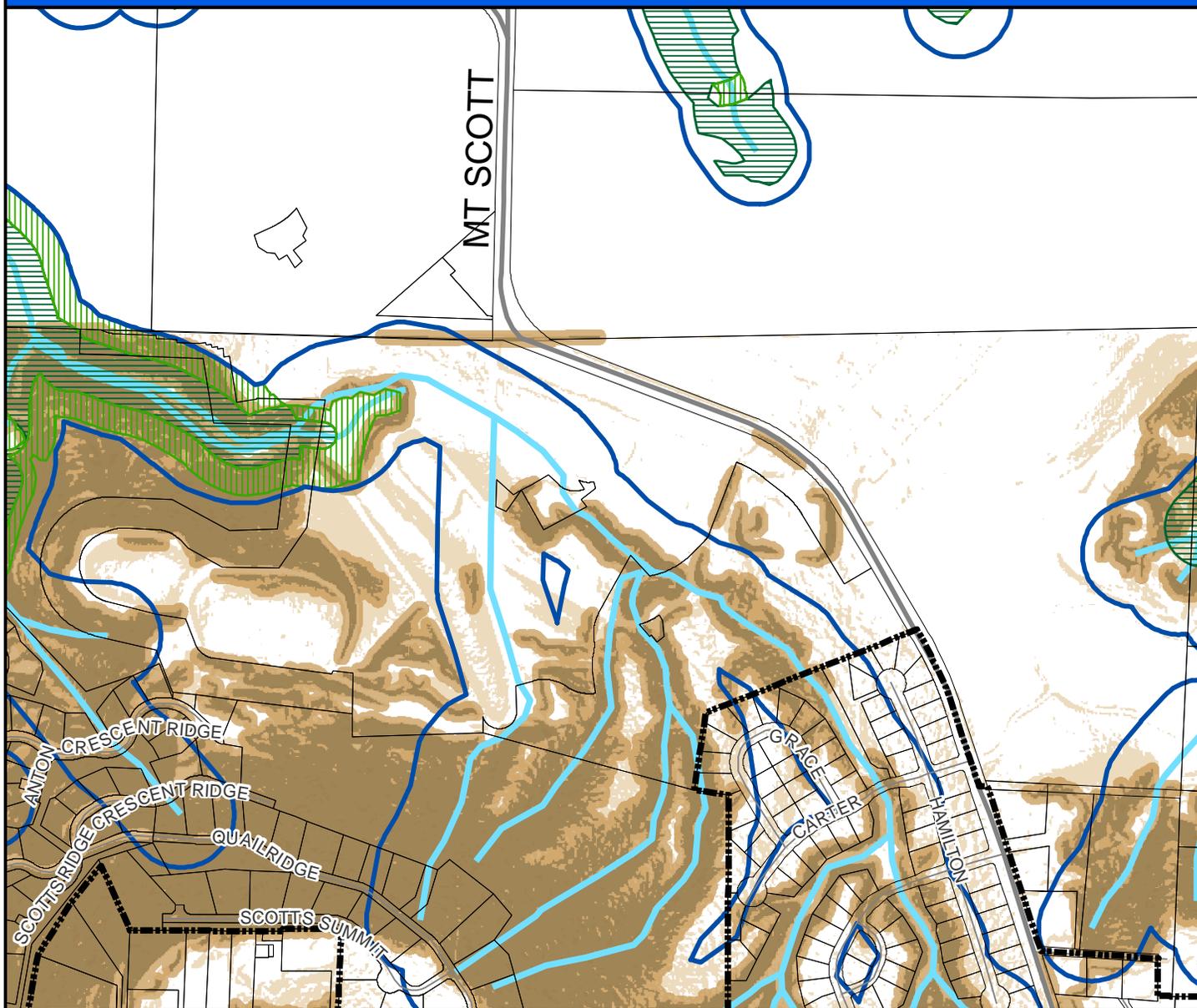
Roads

- Freeways
- Major Streets
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Water Quality Areas

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Habitat Conservation Areas

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Steep Slopes

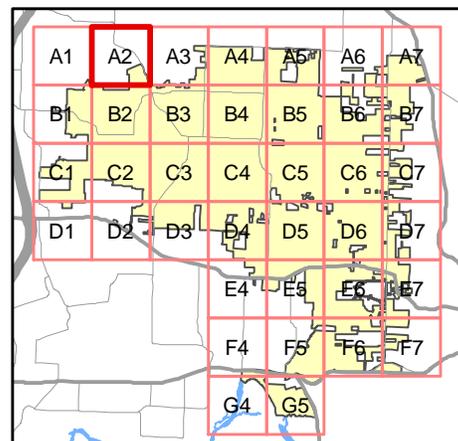
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Boundaries

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- Parcel Boundaries

Roads

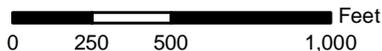
- Freeways
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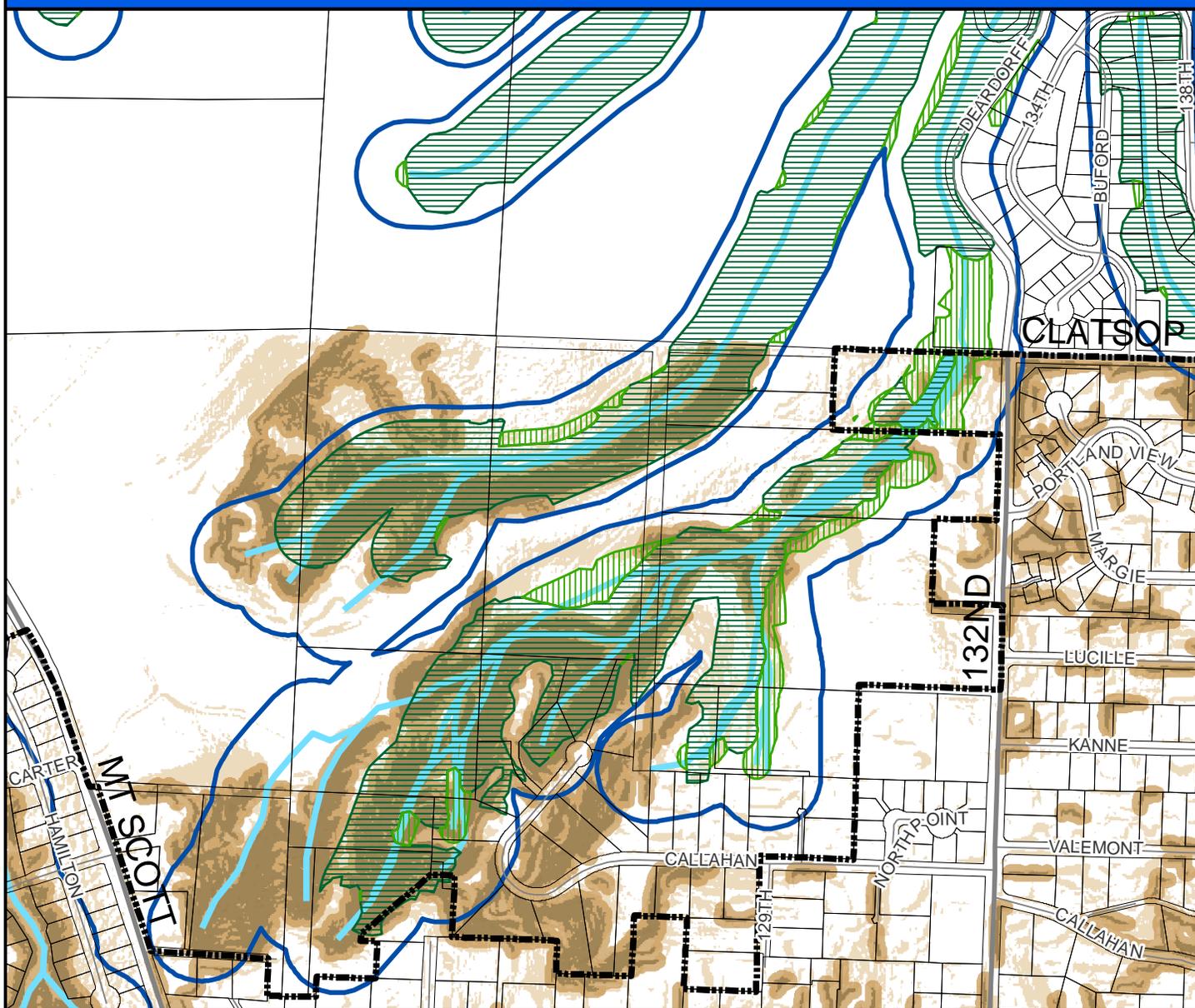


1 inch = 600 feet



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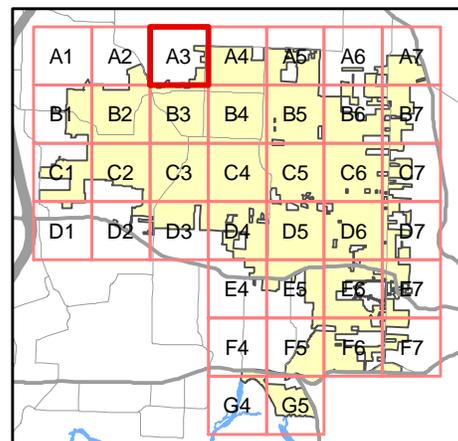
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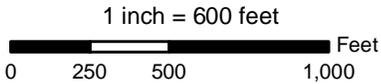
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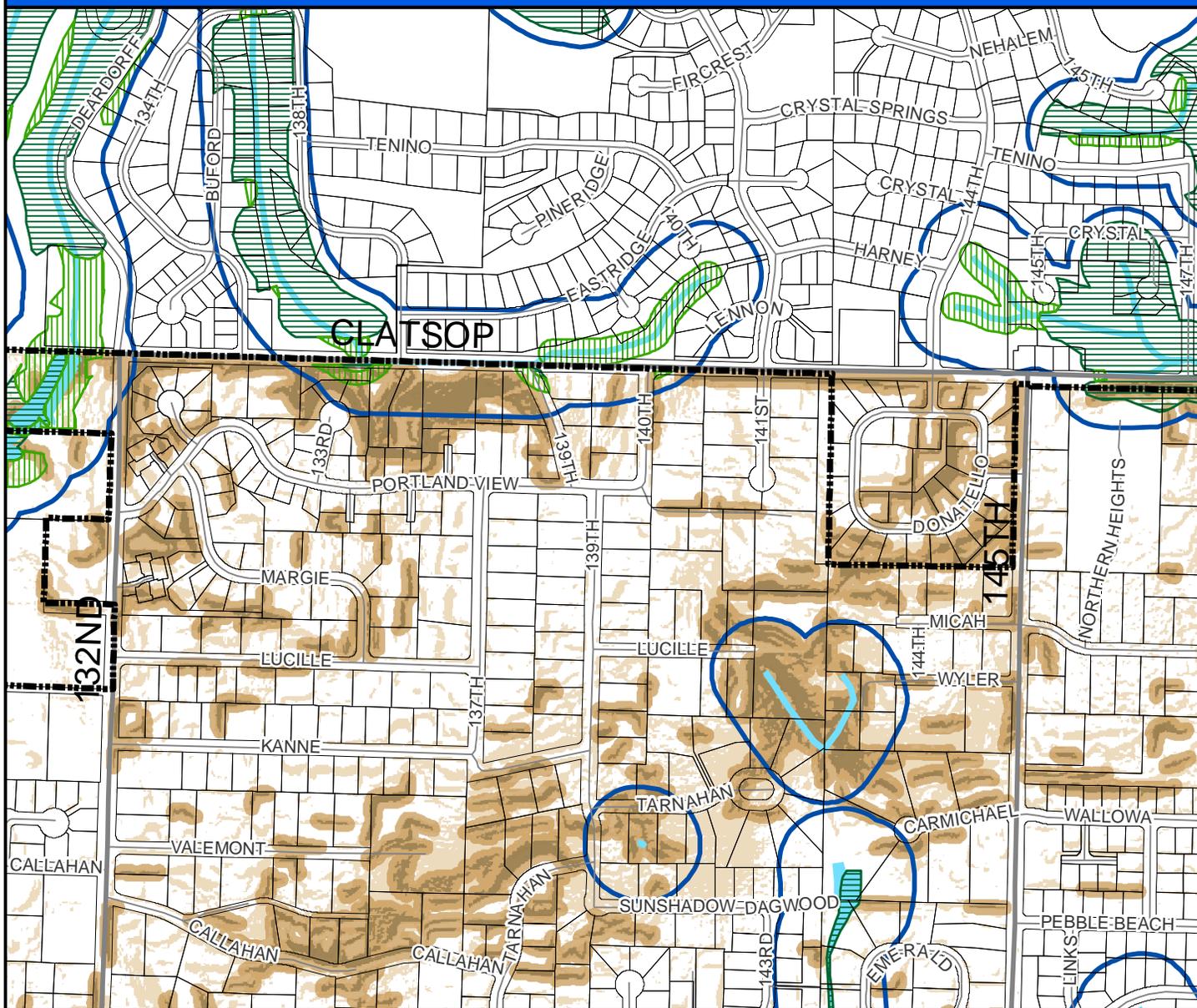
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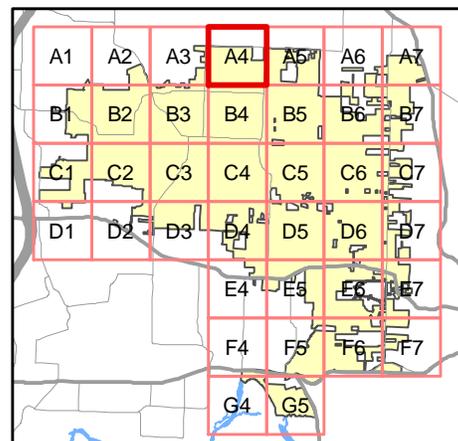
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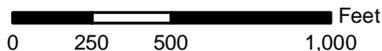
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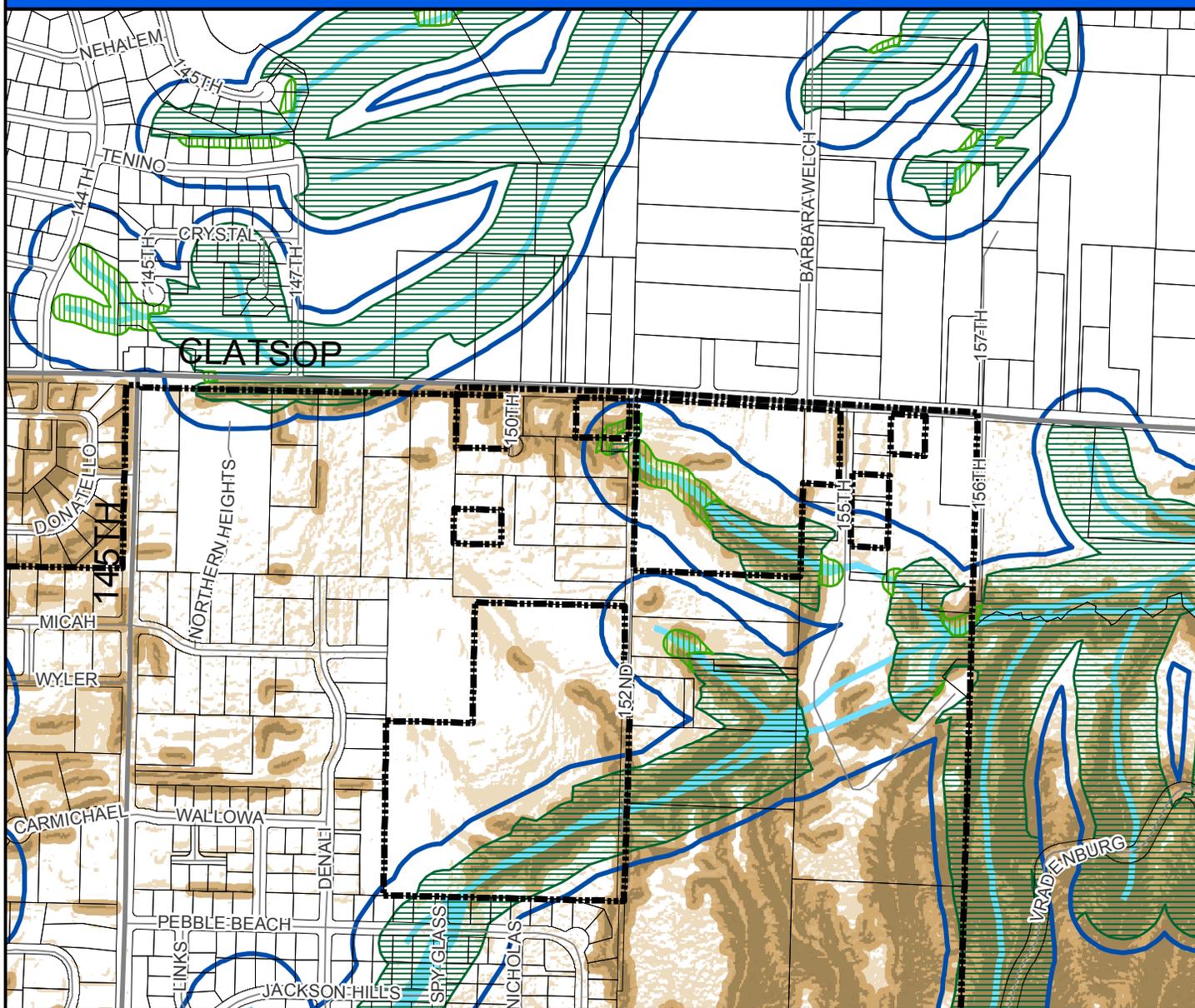


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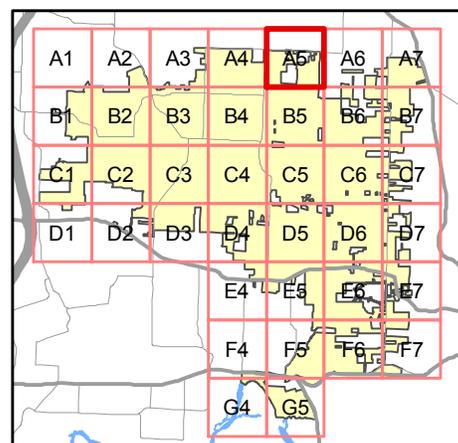
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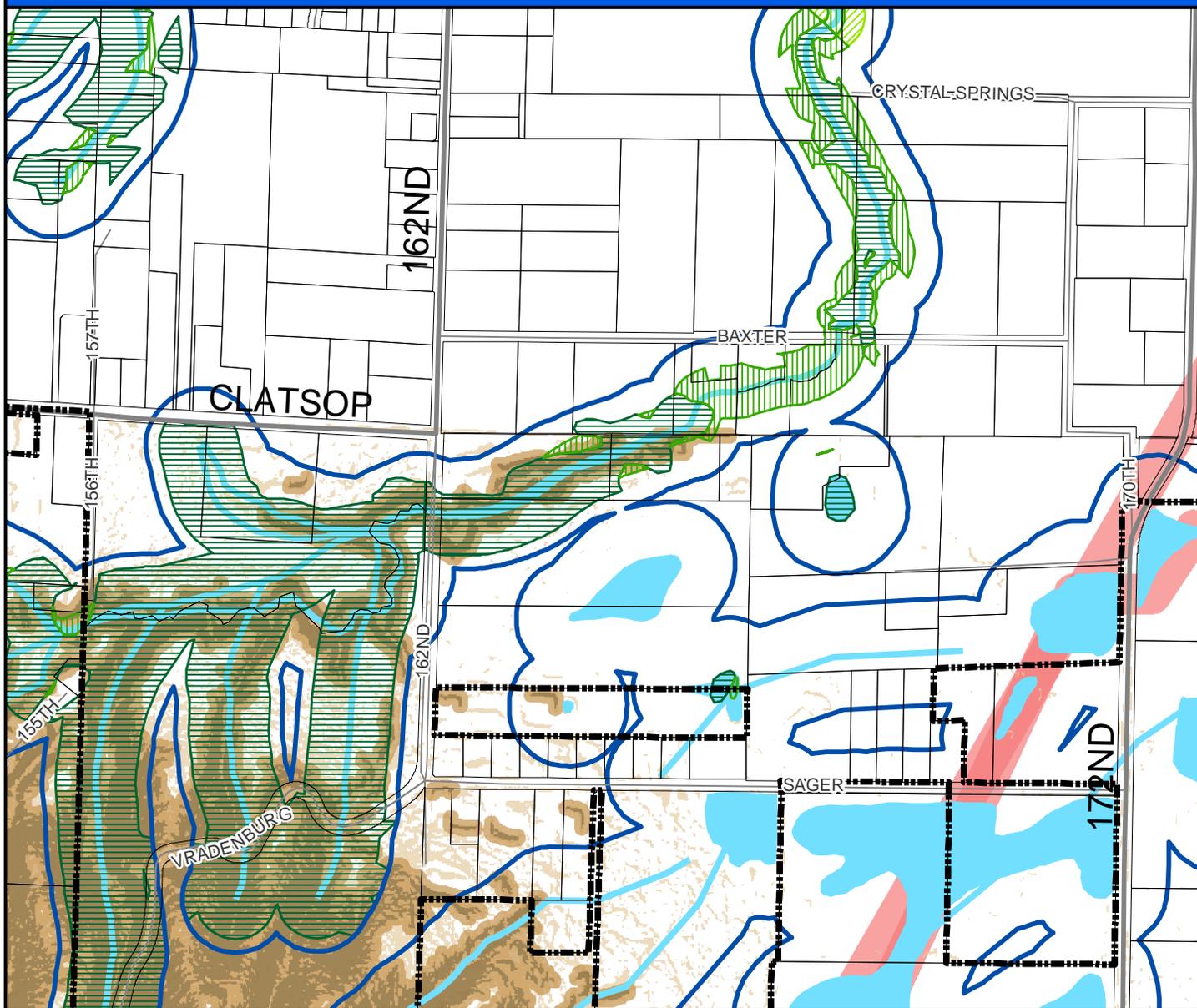
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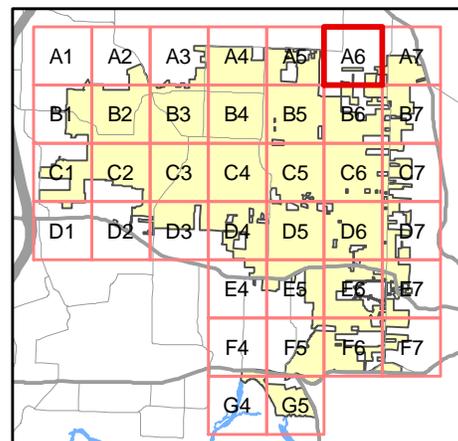
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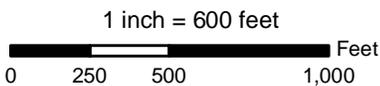
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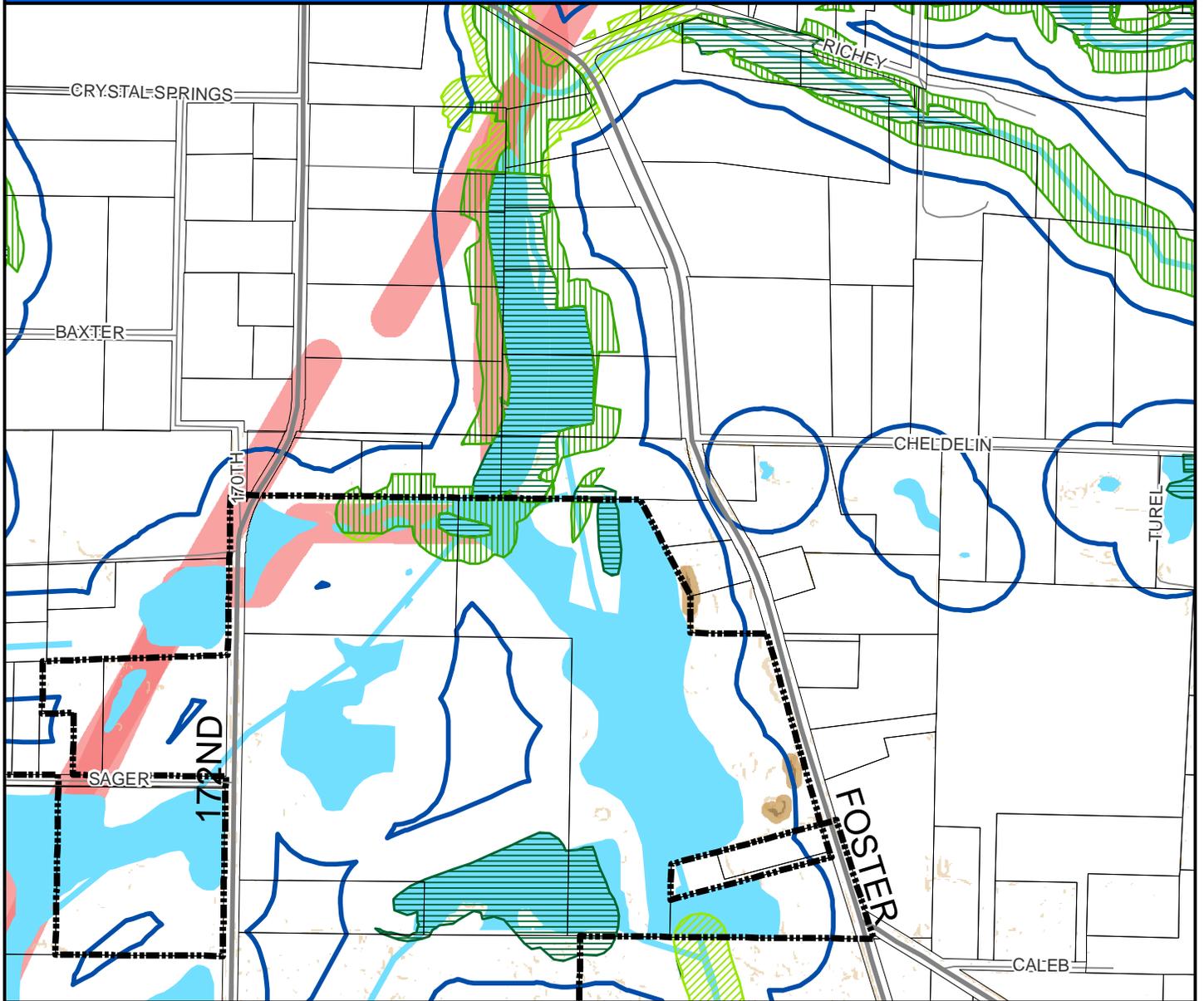


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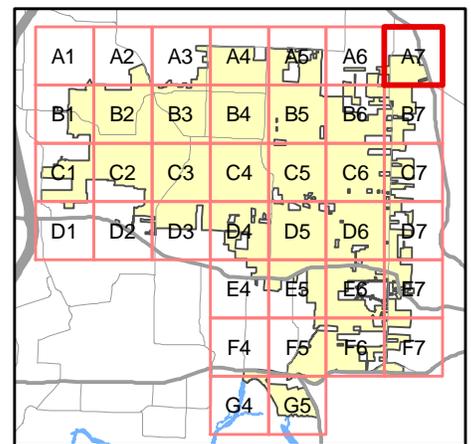
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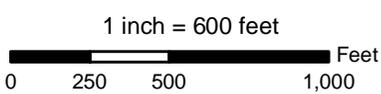
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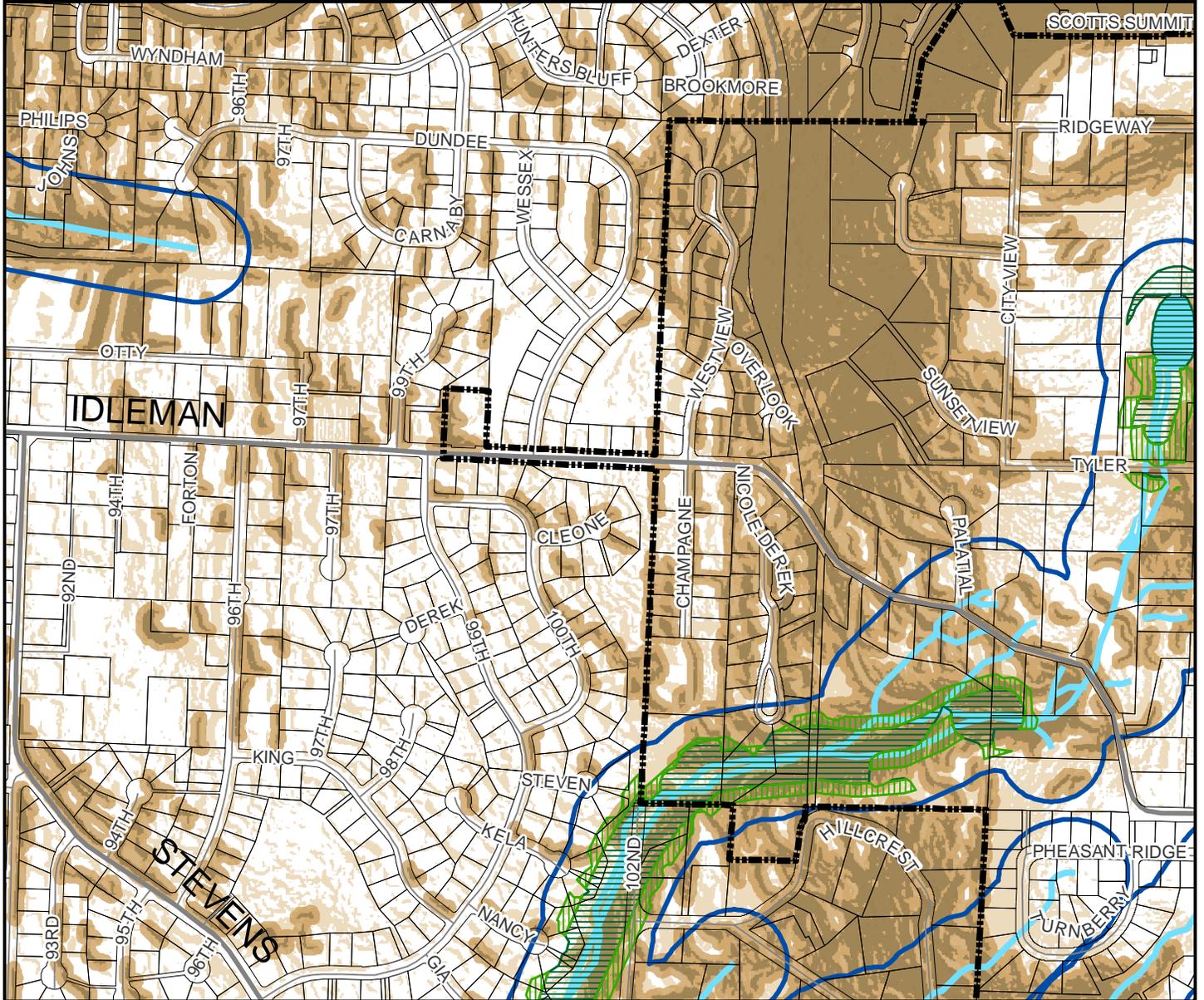
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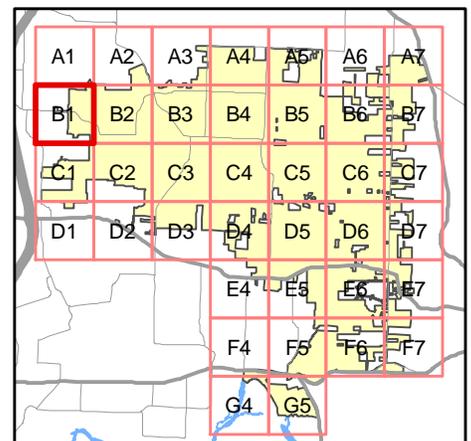
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-  Parcel Boundaries

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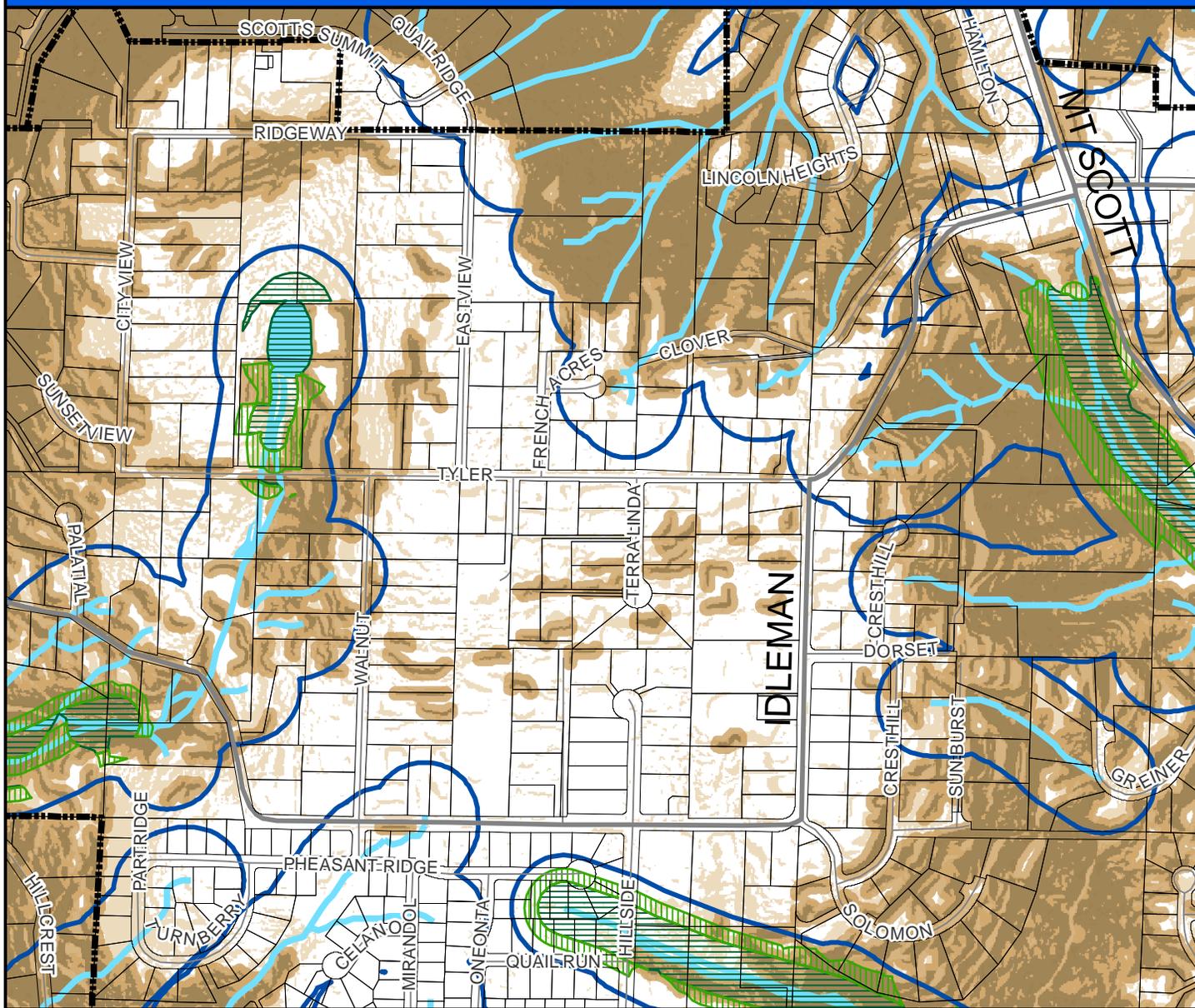


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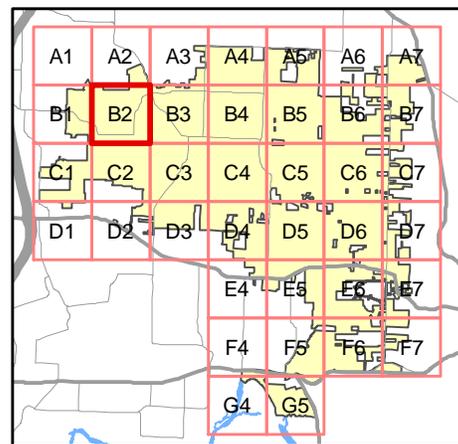
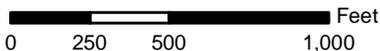
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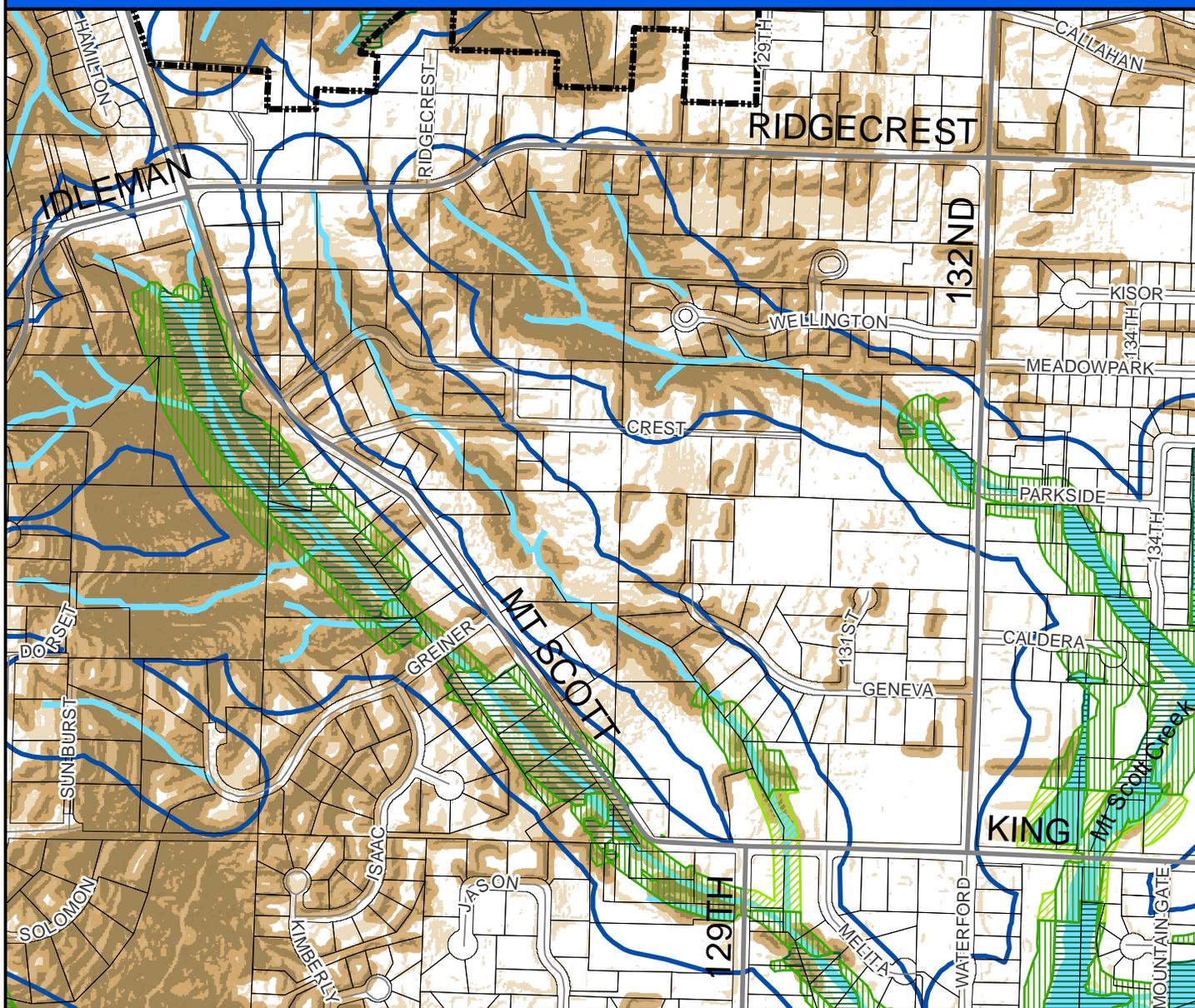
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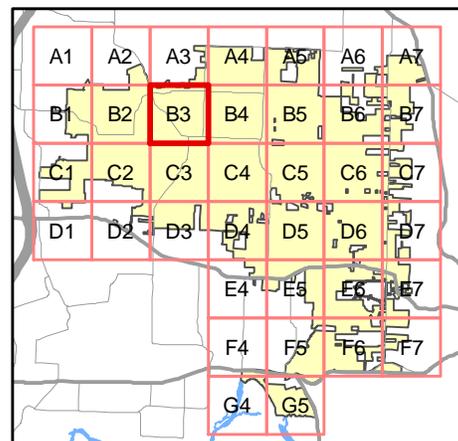
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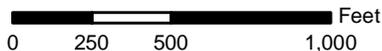
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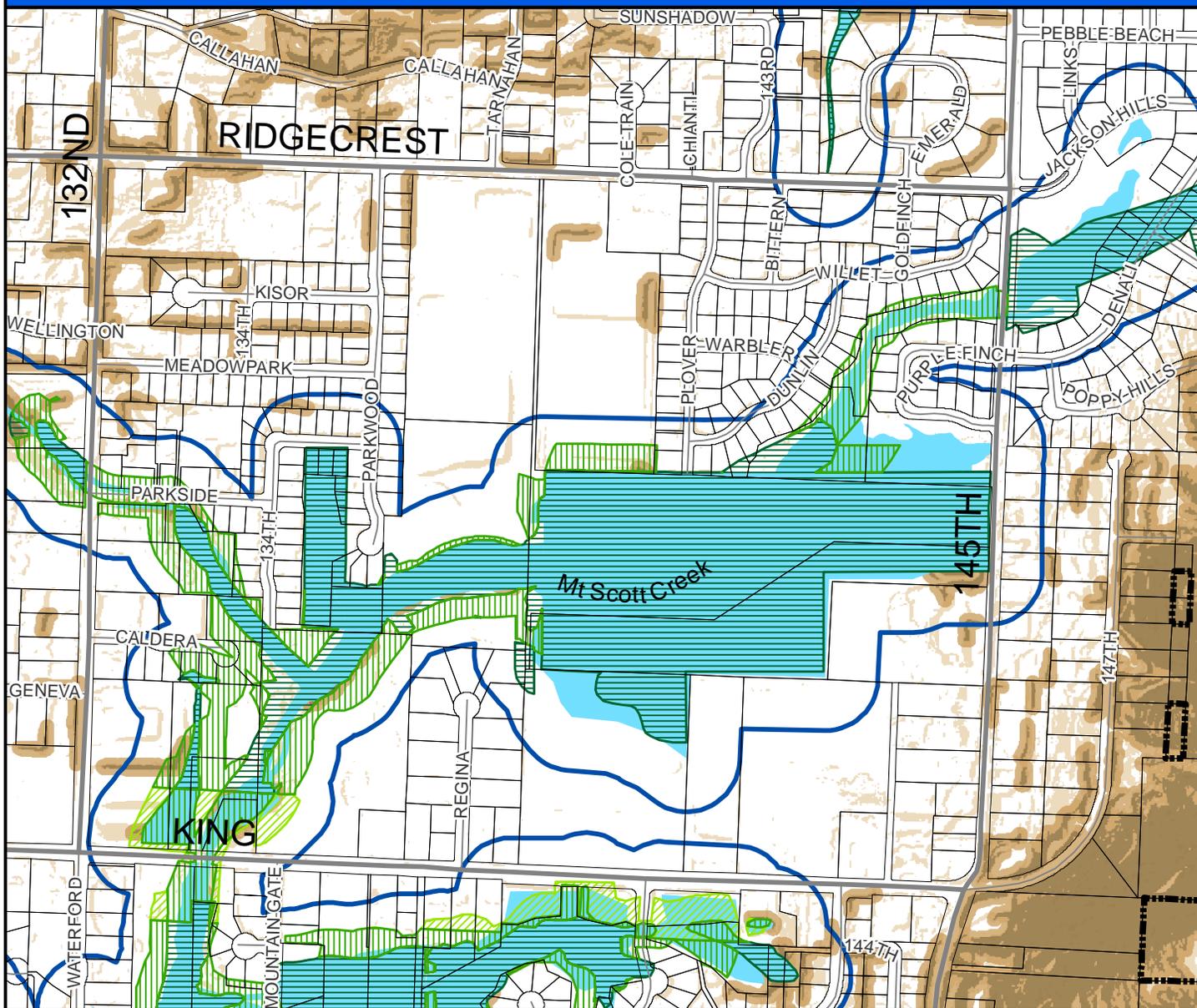
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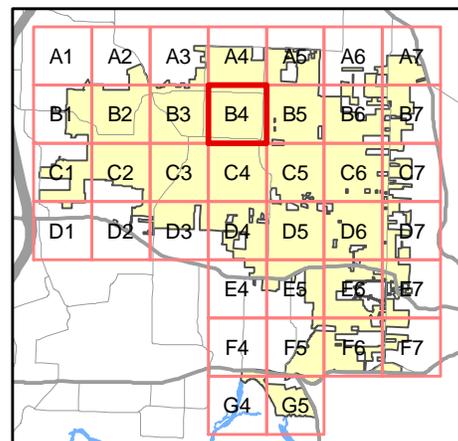
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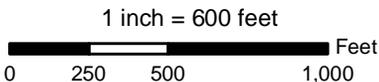
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- Major Streets
- Local Roads

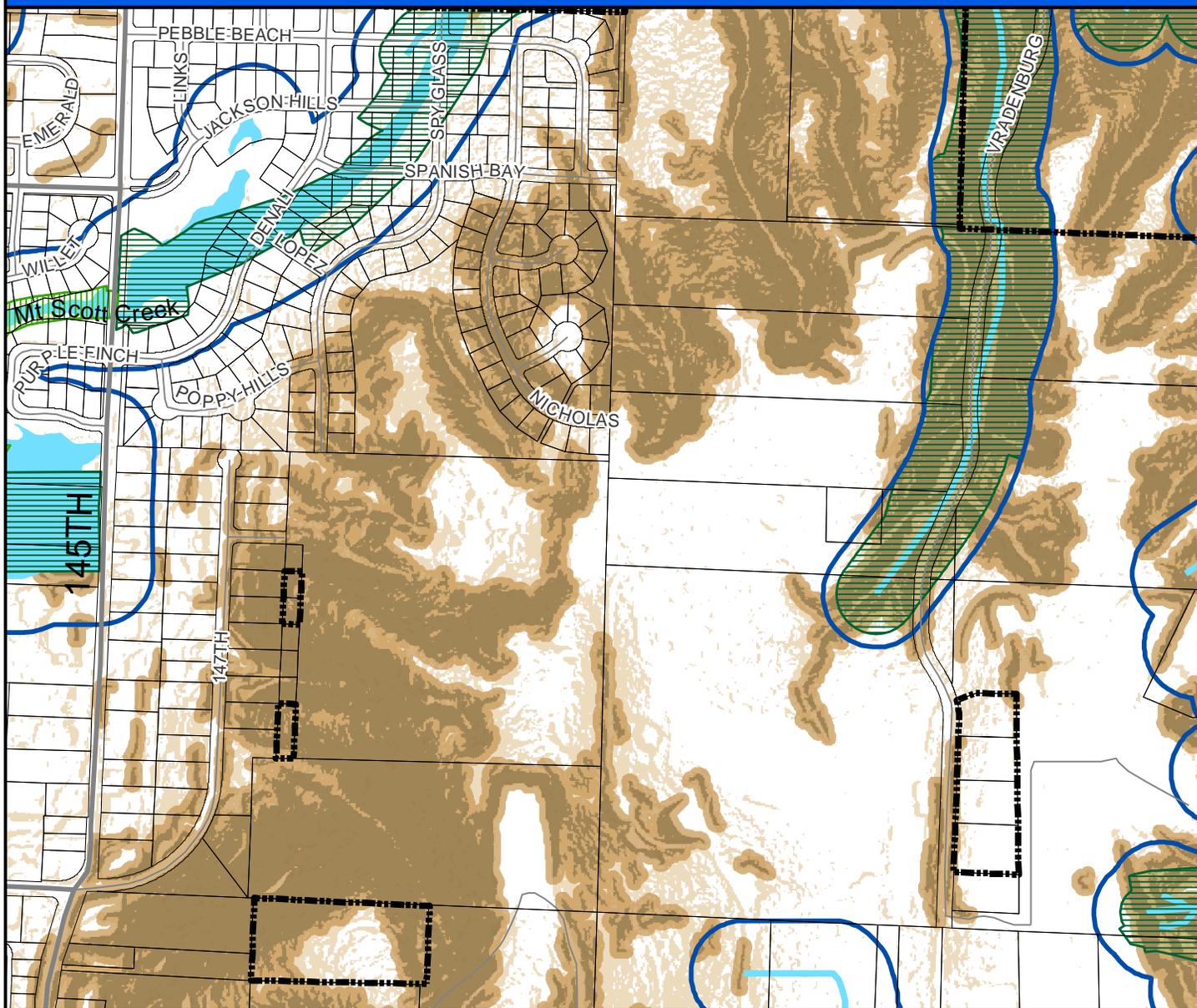


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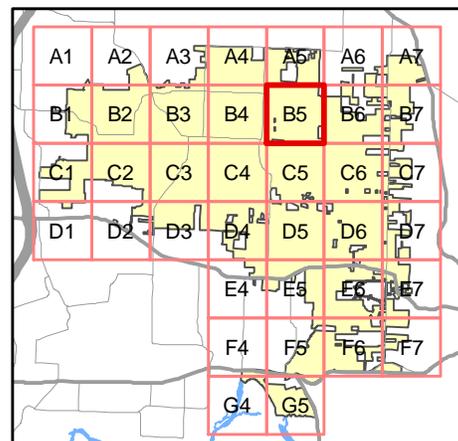
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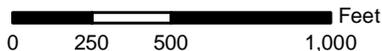
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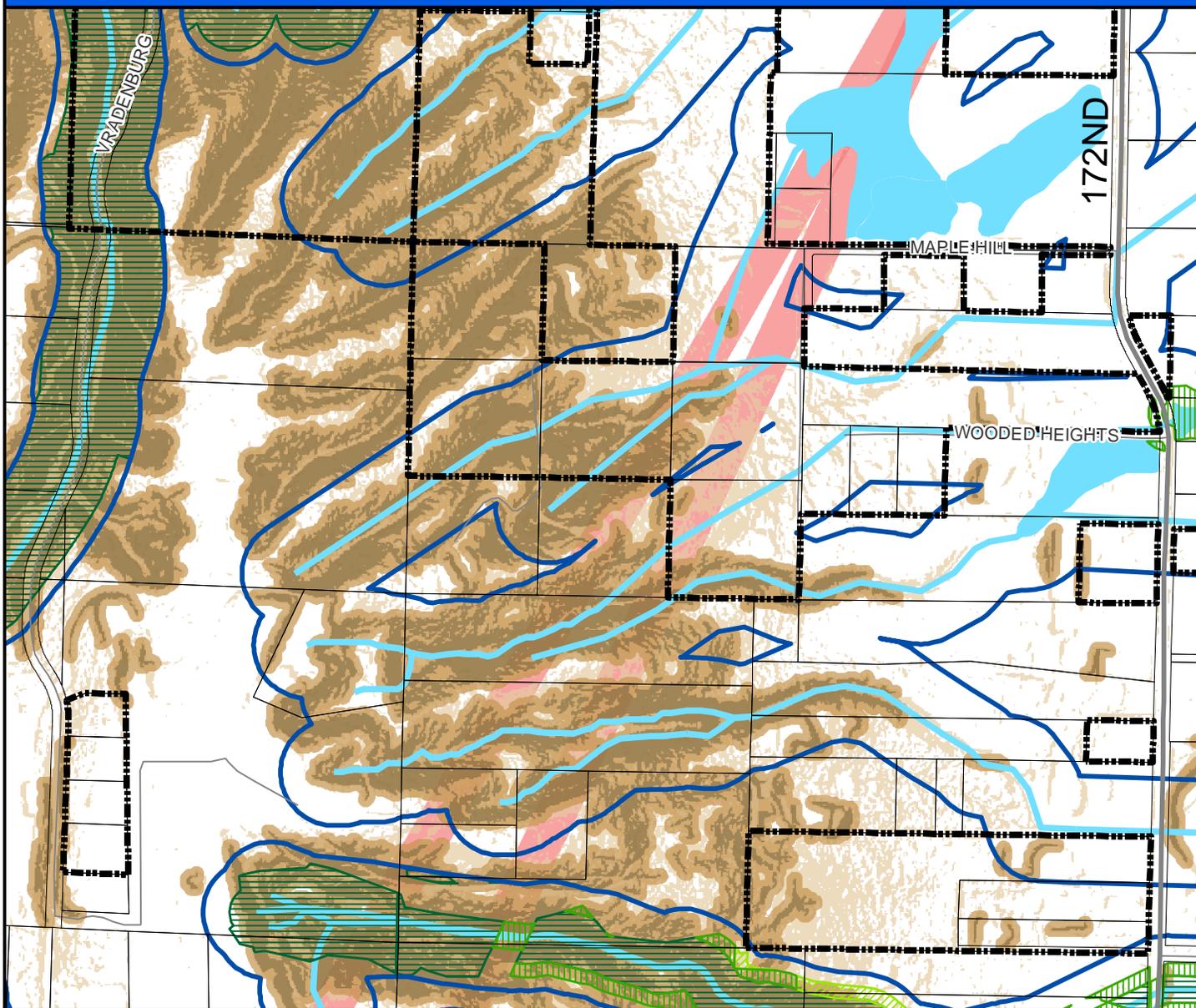
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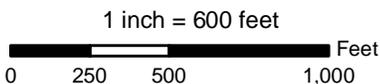
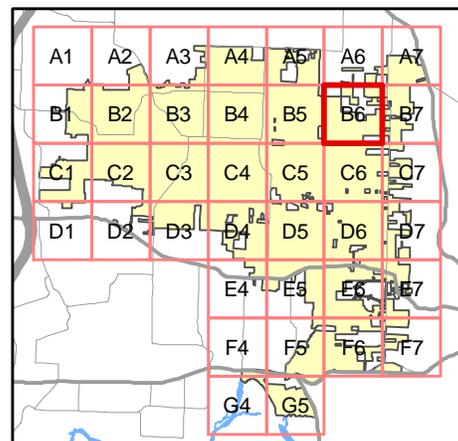
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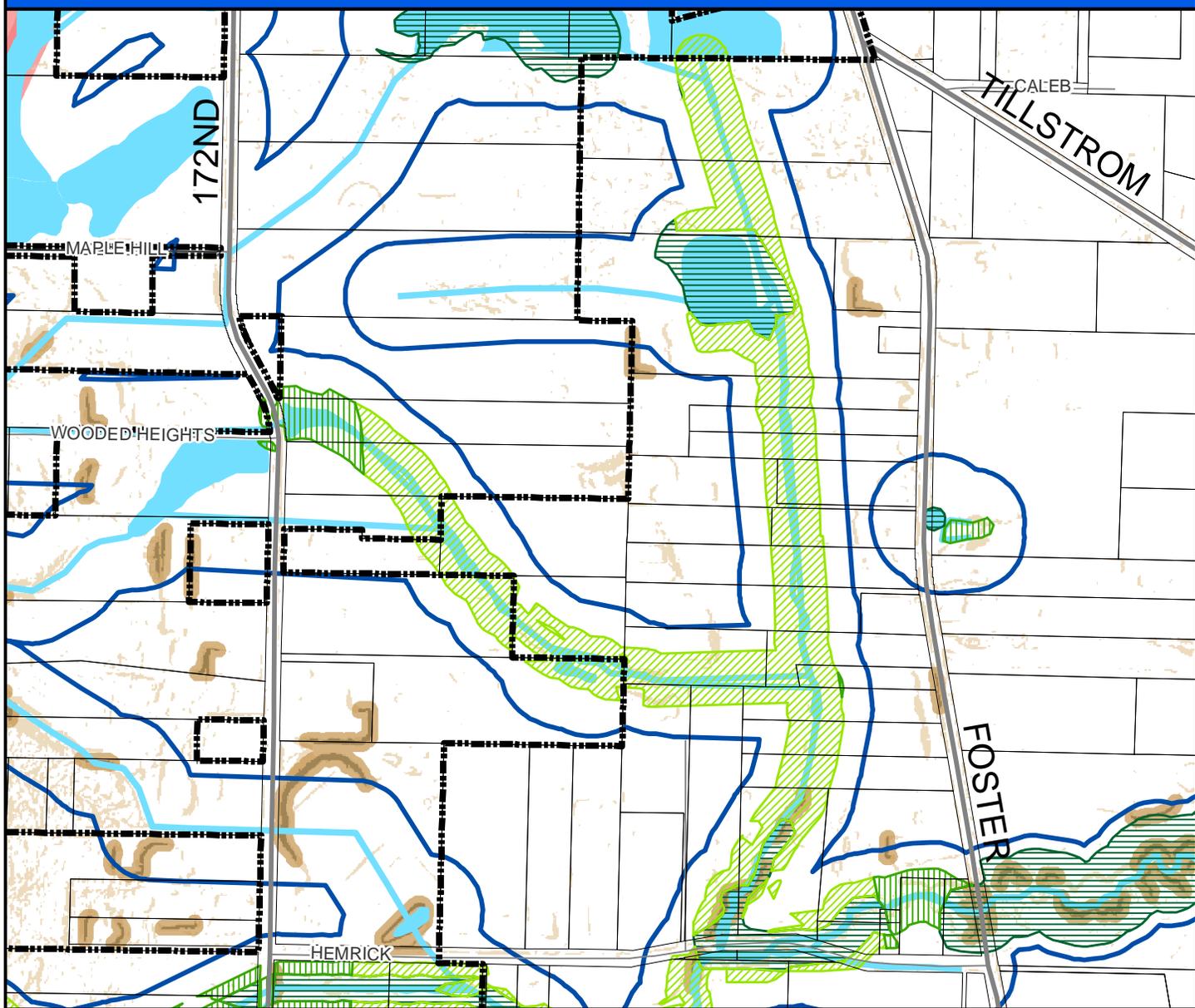
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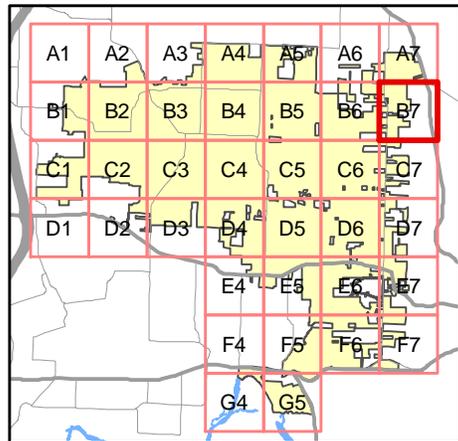
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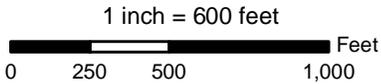
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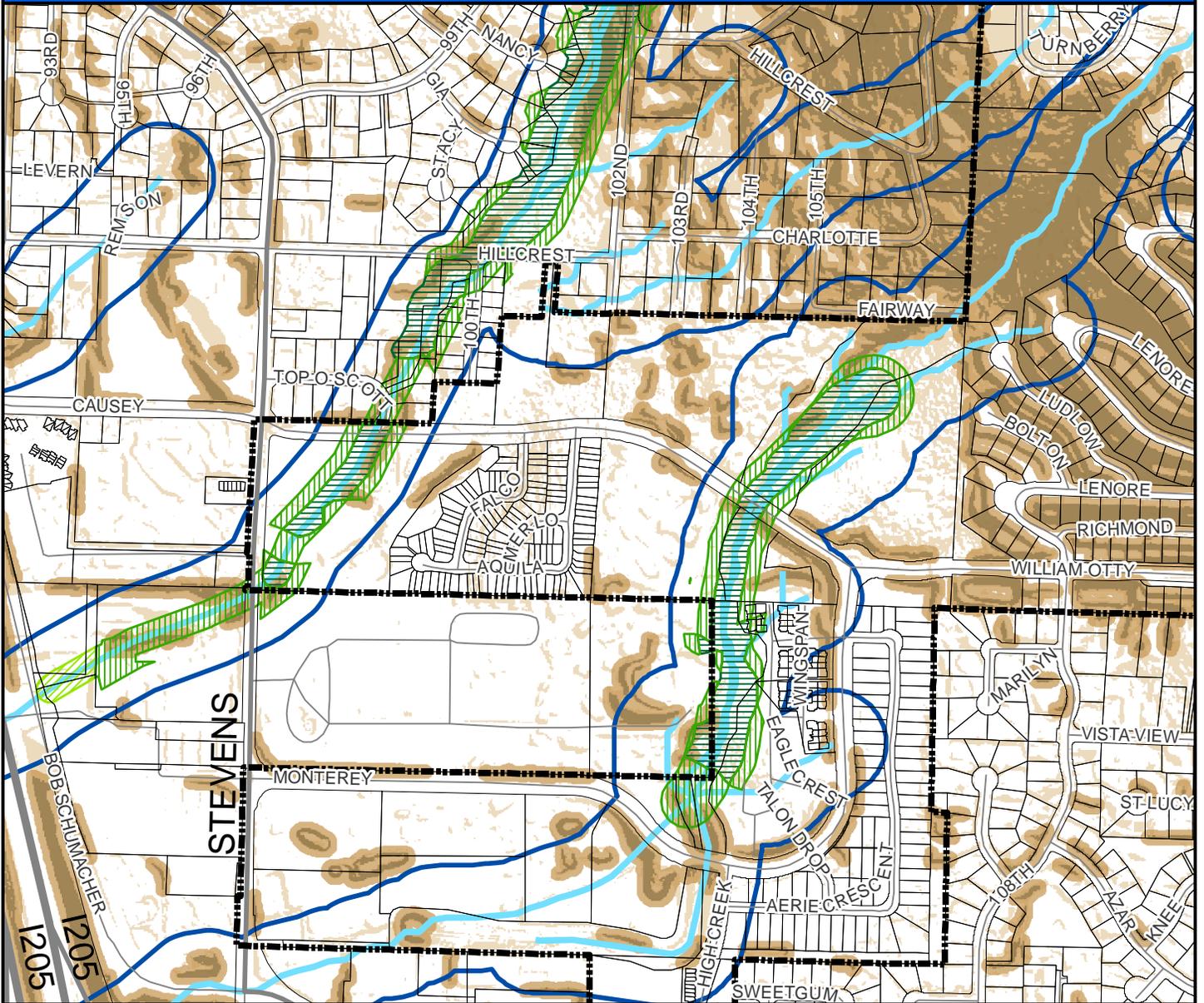
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City of Happy Valley Step Slopes and Natural Resource Overlay Zone Map - ADOPTED C1



Water Quality Areas

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Habitat Conservation Areas

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Steep Slopes

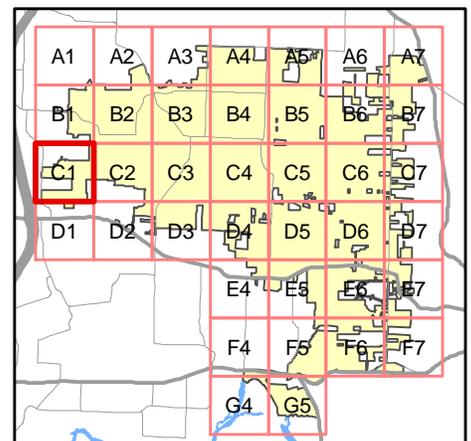
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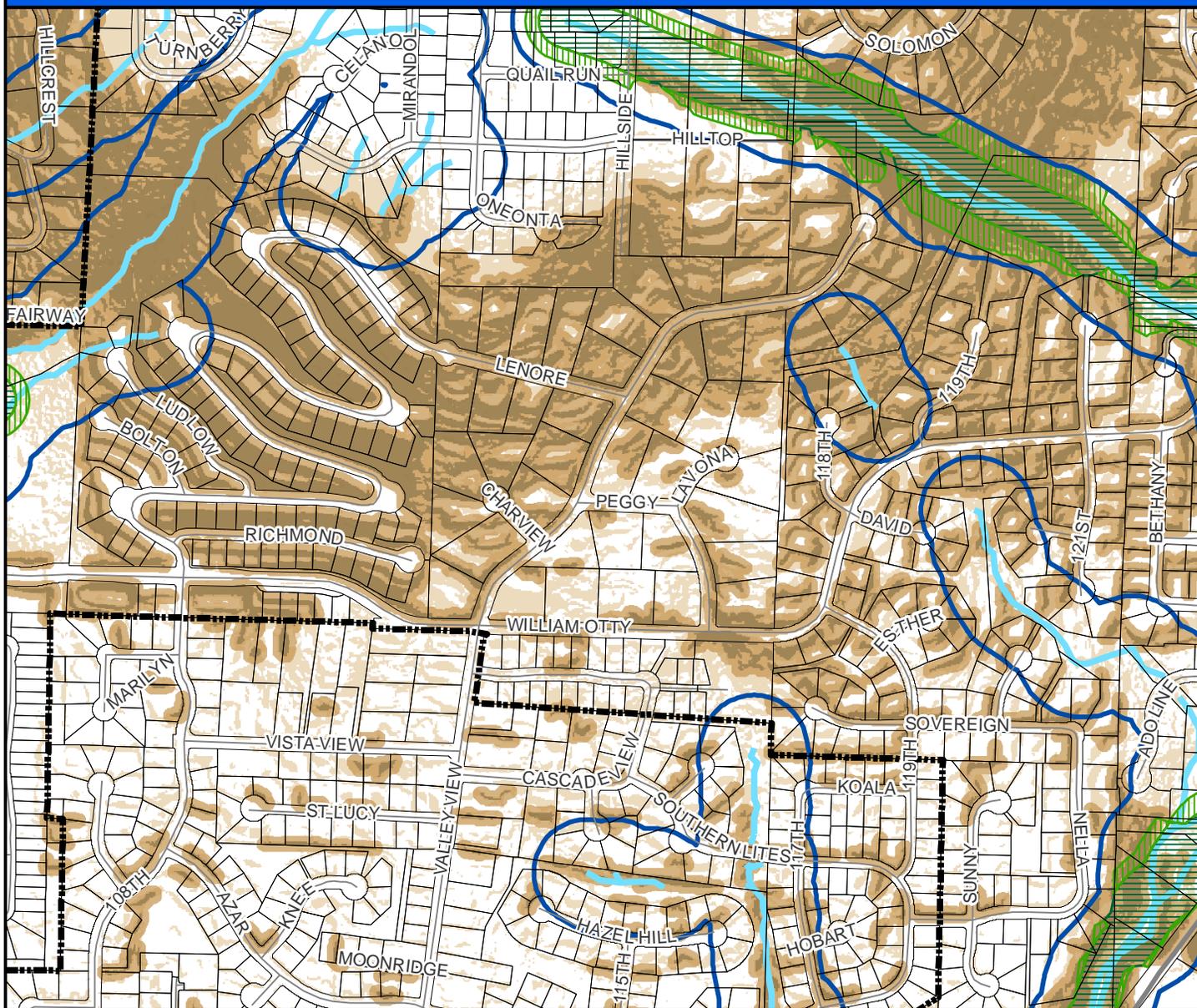
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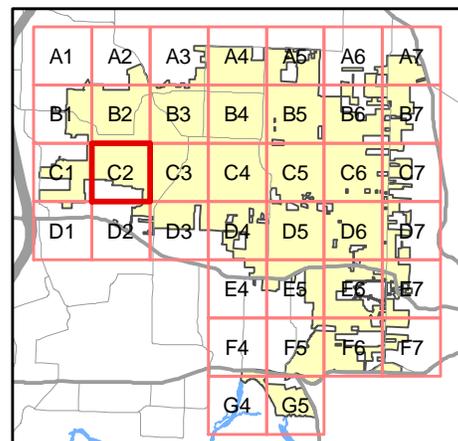
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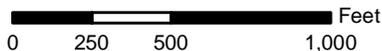
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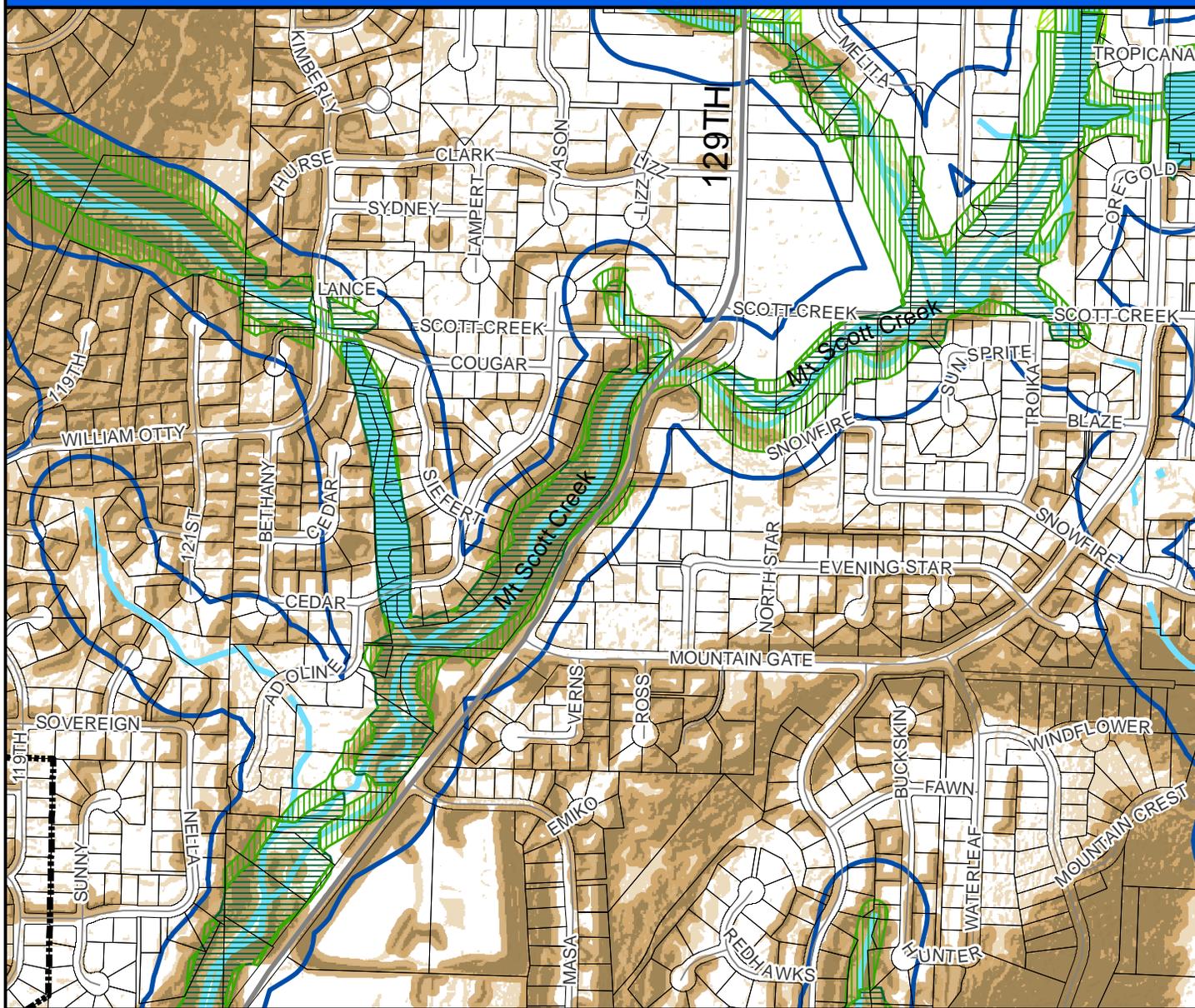


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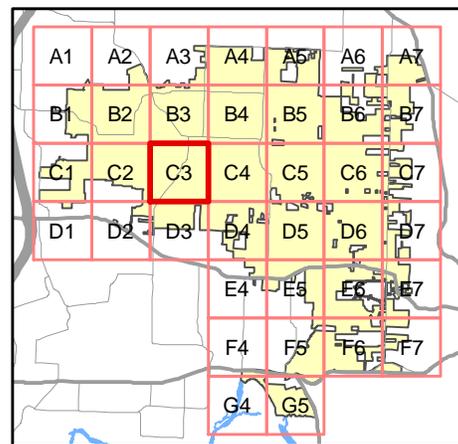
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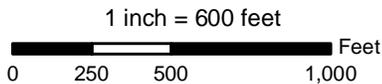
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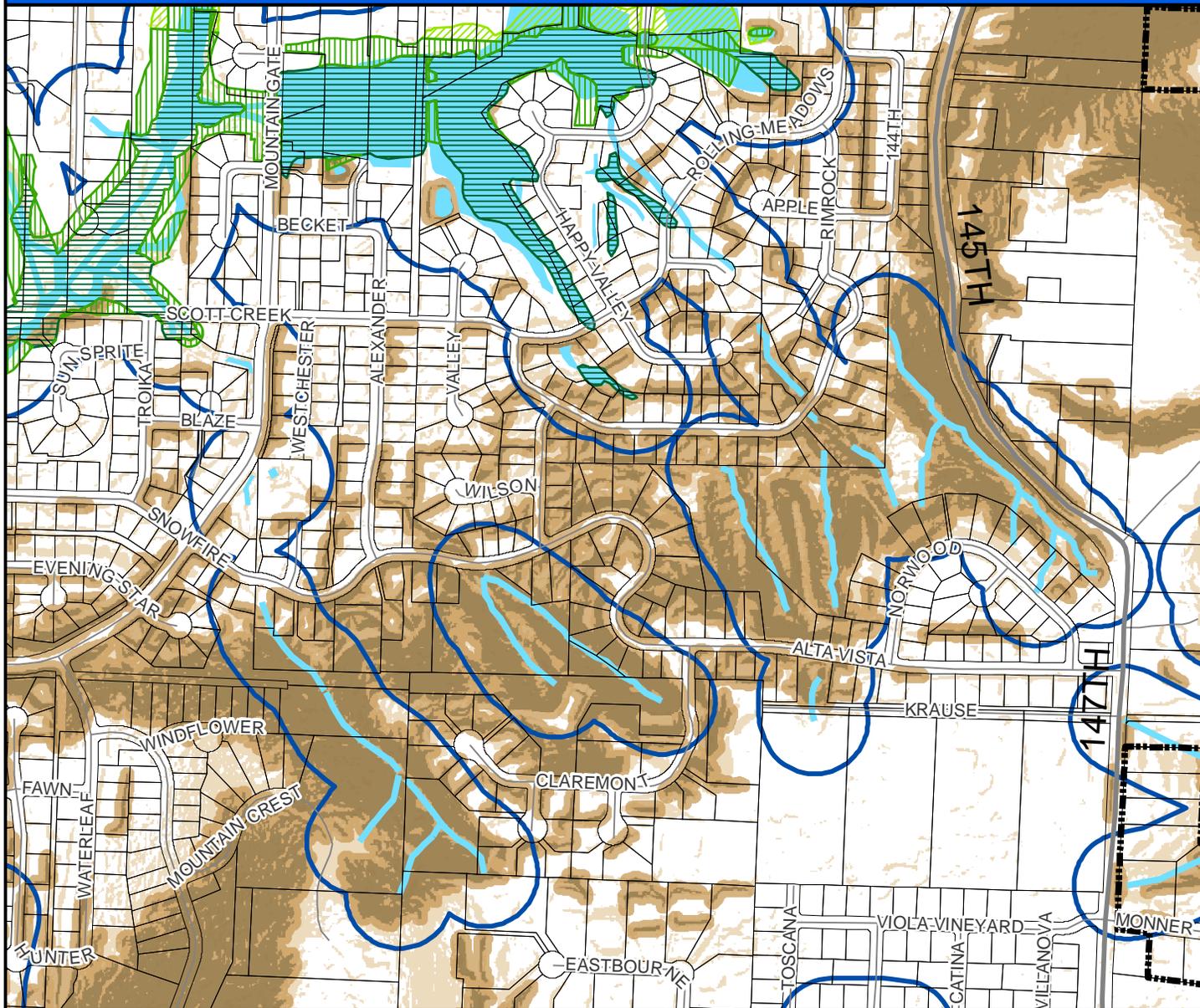
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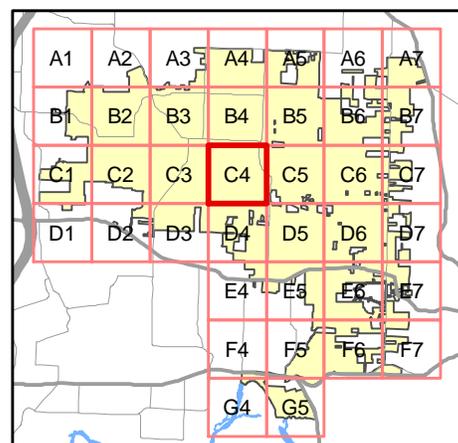
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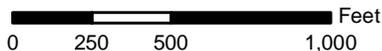
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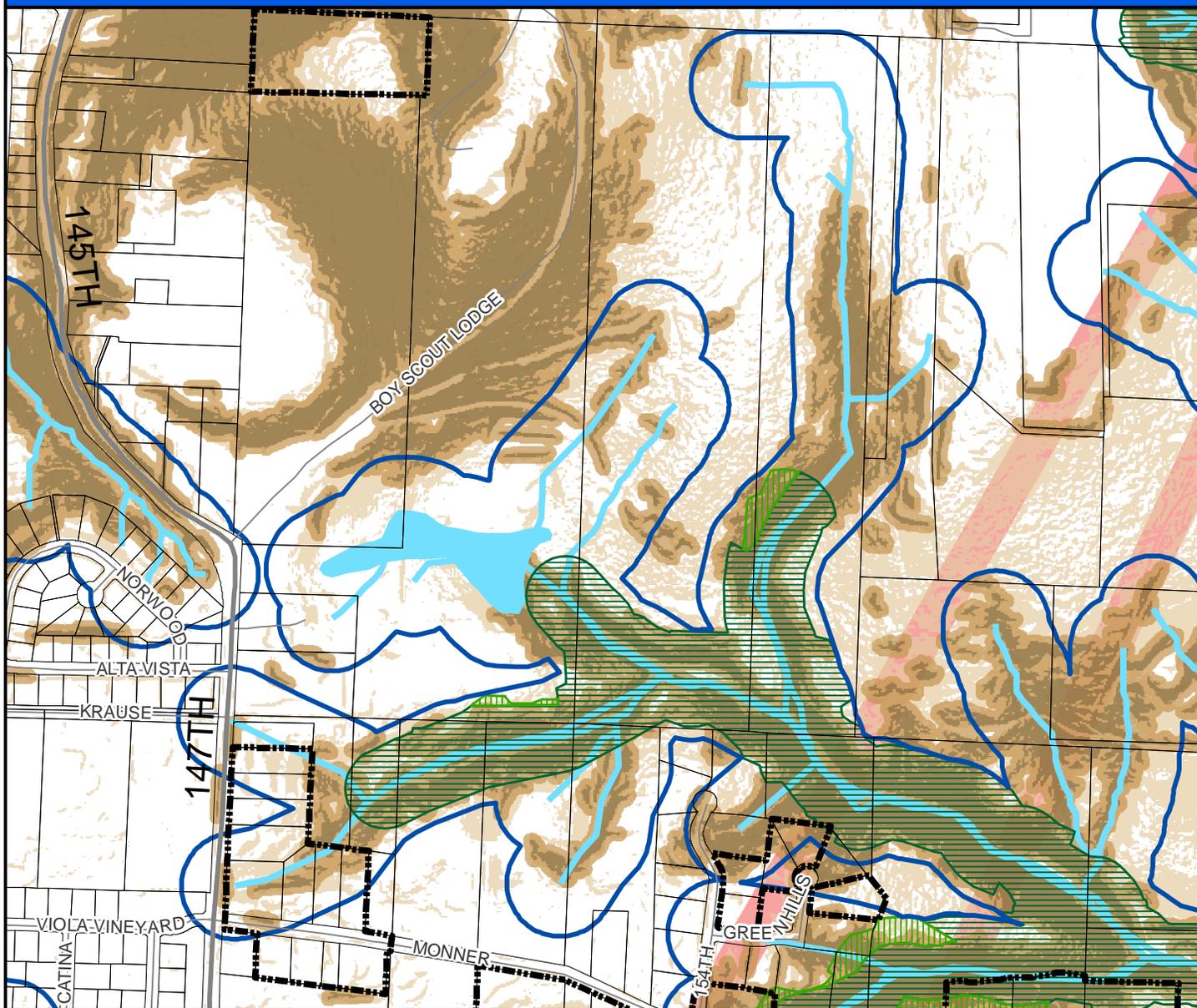
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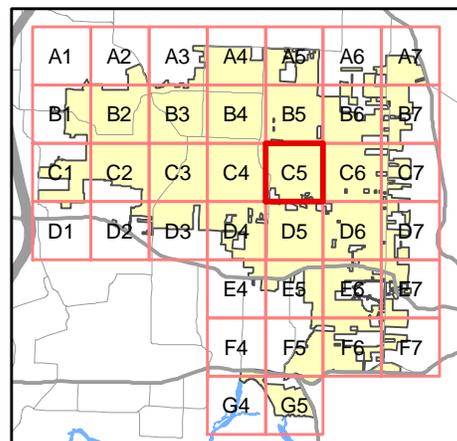
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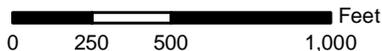
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- Local Roads

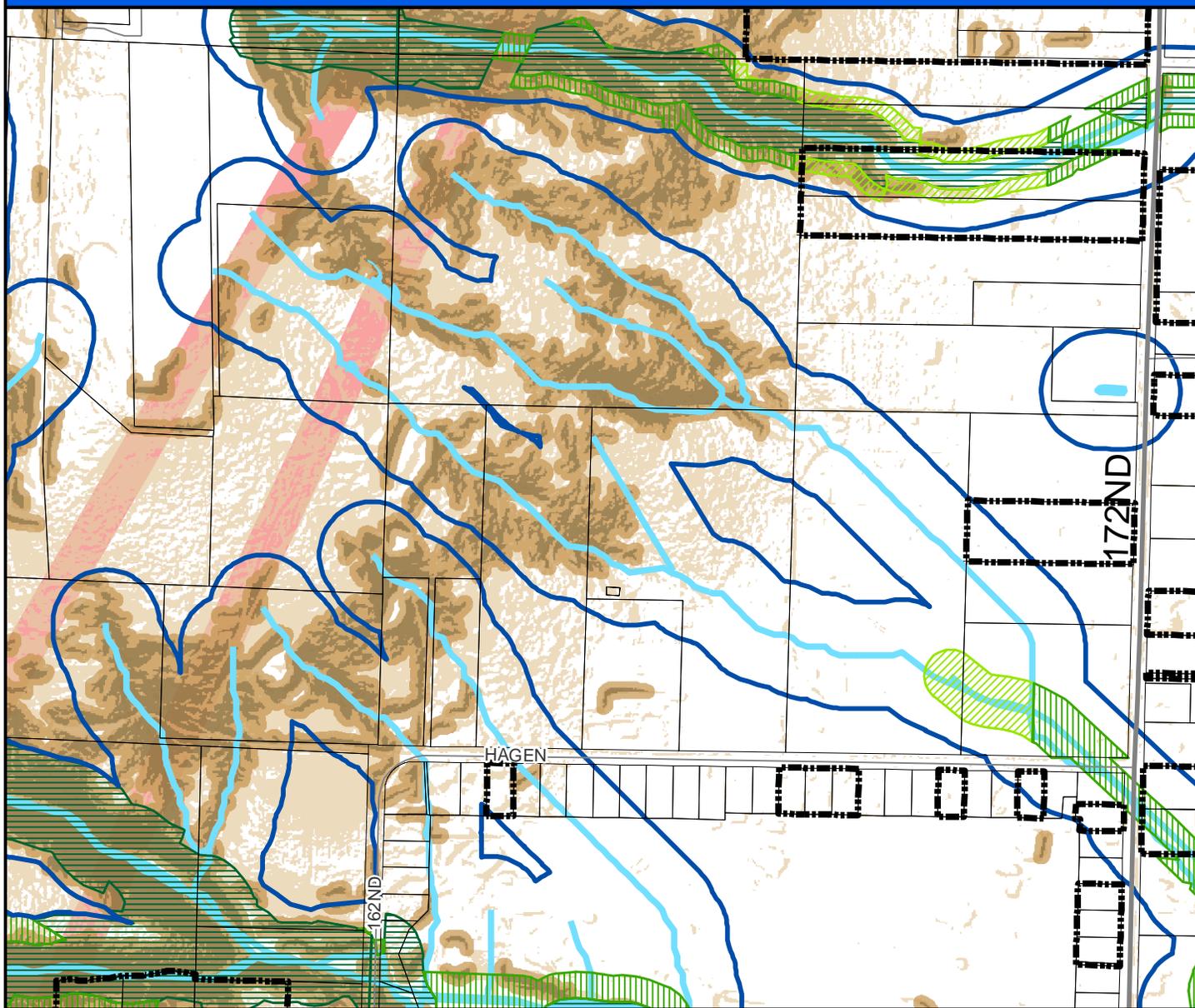


1 inch = 600 feet



Plot Date: Oct 20, 2009

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Water Quality Areas

- Protected Water Features
- Maximum Extent of Vegetated Corridors

Habitat Conservation Areas

- High Value
- Moderate Value
- Low Value

Steep Slopes

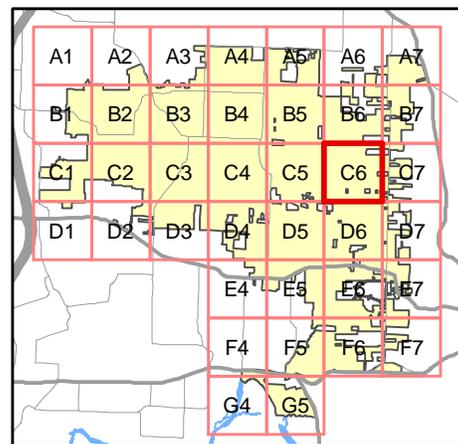
- Conservation Slope Area
- 25 Foot Buffer from Conservation Slope Area
- Transition Slope Area
- Major Utility Corridor

Boundaries

- Happy Valley City Limits
- Urban Growth Boundary
- Parcel Boundaries

Roads

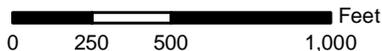
- Freeways
- Major Streets
- Local Roads



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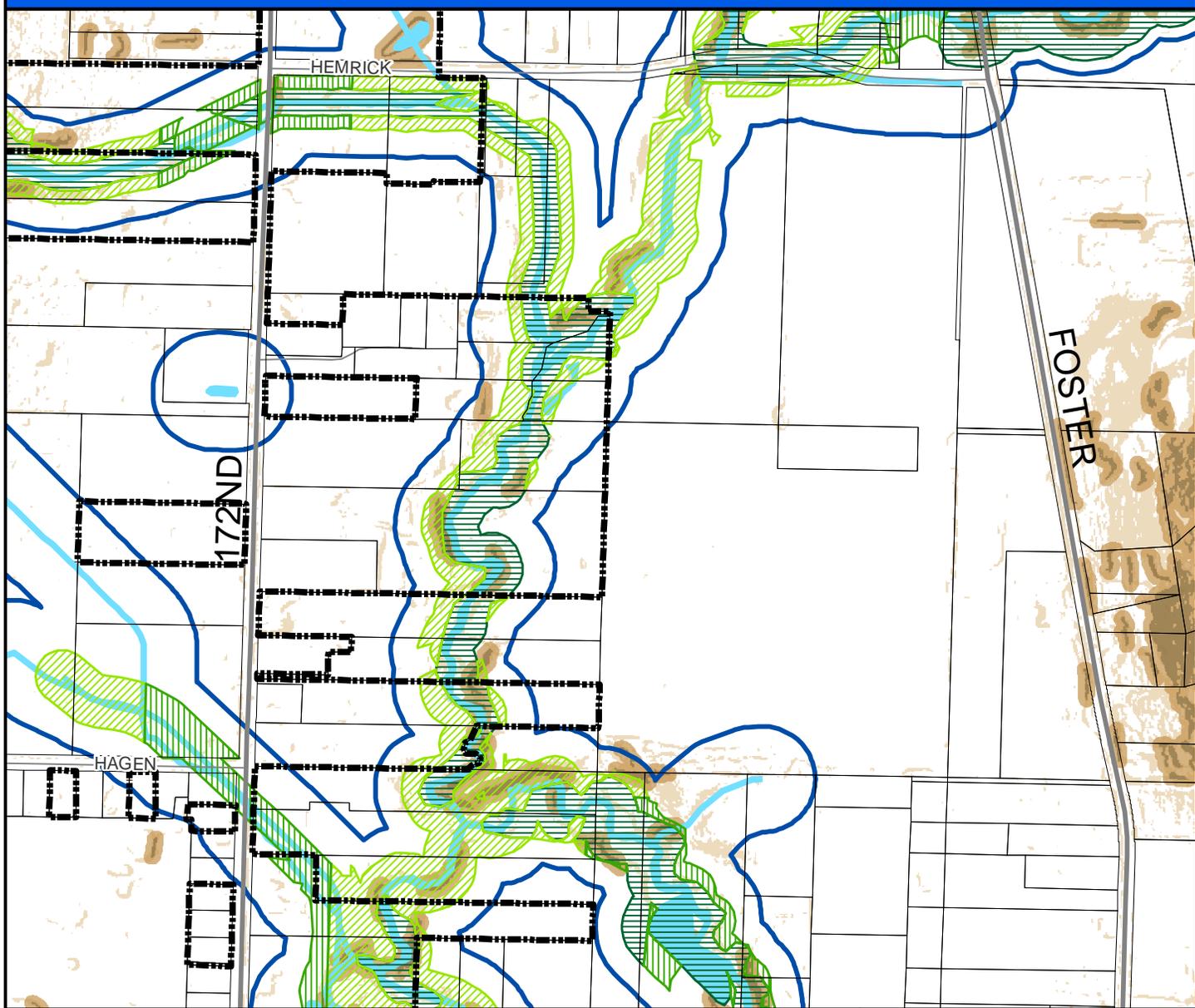


1 inch = 600 feet



Plot Date: Oct 20, 2009

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Water Quality Areas

- Protected Water Features
- Maximum Extent of Vegetated Corridors

Habitat Conservation Areas

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- Moderate Value
- Low Value

Steep Slopes

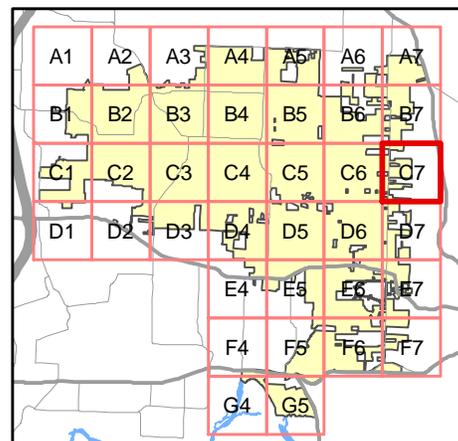
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- Major Utility Corridor

Boundaries

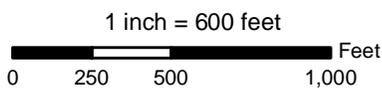
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- Urban Growth Boundary
- Parcel Boundaries

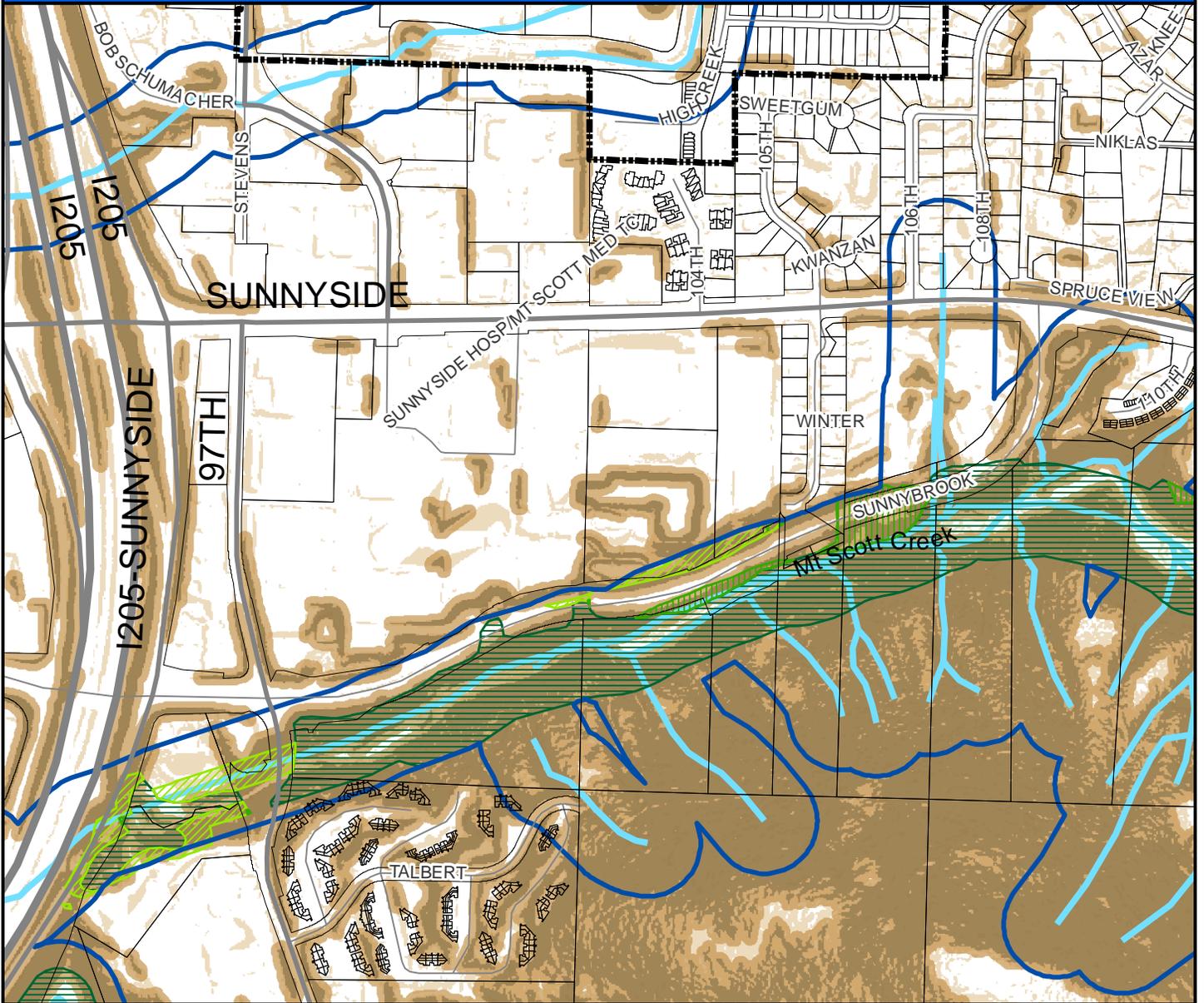
Roads

- Freeways
- Major Streets
- Local Roads



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Water Quality Areas

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Steep Slopes

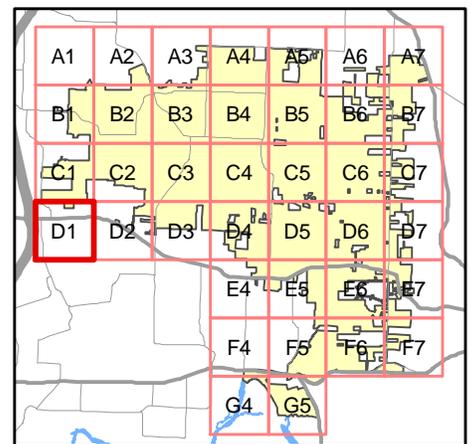
- Conservation Slope Area
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- Transition Slope Area
- Major Utility Corridor

Boundaries

- Happy Valley City Limits
- Urban Growth Boundary
- Parcel Boundaries

Roads

- Freeways
- Major Streets
- Local Roads



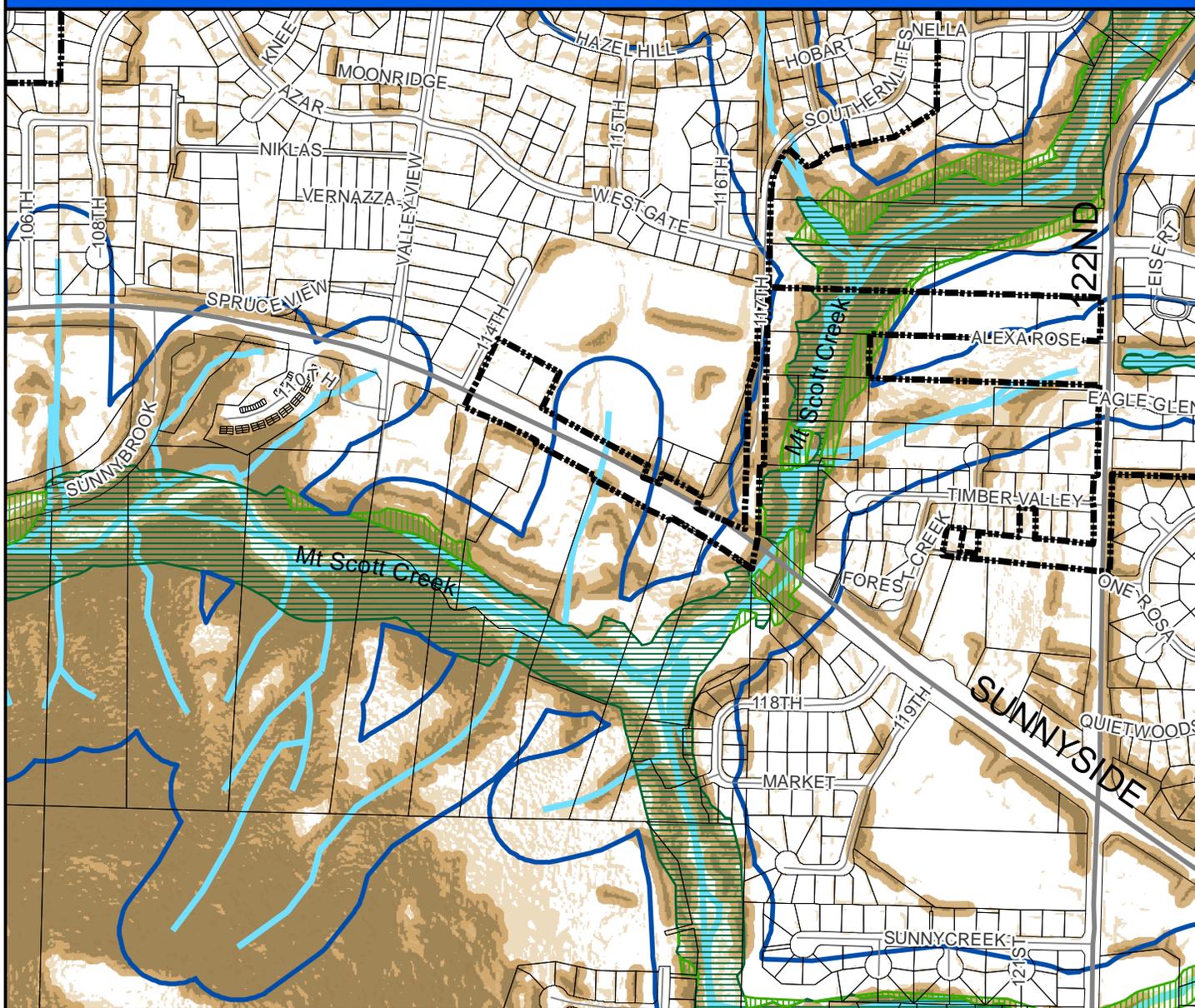
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Water Quality Areas

- Protected Water Features
- Maximum Extent of Vegetated Corridors

Habitat Conservation Areas

- High Value
- Moderate Value
- Low Value

Steep Slopes

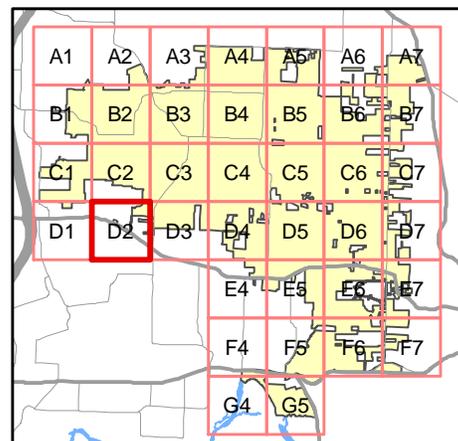
- Conservation Slope Area
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- Transition Slope Area
- Major Utility Corridor

Boundaries

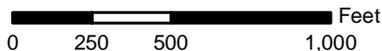
- Happy Valley City Limits
- Urban Growth Boundary
- Parcel Boundaries

Roads

- Freeways
- Major Streets
- Local Roads

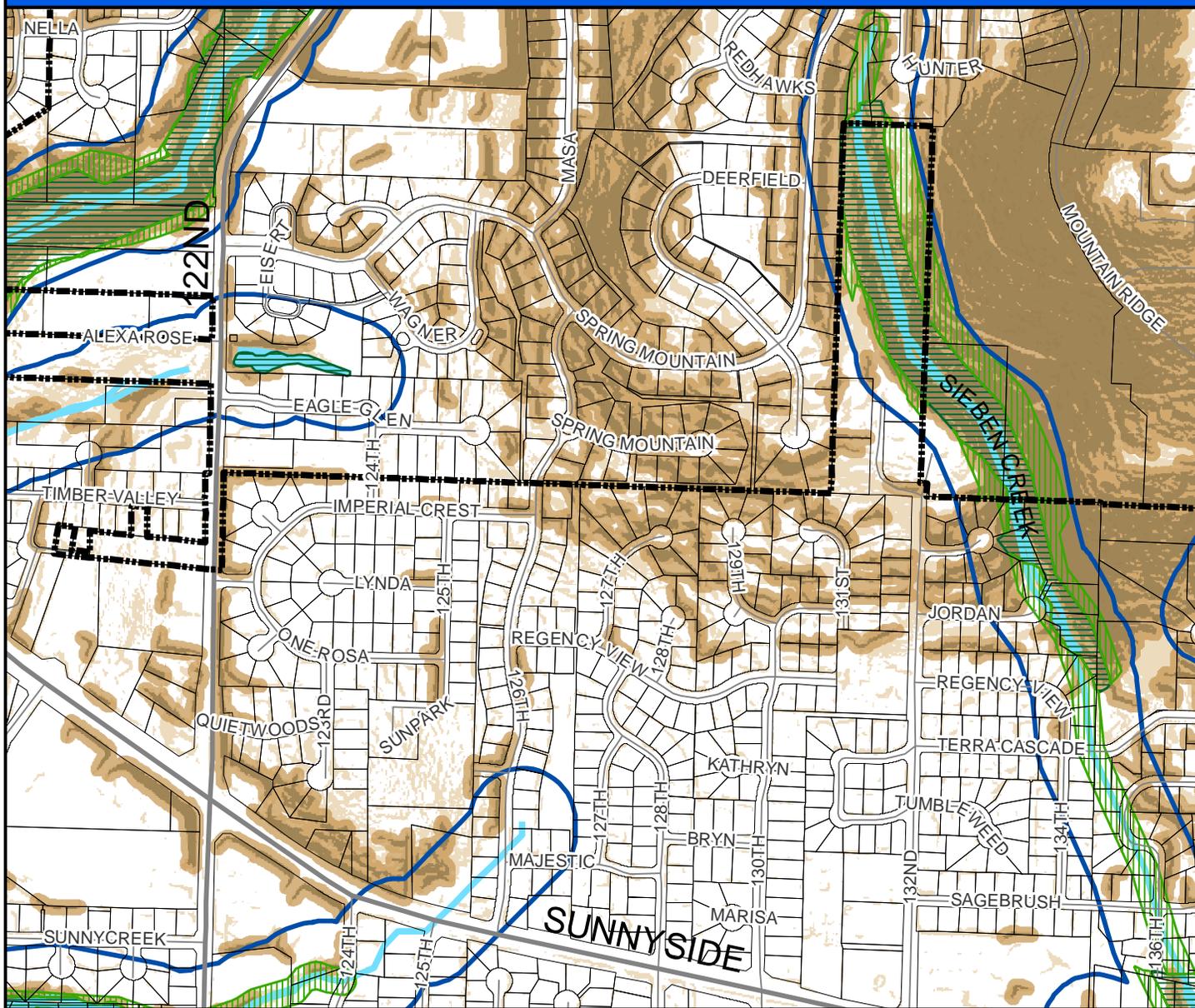


1 inch = 600 feet



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Water Quality Areas

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- Maximum Extent of Vegetated Corridors

Habitat Conservation Areas

- High Value
- Moderate Value
- Low Value

Steep Slopes

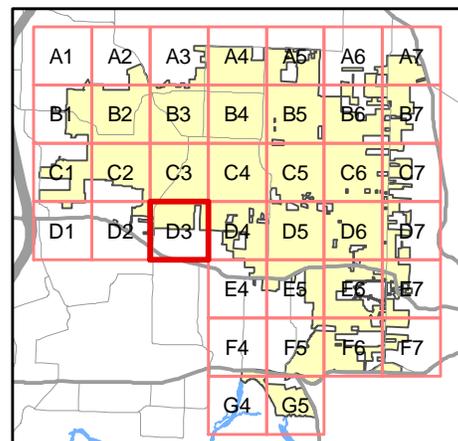
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- Transition Slope Area
- Major Utility Corridor

Boundaries

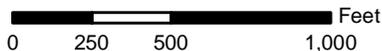
- Happy Valley City Limits
- Urban Growth Boundary
- Parcel Boundaries

Roads

- Freeways
- Major Streets
- Local Roads



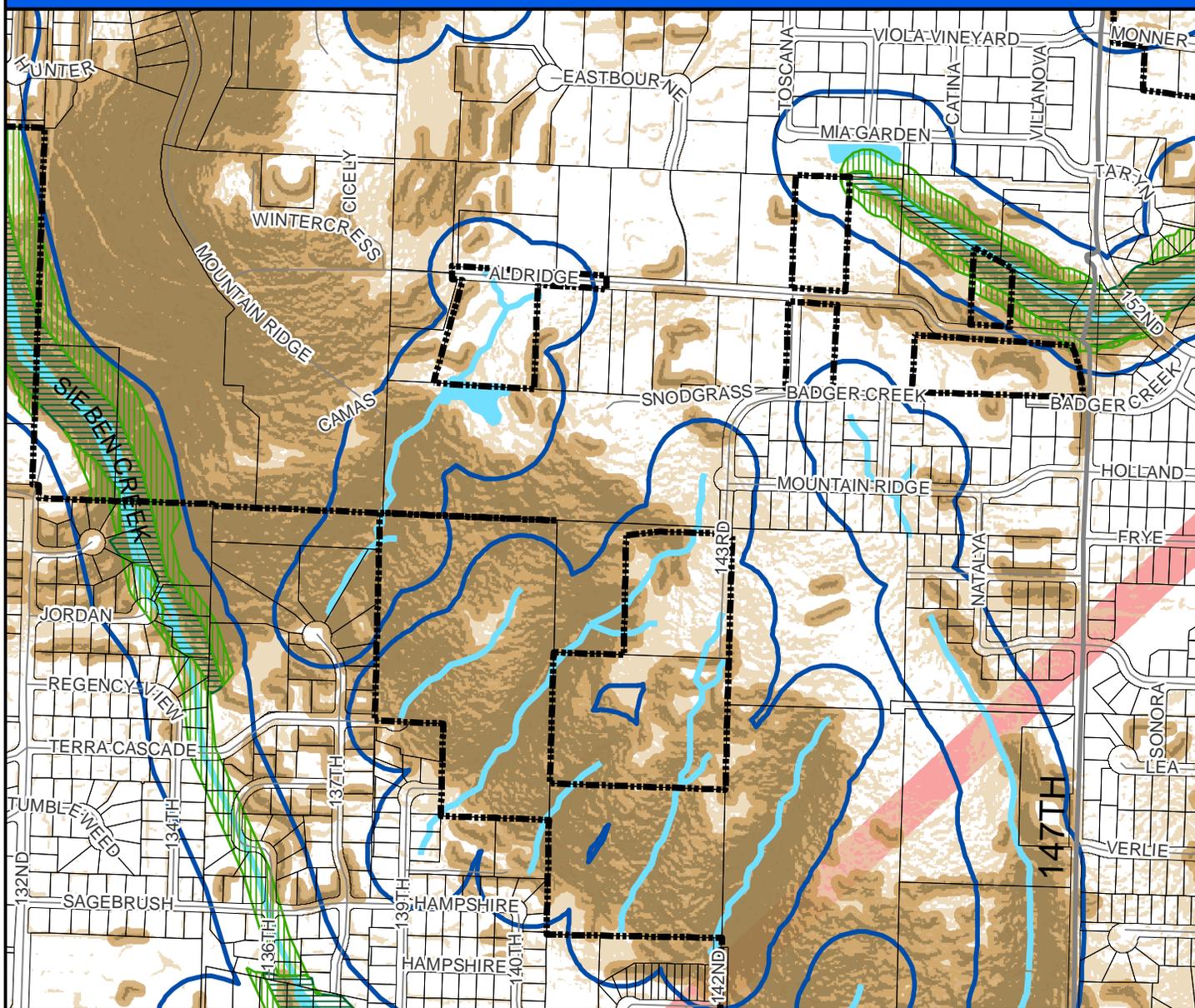
1 inch = 600 feet



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City of Happy Valley Step Slopes and Natural Resource Overlay Zone Map - ADOPTED D4



Water Quality Areas

- Protected Water Features
- Maximum Extent of Vegetated Corridors

Habitat Conservation Areas

- High Value
- Moderate Value
- Low Value

Steep Slopes

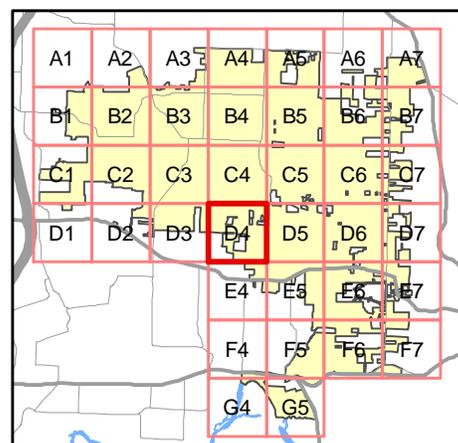
- Conservation Slope Area
- 25 Foot Buffer from Conservation Slope Area
- Transition Slope Area
- Major Utility Corridor

Boundaries

- Happy Valley City Limits
- Urban Growth Boundary
- Parcel Boundaries

Roads

- Freeways
- Major Streets
- Local Roads



1 inch = 600 feet

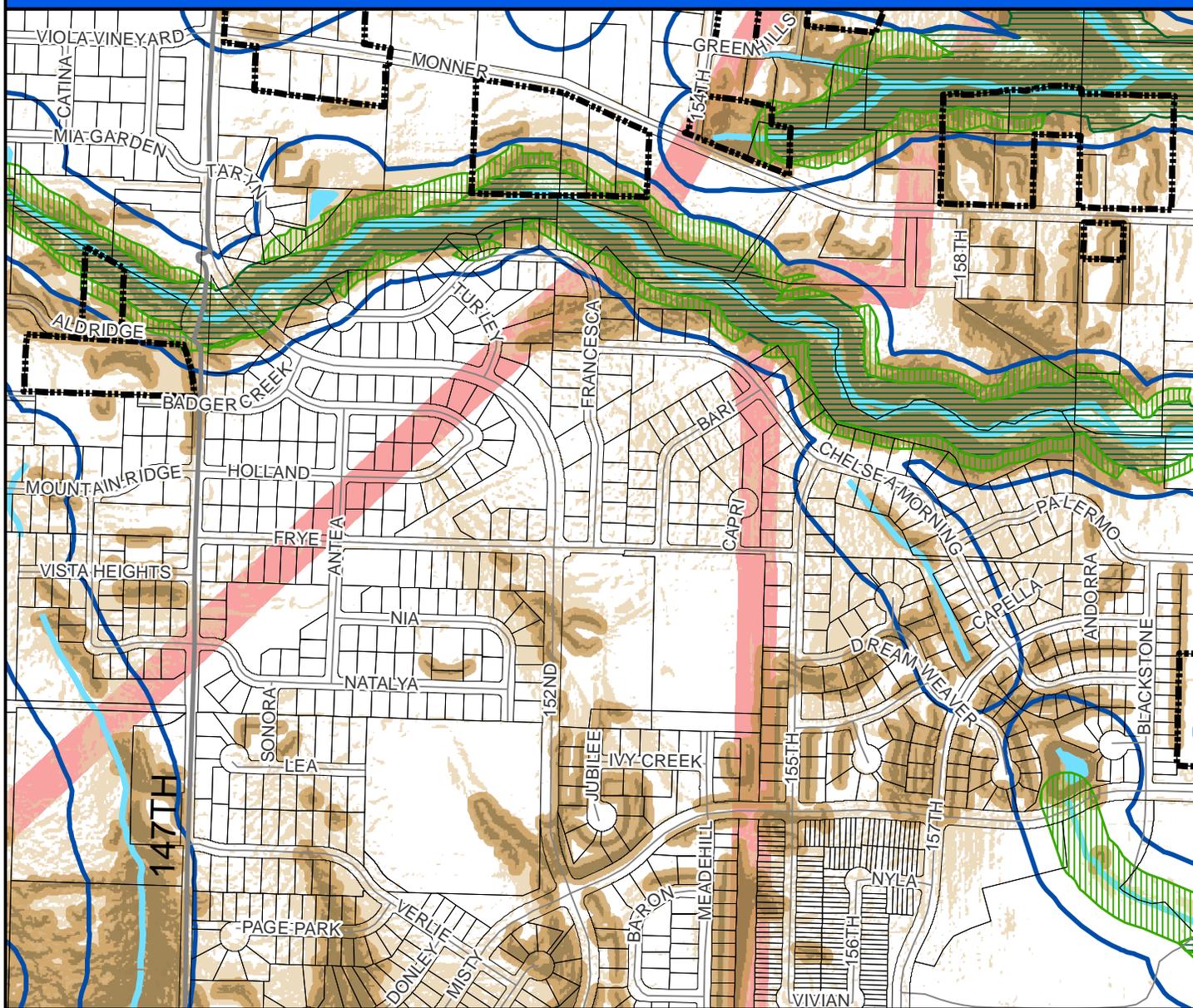


Plot Date: Oct 20, 2009

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City of Happy Valley Step Slopes and Natural Resource Overlay Zone Map - ADOPTED D5



Water Quality Areas

- Protected Water Features
- Maximum Extent of Vegetated Corridors

Habitat Conservation Areas

- High Value
- Moderate Value
- Low Value

Steep Slopes

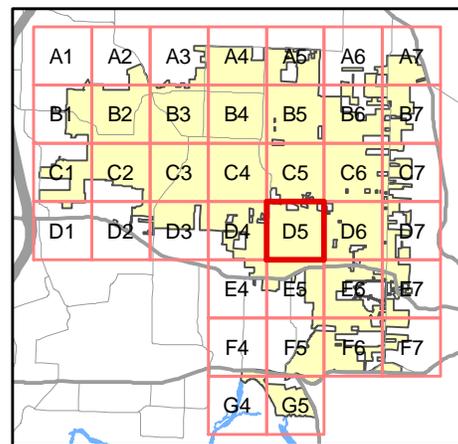
- Conservation Slope Area
- 25 Foot Buffer from Conservation Slope Area
- Transition Slope Area
- Major Utility Corridor

Boundaries

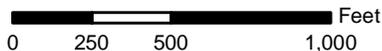
- Happy Valley City Limits
- Urban Growth Boundary
- Parcel Boundaries

Roads

- Freeways
- Major Streets
- Local Roads



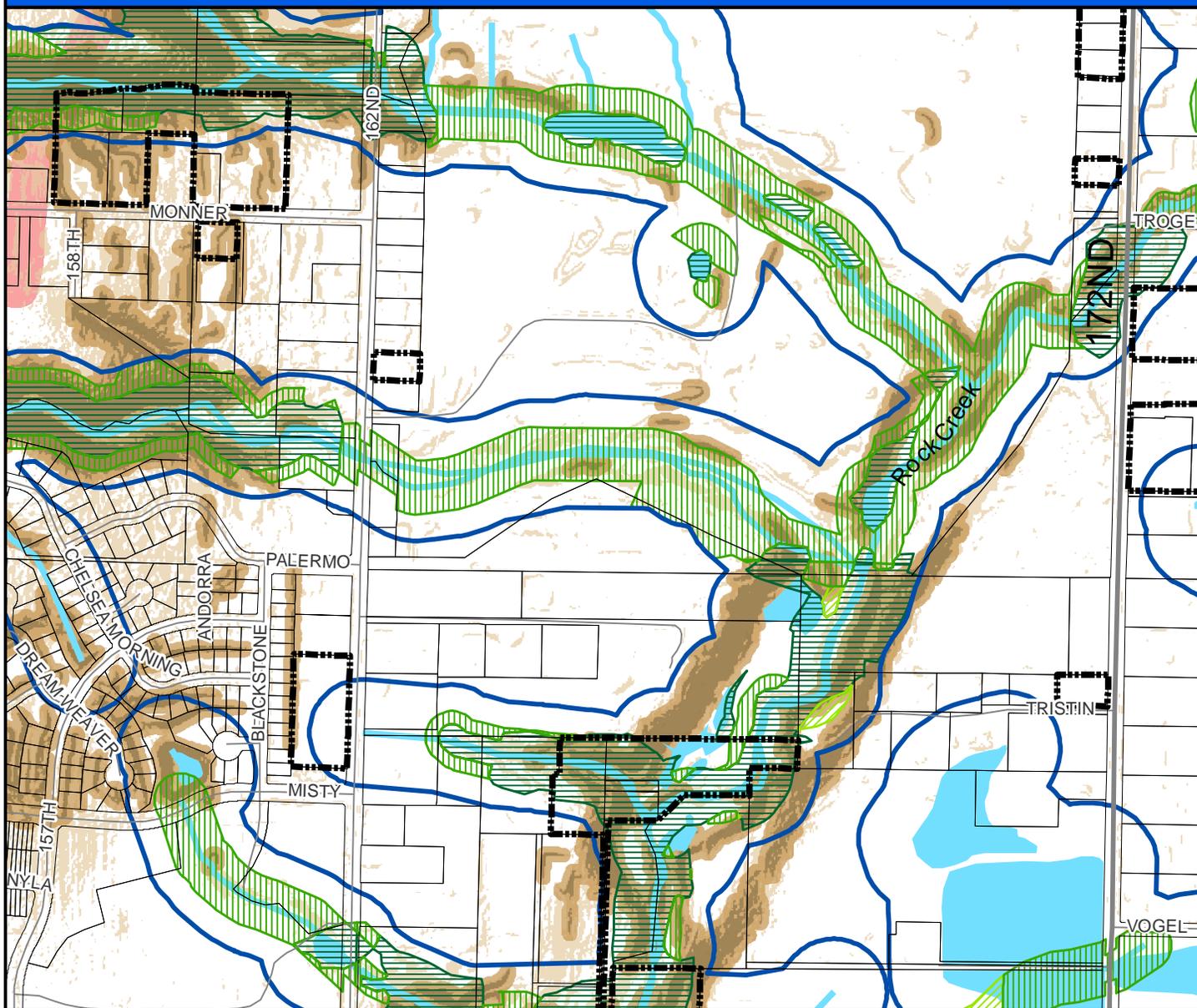
1 inch = 600 feet



Plot Date: Oct 20, 2009

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Water Quality Areas

- Protected Water Features
- Maximum Extent of Vegetated Corridors

Habitat Conservation Areas

- High Value
- Moderate Value
- Low Value

Steep Slopes

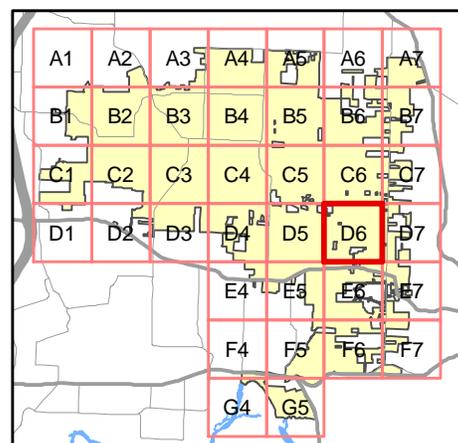
- Conservation Slope Area
- 25 Foot Buffer from Conservation Slope Area
- Transition Slope Area
- Major Utility Corridor

Boundaries

- Happy Valley City Limits
- Urban Growth Boundary
- Parcel Boundaries

Roads

- Freeways
- Major Streets
- Local Roads

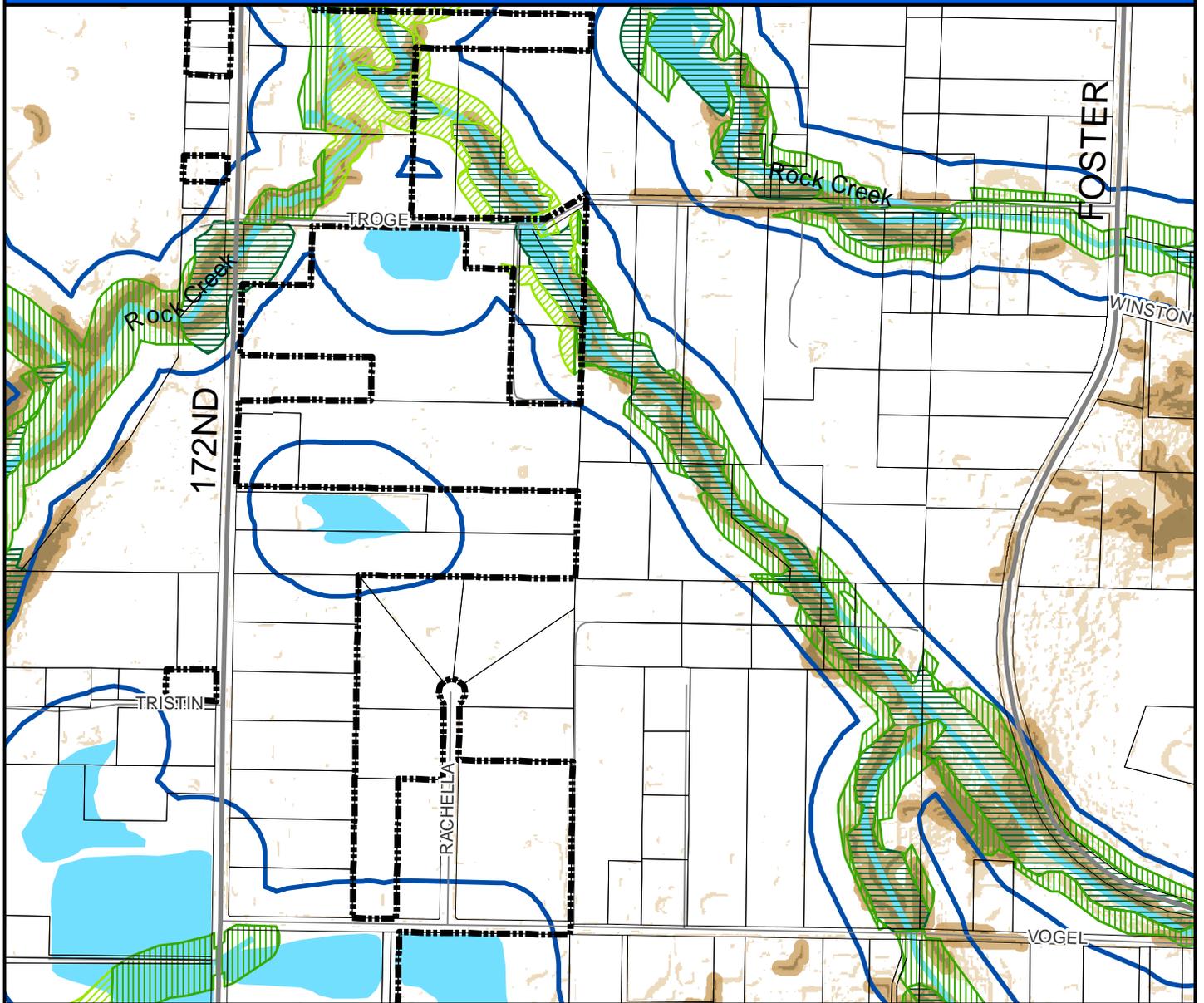


1 inch = 600 feet



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Water Quality Areas

-  Protected Water Features
-  Maximum Extent of Vegetated Corridors

Habitat Conservation Areas

-  High Value
-  Moderate Value
-  Low Value

Steep Slopes

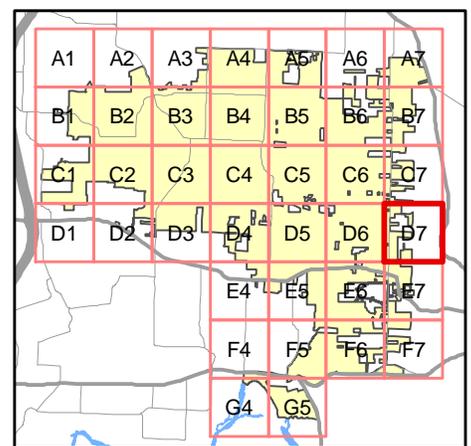
-  Conservation Slope Area
-  25 Foot Buffer from Conservation Slope Area
-  Transition Slope Area
-  Major Utility Corridor

Boundaries

-  Happy Valley City Limits
-  Urban Growth Boundary
-  Parcel Boundaries

Roads

-  Freeways
-  Major Streets
-  Local Roads



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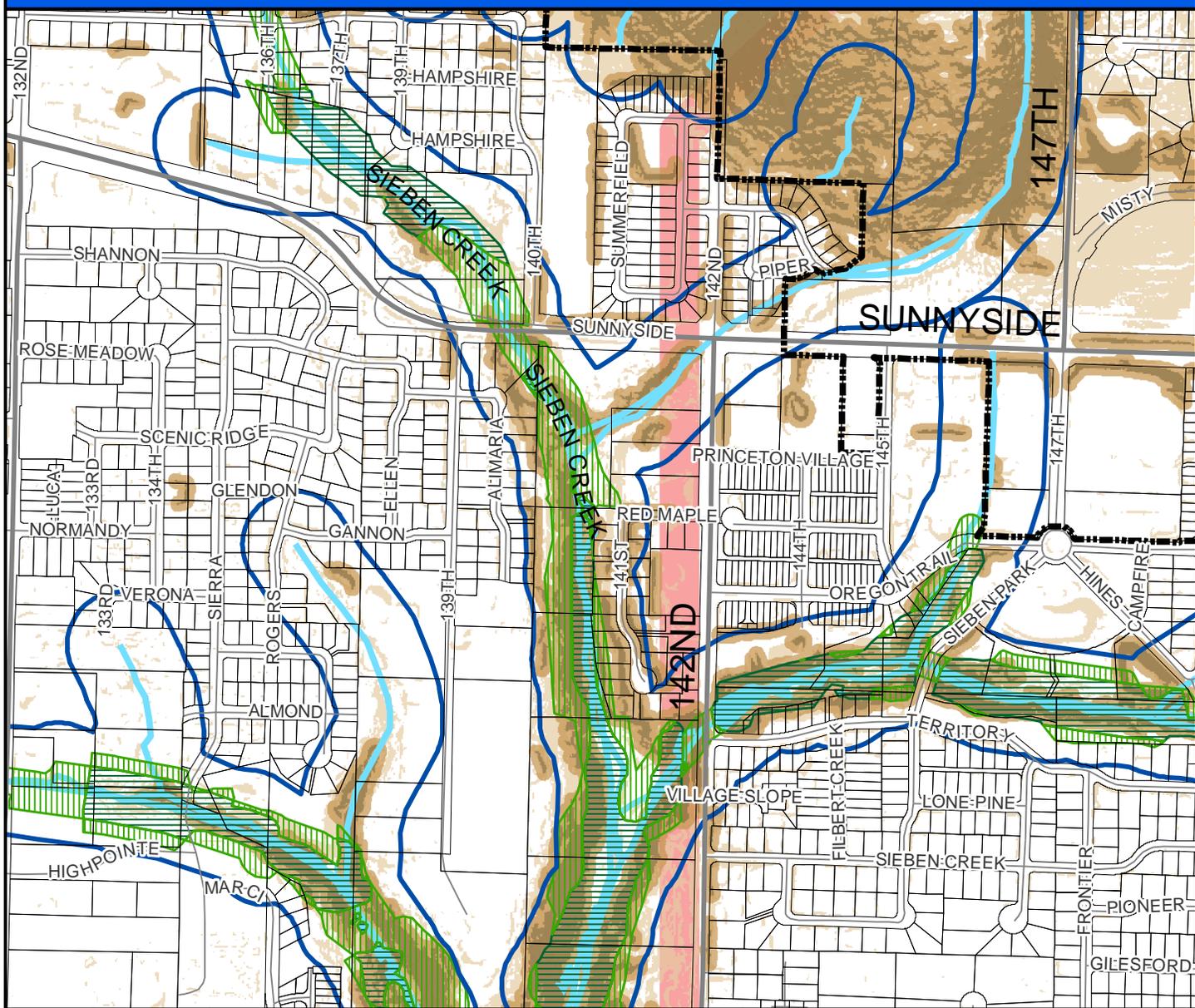


1 inch = 600 feet



Plot Date: Oct 20, 2009

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Water Quality Areas

- Protected Water Features
- Maximum Extent of Vegetated Corridors

Habitat Conservation Areas

- High Value
- Moderate Value
- Low Value

Steep Slopes

- Conservation Slope Area
- 25 Foot Buffer from Conservation Slope Area
- Transition Slope Area
- Major Utility Corridor

Boundaries

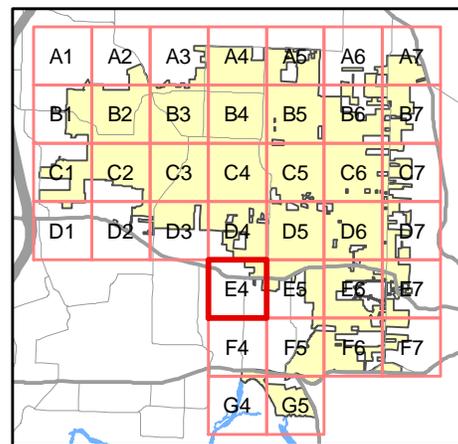
- Happy Valley City Limits
- Urban Growth Boundary
- Parcel Boundaries

Roads

- Freeways
- Major Streets
- Local Roads



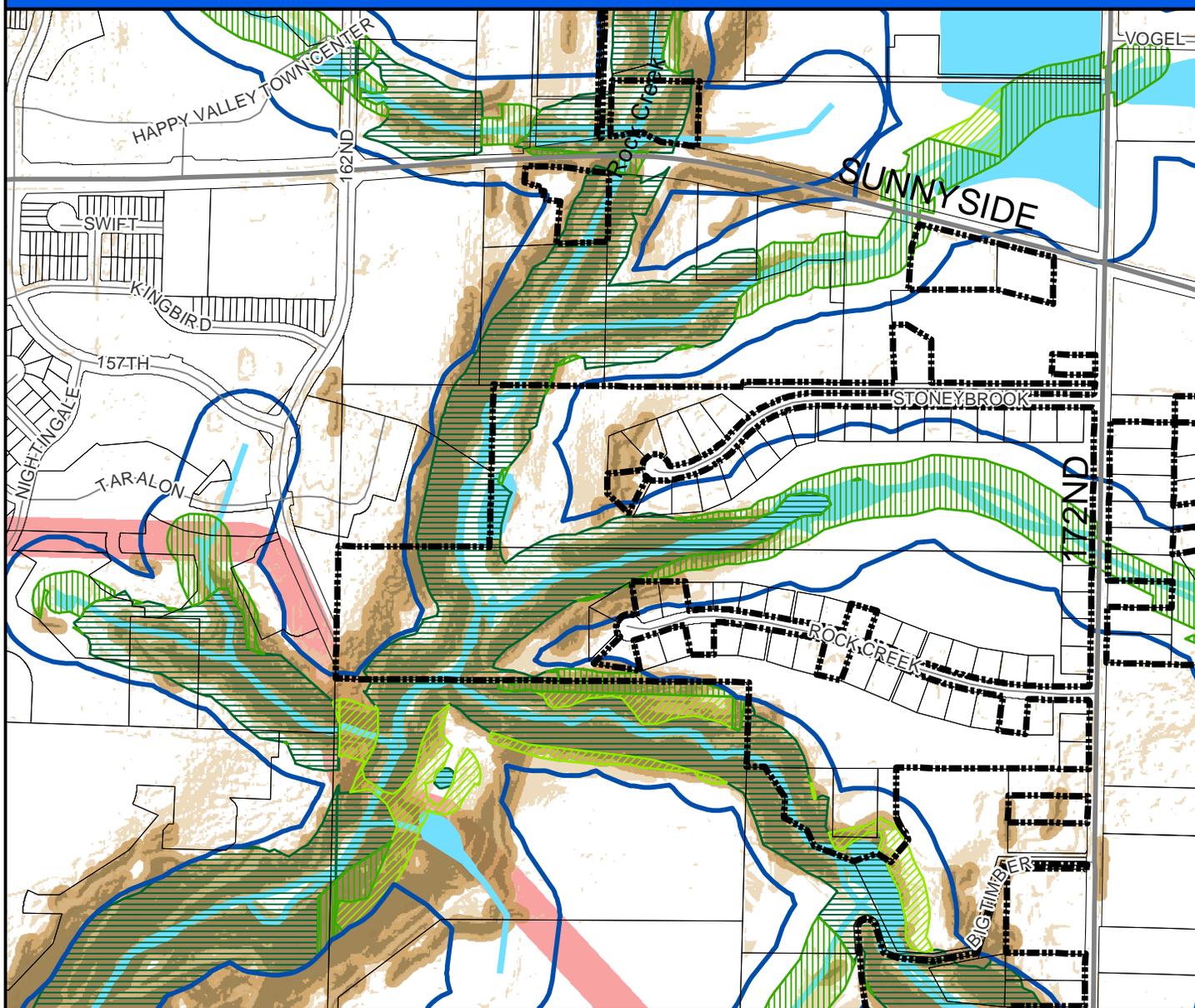
1 inch = 600 feet



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Water Quality Areas

- Protected Water Features
- Maximum Extent of Vegetated Corridors

Habitat Conservation Areas

- High Value
- Moderate Value
- Low Value

Steep Slopes

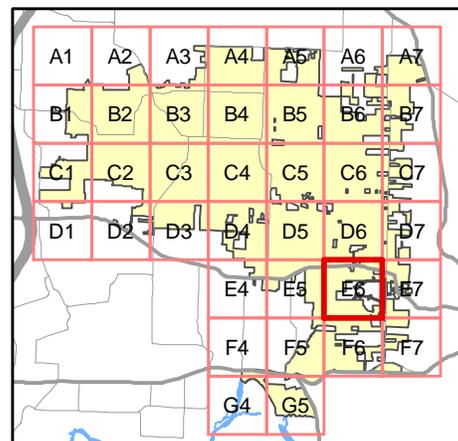
- Conservation Slope Area
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- Transition Slope Area
- Major Utility Corridor

Boundaries

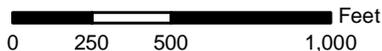
- Happy Valley City Limits
- Urban Growth Boundary
- Parcel Boundaries

Roads

- Freeways
- Major Streets
- Local Roads

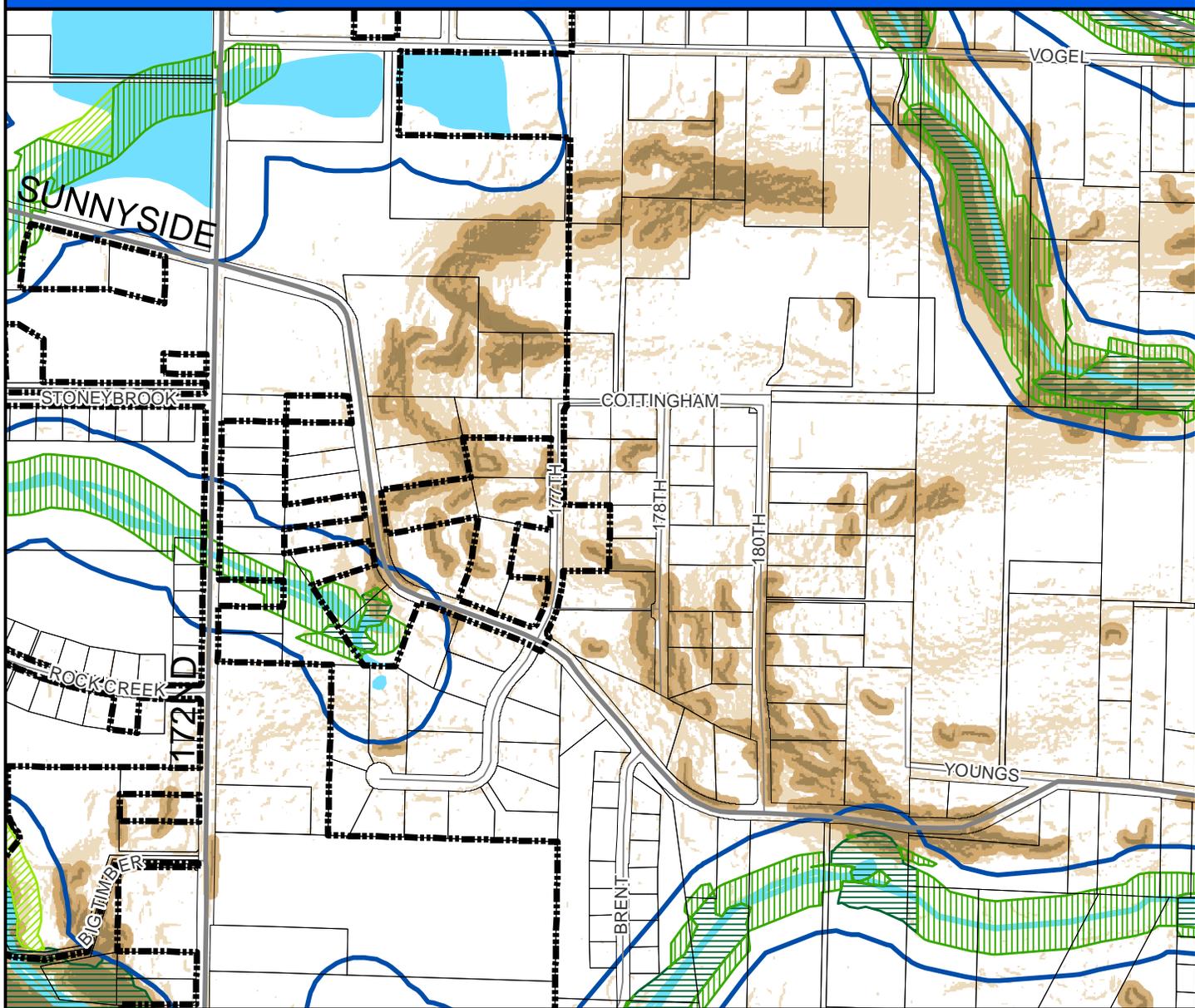


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- Moderate Value
- Low Value

Steep Slopes

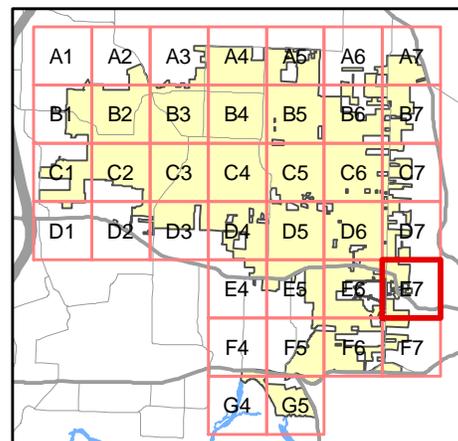
- Conservation Slope Area
- 25 Foot Buffer from Conservation Slope Area
- Transition Slope Area
- Major Utility Corridor

Boundaries

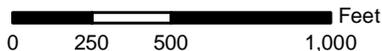
- Happy Valley City Limits
- Urban Growth Boundary
- Parcel Boundaries

Roads

- Freeways
- Major Streets
- Local Roads

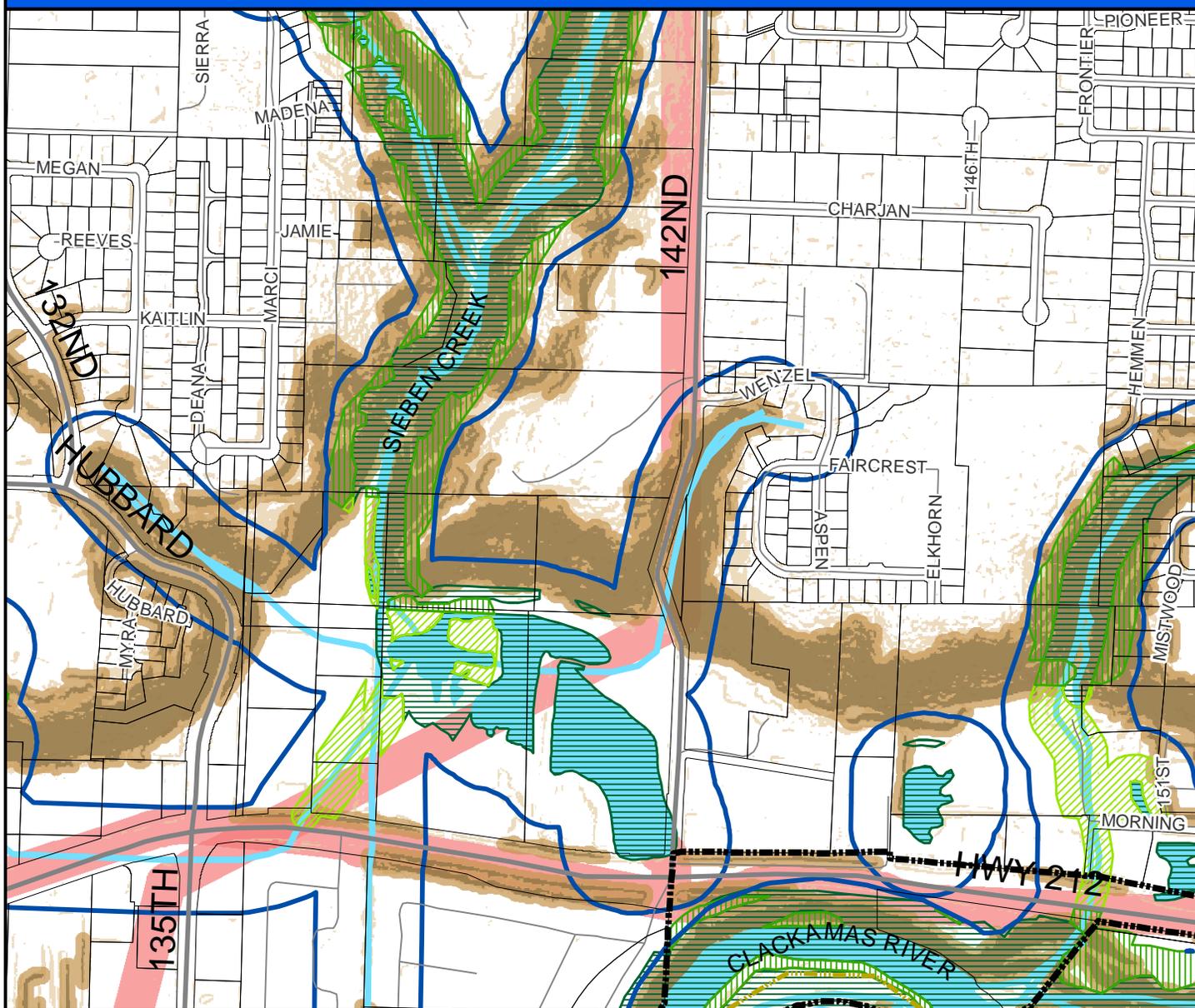


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Steep Slopes

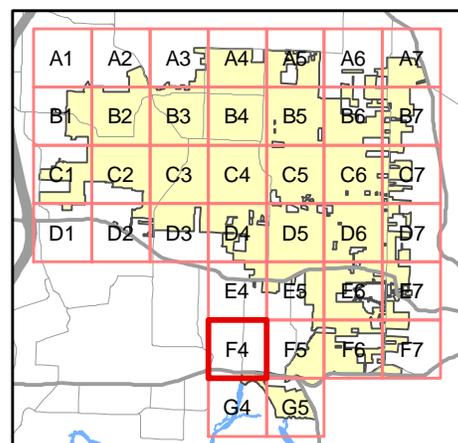
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- Urban Growth Boundary
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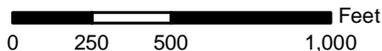
- Freeways
- Major Streets
- Local Roads



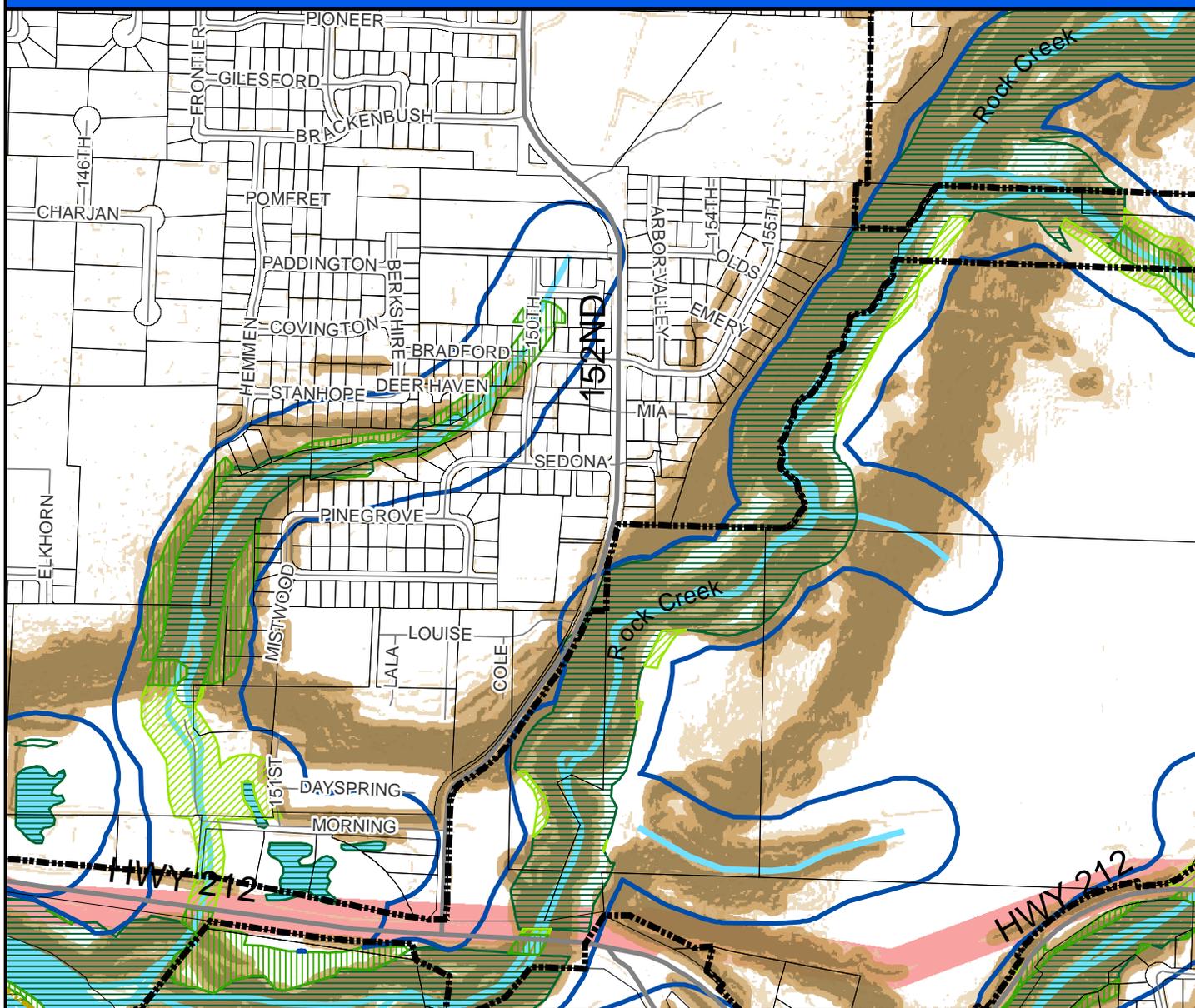
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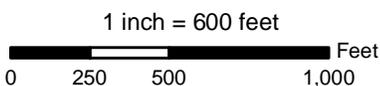
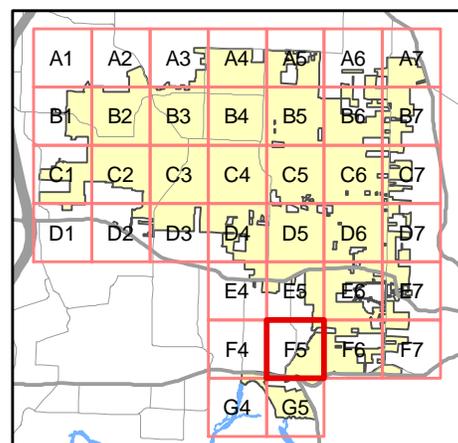
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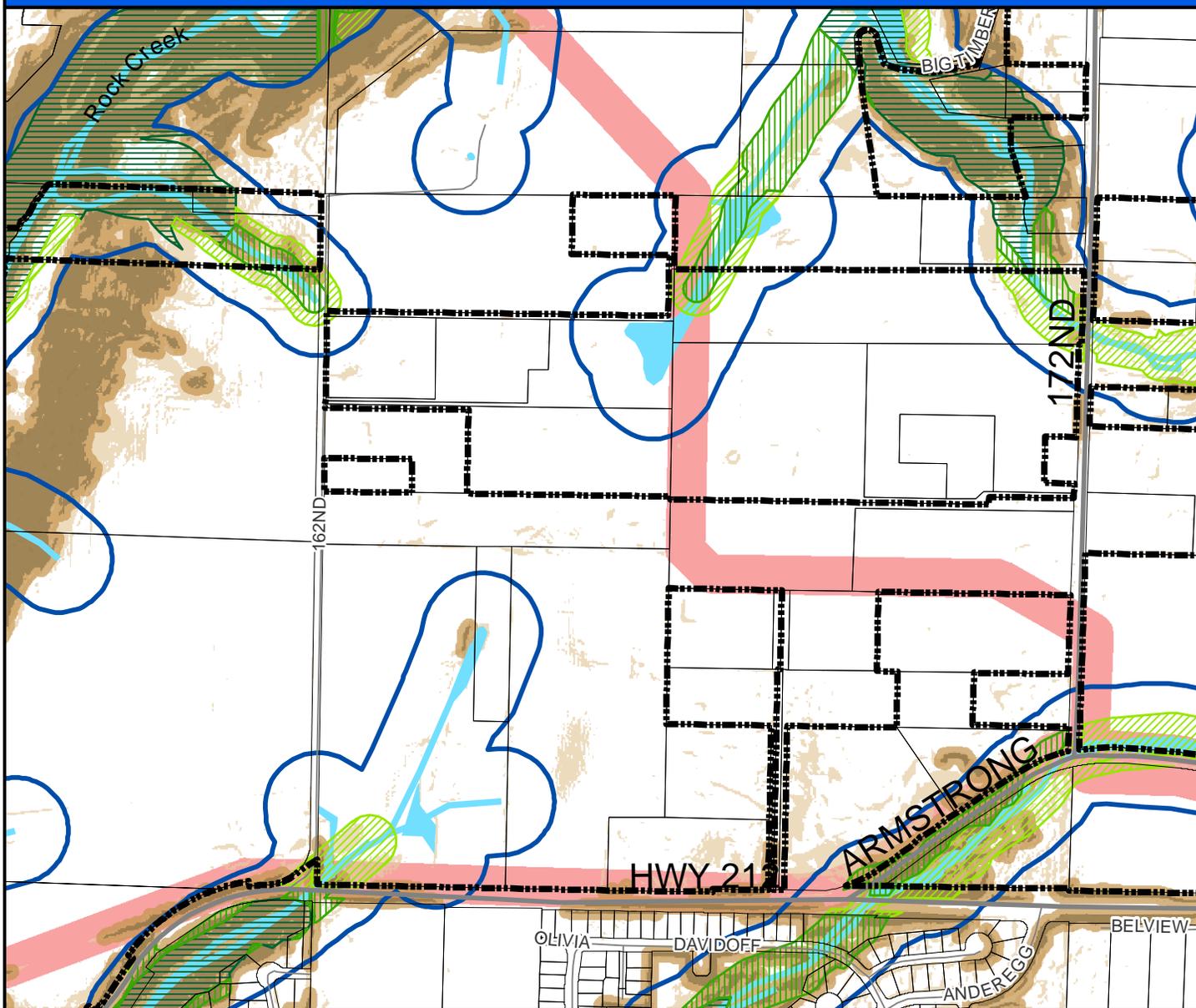
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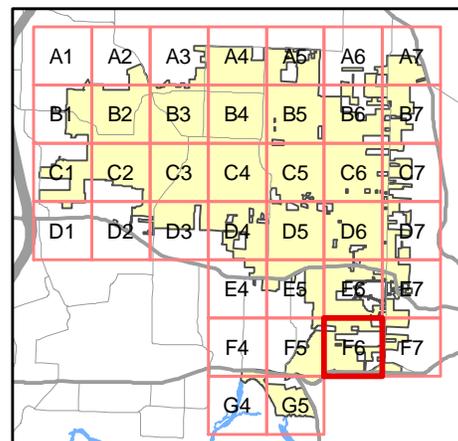
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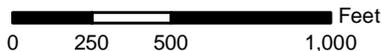
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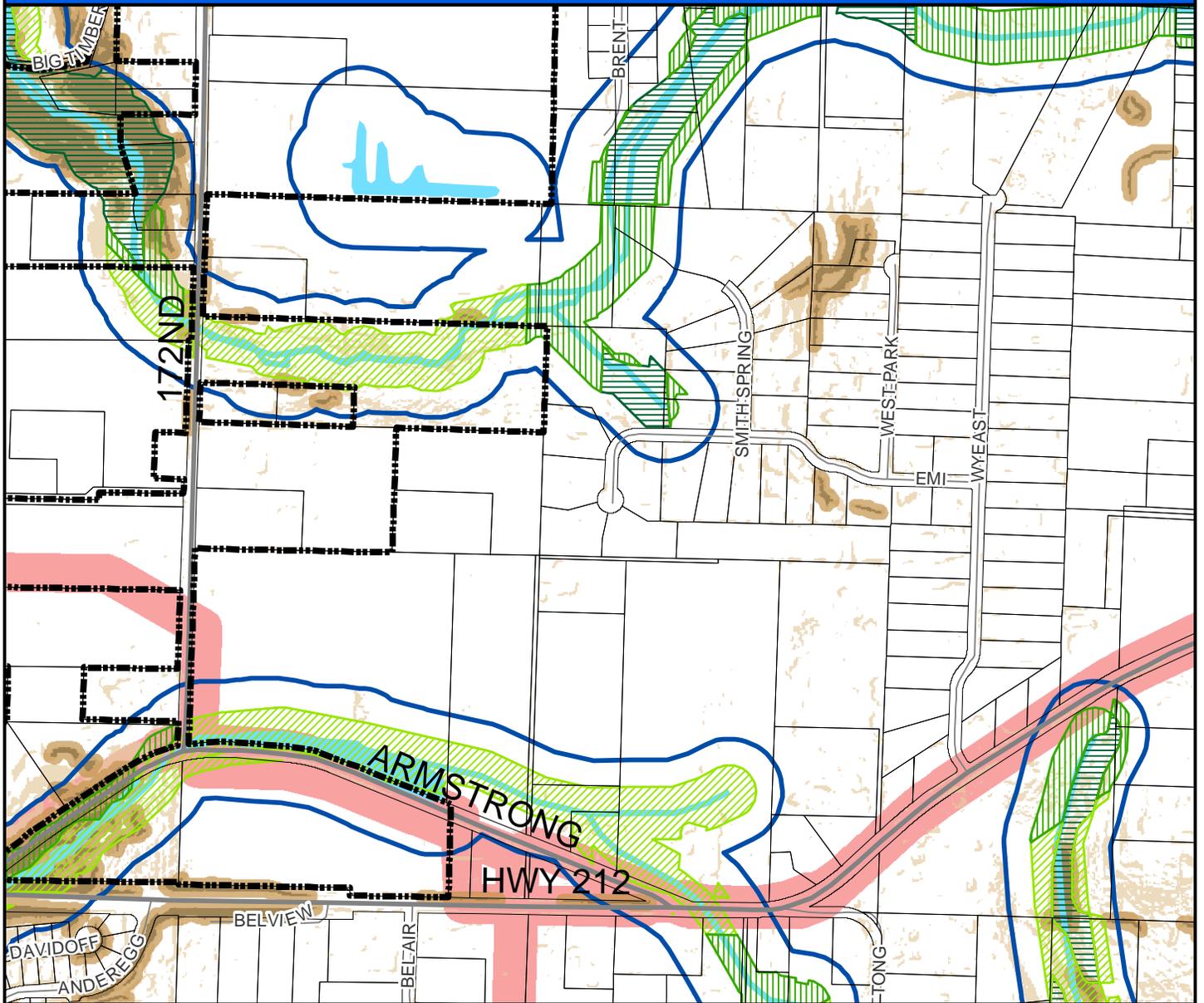
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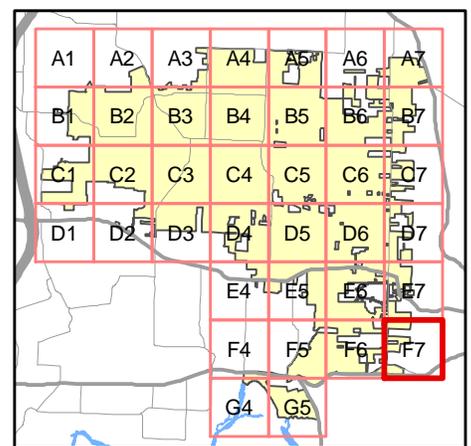
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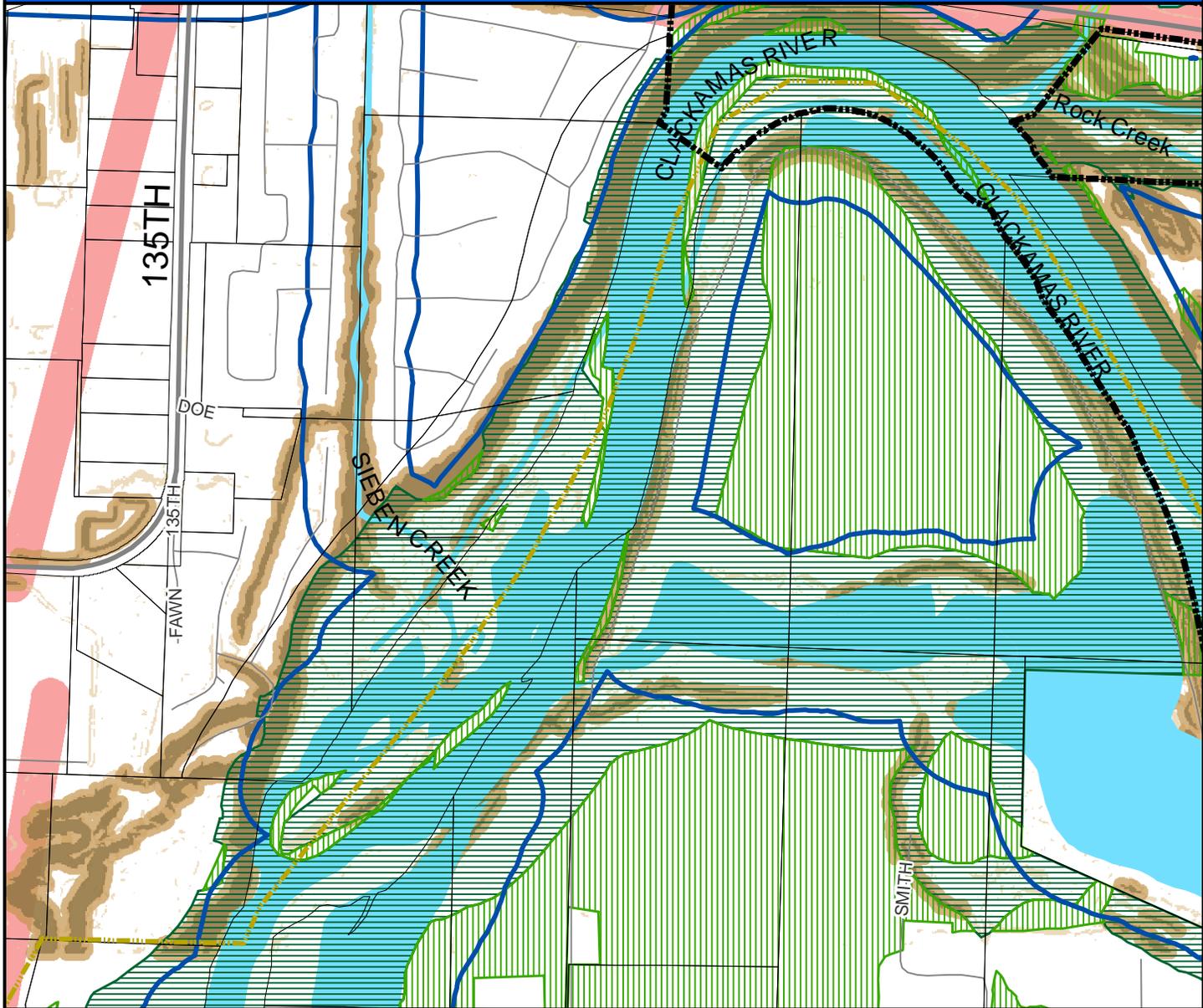


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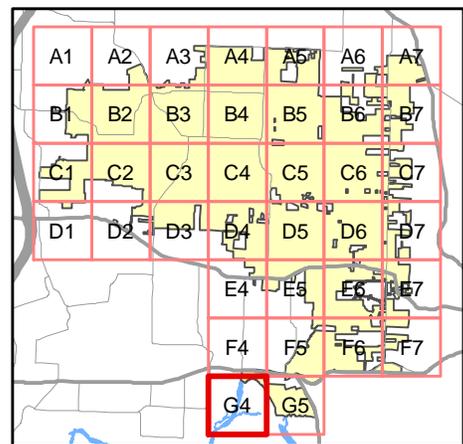
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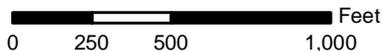
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- Major Streets
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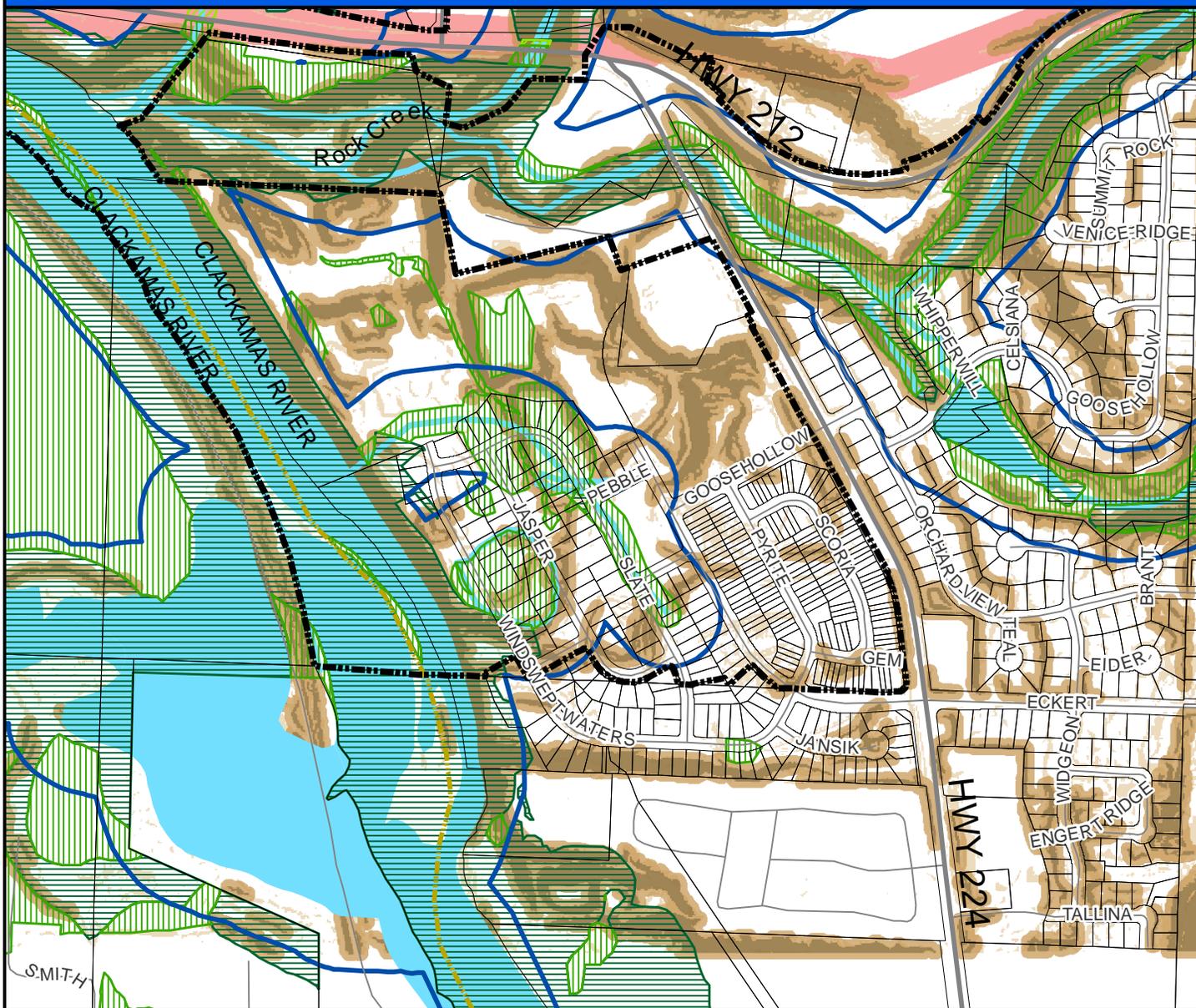


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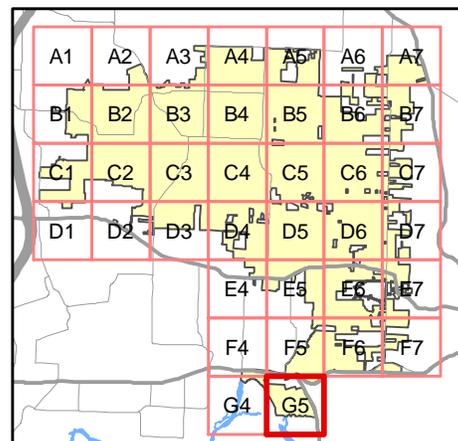
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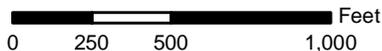
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- Major Streets
- Local Roads



1 inch = 600 feet



Plot Date: Oct 20, 2009

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City of Happy Valley Steep Slopes and Natural Resources Overlay Zone Map: Data Sources and Updates

The following describes the sources of the data displayed on the map and when the data was generated or most recently updated.

Water Quality Areas:

Protected Water Features – combines data from 4 sources:

- Streams from Metro's Regional Land Information System (RLIS) database, released August 2008.
- Local stream inventory provided by Clackamas County Water Environment Services (WES) – fieldwork done in 2007; field verified where property access was granted.
- Wetlands from Metro's RLIS database, which is the National Wetland Inventory with revisions approved by local jurisdictions; released August 2008.
- Draft local wetlands inventory from the City of Happy Valley – fieldwork done spring 2007; field verified where property access was granted.

Maximum Extent of Vegetated Corridors – derived as a 200 foot buffer from all of the data sources above. Created September 2008.

Habitat Conservation Areas:

Data published by the Metro Data Resource Center in February 2005.

Layer depicts the Metro Fish and Wildlife regulatory program defined in Exhibit A to metro Resolution No. 04-3506A. The layer divides the region's significant habitat into high, moderate, or low conservation areas. These designations were arrived at by comparing ecological values to competing development and policy values. The layer and supporting reports are the culmination of Metro's Environmental, Social, Economic, and Energy (ESEE) consequences analysis for Fish and Wildlife habitat protection.

Steep Slopes:

Conservation Slope Area & Transition Slope Area – slope data provided by WES, based on Light Detection and Ranging (LIDAR), a remote sensing system used to collect topographic data. LIDAR data collected March 2004.

Transition Slope Area – derived as a 25 foot buffer from all Conservation Slope Areas based on the data source above. Created September 2008.

Major Utility Corridor – from Clackamas County, January 2004.

Boundaries:

Happy Valley City Limits – provided by the City of Happy Valley; current as of September 2008.

Urban Growth Boundary – from Metro's RLIS database, released August 2008. Includes all changes to the UGB through that date.

Parcel Boundaries – from Metro's RLIS database, released August 2008. Mapped tax lot lines are created and maintained by county Assessment and Taxation offices, and delivered to and published by Metro quarterly.

Roads:

All road data (*Freeways, Major Streets, and Local Roads*) comes from Metro's RLIS database, released August 2008.

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