



Happy Valley City Hall
16000 SE Misty Dr
Happy Valley, OR 97086

Presort Standard
U.S. Postage
PAID
Permit #88
Gresham, OR

Planning Commission Meeting
Tuesday, October 11, 2022, 6:00pm
City Hall Council Chamber

Proposed Amendments to the Happy Valley Municipal Code (Multiple Chapters)

Proposed Amendments to the Happy Valley Municipal Code (Multiple Chapters)

This is to notify you that the City of Happy Valley has proposed changes to the Municipal Code that may affect the permissible uses and value of your or other property. The proposed changes are primarily for development regulations throughout the City and do not include any changes to the Zoning Map or any City-initiated construction.

<p>The Happy Valley Planning Commission will hold its first public hearing to consider adoption of proposed Ordinance 566 (File No. LDC-02-22) amending the Happy Valley Municipal Code. The Planning Commission hearing will be on October 11, 2022, at 6pm at Happy Valley City Hall, 16000 SE Misty Drive, Happy Valley, OR 97086 and via Zoom. Any interested party may testify at the hearings or submit written comments to planninginfo@happyvalleyor.gov at, or prior to, the public hearings while the record is open.</p> <p>All written comments must be received by 5pm on September 23, 2022, to be included in the staff report. The hearings will be held under Title 16 of the Happy Valley Municipal Code and rules of procedure adopted by the Council and available at City Hall. The City Council will review the proposal at a public hearing once the Planning Commission has made a recommendation. A full copy of the proposal will be posted online with the meeting agenda at www.happyvalleyor.gov on October 4, 2022.</p> <p>Applicable criteria for this review are generally set forth in the Happy Valley Comprehensive Plan, the Happy Valley Land Development Code, Metro Urban Growth Management Functional Plan, and Oregon Statewide Planning Goals and Statutes.</p>	<p><u>General Summary of Ordinance 566 (File No. LDC-02-22):</u></p> <ul style="list-style-type: none"> • Increase Side Yard and/or Garage Setbacks in Some Residential Zones • Reduce the Density in Environmentally Constrained Areas and Revise the Density Calculation/Density Transfer Language • Add/Amend Residential Architectural Design Standards • Amend Fencing Materials Required Along Major Roadways and Clarify Fencing Standards • Reduce the Setbacks for Cottage Clusters per State Law and Reduce the Overall Number of Cottage Clusters Allowed <p>The proposed amendments and additional information may be viewed or obtained at www.happyvalleyor.gov/proposed-amendments-to-the-happy-valley-municipal-code or at City Hall from 8am-5pm M-F (excluding closures). Additional information may be found by calling (503) 783-3800 or emailing planninginfo@happyvalleyor.gov. It is anticipated that these documents will be revised during the review process until final adoption by the City Council.</p>
--	---

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

To request ADA format materials, meeting accommodations or translation services, please contact the City Recorder at (503) 783-3836 or City Hall at (503) 783-3800 at least 48 hours before the meeting.



HAPPY VALLEY, OR
EST. 1965

HIGHLIGHTS OF AMENDMENTS TO THE HAPPY VALLEY MUNICIPAL CODE EFFECTIVE DECEMBER 6, 2022

LDC-02-22 / Ordinance 566

IMPROVE ENVIRONMENTALLY CONSTRAINED AREAS

- Reduce Density in Conservation/Transition Slope Areas & Habitat Conservation Areas
- Increase Density in the Water Quality Resource Area (Outside of the HCA)

Why? Greater Protection for Environmentally Constrained Areas, Increased Compatibility on Unconstrained Land, and Removal of Conflicting Code Language



AMEND DENSITY REQUIREMENTS

- Remove Bonus for Density Transfer
- Retain Density within Project Boundary
- Clarify Density Calculations



Why? Greater Protection for Environmentally Constrained Areas, Increased Compatibility on Unconstrained Land, and Removal of Conflicting Code Language

ARCHITECTURAL REQUIREMENTS

Menu of Options for Single-Family Detached, Attached, Duplex, Triplex, Quadplex, and Cottage Cluster Housing with some Exceptions



Why? Assure a Consistent Minimum Design for Middle Housing when Reasonable – May Only Apply to Middle Housing if Apply to Detached Homes per HB 2001

BUILDING & ENTRY ORIENTATION

Remove Requirement to Face Major Roadway and Entry Orientation



Why? Allow more flexibility for development.

ADD/AMEND RESIDENTIAL DESIGN STANDARDS



Require Differentiation among Adjacent Homes in a Land Division of >50 Lots

Why? Require Some Variety in Design for Large Developments



ADD/AMEND RESIDENTIAL DESIGN STANDARDS



Allow more Flexibility for Multifamily in the Village Commercial District

Why? Additional Opportunities for Residential and Relocation of Standards to the Appropriate Location

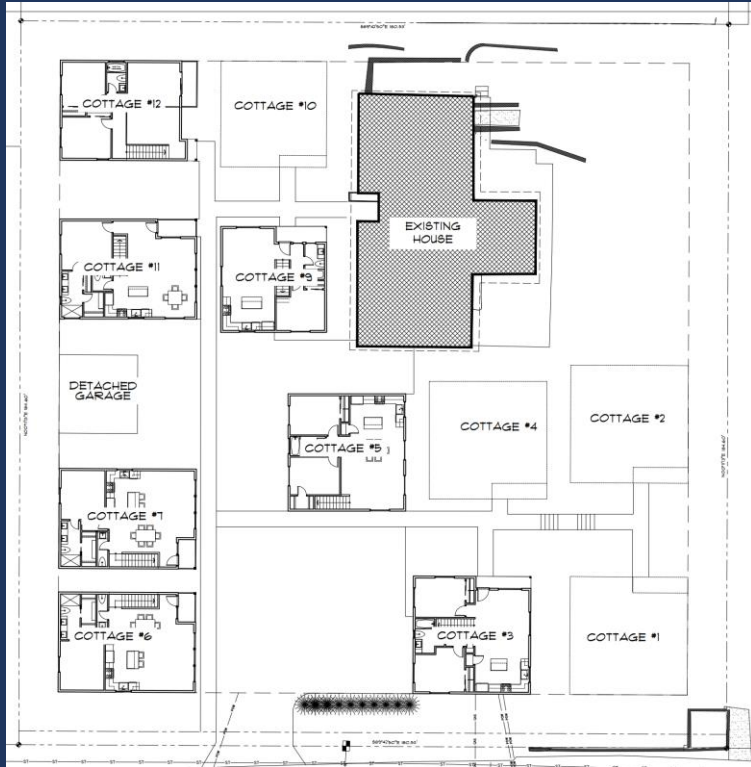
UPDATE FENCE STANDARDS

- Add Clarity
- Improve Aesthetics and Materials Along Major Roadways
- Allow More Flexibility for Fences on Private Property

Why? Assure Sturdy Material, Flexibility, and Clear Requirements



PROPOSED: MAX. COTTAGES IN A CLUSTER



Add a Cap of Cottages Allowed.

Why? Increase Compatibility with Surrounding Residential Development, Assure More Orderly Platting for Larger Undeveloped Areas, and Discourage Underutilization of Land for Large Properties

