

Mayor
Honorable Tom Ellis



City Manager
Jason A. Tuck, ICMA-CM

March 9, 2023

File No. CPA-04-21 and LDC-04-21/Ordinance 573

*Amending the Happy Valley Comprehensive Plan and
Title 16 of the Happy Valley Municipal Code for the
Pleasant Valley/North Carver Comprehensive Plan*

NOTICE OF DECISION

This is official notice of action taken by the City of Happy Valley City Council to amend the City of Happy Valley Comprehensive Plan and Title 16 of the Happy Valley Municipal Code to adopt the Pleasant Valley/North Carver Comprehensive Plan (Files CPA-04-21/LDC-04-21/ORD 573).

The Metro regional government adopted an urban growth boundary identifying locations adjacent to the City of Happy Valley which may urbanize over time. The City of Happy Valley has an obligation to plan for future development which will eventually urbanize within the City. The City of Happy Valley has been working with the community to create the Pleasant Valley/North Carver Comprehensive Plan for approximately 2,700 acres on the east side of the City since 2018. The Plan includes considerations such as zoning, transportation facilities, and public facilities.

The City Council voted 4-0 to approve the amendments with conditions based upon submitted information, recommendation of the Planning Commission, public testimony, and deliberations of the City Council. The approval was conditioned on the following:

- The buffering requirements for development in the Industrial Campus (IC) District in the Rock Creek Employment Center abutting a residential zone must be amended to remove the option for a berm and require the fully sight-obscured masonry wall to be 12 feet in height.
- Expand the plan area to include Clackamas County Map and Tax Lot 2-3E-08B, Tax Lot 1100, 1101, 1200, and 1201 in the Richardson View neighborhood and designate the properties as R-5.

The project materials may be viewed at <https://www.happyvalleyor.gov>. Copies of the Staff Report are available upon request.

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Preserving and enhancing the safety, livability and character of our community

The City Council's decision is final on the date of this mailing. The decision may be appealed to the Oregon Land Use Board of Appeals ("LUBA") as provided in ORS 197.830 and LUBA's rules at OAR Chapter 661.

Laura Terway, AICP
Planning Manager

Cc: File No. CPA-04-21/LDC-04-21