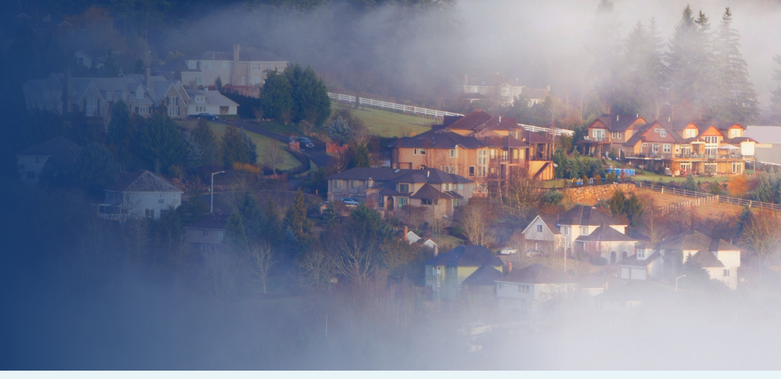
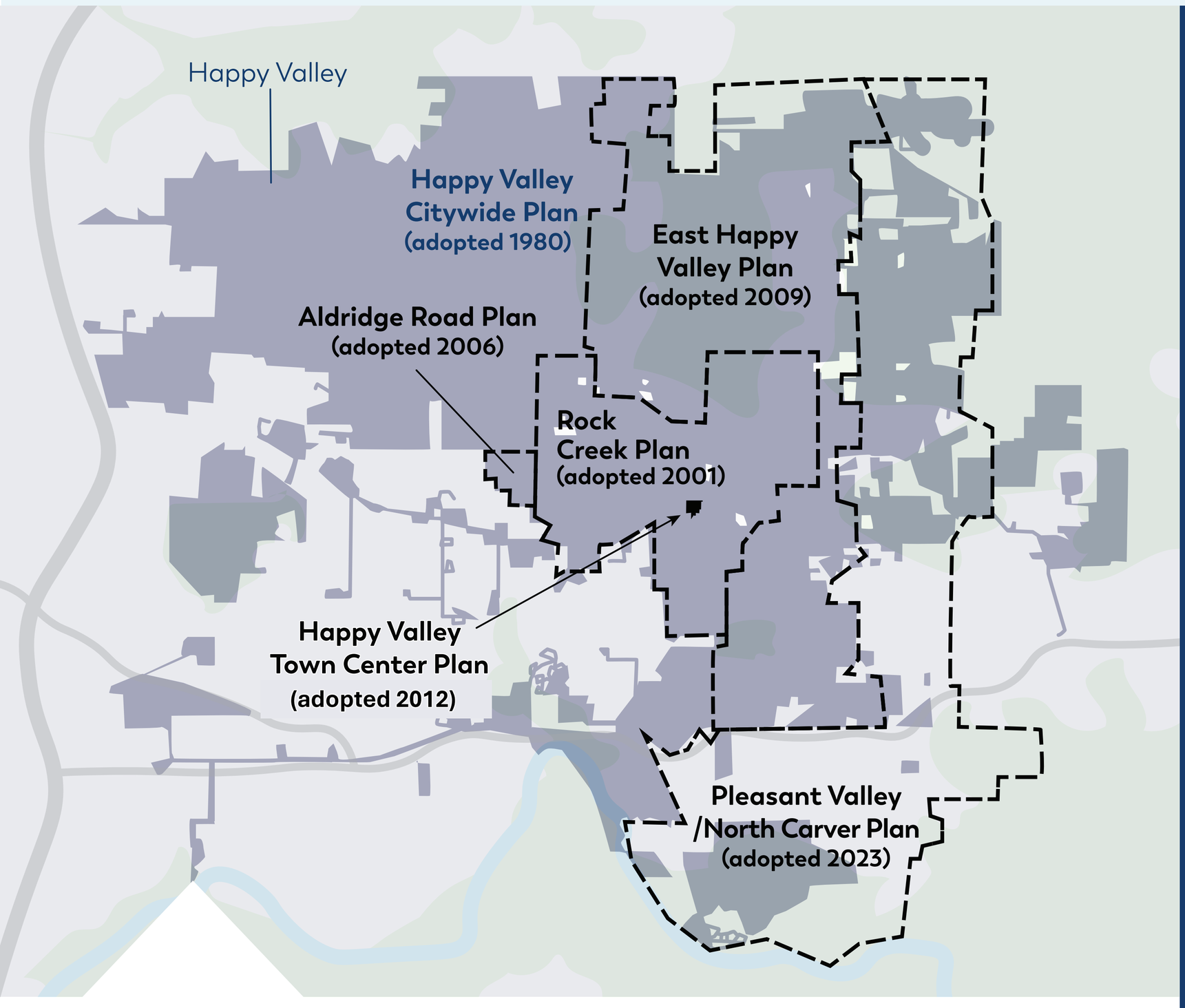
About the Comprehensive Plan



Why we plan

Oregon's 19 statewide land use planning goals guide how jurisdictions manage growth, conserve resources, and coordinate development through topics such as citizen involvement, recreation, housing, and economic development. Local comprehensive plans must align with these goals and be reviewed and acknowledged by the state's Land Conservation and Development Commission. Once approved, the local plan controls land use decisions.



Plan Elements (or Chapters):

- Land Use
- Natural Environment
- Parks, Recreation, and Open Spaces
- Economic Development
- Housing
- Public Facilities and Services
- Transportation
- Energy Conservation
- Urbanization
- Implementation

How we're planning:

The City has developed 5 subarea plans over the last 25 years, which included extensive community outreach to develop area-specific policies.

The City is now updating the policies in the 1980 citywide comprehensive plan to reflect current information and recent community input received through the subarea planning process.

The updates will not fundamentally alter existing policies, but will streamline and update them to be more consistent with current conditions and priorities.

Where can I learn more?

For more information about the comprehensive plan and project updates, scan the QR code or visit:
www.happyvalleyor.gov/business/planning-division/comprehensive-plan

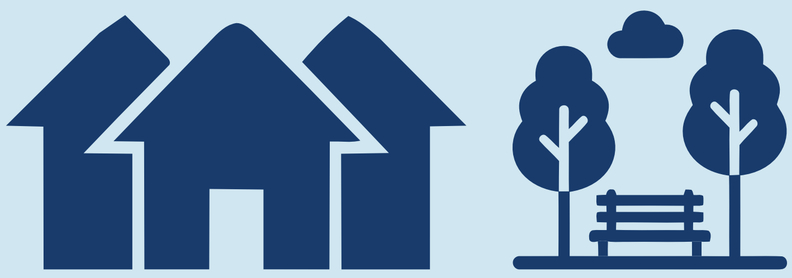
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Land Use



The Land Use element provides a roadmap for how Happy Valley will grow and develop over time. It guides decisions about housing, businesses, parks, infrastructure, and environmental protection to ensure growth preserves the community's character and quality of life.

The element is implemented through the City's zoning and development regulations in the municipal code, which help turn the community's vision into on-the-ground development and investment.
The zoning designations can be categorized as:



Residential

These areas represent residential neighborhoods. There are a total of 14 residential zones ranging from single-family to apartments as well as mixed-use areas to provide a variety of housing options. Parks and open space are encouraged in high-density residential areas to ensure residents have convenient access to recreational opportunities and open space.



Commercial, employment and industrial

These areas are where people work, shop and dine. There are 7 commercial/employment zones and 3 industrial zones. They range from mixed commercial centers, community commercial centers, industrial campus, and mixed-use employment centers, depending on the surrounding development and accessibility to the surrounding areas.



Institutional

There is one institutional/public use zone. These areas are where people can go to school, shop, use local government centers, and access other services such as healthcare.

As Happy Valley grows, the City aims to foster accessible, well-connected neighborhoods that meet everyday needs and offer a high quality of life. New development will be encouraged in areas where roads, utilities, services, and natural features can support growth, while also helping reduce conflicts between nearby land uses.

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Economic Development



The Economic Development element supports the long-term economic vitality of Happy Valley. Currently, many residents commute out of the city for employment with easy access to major freeways and highways and downtown Portland. The economic development policies strategize bringing local jobs and strengthening the local economy by guiding commercial, mixed-use, employment, and industrial development, as well as marketing local businesses and investing in city infrastructure and services.



The city is well-positioned to develop industrial, employment, and commercial lands. The 2011 Economic Opportunities Analysis forecasts between 5,908 and 9,847 new jobs from 2011 and 2031. **In a high growth scenario 20-years from now, the comprehensive plan estimates that available lands will facilitate a diverse economy by adding new jobs by building out:**

89
acres of Employment and Mixed use

91
acres of Commercial Uses

152
acres of Industrial/ Government/other



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Housing



The Housing element plans for growth by ensuring Happy Valley has enough housing to meet residents' needs now and in the future.

The Housing element uses growth projections to estimate future housing needs and identifies developable land with realistic housing potential.

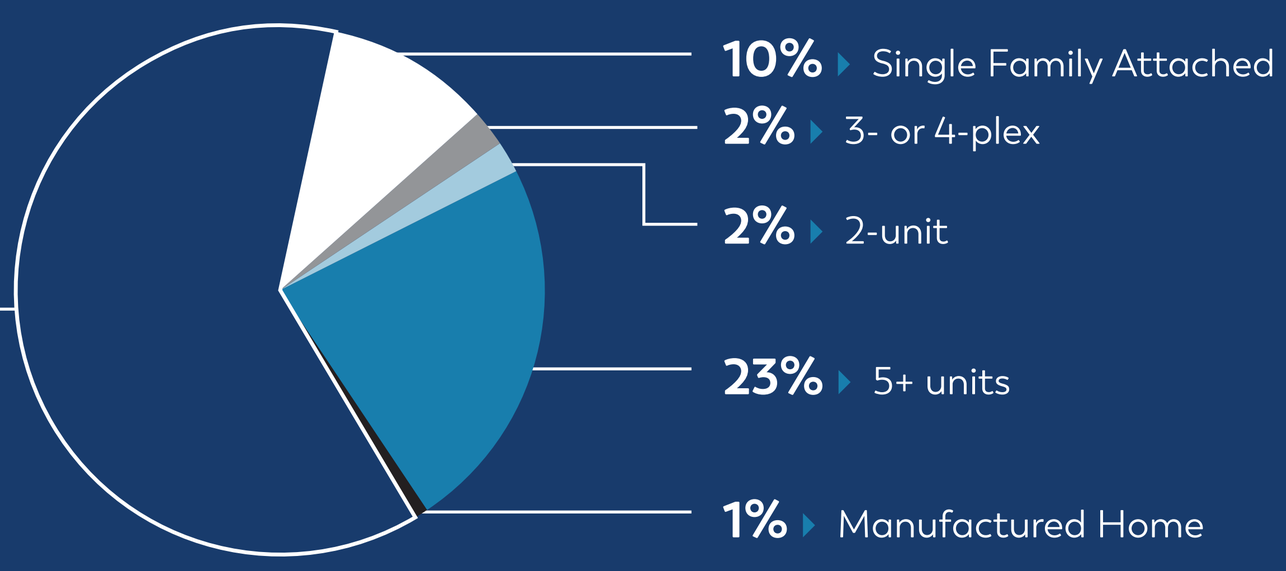
Through housing policies and the 2025 Housing Production Strategy, the City will meet these needs by:

Expanding housing choices

Reducing regulatory barriers

Promoting fair and equitable housing access

The City is preparing for a greater mix of housing types in the future.



By 2040, new housing will consist of **1,927** single family detached homes, **294** SF attached homes, **841** multi-family homes, and **24** manufactured homes.

The City recognizes that housing affordability is a regional challenge. Happy Valley will continue working with neighboring communities and state and regional partners to expand housing opportunities.



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Parks & Recreation

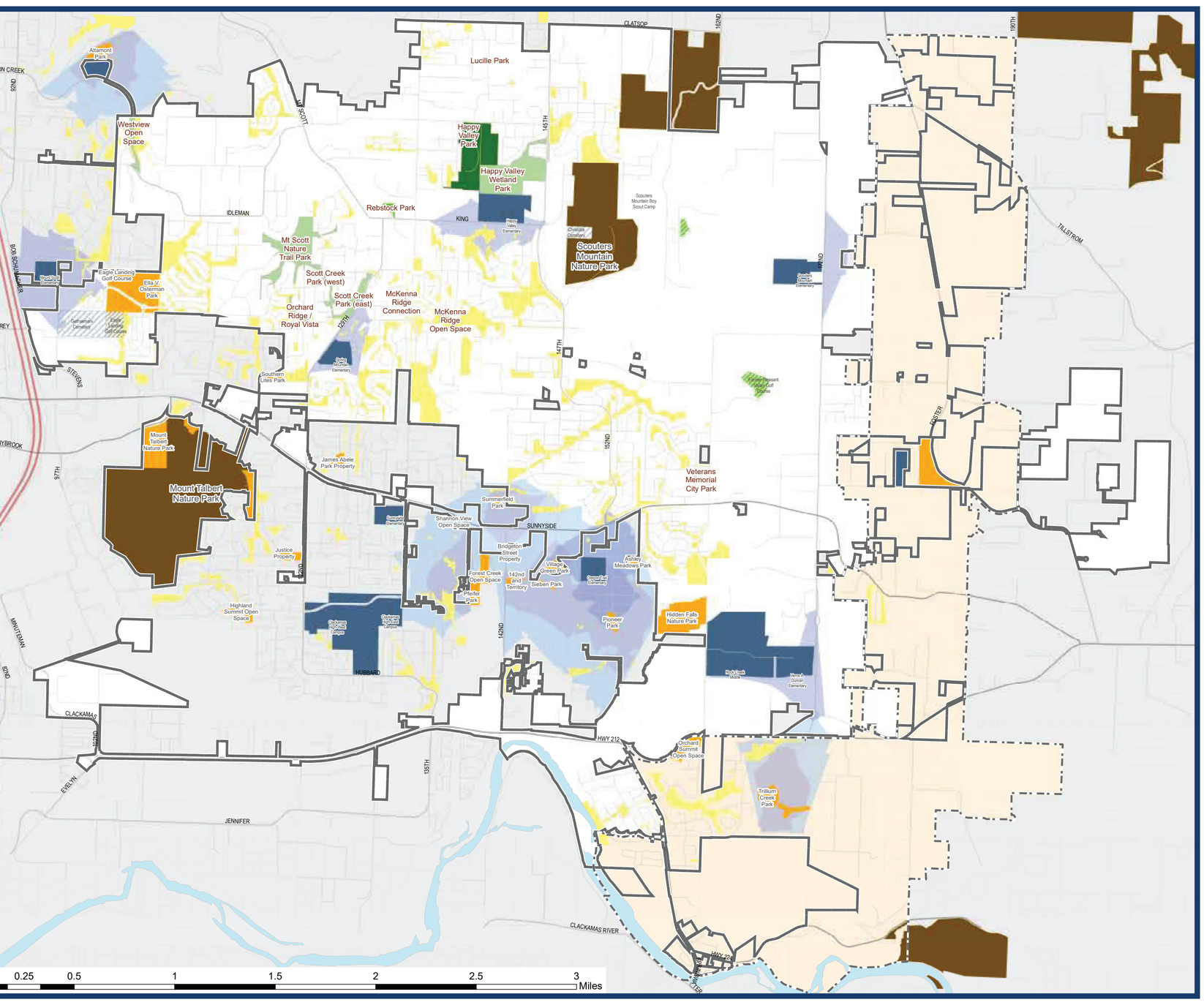


The Parks, Recreation, and Open Space element estimates and plans for the additional parkland acreage needed to serve our growing city. The comprehensive plan works in tandem with the 2020 Parks, Recreation, and Open Space (PROS) Plan, which inventoried parks and open space.

Happy Valley currently has **0.95** miles of trails per **1,000** people. → Oregon State Parks suggests a range of **0.5 to 1.5** miles of trail per **1,000** people.

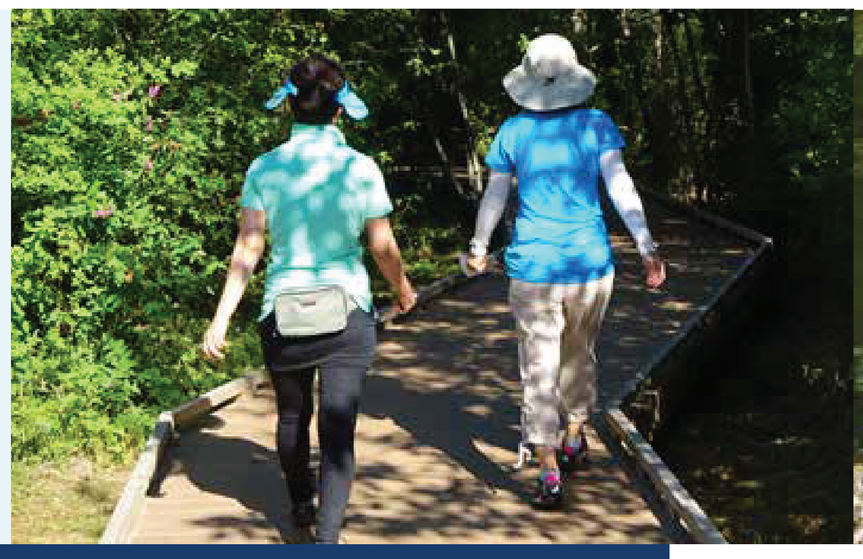
If no new trail segments are added between now and 2040, Happy Valley would have 0.38 miles per 1,000 people.The City has adopted plans identifying future parks and trails to assure access to parks, trail, and open space in the future.

Parks, Recreation, and Open Space



- City of Happy Valley
- Pleasant Valley/North Carver Study Area
- 1/4-mile from School or Other Park
- 1/2-mile from School or Other Park
- City Community Park
- City Neighborhood Parks
- City Natural Area/Open Space
- Planned Parks and Open Space
- Metro property
- NCPRD parks
- Home Owners Assoc. property
- Golf Course
- Cemetery
- School property
- Water

Happy Valley residents have access to four city-owned parks, 19 miles of trails, and over 72 acres of undeveloped open space.





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Public Facilities and Services



The Public Facilities and Services element inventories existing public facilities and services and establishes goals and policies to guide their availability as the city grows. **The element covers:**

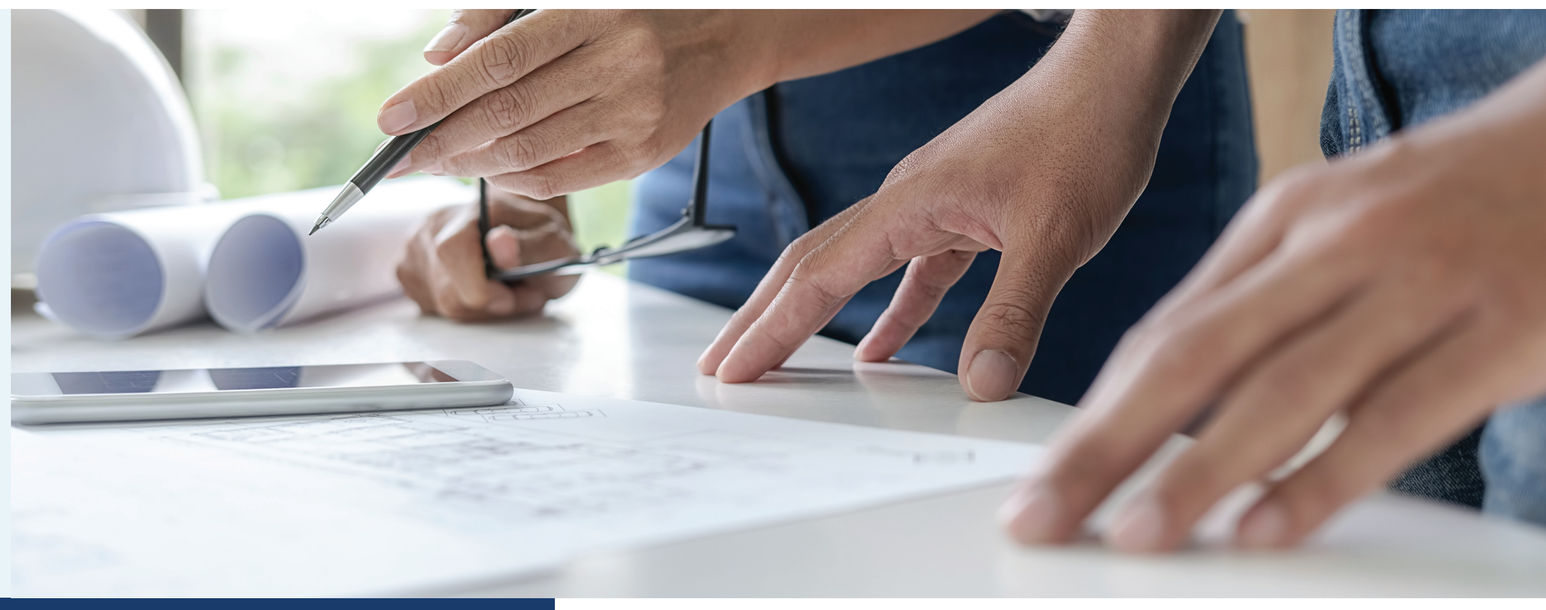
- Schools and educational facilities
- Police protection and emergency response
- Fire and ambulance services
- Water, sewer, and other utility systems
- Social and health service



Public facilities and services are the foundation of a well-functioning community. This element helps ensure that:

- Residents have access to reliable public services.
- Infrastructure can support future homes, jobs, and growth.
- Investments in facilities are coordinated with land use decisions.
- Public health, safety, and community well-being remain priorities as the city evolves.

The City plans for adequate facilities through subarea planning, zoning, and during the development process.



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Transportation



The Transportation element identifies the expressways, major and minor arterials, pedestrian facilities, bikeways, and transit systems that form the broader transportation network. Its goals and policies support Statewide Planning Goal 12 by promoting a safe, convenient, and economical transportation system.

In February 2025, the City adopted an updated Transportation System Plan (TSP) to meet requirements of the Oregon Transportation Planning Rule and the Metro Regional Transportation Functional Plan.

The comprehensive plan and TSP are intrinsically linked, as the TSP identifies projects and programs needed to support the City's long-term vision in the comprehensive plan. The TSP contains planned transportation projects for a connected and high performing transportation network. Examples of projects identified in the 2025 TSP include:

- **Bus stop enhancements**
- **Future park and ride lots**
- **172nd Avenue Transit Signal Priority**
- **Extension of Bus Route #155**
- **New Bus Routes #10 and #31**



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Transportation System Plan

Adopted February 2025

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