

**CITY OF HAPPY VALLEY
ORDINANCE 577**

AN ORDINANCE AMENDING OFFICIAL MAP EXHIBIT 11 OF THE CITY OF HAPPY VALLEY LAND DEVELOPMENT ORDINANCE NO. 97, IN REGARD TO THE COMPREHENSIVE PLAN/ZONING MAP AMENDMENT OF PROPERTY OWNED BY OREST KOVALCHUK. FROM FUTURE URBAN (FU-10) TO LOW DENSITY (R-8.5) DISTRICT

WHEREAS, Application CPA-01-23/LDC-01-23/SUB-01-23 was requested by Orest Kovalchuk to amend the City's Development District Map (Official Map Exhibit 11 of Ordinance 97) by applying the R-85 zone to a 1.1-acre site located at 12925 Almond Court.

WHEREAS, the City provided legal notice that the City's Planning Commission and City Council would consider the proposed Comprehensive Plan/Zoning Map Amendments; and

WHEREAS, the proposed application of the City's R-8.5 zone is consistent with the property's property is designation as a Metro Title 10 Housing; and

WHEREAS, the City Planning Commission held a public hearing on October 10, 2023 and recommended adoption of the proposed amendments to the City Council; and

WHEREAS, the City Council considered the proposed amendments at its regularly scheduled City Council meeting on November 7, 2023 and voted to approve the proposed amendments; and

Now, therefore, based on the foregoing,

NOW THEREFORE, THE CITY OF HAPPY VALLEY ORDAINS AS FOLLOWS:

Section 1. The City of Happy Valley declares that the following city Comprehensive Plan designation and zoning district shall apply to the subject properties as listed by Clackamas County Assessor Map No:

22E02CD 00400 R-8.5

Section 2. The City Council adopts the subject amendments (CPA-01-23/LDC-01-23/SUB-01-23) and the associated Staff Report to the City Council and Conditions of Approval dated November 7, 2023.

Section 3. The Planning Official is directed to:

1. Amend the City's Comprehensive Plan/Zoning Map to reflect the re-zoning of the subject property from FU-10 to R-8.5.
2. That Said change shall become effective within 30 calendar days.

The City Council of the City of Happy Valley approved Ordinance 577 on the 7th day of November, 2023.

Tom Ellis

Tom Ellis

Mayor

ATTEST:

Kara Kerpan

Kara Kerpan

City Recorder