

**Topic:** Erosion & Sedimentation Control; Steep Slope Protection; Development Standards Regulations  
**Resource Type:**  
**State:** Oregon  
**Jurisdiction Type:** Municipal  
**Municipality:** City of Happy Valley  
**Year (adopted, written, etc.):** Unknown  
**Community Type – applicable to:** Urban; Suburban  
**Title:** City of Happy Valley Development Agreements Ordinance  
**Document Last Updated in Database:** May 5, 2017

### ***Abstract***

Law authorizing the City to delay surface work (except for surveying and staking) on land if the City finds that severe erosion will present a danger.

### ***Resource***

City of Happy Valley OR Erosion (Delay of Surface Work)  
City of Happy Valley OR Municipal Code  
Title 16: Land development Code  
Chapter 16.16 Methods of Development  
Section 16.16.010 Purpose  
<http://municipalcodes.lexisnexis.com/codes/hapvalley/>

#### **§ 16.16.010 (C)(8) Development Agreements**

##### **a. Conditional Approval ...**

vii. The city may delay surface work (except for surveying and staking) on land if the city finds a danger of uncontrollable erosion exists, in the city's opinion, that cannot be adequately controlled by present erosion control methods. No surface work other than surveying and staking on land having slopes of more than twenty (20) percent shall be permitted during the months of November through April, inclusive.

b. Legislative Comment. The city has experienced land washouts, flooding of downhill sites, turbidity of streams and damage to downhill properties as a result of surface work on land during heavy precipitation and during the months of November through April despite the best of erosion control measures. The city does not want to unreasonably delay development, but finds that controls on surface work are necessary in an effort to prevent the conditions described in this legislative comment. The city further notes that it has adopted the most recent iteration of the "Erosion Prevention and Sediment Control Plan

Technical Guidance Handbook” produced by Clackamas County. These erosion control measures represent latest efforts for erosion control, and although they have been applied in Happy Valley there have still been erosion control problems.