

Hamlet of Beavercreek Minutes
Board Meeting
Thursday, January 22, 2015
Beavercreek Fire Station

The Meeting was called to order at 7:00 p.m.

Board Members present: Tammy Stevens, Cheryl Boffard, Norm Andreen, Bill Merchant, John Burke & Christine Kosinski. Excused absences: ~~Joan Martinez~~ EXCUSED

The minutes were approved as written by acclamation.

Treasurer, Cheryl Boffard, gave the Treasurer's report & a list of last month's transactions. The Key Bank Savings Account was cancelled & the money was transferred to the County Trust Account. Bill Merchant made a motion to donate \$400.00 to the Beavercreek Grange for 2015 meetings. John Burke seconded the motion. The motion passed unanimously 6-0-0.

Troubles with utilizing the County's Trust Account were discussed. The Hamlets & Villages Ordinances dictate that a checking account (for expenses) & a County Trust Account (for fund raised money) will be used. The Board will write a letter to the Board of County Commissioners & testify at the BCC H/V Ordinance Hearing requesting a change from a County Trust Account to a Saving Account at US Bank.

The Hamlet's 10 year anniversary will be September 2016. Cheryl Boffard volunteered to Chair a committee to organize a celebration & the Board agreed to provide a budget.

Cheryl Boffard is in the process of creating a spreadsheet of the many Beavercreek Businesses.

Bill Merchant provided a Korner Park Facilities Committee report. The "Welcome to the Hamlet" & "Hamlet Boundary" signs have been mounted to the Kiosk.

Bill Merchant will follow up with BCT regarding the date of the Movie in the Park this August & the name of our person to contact for BCT assistance.

Bill Merchant provided an ACT report.

Christine Kosinski & Tammy Stevens shared the discussions of the City of Oregon City Commission the night before, January 21st. The focus for the Hamlet were the two appeals regarding the approved land use application on the BC/Meyers Road Development. The first appeal was from the developers regarding the conditions. The second was from Elizabeth Graser-Lindsey. Christine gave testimony as a citizen. The record will be kept open until February 4th for both written & oral testimony. The Board supported both an additional letter to be sent to the city & testimony at the February 4th meeting mirroring the concerns of our prior two letters to the city in 2014.

The city will have a retreat 1/23-24/15 at Hopkins Demonstration Forest (the agenda included the Beavercreek Road concept plan). The Enterprise Zone decision will be in March. The city is considering moving both city hall & their police department to the Mt. Pleasant School building on Linn Avenue.

Norm Andreen gave a report on the Tree Lighting Ceremony & the activities of the Planning Commission. Norm shared that numerous bands have contacted Mark Seymour & himself interested in playing this summer.

Norm lead a discussion regarding the need for a "it takes a village to run a hamlet, participate in your local government" campaign emphasizing on "you're already a member, you don't need to join." The Board felt that this message will fit in well with the 10 year anniversary media program.

The following Land Use Applications, Activities & Decisions were reviewed:

- File: Z0440-14, owner Estate of Ruth Barber, applicant April Gardiner, 14754 S Quail Crest Lane, Oregon City, zoned RRFF5 (rural residential farm forest 5 acres), 5.94 acres, a partition to divide the subject property into 3 parcels; one of 2.14 ac. With an existing home, one of 1.5 ac. For a new home site & a third of 2.3 acres for a new home site. This request is enabled pursuant to State-approval of a Ballot Measure 49 claim providing a modification of the lot size & density standards of the RRFF-5 zoning district. Mailed 12/23/14, input due 1/12/15, received input extension to 1/30/15.

- ZDO Audit Year Three Phase I – ZDO-252

- File: SP 14-01 Beavercreek Live-Work / Apartments, Evergreen Housing Development, City of Oregon City, 9.7 acres, Beavercreek/Meyers Roads, approved by OC Commission. Two appeals filed – Elizabeth Graser-Lindsey & Beavercreek Road, LLC. Appeals heard 1/21/15; file open until 2/4/15.

- File: Z0579-12-CP / Z0580-12-ZAP, Hal's Construction, Doris M. Hickman Trustee, 20646 & 20666 S Highway 213, Oregon City, zoned RRFF-5 Rural Residential Farm Forest (5 acre), 8.15 acres, Comprehensive Plan Map Amendment & Zone change application. Approved by the BCC 5/8/13. Appealed to LUBA by Brian Ooten & remanded back to the County by LUBA. Appealed to the Court of Appeals; awaiting a testimony date.

- File No. ZDO-251 includes amendments to the Comprehensive Plan in conjunction with the Clackamas County Active Transportation Plan (ATP). Active Transportation is defined to include walking, bicycling and horseback riding. The purpose of the ATP is to identify principle active transportation routes that connect destinations and communities in Clackamas County. In both the urban and rural areas of the County, 23 priority or Principal Active Transportation (PAT) Routes have been identified. The PAT Routes are intended to provide access to services such as transit, shipping and employment centers and to provide access to recreation & exercise. Planning Commission hearing 2/23/15 & BCC Hearing 3/18/15.

- File: Z0342-14, permit for temporary home for care, applicant (mother) living at 16955 S Whitney Lane, Beavercreek, zoned RRFF5 (rural residential farm forest 5 acres), .87 acres, applicant seeking temporary permit (renewal, approved in 2011) to use recreational vehicle for Kristina & Christopher Watters to live in while they provide care & assistance to their mother, Sandra Bush, who resides in the primary dwelling. Mailed 12/18/14, input due 1/7/15. Board provided input.

- File: Z0411-14, permit for temporary home for care, property owner & applicant LaJuanta Winslow, 14783 S Henrici Road, Oregon City, zoned RRFF5 (rural residential farm forest 5 acres), .82 acres, applicant seeking renewal of a temporary healthcare permit for the continued care of Mary Hines who lives in the primary dwelling and requires healthcare assistance from LaJuanta Winslow who resides in the temporary dwelling. Mailed 12/3/14, input due 12/23/14. Board provided input.

- File: Z0175-14-C Amber Tudor, 16777 S Henrici Road, Oregon City, zoned RRFF-5 (rural residential, farm forest 5 acres), 4.89 acres, conditional use permit to establish an agricultural riding arena and horse boarding facility in the RRFF-5 zoning District. Hearings Officer approved with conditions & time lines. Appealed to LUBA.

- File: Z0383-14, Owner Mark Hettervig, adjacent & west of 18000 S Old Clarke road, Mulino, zoned TBR (timber district), 80 acres, applicant seeking a Forest Template Test approval in order to place one dwelling on the property. Access will be from Old Clarke road. The proposed dwelling will be a minimum of 130 ft. from the northern property line about mid-way from Old Clarke Road. Approved subject to conditions.

- File: Z0243-14 Owner Ryan Goddard, Applicant Glenn Bethune, 19412 S Henrici Road, Oregon City, zoned AGF (Agriculture/Forest District), 2.5 acres, applicant seeking 500 square feet of home occupation office space for a construction business within a 4,500 square foot accessory structure. Approved subject to conditions (received a call from a neighbor).

- Clackamas County Planning & Zoning Work Program

Tammy & Christine shared that the Hamlet Board should be in attendance monthly at both the City of Oregon City Commissioner meetings (1st & 3rd Wed. @ 7) & Clackamas River Water Board (2nd Thursday at 6:00). In addition, our Board will request a meeting with the City of Oregon City Commissioners to discuss working together as neighbors.

The 2014 activity committee Chairs agreed to Chair in 2015 - Flea Market & Craft Sale, Cheryl Boffard; Stars in the Park Concert, Norm Andreen; Movie Night, Bill Merchant; & Holiday Tree Lighting Ceremony, Norm Andreen. Cheryl Boffard is again willing to take responsibility for all of the activities' food & beverage needs. Committee volunteers will be solicited at the Hamlet meetings.

Tammy Stevens shared an article from PSU regarding Metro's report regarding growth called "Density at Any Cost."

Hamlets/Villages Quarterly Meeting, on December 10th, was discussed to include the H/V Ordinances revisions.

The January 28th Town Hall Meeting Agenda was reviewed. The guest speakers are from Clackamas River Water.

The Fire Department shared materials for our Board. They will be guest speaking at the Hamlet in April.

The Meeting was adjourned at 8:53 p.m.

RESPECTFULLY SUBMITTED,

ABSENT
Recording Secretary Joan Martinez

Tammy Stevens
Chair Tammy Stevens

Bill
Vice-Chair Bill Merchant