



HAMLET MEETING, BEAVERCREEK GRANGE
JANUARY 24, 2018, 7:00 P.M.
AGENDA

Call to Order, Sign In, Restrooms, Refreshments & Introductions:

Chair: Tammy Stevens Vice-Chair: Bill Merchant
Secretary & Registrar: William Bender Treasurer: Cheryl Boffard
Director at Large: Kenny Sernach Director at Large: Jack Hipp
Speaker & Corresponding Secretary: Christine Kosinski

- I. Guest Speakers: Dick Orr, BCT
Clackamas Soil & Water Conservation District, Tom Salzer
- II. Public Comments/Questions:
- III. Land Use Applications:
 - a. Z0607-17 Conditional Use, Clackamas Soil and Water Conservation District, Tom Salzer, General Manager, 22055 S Beaver creek Road, Oregon City, zoned Rural Area Residential (RA-2), 15.01 acres, requesting to develop their new headquarters along with agricultural & ranching community. Site includes 12,000 square foot, single-story building housing CSWCD offices, etc. Remainder of property will be used for demonstration projects promoting & educating the community on pond, stream & wetland management techniques.
 - b. Z0013-18, permit for temporary home for care, applicant (mother) living at 16955 S Whitney Lane, Beaver creek, 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.
 - c. Z0663-17, Daniel Beecher, 25000 S Beaver creek Road, Beaver creek, zoned Agricultural/Forest (AG/F), 11.63 acres, requesting a Planning Director Review to establish an Industrial Hemp Handler (Hemp Processing) facility in an existing accessory/agriculture structure. 700 sq. ft. of the existing building will be used to extract the CBD (Cannabinoid) compound from Industrial Hemp. Applicant must satisfy the standards in Zoning & Development Ordinance (ZDO) Sec. 401.05(B)(1), which require a minimum of 25% of the farm crop (in this case, the crop is Industrial Hemp) used for CBD processing to be grown on the subject property, as well as other standards listed in ZDO Sec. 401.
 - d. ZDO-266, Zoning & Dev. Ord. Audit Phases 4 & 5: addressing development standards (e.g., landscaping, density, signs), exceptions & special uses (e.g.,



schools, nursing homes, surface mining, livestock). Planning Comm. 2/26 6:30 p.m., BCC 3/21 9:30 a.m.

- e. LE-17-03, City of OC Public Works, amendments to Chapter 12 of the OC Municipal Code & to the OC Transportation System Plan to adopt mobility standards for 2 intersections in OC: Hwy 213 & BC Road & Hwy 213 & Redland road. The amendment also includes changes to the TSP project list. OC Planning Commission hearing Jan. 22, 7 p.m.
 - f. AN-17-0004 Annexation & ZC-17-0005 Zone Change, Applicant Hidden Falls Dev. LLC, annexation and zone change of approx. 92 acres between Holcomb Blvd. & Livesay Road by the City of OC.
- IV. Land Use Activities:
- a. Z0487-17, Willamette United Football Club, 1555 SW Borland Road, West Linn, requesting a Planning Director interpretation of the zoning & development ordinance within RRF-5 zones. Interpretation identified “findings” and uses would be considered through the conditional use permit process.
- V. Reports:
- a. Finance Committee, Treasurer: Cheryl Boffard
 - Cash Account \$43.31 Checking Account \$335.97
 - Trust Account \$3,929.94 **Total \$4,309.22**
 - b. Speaker & Transportation update – Christine Kosinski
- VI. Old Business:
- a. Results - Tree Lighting Ceremony & Grange Activities, December 2nd
- VII. New Business:
- a. 2018 Hamlet Community Meetings Flyer
 - b. Free Spay/Neuter Special in February
 - c. OC High School 20 MPH Speed Zone
 - d. Hwy 213 & Union Mill Road Intersection Improvement
 - e. ODOT – Bill Merchant
 - f. Two Seats Available on the Clackamas County Planning Commission
- VIII. Other Business/Reminders:
- a. Beavercreek Grange
 - b. Beavercreek Bulletin Update – Melissa Logan, Citizen Spotlight
 - c. Beavercreek Grade School Traffic Issue – Amy Manning

Next Community Meeting: February 28, 2018, 7:00 p.m., Grange

Guest speakers: The Greater Oregon City Watershed Council

Adjourn

For audios of Hamlet meetings see <http://www.clackamas.us/citizenin/beavercreek.html>

Hamlet of Beavercreek Web Site: <http://Beavercreek.org>

Hamlet of Beavercreek Facebook Site: <http://tinyurl.com/Beavercreek-f>



THANK YOU FOR PARTICIPATING IN YOUR HAMLET, YOUR COMMUNITY!!!
PLEASE INVITE NEIGHBORS TO ATTEND MEETINGS

Other Committees:

Agenda – Tammy Stevens

Bylaws & Rules – Tammy Stevens

Korner Park Facilities – Bill Merchant

Public Relations –

Boundary – Bill Merchant

Holiday Tree Lighting –

Nominating – Bill Merchant

Transportation – Christine Kosinski