



**HAMLET MEETING, BEAVERCREEK GRANGE  
NOVEMBER 20, 2019, 7:00 P.M.  
AGENDA**

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

Chair: Tammy Stevens

Vice-Chair: Bill Merchant

Treasurer: Cheryl Buchert

Director at Large: Jack Hipp

Secretary, Speaker & Corresponding Secretary: Jessica Sernach

Director at Large: Joe Matteo

Director at Large: Kenny Sernach

- I. Guest Speakers: Clackamas Fire District #1 – Fire District Update  
Sergeant Clint Pierce  
Tom Salzer, Clackamas Soil & Water Conservation District  
Update & New Building
- II. Public Comments/Questions:
- III. Land Use Applications:
  - a. Z0446-19 owner/applicant Curtis Bailey, 17199 S Burk Road Beaver creek, zoned RRFF5, 4.93 acres, requesting a new temporary home for care to assist with care of Curtis Bailey. Requesting exceptions to provisions that temporary dwelling be sited with 100' of permanent dwelling and utilization of the same septic system.
  - b. Z0456-19 owner/applicant Nathan Edmonds, 20229 S Hwy 213 Oregon City, zoned RRFF5, .51 acres, requesting an alteration of a nonconforming use (an existing chiropractic clinic) to expand the existing 1,280 sf of building to 2,816 sf.
- IV. Land Use Activities:
  - a. Z0387-19 Owner Emma G Leyburn Trustee, Applicant John Kirk, 26060 S Jones Road, Beaver creek, zoned RRFF5, 4.77 acres, requesting a new Temporary Home for Care for Emma Leyburn. Approved subject to conditions
  - b. Z0398-18-C, Conditional Use, applicant Troy Snyder with Mountain Meadow Solar, property owner Dennis Pikkarainen, address 7275 S Killdeer Road, zoned Timber, 32.17 acres, Hearings Officer Hearing on October 18, 2018, 9:30 a.m. Clackamas County Development Services Building Auditorium, requesting photovoltaic solar power generation facility (passive solar panels) on 10 acres. Approved subject to conditions. Appealed to Land Use Board of Appeals who remanded back to the County to address the



impact to the character of the area and fire risk. County addressed livability and fire danger (the 2 issues LUBA addressed) and approved the application. Appealed to LUBA again 9/4/19.

- c. Beavercreek Road Concept Plan – October 14<sup>th</sup> Planning Commission Hearing – Parks, Renaming Concept Plan, Home Occupation/Cottage Industry

V. Reports:

- a. Finance Committee, Treasurer: Cheryl Buchert
 

Cash Account \$48.84	Checking Account \$3,217.51
Trust Account \$3,915.89	<b>Total \$7,182.24</b>
- b. Transportation – Bill Merchant
  - i. Community Road Fund Advisory Committee Report – Chair, Bill Merchant

VI. Old Business:

- a. Need Bulletin Advertisers

VII. New Business:

- a. Beavercreek Community Holiday Event Comm Met – Dec. 7<sup>th</sup> Event

VIII. Other Business/Reminders:

- a. Beavercreek Grange – Don & Pam Furlan
- b. Beavercreek Bulletin, Website & Little Library Update – Melissa Logan
- c. Speaker Emeritus: Christine Kosinski – City of OC Activities
- d. Planning Commission – Tammy Stevens

**Next Community Meeting: NO MEETING IN DECEMBER – January 22, 2020, 7:00 p.m., Grange**

**Guest speaker: Villages at the Falls – Barbara Derkacht**

**Adjourn**

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                 | Boundary – Bill Merchant             |
| Bylaws & Rules – Tammy Stevens         | Hamlet Holiday Event – Tammy Stevens |
| Korner Park Facilities – Bill Merchant | Nominating – Bill Merchant           |
| Public Relations – Melissa Logan       | Transportation – Christine Kosinski  |