



**HAMLET TOWN HALL MEETING, BEAVERCREEK GRANGE**  
**JANUARY 23, 2019, 7:00 P.M.**  
**AGENDA**

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

Chair: Tammy Stevens

Vice-Chair: Bill Merchant

Treasurer: Cheryl Buchert

Registrar:

**Secretary, Speaker & Corresponding Secretary: Jessica Sernach, appointed  
December 21, 2018**

Director at Large: Joe Matteo

Director at Large: Kenny Sernach

Director at Large: Jack Hipp

- I. Guest Speaker: Christina Robertson-Gardiner, Oregon City Senior Planner,  
Beavercreek Road Concept Plan Zoning  
Katie Wilson, Staff Liaison, Clackamas County
- II. Public Comments/Questions:
- III. Land Use Applications:
  - a. Z0623-18 Kurt & Lisa Morris, 17260 S Radsford View Lane, Oregon City,  
zoned RRFF5, 10.10 acres, requesting a partition to divide the subject  
property into 2 parcels; 1 of 8.10 acres for the existing home site & 1 of 2  
acres for a new home site.
- IV. Land Use Activities:
  - a. 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.
  - b. Z0473-18 applicant Brian Koch, property owner Beth Rausch, 16319 S  
Moore Road, Oregon City, zoned RRFF5, 1.03 acres, requesting a new home  
occupation permit to convert garage into office space and storage for their  
mobile dental office (no patients on site). November 8 - approved subject to  
conditions. November 15 – appealed to Hearings Officer, Dec. 6, 1:00.  
Approved subject to conditions.
  - c. Z0581-18, Larue Larry Franklin, 18024 S Steiner Road, Beavercreek, zoned  
RRFF5, 1.19 acres, requesting renewal of a level 3 home occupation to use a



12'x35' (420 sq. ft.) area of an existing pole barn to operate a fishing lure business. Approved subject to conditions.

- d. Z0602-18-C, Brian Gornick (applicant Brian Lee, PACE Engineers), 16017 S Henrici Rd, Oregon City, zoned RRF5, 15.7 acres, public hearing 1/13/19 9:30 a.m., requesting an event venue hosting events to include weddings, etc. and proposed development includes use of a barn structure, parking lot & other outside use areas. Max. 200 guests with addl. limits per ZDO Section 806.
- e. Z0596-18, OC School District 362, Wes Rogers, 21944 S Yeoman Rd, Beavercreek, zoned EFU, 9.37 acres, requesting an alteration of a non-conforming use to authorize proposed modifications to existing school parking lots, and to provide additional school parking area, at the south of the subject property along S Steiner Road & north of the existing school. Approved subject to conditions.
- f. Z0463-18-D, Neil Fullington, 16070 Rifle Way, Beavercreek, zoned rural commercial, 1 acre, requesting design review of 2 new 4,000 sq. ft. commercial buildings & assoc. site improvements including circulation, landscaping, parking & screening. Approved subject to conditions.
- g. Z0465-18 Mike Hashem, 23110 S Beavercreek Road, Beavercreek, zoned EFU, 76.99 acres, requesting a partition to divide the subject property into 2 parcels; 1 of 2 acres with an existing home and 1 of 73.6 acres with 2 existing homes. This request is enabled pursuant to state-approval of a Ballot Measure 49. Approved subject to conditions.
- h. Z0511-18, Z0512-18, Z0513-18, Metro Service Dist., Parks & Green Spaces, Water Quality Boundary Verification & Development Construction Mapping Plan, zoned timber, 91.23 acres, requesting construction of a pedestrian bridge stream crossing within the Water Quality Resource Area of a tributary to Tumble Creek, in conjunction with the construction of pedestrian trails for Metro's 318 acre Newell Creek Canyon Natural Area. Approved subject to Habitat Conservation & Water Quality Resource Area District conditions.

V. Reports:

- a. Finance Committee, Treasurer: Cheryl Buchert

Cash Account \$87.84	Checking Account \$3,864.20
Trust Account \$3,743.54	<b>Total \$7,695.58</b>

VI. Old Business:

- a. Hamlet's 2018/2019 Budget Approved by County – Need Volunteers to Help With Projects
- b. Need Bulletin Advertisers

VII. New Business:

- a.



VIII. Other Business/Reminders:

- a. Tom Salzer – Clackamas Soil & Water Conservation District
- b. Beavercreek Grange – Don & Pam Furlan
- c. Beavercreek Bulletin, Website & Little Library Update – Melissa Logan
- d. Beavercreek Grade School Traffic Issue - Amy Manning
- e. Speaker Emeritus: Christine Kosinski

**Next Community Meeting: February 27, 2019, 7:00 p.m., Grange**  
**Guest speakers: Dog Services**

**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 – Melissa Logan

Boundary – Bill Merchant

Hamlet Holiday Event – Tammy Stevens

Nominating – Bill Merchant

Transportation – Christine Kosinski