



# BEAVERCREEK BULLETIN

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Volume 2, Number 1

January 1999

## What's Going on at METRO?

This month's "Beaver Creek Bulletin" feature article will provide a history of Metro's activities to expand its boundary and the impact on Beaver Creek.

In 1997, Metro identified 70 areas around its boundary to utilize for urban growth in the next 40 years... you've probably heard of the 2040 plan. Of those 70 areas, 17 were identified as tier 1 areas totaling approximately 4,500 acres leaving 53 areas as tier 2 areas totaling approximately 14,000 acres.

It is estimated that tier 1 areas will be brought into Metro's boundary in the next 1 to 5 years. It is also estimated that tier 2 areas may be brought into Metro's boundary in the next 2 to 20 years.

State law requires Metro to expand its boundary in 1998 and 1999 to accommodate 20 years worth of growth. The estimated amount of growth totals approximately 3,200 acres to accommodate approximately 32,000 residents and 2,900 jobs.

In the past 6 months several issues arose regarding the expansion of Metro's boundary to include area appeals, lack of planning, outdated studies, policy requirements, etc. These issues forced Metro to reexamine how many acres were needed, what areas could be brought into the boundary, what policies need to be revised, etc.

As of this writing, most of these issues have been resolved. On December 17th the Metro Council voted to expand the Portland area's Urban Growth Boundary by approximately 5,359 acres. These areas include:

St. Mary's and Hillsboro area 1414, Pleasant Valley area 1532, Stafford Basin 876, Sunnyside Road area 665, Danmasch area near Wilsonville 289, Day Road near Wilsonville 327, Springville Road - Bethany area 116, Beef Bend Road near King City 90, Sunset Highway area 30, and Tualatin 10.

Metro is also considering amending their policies from the "establishment" of governance, service agreements and the completion of master planning, to having governance, service agreements and master planning "in progress." Development, however, would be delayed until these 3 elements are established.

How does this affect Beaver Creek?

Areas 25 and 26 are within Beaver Creek. Area 25 is north Beaver Creek proper and includes approximately 1,048 acres. Area 26 is central Beaver Creek proper and includes approximately 2,144 acres. Both areas 25 and 26 are identified as tier 2's which gives some reprieve from being included in Metro's boundary and urbanized, but not much.

Clackamas County governs areas 25 and 26. There are limited services, poor transportation and no planning has even been started. But, most importantly, we have NO representation! The worse case scenario is the inclusion in Metro's boundary through piece meal annexation by Oregon City, extensive growth and expensive services all under Oregon City's planning.

Next question... what about the BCCP and incorporating Beaver Creek

## Community Calendar

**Beaver Creek Committee for Community Planning (BCCP)...**  
2nd & 4th Monday at the Fire Station at 7:30 p.m.

**Beaver Creek Boosters...**  
3rd Wednesday at the Grange at 7:30 p.m.

**Beaver Creek Community Planning Org. (CPO)...**  
4th Wednesday at the Grange at 7:00p.m.

**Beaver Creek Grange...**  
2nd Saturday at the Grange at 7:00 p.m.

**Beaver Creek Lions...**  
1st and 3rd Saturday at the Beaver Creek Grange at 7:30 a.m.

**Boy Scout Troop #445...**  
Mondays at the Beaver Creek Fire Station at 7:00 p.m.

**Carus Community Planning Org. (CPO)...**  
2nd Thursday at the Beaver Creek Christian Church, 7:00 p.m.

**Clarkes Community Planning Org. (CPO)...**  
1st Wednesday of each Quarter plus Feb & Mar at the Clarkes Fire Station at 7:00 p.m.

**Keep Beaver Creek Rural...**  
1st Tuesday at the Fire Station at 7:00 p.m.

as a city?

To bring incorporation to election takes three things...time, dedication and money.

On the average, it takes 2 to 3 years to achieve incorporation.

Your BCCP committee is dedicated not only to bringing incorporation to election, but also to keeping abreast of and involved in County, Oregon City, Metro and State activities.

The BCCP is fundraising and applying for grants. Thanks to those of you who attended our first BBQ.

How can you help? We need you! Your time and commitment for tasks both small and large is desperately needed as the current active 12 BCCP members are inundated with things to do.

The BCCP meets the 2nd and 4th Monday of each month at 7:30 p.m. at the Beaver Creek Fire Department. We are very happy to bring you up to speed and would appreciate any time you can give.



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For information on placing an ad or meeting notice in this publication please contact **Marsha Jett** at 632-3572

## Booster Happenings

### HELP WANTED

No pay, no health insurance, no vacation, no retirement, long hours, **BUT THE BENEFITS ARE PRICELESS!** "How can this be," you ask? The perks include community spirit, comradery, friendship, an immense feeling of pride, positive input into a worthwhile endeavor, accomplishment and a really warm, fuzzy feeling.

To all our friends and neighbors,

As all of you may know the Beavercreek Boosters have worked long and hard to accomplish their goal of purchasing a park for the people of Beavercreek. **WE DID IT!!!** The community park is located on Leland Road and was the site of the '98 Beavercreek Bust this past September. **BUT THE HARD WORK HAS JUST BEGUN...** and we need your help and support. We need **YOU** to join the club and become members of the organization that works for its community, the Beavercreek Boosters. The small handful of people who make up the Booster Club presently just can't do it all without some more able bodies! In addition to the park, we have many more irons in the fire, worthwhile projects and goals and we would hate to compromise any of them because we are undermanned.

Please, search deep into your heart and make the time to join the club that makes things happen. It's a commitment that you will be rewarded for over and over.

Make a **NEW YEARS RESOLUTION** to join and call any of the names listed below for more information. Or, better yet, come to January's meeting which is the 3rd Wednesday of the month, 7:00 p. m., at the Beavercreek Grange.

THANK YOU AND THE BEST TO ALL OF YOU  
IN 1999  
FROM THE BEAVERCREEK BOOSTERS

|                      |          |
|----------------------|----------|
| Berry & Dan Stevens  | 632-6978 |
| Aggie & Jerry Eckert | 632-3494 |
| Sally & Darrell Shaw | 632-5789 |

## CPO SPOTLIGHT

### SUPPORT YOUR CPO!!!

The December meeting of the Beavercreek CPO (BCPO) took place on Wednesday, December 23, 1998, at the Beavercreek Grange at 7:00 p.m.

Mr. Barry Adamson (The Clackamas County Hearings Officer) provided an explanation of the land use application and appeal process.

Following the guest speaker portion of the meeting, the BCPO agenda included three Bylaw amendments. It was very unfortunate that, as a result of disruptions, agitation and arguing, the agenda was not completed and the President had to adjourn the meeting in order to regain control.

The Beavercreek CPO is the only legal communications pipeline to and from Clackamas County established for the residents of the Beavercreek area. Residents who have land use issues before the County (including the renewal of home occupation permits and the like) pay a fee in order to have a hearing. This fee includes notification to the CPO who brings it before the community who listens to and votes on the issue. CPO and community citizen input and vote are included in the County's land use decision. Citizen input, via CPOs is required by law and has a special status as they represent the interests of a significant group of people.

This month, January 1999, nominations for CPO officers will be held and voted on in February 1999. In order to maintain the integrity

and value of the Beavercreek CPO, it is vital that informed, unbiased and committed Officers be elected.

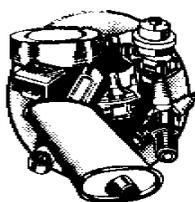
As a result of December 23<sup>rd</sup> meeting, it was apparent that a "special interest" group is interested in taking over Beavercreek's CPO in order to change it's purpose as an unbiased, communications pipeline to and from Clackamas County, to a politically oriented group representing the beliefs of a small group of citizens. This group has voiced their belief that addressing land use issues is not important and should take a back seat to more important, "burning issues" that confront Beavercreek. When asked what "burning issues" the CPO should address, the group refused to comment.

It is the worry of other CPO attendees that if our CPO gets too politically involved that we will lose our credibility with Clackamas County thus losing the only voice the citizens of Beavercreek have at the County level. History dictates that CPOs who remain neutral on political issues have enjoyed long term success and effectiveness as they represent all citizens equally. Other CPOs that have included political issues in their agenda met their demise as they lost credibility and effectiveness with the County and their citizens.

If there are burning issues to be addressed in Beavercreek then they should be addressed by groups formed for that specific purpose such as the BCCP or the Keep Beavercreek Rural. This allows the citizens to have a voice on these issues without compromising the effectiveness of our CPO.

It is up to you, the citizens of Beavercreek, to determine your future and the leadership of that future. **PLEASE** plan to attend January 27<sup>th</sup>'s and February 24<sup>th</sup>'s CPO meetings in order to vote to maintain a CPO that promotes an effective, representative and unbiased CPO. CPO boundaries are set by Clackamas County and are very specific. If you have a question whether you are in the Beavercreek CPO, maps and guidance will be available at the door.

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