



BEAVERCREEK BULLETIN

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Volume 3, Number 5

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May 2000

BCCP Update

Rural Communities

Recently the Beaver Creek Committee for Community Planning (BCCP) learned from the Clackamas County Planning Department that Beaver Creek is designated as a "Rural Community." Not knowing what a "Rural Community" is or what it provides, we investigated and learned the following:

In 1973, with the passing of Senate Bill 100, local jurisdictions were directed to plan and zone their lands based on specific statewide planning goals. The Land Conservation and Development Commission (LCDC) oversaw these goals. The project was titled "Unincorporated Communities OAR 660 Division 22."

The purpose of Division 22 was to establish a statewide policy for the planning and zoning of unincorporated communities that recognizes the importance of communities in rural Oregon. The value of the project was to expedite the planning process for counties by reducing their need to take exceptions to statewide planning goals when planning and zoning unincorporated communities.

A "Rural Community" is defined as an unincorporated community which consists primarily of residential uses but also has at least two other land uses that provide commercial, industrial, or public uses (including but not limited to schools, churches, grange halls, post offices) to the community, the surrounding rural area, or to persons traveling through the area. Zoning in rural communities includes "low impact commercial use in a building or buildings not to exceed 4,000 square feet of floor space" and "low impact industrial use in a building or buildings not to exceed 10,000 square feet of floor space."

Other plan designations (other than Rural Community) included Resort Community and Urban Community.

In 1980, Clackamas County's Comprehensive Plan was acknowledged by the LCDC as being in compliance with applicable Statewide Planning Goals. Rural Communities included Colton, Beaver Creek, Mulino, Redland, Damascus (now an Urban Community), Boring, Zigzag, Rhododendron, Wemme-Welches, Wildwood-Timberline, and

Community Calendar

Beaver Creek Committee for Community Planning (BCCP)...

1st & 3rd 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 7:00 p.m.

Beaver Creek Grange...

2nd Saturday at the Grange, potluck at 6:00 p.m., Meeting at 7:00 p.m.

Beaver Creek Lions...

1st and 3rd Saturday at the Grange at 7:30 a.m.

Boy Scout Troop #445...

Mondays at the Fire Station at 7:00 p.m.

Carus Community Planning Org. (CPO)...

2nd Thursday at the Beaver Creek Christian Church at 7:00 p.m.

Clarks Community Planning Org. (CPO)...

1st Wednesday of each Quarter plus February & March at the Clarks Fire Station at 7:00 p.m.

Government Camp.

The table below summarizes various features of each Rural Community:

Community	Acres	Parcels	Dwellings	Pop
Beaver Creek	115	78	57	175
Boring	640	380	272	830
Colton	119	70	45	140
Damascus	-	-	-	-
Redland	355	162	134	410
Zigzag	70	85	62*	190
Wildwood-Timberline	613	491*	340*	1050

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Patricia Ferrell-French

Attorney at Law

1869 Willamette Falls Dr.
West Linn, OR 97068

Tel: 656-4154
FAX: 656-4947



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Beavercreek Bulletin Pick-up Points

Just a Reminder... the pick-up points for the Beavercreek Bulletin are:

Petterson's Grocery & Feed in Clarkes
Beavercreek Fire Station
The Corner Park
Beavercreek Cooperative Telephone Company
Beavercreek Grocery

Past and current "Bulletins" are also available online check the website out at:

http://www.bctonline.com/b_bulletin_online/

Oregon City area can be attributed to two factors: Oregon City was an early settlement of the Hudson's Bay company, and later became the western terminus of the Oregon Trail. Early settlers first chose the level land and later developed the hilly upland areas such as Beavercreek. By 1880 the population around the present day community of Beavercreek established the German Evangelical Reformed Church. The Beavercreek Store was built in approximately 1902, with the Grange being constructed in 1915.

A fully functioning rural community, Beavercreek includes some 57 residences along with a variety of commercial and other support uses. No industrial use or zoning is present. The community of Beavercreek meets the definition of "Rural Community" stated in OAR 660-22-010(7).

The boundary of Beavercreek is the same as the "Rural Center" boundary adopted and acknowledged in 1980. There are no lands designated for farm or forest use pursuant to Goals 3 and 4 located within the boundary for Beavercreek. This boundary satisfies OAR 660-22-020(7).

The zoning applied within Beavercreek is Rural Commercial (RC) and Rural Residential One Acre (RA- 1). These zones are applied to other unincorporated communities. They allow only those uses provided by OAR 660-22-030.

The zoning in Beavercreek will not allow development, which would result in public health hazards or adverse environmental impacts in violation of state or federal water quality regulations, nor will anticipated development exceed the carrying capacity of the soil or of existing water supply resources. OAR 660-22030(8) therefore is met. The community of Beavercreek is served by a public water system. Septic systems provide on-site sewage disposal. There is no evidence that on-site sewage disposal is inadequate to serve this area. Most of the area is currently developed. The commercial designation recognizes existing uses. Maximum buildout in the RA- 1 zone would prove for a maximum of approximately 22 additional dwelling units. These

Rural Community Profiles

The following provides a general description of the character of the County's Rural Community of Beavercreek, along with their findings and conclusions in support of this designation:

Beavercreek

Beavercreek is located some three (3) miles southeast of Oregon City on Beavercreek Road at Leland Road. Development of the Beavercreek-

facts make it reasonable to conclude that the planning for Beavercreek meets OAR 660-22-030(8).

The zoning for Beavercreek will allow only uses consistent with the transportation facilities in the area. County roads to this community are adequate, with no capacity deficiencies noted in the Transportation Element of the Comprehensive Plan.

The County conducted a citizen involvement program meeting OAR 660-22-060. Notification of the Rural Communities project was mailed to all owners of property within the community boundary, as well as to owners of property within 500 feet of the boundary. This notification went out some 5-6 weeks prior to public hearings. A public information meeting was held 11 days prior to public hearings for Beavercreek.

At their hearing of December 4, 1996 the Board of County Commissioners designated Beavercreek a Rural Community in accordance with OAR 660 Division 22, and further designated the boundary as identical to that previous boundary adopted in the acknowledged County Comprehensive Plan and as described in OAR 660-22-020(5).

On February 23, 2000, the Beavercreek Community Planning Organization (CPO) invited Mr. Clay Glasglow with the Clackamas County Planning Department to explain and discuss Rural Communities. Mr. Glasglow provided materials and explained the history and progress made to date (as described above). Mr. Glasglow also explained that being designated as a "Rural Community" does not provide additional representation, rights or planning authority to the citizens of the community.

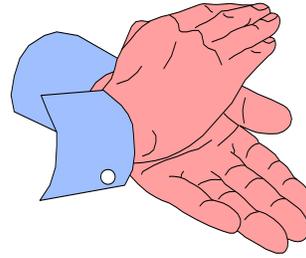
If you have any questions or would like additional information, please do not hesitate to write to or call the BCCP at PO Box 736, Beavercreek OR 97004-0736, 632-3552.

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Community Service Projects



Saturday's Kids

Some of you have probably noticed the changes going on at the "Corner Park" in downtown Beavercreek. There were lines painted to designate parking places and in the near

future there will be a handicapped parking space.

Evans Farms, a garden center on Hwy 213, donated peat moss which will be used for a planting area between the parking bumpers and the split rail fence.

"Saturday's Kids" is done in conjunction with the Beavercreek Boosters and Clackamas County's Juvenile Department. The kids are referred to Community Service by their juvenile counselor. The kids are between the ages of 13 and 18 years of age. The contact at the County, Warren Oster, stated that he really likes the program and so do the kids. The kids have had a brush with the law and this gives them an opportunity to do some good for the community by doing "Community Service" projects. This project has been going on for over two years, the last about two years with Geoff and Cheryl as the supervisors. If anyone would like to start a similar program, they should contact him at 655-8342 ext. 7127.

Geoff Reynolds and Cheryl Boffard form the committee responsible for the program at the Boosters. Cheryl frequently supervises the "kids" both at the park and at some other activities that she has taken the lead on. Geoff was on duty as the Supervisor on Saturday the 8th of April when the line painting was done.

The current project is to construct horseshoe pits in the park. At least one should be done soon. If anyone wants to organize a league, tournament, etc., they should contact Geoff as to when the pits will be done, and any suggestions concerning their construction would be helpful, as Geoff has never pitched a "shoe" (except to get them out of the way in the barn).

Geoff would also be interested in receiving information on any other possible public service projects in Beavercreek. "Saturday's Kids" could and probably would work on any type of project that is truly "public."

Geoff would be interested in any suggestions that local residents have for improvements to the park, particularly those that a few kids and an unskilled supervisor can accomplish using hand tools. The "kids" do everything with "sweat and tears" as they use no power tools, unless Geoff happens to use one



Perennial Plant Sale

1 Gal Pots \$2.00
 4" Pots 50¢
 Tomatoes & Peppers 50¢
 16078 S. Spangler Rd.
 Fridays, Saturdays and Sundays
 9:00 a.m to 5:00 p.m.

**Clackamas Fire Dist #1
 Board Meetings
 the 3rd Monday of the Month
 at the Fire District Training Facility
 15990 S.E. 130th Ave.
 Clackamas, OR
 Contact: Karen Strejc
 (503) 655-8542 x 238**

(they are not allowed).

The "Saturday's Kids" project takes place on the 2nd Saturday of the month. It gives the kids a chance to give back to the community and hopefully will be something that will help make positive changes in their lives. The Boosters could use more volunteers to help with the project as supervisors, so if you would like to be involved with our young people and have some spare time you would like to put to good use give Geoff Reynolds a call at 632-4378 and ask how you too can be a part of community service.

Corner Park Vandalism

The "Beavercreek Bullertin" would like to know if anyone saw who vandalized the "Bulletin" pick-up point sign?

Someone apparently took a hammer or something to the box which is attached to the pole for drive-up purposes. The new "Bulletin did not get put out at that location until April 11, 2000, as a result.

It is a shame that there are those in our community who feel a need to partake in this type of activity.

We found a replacement box and the pick-up is back in service for your convenience. We apologize for any inconvenience that this may have caused anyone. If you have info, please call 632-3552.

**Grange Goings On!
 The Annual Mother's Day
 "All You Can Eat Pancake Breakfast"**



Sunday, May 14th, 2000
 Beavercreek Grange
 22041 S. Kamrath Rd.
 8:00 a.m. until noon.
 Adults \$5.00
 Children 12 and under \$2.50
 Children under 5 free!

**So bring the whole family!!!
 Help Support your local Grange**

Booster Annual Rummage Sale!!

Friday, July 21, 2000 8:00 am - 7:00 pm
 Saturday, July 22, 2000 10:00 am - 7:00 pm
 Sunday, July 23, 2000 10:00 am - 5:00 pm

The Beavercreek Boosters will be holding their Annual Rummage Sale again this year at the "Corner Park" on the corner of Beavercreek, Leland and Kamrath Roads. The proceeds from the rummage sale will go to support the Booster activities.

Donations of clean clothing and household items would be greatly appreciated. Any electrical items donated need to be in working condition. If you have items left over from remodeling projects you can donate those too. In case you should get hungry or thirsty there will also be a food booth on location.

If you would like further information, please contact Cat Funk at 632-7330, or page her at 250-6250 and leave a voicemail with your questions, name and telephone number where you can be reached, and Cat will get back to you. So please come out and support your Boosters with you household donations. There will also be applications available for those who would like to join the organization. For more information call Bruce Powell at 632-7063.

CPO SPOTLIGHT

The April meeting of the Beavercreek CPO took place on Wednesday, April 26, 2000, at the Beavercreek Grange on Kamrath Rd., at 7:00 p.m.

Representatives from Clackamas Fire District #1 returned for the third meeting with more information which was requested by the members regarding the Beavercreek Fire Station resiting. Also attending was Ron Thom who is running for Circuit Court Judge.

The next meeting of the Beavercreek CPO will be held on Wednesday, May 24, 2000, at the same time and location. If you have questions, please call 632-8370 and leave a message and you will receive a call-back.

