



*The Hamlet of*  
**BEAVERCREEK**

PO Box 51 • Beavercreek • Oregon • 97004

Serving the communities of Beavercreek, Carus, Fishers Corner, and Echo Dell

**Board Meeting – March 21, 2024**

7:00 p.m. **VIA ZOOM** - MEETING MINUTES

Board Attendees: Tammy Stevens (Chair), Bill Merchant (Vice-Chair), Cheryl Buchert (Treasurer), Jessica Sernach (Co-Secretary, Speaker & Corresponding Secretary), Rachel Ringle (Co-Secretary, Speaker & Corresponding Secretary), Directors at Large - Joe Matteo, Mark Hillyard, Kenny Sernach

I. Call to Order at 7:00 p.m.

II. Land Use Applications:

- a. Z0084-24 James and Connie Hicks, 22876 S Hwy 213, Oregon City, zoned EFU, 19.77 acres, requesting the renewal of a temporary home care permit.
  - i. No input received. Applicant will be invited to Community Meeting.
- b. Ordinance ZDO-288 Zoning & Development Ordinance Amendments Related to Utility Facilities.
  - i. ZDO currently requires all utilities (above/below, in/out) to obtain a conditional use permit from Clackamas County, however, this has not been maintained to date. Planning estimated 2-3k permits needed per year. Will be redefining guidelines for water, gas, power, utilities, etc. Biggest question is what should or should not require a permit?
  - ii. April 8<sup>th</sup> 6:30 p.m. Planning Commission Hearing (Zoom)
    1. The Hamlet of Beavercreek to provide feedback for this hearing.
    2. Someone will need to write the letter: Are we in support? What should require permits?
    3. Tammy to draft key points and input from Board and community can get added.
  - iii. June 12<sup>th</sup> Board of County Commissioners Hearing.
- c. ZDO-285: Primarily responds to certain land use legislation in five categories. County's Comprehensive Plan and ZDO to comply with any new state and federal mandates, clarify existing language, correct errors, or adopt optional provisions that require only minimal analysis. This year, however, this amendment package is also proposed as a vehicle for the adoption of new land use allowances in state law.
  - i. Accessory dwelling units (ADUs) in rural residential zones (optional).
  - ii. Recreational vehicles (RVs) for residential use as second dwellings (optional).
  - iii. Changes to standards for replacement dwellings in Agriculture and Forest zones (mandatory).
  - iv. Housing-related amendments, including additional allowances for affordable housing; prefabricated structures; and single-room occupancies (mandatory).



- v. Minor, non-substantive changes to the Comprehensive Plan and ZDO for clarity and to correct errors.
- vi. We need to know why are they pursuing these changes? Is it related to affordable housing?
- vii. April 22<sup>nd</sup> Planning Commission Hearing, they will be taking citizen input.
- viii. May 8<sup>th</sup> Board of County Commission Hearing
- ix. Survey needs to go on Facebook. Link will be sent to Board so we can get info put on Social Media ASAP.
- x. Letter to be drafted and Board and community input requested.

### III. Land Use Activities/Decisions:

- a. Z0020-24 Stephen Rosenthal, 15530 S Kirk Road, Oregon City, zoned RRFF5, requesting the renewal of a level 3 home occupation permit for a roofing business. Approved subject to conditions.
- b. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S Beaver Creek Road, zoned RRFF5, 56.22 acres, requesting a zone change from RRFF5 to RA2 and a 28-lot subdivision for future development of single-family dwellings. Awaiting Hearings Officer decision (see action email).
- c. Thimble Creek South, City of Oregon City, 20124 S Beaver Creek Road, 42 residential lots with 143 dwelling units. Letter sent 1/18. Awaiting OC decision.
- d. Z0277-23-Z applicants Jessey Cereghino & Garrett Stephenson, property owners Gayleen Weiler, Joleeta Perkins, Janice W Kennedy, Trustee, 21418 S Hwy 213, zoned FF10, 111 acres, requesting a zone change from FF10 to RA2. Approved subject to conditions. DLCD appealed to LUBA, Hamlet cannot intervene. HOW DO WE HANDLE FUTURE APPEALS/INTERVENTIONS?

### IV. Bill Merchant, Vice Chair

- a. Website – Lee Ritter (next meeting mid-April to review website)
  - i. April 18<sup>th</sup> we will look at the first round.
- b. Email Address [board@beavercreek.org](mailto:board@beavercreek.org)
  - i. Website will be a new host so we can address e-mail concerns at that time.
- c. Region 1 ACT
  - i. Meeting on April 1<sup>st</sup>. ODOT is trying to get creative above finding funding.
- d. CPO Summit
  - i. Meeting on March 25<sup>th</sup>. Code Enforcement was included in last meeting as well as having someone from County coming to speak about C.E.
  - ii. Trying to find solutions to ensure Code Enforcement is more efficient in their role.
- e. Clackamas County Committee for Community Involvement
  - i. Met on March 19<sup>th</sup>. PGA Hamlet and CPO Liaison Ed has been doing a great job and is very thorough. Maria is also helping and she is Spanish speaking. Some



Russian speaking interpreters are available. County can always call on language services when needed.

- f. Community Road Fund Advisory Committee
  - i. Statewide Transp. Improvement Program (STP) are in progress at this time.
- g. Post Office Box Change From 587 to 51
  - i. Complete. 587 is no longer active. Keys returned.
- h. The Future of Oregon City – Tony Konkol, OC Manager
  - i. Presentation is on Oregon City website to find out more.

V. Joe Matteo, Director at Large (excused absence)

- a. CSWCD (and Budget Committee)
  - i. Meet next week for budget committee.
  - ii. Website has this month's weed listed: Canadian Thistle
  - iii. Can rent equipment on the website as well.

VI. Jessica Sernach, Co-Secretary & Corresponding Secretary

- a. CSWCD

VII. Kenny Sernach, Director at Large

- a. C4 – CPO Representative (Executive Committee)
  - i. Agenda setting and scheduling the retreat which has been done. June 14<sup>th</sup> and/or 15<sup>th</sup>.
- b. Clackamas County Budget & Audit Committees
  - i. Meeting is in May 2024.

VIII. Mark Hillyard

- a. Parks Committee
  - i. Easter Hunt March 30<sup>th</sup> (BCT release & cert. of ins. secured)
    - 1. Anticipating lots more people than before but this is during Spring Break so we will see how turnout is.
    - 2. Got grass area ready for separating older/younger kids.
    - 3. Someone with a safety vest will be there to help guests cross Leland Rd.
  - ii. Electrical improvements
    - 1. Preparing materials. Working on a brief budget – around \$4k at this time. Collected 30% of conduit pipe needed for underground. Will release schedule for trenching, etc. when available. Mark asked about permit for trench? Tammy advised to start with Mike Bezner.
- b. Beaver Creek Community Trust Committee (meets 3<sup>rd</sup> Wednesday)
  - i. Baby steps to establishing the Committee. Exploring meeting in May 2024 to do “Meet and Greet” at the park.
- c. C4 – Hamlet Representative
  - i. Speaking mostly about housing/homeless/affordable housing locations, etc. A lot of it is conceptual at this stage. STEP was included in conversations as well. Lots of questions from February's meeting that needed to be answered. Gov. Kotek asked to table to regional tolling plan. ODOT is in process of doing a



follow up E.A. related to issues with the bridge. They are still pursuing tolling but need to keep an eye on what their future plans are.

- d. Emergency Preparedness
  - i. Clackamas County has program with five full time employees who specialize in this. Tammy, Mark and Cindy are registered to attend a FEMA hosted event – Oregon Livestock Council is June 1<sup>st</sup> and 2<sup>nd</sup> how to deal with livestock during wildfires/evacuations, housing, caring, returning. Event is shared to our Facebook.

IX. Cheryl Buchert, Treasurer

- a. Treasurer's Report
- b. Welcome Wagon/Booster Committee Report
  - i. Using data reports to help make contact with local businesses.
  - ii. Ordered seeds (2x as many) to split with Boosters and Hamlet.
- c. Land Use Permits – 3 Year History
  - i. Home for Care is due beginning of this month that has not been received yet.

X. Rachel Ringle, Co-Secretary & Corresponding Secretary

- a. Approval of minutes (February Board & Community Meetings).
  - i. Accepted by acclamation.
- b. **Recordings on YouTube (Community, but not Board?)**
  - i. Board meeting had 21 YouTube views and Community meeting had 31.
  - ii. Rachel to research demographic to see where viewers live.
- c. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.). Beaver Creek/Carus Community Connections Facebook Page (Amy & Awbrey).
  - i. Variety of local things are good.
- d. Beaver Creek Elementary PTO Carnival Sunday 5/19
  - i. Kelsey Easterly will come speak at our April Community Meeting to brief us on Volunteers signing up/process.
  - ii. Do we want to do a booth? Rachel to ask her if we can set one up and pass out candy or something of that sort. Is it appropriate for us to set up a table at this event?
- e. Board Photo
  - i. Good weather is ahead! Looking forward to getting that scheduled.
  - ii. Sunday, early afternoon, overcast weather.
- f. Hamlet Brochure
  - i. Waiting on website completion to ensure we have a cohesive design with Brochure and website. Thoughts on adding in Board photos as well?
  - ii. Tammy to get quote from Buel's Printing.

XI. Miscellaneous Topics:

- a. Woody Debris Collection Events
  - i. Should we be involved in this event? Does it make sense when residents in our rural area have their own property to burn their debris?
  - ii. We can show our support on social media.
- b. Maintaining weeds/brush adjacent to the Post Office



- i. March 22<sup>nd</sup> is Post Office Master Cara's last day.
- ii. Mark will arrange to be cleaned up by April's meeting.

XII. March 27<sup>th</sup> Community Meeting, Beaver Creek Grange:

- a. The OWL – PA System worked very well
- b. Agenda (speakers also invited via zoom link?)
- c. Guest Speaker/s – Joe Marek, Clackamas County Transportation Safety
- d. Arriving at 6:30 (to assure all is hybrid well), refreshments, Registrar, and ???
- e. Safety Check – Jess & Mark
- f. Future Guest/s: April Sam Leininger, Weed Wise Program Manager, CSWCD, Code Enforcement/County Sheriff's Deputy, NAMI Mental Health, Oregon Agricultural Trust (OAT), Oregon City School District – Transportation, Principle & PTO Chair, Fire Marshall, Health Housing and Human Services, Sheriff's Deputy & Detective on Homelessness

Adjourn meeting at 9:09 p.m.