



Serving the Communities of Beavercreek, Carus, Echo Dell & Fishers Corner

Board Meeting – January 18, 2024

7:00 p.m. **VIA ZOOM**

Agenda

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

1. Call to Order
2. Land Use Applications:
 - a. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S Beavercreek 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.
 - b. Thimble Creek South, City of Oregon City, 20124 S Beavercreek Road, 42 residential lots with 143 dwelling units. Letter sent 1/18.
3. Land Use Activities/Decisions:
 - a. 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?
 - b. Z0424-23 Nigel Bray, 23867 S Beavercreek Road, Beavercreek, zoned Timber, 20 acres, requesting the renewal of a temporary home for care for Willard Marshal. Approved subject to conditions.
 - c. Z0340-23 Tim & Denise Simpkins, 14347 S Spangler Road, Oregon City, zoned RRFF5, requesting a new home occupation permit to repair & service Toyota Land Cruisers (vehicles). Approved subject to conditions.
 - d. Z0355/6-23 applicant Jayne Pompei, property owner Robert Rinkes, 15723 S Thayer Road, Oregon City, zoned Timber, 32.6 acres, requesting a property line adjustment to adjust a property lot line between 2 legal lots of record under the same ownership without creating another lot of record. Approved subject to conditions.
 - e. Z0326-23 Kienan Streed, 15150 S Henrici Road, Oregon City, zoned RRFF5, 1.45 acres (on 2 lots), requesting a new level 2 home occupation permit with exceptions (5 employees, screened outdoor



storage, 2,400 sq ft building space), Hearing 12/21/23 9:30 am.
Approved subject to conditions

4. Bill Merchant, Vice Chair
 - a. Website – Lee Ritter
 - b. Email Address board@beavercreek.org
 - c. Region 1 ACT
 - d. CPO Summit
 - e. Clackamas County Committee for Community Involvement (1/16 CPO input zoom)
 - f. Community Road Fund Advisory Committee
 - g. Post Office Box Change From 587 to 51
 - h. The Future of Oregon City – Tony Konkol, OC Manager
5. Joe Matteo, Director at Large
 - a. CSWCD (and Budget Committee)
6. Jessica Sernach, Co-Secretary & Corresponding Secretary
 - a. CSWCD
7. Kenny Sernach, Director at Large
 - a. C4 (change of Hamlet representation January/February?)
 - b. Clackamas County Budget & Audit Committees
8. Mark Hillyard
 - a. Parks Committee
 - i. Holiday Tree Lighting Results
 - ii. Gifting Tree Results
 - iii. Easter Hunt March 30th
 - b. Beavercreek Community Trust Committee (meets 3rd Wednesday)
 - c. C4
 - d. Emergency Preparedness
9. Cheryl Buchert, Treasurer
 - a. Treasurer's Report
 - b. Welcome Wagon/Booster Committee Report
 - c. Land Use Permits – 3 Year History
10. Rachel Ringle, Co-Secretary & Corresponding Secretary
 - a. Approval of minutes (November Board & Community Meetings & December Strategic Planning Meeting)
 - b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.). Carus Facebook Page.
 - c. Welcome Wagon/Booster Committee



11. Miscellaneous Topics:

- a. Tonia List
- b. BCCP Beaver Creek Bulletin Editor
- c. Korner Park Facility & Property Use Agreement
- d. Letter to County Transportation (BC Road 45 mph) as Requested by Nigel Bray
- e. Carus Schoolhouse Fundraiser 2/24 – Reader Board?
- f. July Community Meeting in the Park?

12. January 24th Community Town Hall Meeting, Beaver Creek Grange:

- a. The OWL – Use PA System?
- b. Agenda (speakers also invited via zoom link?)
- c. Guest Speaker/s – Cara James, Postmaster, Beaver Creek Post Office
- d. Arriving at 6:15 (to assure all is hybrid well), refreshments, Registrar, and ???
- e. Safety Check – Jess & Mark
- f. Future Guest/s: February Emma Smith – Wildfire Prevention, March Sam Leininger, Weed Wise Program Manager, CSWCD, Mike Bezner & Joe Marek – County Transportation, 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