



The Hamlet of
BEAVERCREEK

PO Box 51 • Beaver Creek • Oregon • 97004

Serving the communities of Beaver Creek, Carus, Fishers Corner, and Echo Dell

HAMLET TOWN HALL COMMUNITY MEETING

HYBRID MEETING AT THE BEAVERCREEK GRANGE

JANUARY 24, 2024, 7:00 P.M. AGENDA

Call to Order & Introductions:

Chair: Tammy Stevens

Vice-Chair: Bill Merchant

Treasurer: Cheryl Buchert

Director at Large: Mark Hillyard

Co-Secretary, Speaker & Corresponding Secretary: Jessica Sernach

Co-Secretary, Speaker & Corresponding Secretary: Rachel Ringle

Director at Large: Joe Matteo

Director at Large: Kenny Sernach

Reminders – please mute cell phones, restrooms, refreshments, sign in, to comment or ask a question use the podium, do not talk over others, virtual visitors please use chat or raise hand features to comment or ask questions

Safety Advise – Jessica Sernach & Mark Hillyard

**Guest Speaker/s: Cara James, Postmaster, Beaver Creek Post Office
Watch Commander Lieutenant Marcus Mendoza, Sheriff's Dept.**

I. Public Comments/Questions:

II. Land Use Applications:

- a. 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 dev. of single-family dwellings.
- b. Thimble Creek South, City of Oregon City, 20124 S Beaver Creek Road, 42 residential lots with 143 dwelling units. 1/17 Special Community Meeting. Letter sent to OC 1/18/24.

III. 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.
- b. Z0424-23 Nigel Bray, 23867 S Beaver Creek Road, Beaver Creek, 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.
- 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.
- f. Z0425-23 Cynthia Murphy & Henry Foster, 16165 S Buckner Creek Road, Mulino, zoned Timber, 40 acres, requesting a Forest Template Test on a 1.92-acre parcel determined to be a separate lot of record by a Lot of Record Research Request Response Date 10/9/23. Approved subject to conditions.

IV. Reports:

- a. Finance Committee, Treasurer: Cheryl Buchert
 - Cash Account \$51.84 Checking Account 1,251.57
 - Trust Account \$5,272.36 **Total \$6,575.77**
- b. Beaver Creek Cooperative Telephone – Bill Merchant, Chair, BCT Board
- c. Transportation – Bill Merchant & Mark Hillyard
- d. Beaver Creek Community Park Trust – Mark Hillyard
- e. CSWCD Septic System Support Grants & Annual Report – Joe Matteo

V. Old Business:

- a. Letter to Cl. Cty. Trans. to Reduce Beaver Creek Road Speed – requested by Nigel Bray sent 12/30/23

VI. New Business:

- a. Park Activities 2024 – Mark & Cindy Hillyard
 - i. Holiday Tree Lighting & Gifting Tree Results
 - ii. Easter Hunt March 30th
- b. Media Results – Rachel Ringle

VII. Other Business/Reminders:

- a. Carus Historic Schoolhouse Fundraiser – February 24 Dinner/Auction, February 24th Stone Creek Golf Course (Postcard)
- b. Grange Update – Breakfast February 3rd

Next Community Meeting: February 28, 2024, 7:00 p.m. HYBRID MEETING at the Beaver Creek Grange - Guest Speaker, Emma Smith – Wildfire Prevention

Adjourn

Hamlet of Beaver Creek Web Site: <http://Beavercreek.org>
Facebook Page: The Hamlet of Beaver Creek <https://tinyurl.com/3jx25kz9>

THANK YOU FOR PARTICIPATING IN YOUR HAMLET, YOUR COMMUNITY!!!
PLEASE INVITE NEIGHBORS TO ATTEND MEETINGS IN PERSON OR VIRTUALLY