



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
IN PERSON MEETING AT THE BEAVERCREEK GRANGE
APRIL 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, and sign in.

Safety Advise – Jessica Sernach & Mark Hillyard

Guest Speaker/s: **Sam Leininger, Weed Wise Program Manager, Clackamas Soil & Water Conservation District**
 Kelsey Easterly, Beaver Creek Elementary PTO
 Watch Commander Lieutenant Marcus Mendoza, Sheriff's Dept.

I. Public Comments/Questions:

II. Land Use Applications:

- a. Z0132-24 property owner Monica & Thomas Spetnagel, applicant Bryce Rosenbaum, 23290 S Beaver Creek Road, Beaver Creek, zoned Timber, requesting the replacement of a dwelling in an EFU zone.
- b. Z0108-24 Matt & Gayle Cepica, 23061 S Bluhm Road, Beaver Creek, zoned EFU, 39.86 acres, requesting to replace a 1905 farm house with a new dwelling in an EFU zone.
- c. Z0141-24 property owner Cassidy & Kevin Rash, applicants Karen & Gary Rash, 14006 S Spangler Road, Oregon City, zoned RRF5, 2.24 acres, requesting a new temporary home for the care of their parents

III. Land Use Activities/Decisions:

- 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. Approved subject to conditions.
- b. Z0014-24 applicant Nathan Edmonds, owner Edmonds Holdings LLC, 20229 S Hwy 213, Oregon City, zoned RRF5, .51 acres, requesting a temporary use (otherwise prohibited) to move chiropractic clinic to a temporary mobile office during construction. Approved subject to conditions.



- c. Ordinance ZDO-288 Zoning & Development Ordinance Amendments Related to Utility Facilities. Planning Commission Hearing 4/8, deliberations rescheduled to 5/13. BCC 6/12
- d. Ordinance ZDO-285 Minor & Time Sensitive Amendments & New Housing Options – ADUs & RVs in Rural Residential Areas. PC Hearing 4/22, BCC 5/8
- e. 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. Hearings Officer approved. DLCD considering appealing to LUBA.
- f. 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.
- g. 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? LUBA hearing 4/30.

IV. Reports:

- a. Finance Committee, Treasurer: Cheryl Buchert
 - Cash Account \$51.84 Checking Account 1,217.19
 - Trust Account \$5,397.50 **Total \$6,666.53**
- b. Beaver Creek Cooperative Telephone – Bill Merchant, Chair, BCT Board
- c. Transportation – Bill Merchant
- d. CSWCD – Jessica Sernach

V. Old Business:

- a. Website Revision – Bill Merchant
- b. Joe Marek – Responses

VI. New Business:

- a. Park Activities 2024 – Mark & Cindy Hillyard
 - i. Fundraising Bingo Results – Beaver Creek Saloon 4/21 at 5:00
 - ii. Open Air Markets Wednesday Evenings
 - iii. Electrical Improvements

VII. Other Business/Reminders:

- a. Tour of the New Maintenance Building Sat. 5/18 10-12
- b. Grange Update – Breakfast May 4th
- c. Planning Commission

Next Community Meeting: May 22, 2024, 7:00 p.m. HYBRID MEETING at the Beaver Creek Grange - Guest Speaker, Greg Williams, Director & David Goldberg, Board Chair, OC Public Library

Adjourn

Sheriff Angela Brandenburg

The Hamlet of Beaver Creek Website: <http://BeaverCreek.org> – Email info@beavercreek.org
Facebook, Instagram & YouTube Pages: “The Hamlet of Beaver Creek”

THANK YOU FOR PARTICIPATING IN YOUR HAMLET, YOUR COMMUNITY!!!



PLEASE INVITE NEIGHBORS TO ATTEND MEETINGS IN PERSON OR VIRTUALLY