



*The Hamlet of*  
**BEAVERCREEK**

PO Box 51 • Beaver Creek • Oregon • 97004

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

## Board Meeting – July 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

- I. Call to Order
- II. Land Use Applications:
  - a. Z0242-24 Collin Fleming, 15197 S Thayer Road, Oregon City, zoned RRFF5, 10.22 acres, requesting a partition into two 5 acre lots.
  - b. ZPAC0052-24 Pre-Application Conference Request, Dan Williams, 22008 S Beaver Creek Road, Beaver Creek, zoned Rural Commercial, 1.02 acres, requesting 2 food carts on existing property with the possibility of 4 carts total in the future (on-site, year around).
- III. Land Use Activities/Decisions:
  - a. Z0202-24 John Roper, 14769 S Thayer Road, Oregon City, zoned RRFF5, 3.92 acres, requesting the renewal of a temporary home for care. Approved
  - b. Z0229-24 Debbie Ann & Jimmy D Espinoza, 21602 S Lance Court, Beaver Creek, zoned RRFF5, requesting the renewal of a temporary home for care. Approved
  - 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. Bill Merchant testified. BCC reconsidering RV portion.
  - 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. City of Oregon City appealing to LUBA & DLCD will consider appealing to LUBA on 6/27&28.
  - f. Thimble Creek South, City of Oregon City, 20124 S Beaver Creek Road, 42 residential lots with 143 dwelling units. Letter sent 1/18. 6/25 approved subject to conditions.
  - 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/INTERVENSIONS? LUBA hearing 4/30. Decision – remanded to Clackamas County.

- I. Rachel Ringle, Co-Secretary & Corresponding Secretary
  - a. Approval of minutes (June Board & Community Meetings).
  - b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.).  
Beavercreek/Carus Community Connections Facebook Page (Amy & Awbrey).
  - c. Board Photo – Tuesday 7/23 5:30
  - d. Hamlet Brochure (sync with website)
  - e. Table Cover
  
- II. Mark Hillyard, Director at Large
  - a. Parks Committee
    - i. Open Air Market – Wednesday Evenings June & July
    - ii. Concert 8/24 – Trent Bearer (musician)
    - iii. Electrical (& some plumbing) improvements – Applied for Permit
  - b. C4 – Hamlet Representative
  - c. Z0151-23-C HO Decision – Overnight Lodging
  
- III. Kenny Sernach, Director at Large
  - a. C4 – CPO Representative (Executive Committee)
  
- IV. Cheryl Buchert, Treasurer
  - a. Treasurer’s Report
  - b. 2024/2025 Budget Requests
  - c. Hamlet/County Property Inventory Update
  - d. Welcome Committee Report
  - e. Fundraising Ideas
  
- V. Joe Matteo, Director at Large
  - a. CSWCD (and Budget Committee) – August 3<sup>rd</sup> 50<sup>th</sup> Anniversary Celebration – Hamlet table (who, give aways, etc.)
  
- VI. Jessica Sernach, Co-Secretary & Corresponding Secretary
  - a. CSWCD – Sam Leininger, Weed Wise Tansy Pulling Team
  - b. Resignation
  
- VII. Bill Merchant, Vice Chair
  - a. Region 1 ACT
  - b. CPO Summit
  - c. Clackamas County Committee for Community Involvement
  - d. Stafford Hamlet/PGE Update
  
- VIII. Miscellaneous Topics:
  - a.



- IX. July 24<sup>th</sup> Town Hall Community Meeting, Beaver Creek Grange:
- a. Agenda
  - b. Guest Speaker/s – Bill Merchant, New Hamlet Website**
  - c. Arriving at 6:30, refreshments, Registrar, and ???
  - d. Future Guest/s: August – Jona, Fire Captain; September – Katie Wilson, Oregon City School Board; Oregon Agricultural Trust (OAT), The Confederated Tribes of the Grand Ronde Community of Oregon, Code Enforcement/County Sheriff's Deputy, NAMI Mental Health, Oregon City School District – Transportation, Principle & PTO Chair, Fire Marshall, Health Housing and Human Services, Sheriff's Deputy & Detective on Homelessness

Adjourn