



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 – November 14, 2024

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

Agenda

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

- I. Call to Order
- II. Chose Officers – Chair, Vice-Chair, Treasurer, and Secretary.
- III. Land Use Applications:
 - a. Z0378 not received... approved.
- IV. Land Use Activities/Decisions:
 - a. Z0305-24 property owner Robert W White Trustee, applicant Kim Reynolds, 15684 S Thayer Road, Oregon City, zoned RRFF5, 24.2 acres, requesting a Measure 49 property partition. Approved subject to conditions.
 - b. Z0313-24 Ken & Lisa Clifton, 22645 S Penman Road, Oregon City, zoned EFU, requesting a replacement dwelling on EFU zoned property. Approved subject to conditions.
 - c. City of Oregon City, Park Place Concept Plan Code Amendments GLUA-24-013 / LEG-24-01, letter from the Board emailed to Planner, Pete Walter, Thursday, September 12. OC Planning Commission discussed October 28th.
 - 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, **Weiler Farm 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. Appealed to Oregon’s Court of Appeals 8/14. Oregon Court of Appeals upheld LUBA’s requirement of the need of a Goal 14 exception.
 - e. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S **Beaver Creek/Wilson 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. Planner discussing another route for applicant.
- V. Rachel Ringle, Secretary & Corresponding Secretary, Social Media Director
 - a. Approval of minutes September and October Board & Community Meetings.



- b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.). Beavercreek/Carus Community Connections Facebook Page (Amy & Awbrey).
 - c. Board Photos, Questionnaire, & Hamlet Brochure (sync with website)
- VI. Mark Hillyard, Director at Large
- a. Parks Committee
 - i. Holiday Tree Lighting December 7th
 - b. C4 – Hamlet Representative
- VII. Kenny Sernach, Director at Large
- a. C4 – CPO Representative (Executive Committee)
- VIII. Cheryl Buchert, Treasurer
- a. Treasurer’s Report
 - b. Trust Account
 - c. Boosters Welcome Committee Report
- IX. Joe Matteo, Director at Large
- a. CSWCD
- X. Bill Merchant, Vice Chair
- a. Region 1 ACT
 - b. CPO Summit
 - c. Clackamas County Committee for Community Involvement (CCI)
 - d. Projector Replacement (Mark & Bill)
- XI. Miscellaneous Topics:
- a. Table Covers Being Created
 - b. Discussions with Tonia Holowetzki (Cheryl, Bill, and Tammy)
 - c. Strategic Planning Meeting – Date & Location
- XII. November 20th Community Meeting, Beavercreek Grange:
- a. Agenda
 - b. Guest Speaker/s – Ryan Webb, Engineering & Planning Manager, The Confederated Tribes of the Grand Ronde – Redevelopment Plans for Tumwata Village
 - c. Grange open at 6:15, refreshments, registrar, and ???
 - d. Future Guest/s:
 - e. Other Speakers - Oregon Agricultural Trust (OAT); Code Enforcement; NAMI Mental Health; Oregon City School District – Transportation, Principle & PTO Chair; Fire Marshall; Health Housing and Human Services, Sheriff’s Deputy & Detective on Homelessness; Sheriff canine unit.

Adjourn