



*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 MEETING

JULY 24, 2024, 7:00 p.m.

**BEAVERCREEK GRANGE (IN PERSON)**

## MEETING MINUTES

Call to Order at 7:00 p.m.

### 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 & Corres. Secretary & Social Media Director: 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

### **Guest Speaker/s: Bill Merchant – Hamlet’s New Website Tour**

- Bill gave audience a tour of [www.beavercreek.org](http://www.beavercreek.org) and showcased the new features and services the website has to offer.
- Suggestion to make the event calendar more user friendly and easier to see all events listed out.
- Suggestion to make the “Contact Us” information more repetitive.

### **Watch Commander Lieutenant Marcus Mendoza, Sheriff’s Dept.**

- Discussed upcoming event “National Night Out.” Beaver Creek will be celebrating with Tacos at Korner Park on August 6<sup>th</sup>, 2024 from 5:30-8:00 p.m.
- Discussed House Bill 4002 rolling back on Ballot Measure 110. Lt. confirmed that measure 110 does include drug treatment for offenders.
- Discussed Law Enforcement’s current procedure for possession cases.
- Discussed Clackamas Substance Abuse Program (CSAP).
- Discussed recent hiring ratios for Deputies. 165 deputies on the current police force.
- Discussed challenges with homelessness and process of RV towing.



I. Public Comments/Questions:

- Community Member (Harry) proposed concept of a speed zone change on Highway 213 in front of Carus School to go from 55 to 40 mph. Additionally, the speed zone of 20 mph during the school season.
- Community Member (Frank) proposed the Hamlet create a budget for replacing Korner Park entrance boards and installing a park name sign. Frank will provide a list of costs.

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.
  - i. Bill Merchant made a motion to recommend approval. Joe Matteo seconds.
  - ii. Citizen votes: In favor: 6, Opposed: 0, Abstained: 0
  - iii. Board votes: In favor: 8, Opposed: 0, Abstained: 0
- b. ZPAC0052-24 Pre-Application Conference Request, Dan Williams, 22008 S Beavercreek Road, Beavercreek, 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). Pre-Application conference (zoom) scheduled for Tuesday, 7/30, 10 am.

III. Land Use Activities/Decisions:

- 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
- Z0229-24 Debbie Ann & Jimmy D Espinoza, 21602 S Lance Court, Beavercreek, zoned RRFF5, requesting the renewal of a temporary home for care. Approved
- Ordinance ZDO-288 Zoning & Development Ordinance Amendments Related to Utility Facilities. Planning Commission Hearing 4/8, deliberations rescheduled to 5/13. BCC 6/12.
- 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.
- Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S Beavercreek Road/Wilson, 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 & DLCDC will consider appealing to LUBA on 6/27&28.
- Thimble Creek South, City of Oregon City, 20124 S Beavercreek Road, 42 residential lots with 143 dwelling units. Letter sent 1/18. 6/25 approved subject to conditions.
- 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. DLCDC appealed to LUBA, Hamlet cannot intervene. HOW DO WE HANDLE FUTURE



APPEALS/INTERVENTIONS? LUBA hearing 4/30. Decision – remanded to Clackamas County. Appealed to Oregon’s Court of Appeals 8/14.

IV. Reports:

- Finance Committee, Treasurer: Cheryl Buchert
  - Cash Account \$56.84
  - Checking Account \$884.19
  - Trust Account \$8,463.75 (Park fund \$7,188) **Total \$9,404.78**
    - i. Annual fiscal Reports are provided on the sign-in table.
- Beaver Creek Cooperative Telephone – Bill Merchant, Chair, BCT Board
  - i. Discussed the loan and funding to install fiber into the home.
- Transportation – Bill Merchant
  - i. Region 1 Area Council will meet in early August.
  - ii. Community Road Fund Advisory has not met in months. Waiting on county’s plans to be received prior to meeting.
- CSWCD –Joe Matteo (Aug. 3 – 50<sup>th</sup> Anniversary Celebration)
  - i. Joe applied to serve the CSWCD Board of Directors.
  - ii. Hamlet will have a table at the 50<sup>th</sup> Anniversary event with Tammy, Cheryl and Rachel. Discussed all the fun plans for this event. All ages welcome.
  - iii. Weed of the Month: Tansy – CSWCD has a tool they can loan to community members to help remove any tansy on your property.

V. Old Business:

- Welcome Boosters – Cheryl Buchert
  - i. Discussed fundraising ideas including drinkware that can be sold: wine glasses, mugs and shot glasses with “Hamlet” logo etched into them.
- Park Activities 2024 – Mark & Cindy Hillyard
  - i. Discussed Parks Fund: income estimated at \$2,000, expenses which include park upgrades are estimated at \$7,500-7,800. Board discussed what funds will be used for events vs. upgrades and the accounts that the Hamlet oversees.
  - ii. Jessica Sernach made a motion to approve the 2024/2025 budget presented by the Parks Committee. Joe Matteo seconds the motion.
  - iii. In favor: 7, Opposed: 0, Abstained: 1
- iv. Open Air Markets June & July Wednesday Evenings
  - 1. Final market of the season is next week, July 31<sup>st</sup>.
- v. National Night Out – Tuesday, August 6<sup>th</sup> from 5:30 p.m. to 8:00 p.m.
  - 1. Tacos at Korner Park with Law Enforcement, Fire Station and Mountain Wave Search and Rescue. Event will be arranged so any professionals can have quick and easy access in and out.
  - 2. There will be 100 Finger Printing kits, whistles, etc. for children.
- vi. Concert in the Park – Saturday, August 24<sup>th</sup> 3:00 p.m. to 8:00 p.m.
  - 1. BBQ event – BCS will provide pulled pork for meal.
  - 2. Raffle



3. Vendors for food, drink, etc.
  4. Trent Beaver band will be there from 3-5pm and looking for additional band from 5-8pm.
- vii. Electrical Improvements Being Planned
1. Discussed upcoming plans for conduits and work to begin. Goal to have this completed before concert in the park.

VI. New Business:

- June Board & Community Meeting Minutes: Board reviewed and approved.
- Board Elections – Applications due by 9/25, Election 10/23 – Stevens, Merchant, Matteo & available position/s.
- Board is still looking for a Land Use Attorney to represent our efforts to appeal as a CPO.
- Would we like to consider a “flea market” Saturday at the Korner Park this fall?
- Bill made a motion to recommend approval of purchasing a new projector (up to \$???) and carrying case as 3<sup>rd</sup> option in resolving broken projector issue.
  - i. Tammy seconds the motion.
  - ii. Board votes: In favor: 7, Opposed: 0, Abstained: 0

VII. Other Business/Reminders:

- Grange Update – No Breakfast in September due to Labor Day holiday weekend. Next Grange Breakfast will be October 5<sup>th</sup>.

**Next Community Meeting:** August 28, 2024, 7:00 p.m. at the Beavercreek Grange - Guest Speaker, will likely be Joe Marek, Clackamas County Transportation.

**Adjourn meeting at 8:52 p.m.**

The Hamlet of Beavercreek Website: <http://Beavercreek.org> – Email [info@beavercreek.org](mailto:info@beavercreek.org)

Find Us On Facebook, Instagram & YouTube: The Hamlet of Beavercreek

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

PLEASE INVITE NEIGHBORS TO ATTEND MEETINGS IN PERSON