

HAMLET COMMUNITY MEETING

In Person at the Beaver Creek Grange #276
22041 S. Kamrath Road, Beaver Creek OR 97004
WEDNESDAY, MARCH 26, 2025 @ 7:00 PM, AGENDA

Call To Order & Introductions - [Called to order at 7:00PM](#)

- Chair: Tammy Stevens
- Vice-Chair: Bill Merchant
- Treasurer: Cheryl Buchert
- Secretary/Corresponding Secretary: Gina McMurry
- Directors at Large: Mark Hillyard, Joe Matteo, Kenny Sernach - [Excused absence](#)

Reminders - Please mute cell phones, sign-in, restroom location, and refreshments.

Safety Advise - Mark Hillyard

Guest Speakers

- Brandi Johnson & Glen Suchanek, LoveOne/Father's Ministry
 - <https://www.loveone.org/> – A love driven non-profit community-based organization committed to serving our Clackamas County, Oregon neighbors in need on a regular basis providing clean laundry, showers, meals, personal care resources, and community connections.
 - 7 Outreach programs under 2 brands performing 14 events per month in the county. Moving to a larger space; as currently able to hold 125 people and 3 meals per day in their current shelter. 7 staff, 50 volunteers & \$22M budget (\$10M from Clackamas County, \$2M from the State, rest is fundraising)
 - Community Takeaways: They are doing incredible work that there is a huge need for, and we should all continue volunteering and supporting them as they grow their outreach, especially to those more rural in the County, which everyone knows is very difficult to provide resources for.

1. Public Comments / Questions

- <http://www.brynseionwelshchurch.org/> - Brian & Geri Perry attended tonight and would like to be guest speakers about the Church as they're the stewards, but are located out of town, and want to strengthen community ties/happenings



for fires, weather, and general calendar eventing. Tammy mentioned she would get them on the schedule, and notes that their challenge is similar to the Grange and so could foresee some partnering.

2. Land Use Applications

- Z0060-25 Kim Reynolds, 15684 S Thayer Road, Oregon City, zoned RRFF5, 24.2 acres, requesting a variance to reduce the front yard setback from 30 feet to 10 feet from the shared Measure 49 access drive to the existing dwelling. The applicants were invited to speak at this meeting, however were unable to attend. They sent a letter clearly articulating what they are trying to do, and why (variance due to terrain issues). This was shared with the community. Joe Matteo made a motion to support this land use application. Bill Merchant seconded. Community vote was 4 approved, 0 opposed, 0 abstained. Board vote was 6 approved (Tammy Stevens - Chair, Bill Merchant - Vice Chair, Cheryl Buchert - Treasurer, Gina McMurry - Secretary, Mark Hillyard - Director at Large, Joe Matteo - Director at Large), 0 opposed, 0 abstained.

3. Land Use Activities/Decisions - Shared with the community. Member Frank asked if 34&35 decisions could be emailed to him so he could see what the conditions were.

- Z0033-25 Glen & Karina Mitchell, 21260 S Mountain Meadow Road, Beavercreek, zoned Timber, 4 acres, requesting a property line adjustment (1 of 2). Approved subject to conditions.
- Z0034-25 property owner Dennis Pikkarainen Trustee, applicant Kenneth & Nicole Matias, 17275 S Killdeer Road, Beavercreek, zoned Timber, requesting a property line adjustment (2 of 2). Approved subject to conditions.
- Z0070-25 property owner Beth Koch Trustee, applicant Brian Koch, 16319 S Moore Road, Oregon City, zoned RRFF5, 1 acre, requesting the renewal of a level 2 home occupation permit. Approved subject to conditions.

4. Reporting

- Finance: Cheryl Buchert
 - i. **Cash:** \$60.84 | **Checking:** \$1,013.68 | **Trust:** \$5,829.97 (Park: \$4,292.62)
 - ii. **Total:** \$6,904.49
- Beavercreek Cooperative Telephone: Bill Merchant: Fiber - waiting on approval.
- Transportation: Bill Merchant - \$20.00 tag fees discussion on where they are allocated and used.
- Clackamas Soil and Water Conservation District (CSWCD): Joe Matteo -
 - i. Discussed failing barn. Shared the Board feedback, and the community didn't disagree that the Barn is important along w/ the upper Pond.
 - ii. Budget Meetings upcoming - 04/01 and 04/22, both public via Hybrid. First will not accept comments, but second will.
 - iii. Implements available to borrow for weed removal.



5. Old Business

- Beaver Creek Bulletin - We need an Editor (2 Volunteer Assistants) [Love One has an editor, maybe they can refer someone \(Lisa\)](#). Brittany in Canby - Willamette Valley; maybe she knows someone.
- March Guest Speaker PGE – Responses to questions. [Read feedback letter to the community. If we choose to compile a letter about Asplundh vegetation crews; PGE will take it, but they already passed our feedback on to those who hire/manage them. re: Rate Increases - Do they sunset? No. Recycling depreciating assets as global warming continues.](#)

6. New Business

- Oregon City Library, Mobile Library – Claire Kellogg
- Park Activities: Mark & Cindy Hillyard - [Open air markets on Wednesdays & Flea market dates set - 06/28 & 06/29, 07/26 & 07/27 \(possibly August if demand\).](#)
 - i. 2025: Easter Egg Hunt – April 19th - [Flyers out. Last year had 100+ in attendance with 3,000 eggs. There is an amazon wish list where the community can donate eggs/other selected items. There will be a raffle for baskets of goodies - tickets can be purchased from Kissing Kates.](#)
- Board of County Commissioners Vacant Position [Discussed.](#)
- Community Emergency Preparedness Fair & Town Hall Saturday 3/29 10-4 Beaver Creek Grange, Hosted by Oregon Livestock Council [The Hamlet will be represented.](#)
- Beaver Creek PTO Spring Carnival Saturday 5/31 12-3 at the Grade School. [The Hamlet will be represented.](#)

7. Other Business / Reminders

- Grange - Breakfast April 5, 2025 @ 8:00AM - 11:00AM. [Noted.](#)
- Oregon Legislature - HB 3419 Well Metering. [Nothing to update.](#)
- Planning Commission – Ordinance ZDO-292 Updating County's Pedestrian & Bicycle Master Plan. Recruiting for committee members. [Last updated in the 90's - bikers, hikers & community members come join!](#)

Next Town Hall Community Meeting: April 23, 2025 @ 7:00PM at the Beaver Creek Grange
Guest Speaker: Shawn Olson, Fire Marshal, Clackamas Fire District #1

Adjourn - [Meeting adjourned at 8:27PM.](#)

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

Email: info@beavercreek.org | **Website:** www.beavercreek.org | **Message Phone:** (503) 632-8370

Find us on Facebook, Instagram & YouTube: The Hamlet of Beaver Creek