



# 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.

### MEETING MINUTES

**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 at 7:00 p.m.

#### 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. Discussed application details. No comments from Board.
- 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).
  - i. Discussed application details. Biggest issues are parking, traffic and intersection flow.

#### 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/INTERVENTIONS? LUBA hearing 4/30. Decision – remanded to Clackamas County.

## **I. Rachel Ringle, Co-Secretary & Corresponding Secretary**

- a. Approval of minutes (June Board & Community Meetings)
  - i. Request for approval at Community Meeting.
- b. Secretarial duty
  - i. Sending Meeting Minutes to the Board for edits. Then send them off for approval. The Minutes will be sent AFTER each month's Community Meetings.
  - ii. After Community Meetings, Rachel to excuse herself from dismantling tables/chairs and e-mail all the documents needed to the county to ensure things are handled in a timely manner.
- c. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.)
  - i. Content needs to be more engaging. Tammy provided suggestions.
- d. Board Photos
  - i. Tuesday, July 23<sup>rd</sup> at 6:30 p.m. with Jess Main Photography.
  - ii. Black/blue jeans, "Hamlet" button up, black/white under shirt if not buttoned up.
  - iii. Photographer is doing this pro-bono and will provide 2 edited images of the whole group and 2 edited images of each headshot of the Board members.
  - iv. For website development: Rachel to send a list of various questions (10-12 questions) for each Board member to answer for their individual biographies. The Board member's answers will be placed next to their headshot on the website.
  - v. What can we do as a Thank You to Jess Main (photographer) for taking our photos?
    1. Put up a "thank you" shout-out on website and social media with link to her website/social media.
- e. Hamlet Brochure (sync with website)
- f. Table Cover
  - i. Rachel to get quote on cost for a custom Hamlet table cover that can be used at future public events.
  - ii. Carla Vail may be able to make this for us if we purchase a plain cover and have her add on our decal.
- g. [pictures@beavercreek.org](mailto:pictures@beavercreek.org) for Hamlet members to send their photos for the website. For a Facebook post: "Send in your photos of our beautiful Hamlet for a chance to be featured on the website."

## **II. Mark Hillyard, Director at Large**

- a. Parks Committee
  - i. Open Air Market – Wednesday Evenings June & July
    1. Huge success this year!
  - ii. National Night Out: Getting everything outlined for the event with various vendors and fun for all ages. Proposed budget includes \$500 expenses and it covers all projected costs are this time.
  - iii. Concert 8/24 – Trent Beaver (musician)
    1. Mark shared the various plans and preparation for this event.



- iv. Electrical (& some plumbing) improvements – Applied for Permit
  - 1. Working on logistics to get this going but waiting for Open Air Market to wrap up first. Discussed it further with Board.
- b. C4 – Hamlet Representative
  - i. No report. July meeting cancelled due to holiday.
- c. Z0151-23-C HO Decision – Overnight Lodging
  - i. Need to report complaints to Code Enforcement. Footnote: the application indicates they are not authorized to have overnight visits however they are allowing them unlawfully.

### **III. Kenny Sernach, Director at Large**

- a. C4 – CPO Representative (Executive Committee)
  - i. No report.

### **IV. Cheryl Buchert, Treasurer**

- a. Treasurer’s Report
  - i. Report received and looks good.
- b. 2024/2025 Budget Requests
  - i. Will discuss next week with Park’s budget included.
- c. Hamlet/County Property Inventory Update
  - i. Rachel to confirm inventory is accurate and confirm with Cheryl.
- d. Welcome Committee Report
  - i. 43 new resident letters going out this month bringing the total to 100. 4 of the 100 were not deliverable due to no mailbox on the property. Bill and Cheryl to hand deliver to them.
  - ii. Committee is sending these letters out on a monthly basis now.
  - iii. Fundraising Ideas
    - 1. Cheryl to bring outlined list of ideas to July community meeting.

### **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.)
  - i. Discussed their septic loan statuses. There are three loans that are in default and liens are being processed to recover payment.
  - ii. Discussed the Anniversary Celebration plans – Cheryl, Rachel and Tammy to all volunteer for Hamlet table. Volunteers will arrive 9:15 a.m. 2 p.m.
  - iii. In 2023, legislation changed for running for a Board position. In order to run for an open position for a specific zone, applicants are no longer required 10-acres or be involved of the operation of one within Clackamas County.
  - iv. Joe will be on the ballot for a Board position (Zone 3).

### **VI. Jessica Sernach, Co-Secretary & Corresponding Secretary**

- a. CSWCD – Sam Leininger, Weed Wise Tansy Pulling Team
  - i. CSWCD does not have resources to facilitate this as an organization however Sam sent a link to other resources that we will post on Facebook.
  - ii. Discussed future plans for getting community involved in Tansy maintenance.
- b. Resignation



- i. Jess will not be renewing her Board position; thus her replacement position is available come October.
- ii. Rachel and Tammy to meet with Ed next week to discuss the Secretary's requirements according to the County's regulations.

#### **VII. Bill Merchant, Vice Chair**

- a. Region 1 ACT
  - i. No report. They meet until August.
- b. CPO Summit
  - i. No report.
- c. Clackamas County Committee for Community Involvement
  - i. Code Enforcement was the biggest topic.
- d. Stafford Hamlet/PGE Update
  - i. No report.
- e. Bill gave a virtual tour of [www.beavercreek.org](http://www.beavercreek.org) to the Board. He will present this to the community during July's Community Meeting.
- f. Elections are coming up for Tammy, Bill and Joe. Applications are due before September's Community Meeting.

#### **VIII. Miscellaneous Topics:**

- a. Amy Manning recommended a Land Use attorney. Currently anticipating a response from the attorney if they can help us.
- b. Discussed the purchase of a new projector/presentation operation. Bill to find out prices and bring it to the community meeting.
- c. Mark and Cindy have allowed Board to use their projector however they need it for future use. Purchase of projector before August is ideal.
- d. Board discussed future guest speaker options including Gary from NAMI.
- e. Discussed getting website listed on Facebook posts to divert people to visit the website for resources.

#### **IX. July 24<sup>th</sup> Town Hall Community Meeting, Beavercreek 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
- e. September Grange Breakfast is Labor Day weekend. They may cancel due to the holiday so it may result in their off season starting early. Tammy and Cindy to confirm.

**Adjourn meeting** at: 9:14 p.m.