



The Hamlet of
BEAVERCREEK

PO Box 587 • Beavercreek • Oregon • 97004

Serving the Communities of Beavercreek, Carus, Echo Dell & Fishers Corner

HAMLET COMMUNITY MEETING

VIA ZOOM

MAY 25, 2022, 7:00 P.M. AGENDA

Call to Order 7:00 P.M.

Attendees:

Chair: Tammy Stevens
Treasurer: Cheryl Buchert
Secretary, Speaker & Corresponding Secretary: Jessica Sernach
Director at Large: Joe Matteo
Director at Large: Mark Hillyard
Vice-Chair: Bill Merchant
Director at Large: Jack Hipp

Guest Speaker/s:

1. Bill Stewart, Community Prosecutor & Vahid Brown, Supportive Housing Services Program Manager (H3S) - Local Homelessness; County Support
 - a. Bill has a District Attorney background and discussed the topic of homelessness from the criminal justice perspective. They engage people when they are ready to change. Traditional approaches gain little to no trust in the system. Newell Creek Canyon (~200 acres) is controlled by Metro. H3S is partnering with ODOT, Metro, and the Sheriff's Department to attempt to address the problem. There are 50-70 chronically homeless people in or near the canyon. There are outreach programs such as LEAD and LoveOne and helpful organizations such as Bracks Laundry, and Fathers Heart. Their goal is to improve safety and quality of life; moving people around is not the goal. Coordination and collaboration is key. He encourages charging individuals with "criminal trespass" as these cases connect the individual to needed services. Most of these cases require a call to the non-emergency Sheriff's number. Moving and disposing of a motorhome is \$7K per RV. If it presents a traffic hazard, call right away. When they encounter a person with a criminal record, the action will depend on the crime. A lot of coordination is needed to make permanent changes. Car theft is a common prosecution.
2. Watch Commander Lieutenant Marcus Mendoza
 - a. Deputies are actively mapping and tagging the abandoned vehicles. These are called "Zombie RV's". If there is value to the motor homes, they wouldn't be there in the first place. Some tow companies don't meet the requirements to tow the vehicle. Towing companies often get stuck with the bill. Most of the money for removing the R.V. goes to the recycler. Questions were raised around the safety issue with people parking illegally along the shoulder of the grade school. Brainstorming sessions were proposed.
 - b. Visit the County website for the wildfire training and prepare for disasters. A separate meeting will be needed to discuss this further.

Message Phone 503-632-8370



I. Public Comments/Questions: None.

II. Land Use Applications:

- a. Z0145-22 Timothy & Lori Pottratz, 21410 S Levi Road, Beaver Creek, zoned FF10, 3.01 acres, requesting the renewal of a home occupation permit for their dump truck business. Input due 5/22 – planner extended receipt of input to 5/26.
 - i. Tammy provided an overview of the application. No phone calls have been received. The applicant was invited to speak. With no further comments, Bill Merchant made a motion to recommend approval. Jack Hipp seconded the motion. With no further discussion, the public voted unanimously in favor (18). The Board voted unanimously in favor (8).
- b. Z0162-22-C, Grand View Baptist Church, Mike Mutchler, Pastor, 14855 S Leland Road, zoned FF10, 7.5 acres, requesting a conditional use permit to build a “family center” to include 26,250 square feet, gymnasium with locker rooms, children’s play area, kitchen, office space & educational space.
 - i. 17 acres. Tammy provided an overview of the application. The applicant was invited to speak and provided a background of the facility and organization. Mike Mutchler described the need for the additional facility. Concerns were raised around traffic. They are expanding smaller classrooms with the larger space. The school is growing and there is a student waiting list. Leland Road traffic is being alleviated by funneling and weaving traffic into the parking lot. They want to open to the community one night per week for teens to play basketball. They minister to teenagers. Concerns were raised around how the buildings will handle water runoff. They are going through civil engineering and meet county specifications. No parking areas will be permeable. Days of impact are Monday through Thursday. Small groups meet Friday and Saturday. They can seat 800, but will not seat them all concurrently. A question was raised around whether medical offices. They have no plans for a medical office. No family or emergency housing is approved for that property. Forecasting for the next 2-5 years (not performed) or traffic flows for Highway 213 (yes to ODOT) that was part of the preliminary conditional use. The congregation is just starting to get back to pre-COVID numbers. There are approximately 200 less participants congregating. No one asked for a traffic study. With no further comments, Jack Hipp made a motion to recommend approval as long as all county conditions of approval are met. Jessica Sernach seconded the motion. The public voted eleven (11) in favor, two (2) opposed, and two (2) abstained. The Board voted five (5) in favor, three (3) opposed, and none (0) abstained.



- c. Z0232-21-ZAP owners Janice Kennedy, Gayleen Weiler, Joleeta Perkins, applicant Jessey Cereghino, 21418 S Hwy 213, Oregon City, zoned FF10, 111 acres, requesting a zone change to RA2 for subdivision of 53 lots, not applying for subdivision at this time (only zone change).
 - i. Tammy provided an overview of the application. Tammy visited with the planner to gather more information. Concerns were raised around line of sight at the intersection of Hwy 213 & Mitchell Lane. Two turn lanes were proposed. Safety and congestion are of concern. Wetlands run through the subdivision. The applicant was invited to speak. There would only be a 0.5 acre of wetlands. Concerns were raised regarding how does the development fit with the surrounding community? The County standard is within a quarter mile. Over 75% of those lots are 2.0 acres and smaller. The zone change is first required. Then the subdivision and entrances can be discussed separately. The wetlands fall within the zone change. More information and research are needed for this. The state needs to start accepting responsibility for these types of developments and how they affect the roads and resources (water in particular to this case). Clackamas River Water has approved up to 55 lots. Comments and questions were read from the chat. What are the expectations for the HOA's for the site? The board will continue to gather information. The County will be invited to speak about NROD (Natural Resource Overlay District) in a future meeting. There is conflicting information received so a plan for a 20-minute Zoom is in order.
- d. Z0245-22 owner Dennis Pikkarainen Trustee, applicants Richard & Karianne Moore, 17425 S Killdeer Road, Beavercreek, zoned Timber, 3.51 acres, requesting a new temporary home for care permit.
 - i. Tammy provided an overview of the application. The applicants were not able to be reached. No communication has been received. With no further comments, Joe Matteo made a motion to recommend approval of the application. Amy Manning seconded the motion via chat. With no further discussion, the board voted in seven (7) favor, none (0) opposed, and one (1) abstained. The public voted eleven (11) in favor, none (0) opposed, and one (1) abstained.
- e. Z0211-22 Kimberly & Stefan Streight, 14670 S Quail Crest Lane, Oregon City, zoned RRFF5, 2.19 acres, requesting a variance.
 - i. Concerns were raised around the limitations placed on the land. There is a utility easement. The design was reviewed. Their aim is to be aesthetically pleasing. No comments were received from neighbors. Neighbors will be given notice to provide input. Jack Hipp made a motion to recommend approval of the application. Amy Manning seconded the motion. The board voted unanimously (8) in approval. The public voted unanimously (13) in approval.



- III. Land Use Activities/Decisions: In the interest of time, Tammy didn't provide an overview.
- a. Z0149-22, owner Grand View Baptist Church, applicant Mike Mutchler, 14877 S Leland Road, Beavercreek, zoned FF10, 16.6 acres, requesting a modification to the conditional use in order to add a modular classroom building 28'x64'. Input due by Friday 4/22. Approved subject to conditions.
 - b. Z0144-22, Bradlee Hersey, 12631 S Spangler Road, Oregon City, zoned Agricultural/Forest, 29.04 acres, requesting the "replacement" of an existing 1900s home with a new home, however, requesting the original home remain as an accessory building. Input to Planner due 4/27. Approved subject to conditions.
 - c. Z0180-22 Nicholas & Mckenzie Bezates, 16085 S Ivel Road, Beavercreek, zoned FF10, 1.84 acres, requesting a home occ renewal. Approved subject to conditions.
- IV. Reports:
- a. Finance Committee, Treasurer: Cheryl Buchert. In the interest of time, Cheryl didn't provide an update.

Cash Account \$51.84	Checking Account \$2,070.68
Trust Account \$1,821.71	Total \$3,944.23
 - b. Transportation & BCT – Bill Merchant. In the interest of time, Bill didn't provide an update.
 - c. Parks – Mark & Cindy Hillyard
 - i. Mole control recommendations were requested. Solicit the community to volunteer. Liability or concerns. Concerned about children. Juicy fruit gum is an alternative - original recipe. Buckets were proposed.
- V. Old Business:
- a. Installation of Wooden "Welcome To" Hamlet Sign – Joe Matteo. Good progress is being made and it is ready to be mounted. Bill Merchant recommended approval of purchase of necessary hardware to install the sign up to \$100. Joe Matteo seconded the motion. The board voted unanimously (8) in favor.
 - b. Board members Jessica Sernach & Tammy Stevens attended Beavercreek Grade School's Celebration of Learning Tuesday, May 17th. A great opportunity to talk to the community.
- VI. New Business:
- a. Beavercreek Hamlet Sign Mugs - great mugs and encourage others to order some.
 - b. Senate Bill 762 - the board is watching over this very carefully. This bill passed in 2021. Tammy provided an overview of the bill. It seems a little extreme.
- VII. Other Business/Reminders:



- a. Grange Update - Breakfasts through June.
- b. Planning Commission - Environments and global warming. The community is encouraged to take the County survey on the environment and wildfires.

Next Community Meeting: June 22, 2022, 7:00 p.m. VIA ZOOM
Guest Speakers – Jake Goodspeed, PGE

Adjourn 9:48 P.M.

Hamlet of Beaver Creek Website: <http://Beavercreek.org>

Facebook Page: The Hamlet of Beaver Creek <https://tinyurl.com/3jx25k29>

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

Other Committees:

Agenda – Tammy Stevens

Bylaws & Rules – Tammy Stevens

Korner Park Facilities – Bill Merchant

Public Relations – Diana Crites

Boundary – Bill Merchant

Hamlet Holiday Event – Hillyards

Nominating – Bill Merchant

Transportation – Bill Merchant