



*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 – May 16, 2024 7:00 p.m.**

**VIA ZOOM 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.

**III. Land Use Activities/Decisions:**

- a. Z0141-24 property owner Cassidy & Kevin Rash, applicants Karen & Gary Rash, 14006 S Spangler Road, Oregon City, zoned RRFF5, 2.24 acres, requesting a new temporary home for the care of their parents. Approved subject to conditions.
- b. Z0132-24 property owner Monica & Thomas Spetnagel, applicant Bryce Rosenbaum, 23290 S Beaver Creek Road, Beaver Creek, zoned EFU, requesting the replacement of a dwelling in an EFU zone. Approved subject to conditions.
- 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 approved all.
- 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. Awaiting OC decision.
- 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/INTERVENSIONS? LUBA hearing 4/30. Decision by end of May.

**IV. Bill Merchant, Vice Chair**



- a. Website Review
  - i. Website is live and functioning. There is still lots to address but otherwise it's up for all to see.
- b. Region 1 ACT
- c. CPO Summit
- d. Clackamas County Committee for Community Involvement
- e. Community Road Fund Advisory Committee
  - i. Working on County's TSB. No major movement yet. Meeting again after July 2024.

**V. Joe Matteo, Director at Large (excused absence)**

- a. CSWCD (and Budget Committee)
  - i. Meeting postponed until next week.

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

- a. CSWCD

**VII. Kenny Sernach, Director at Large**

- a. C4 – CPO Representative (Executive Committee)
  - i. Did not meet this month.
- b. Clackamas County Budget & Audit Committees
  - i. Budget is available online for viewing.

**VIII. Mark Hillyard, Director at Large**

- a. Parks Committee
  - i. Open Air Market – Wednesday Evenings June & July
    - 1. Starts June 5<sup>th</sup> and there are a dozen vendors so far. Should be a big success and Mark will let us know if they need help with anything.
  - ii. Electrical (& some plumbing) improvements – Applying for Permit
  - iii. Picnic Tables – There are 3 picnic tables at the park now – YAY! They are attracting locals and they've been used lots so far. Dave Vail did the finishing work on them.
- b. C4 – Hamlet Representative
  - i. Retreat in June on Father's Day weekend. Lots of discussion about tolls, roads, housing and funding. Tolls are still tabled for now – lots of discussions between County and State. The Abernathy Bridge is behind an estimated \$400k so they have big concerns going forward with regard to tolling.
- c. USPS West View Clearing
  - i. Mark is going pursue asking local students to come help spray. County mowed but did not spray therefore the brush is going to grow back quickly.
- d. Beaver Creek Community Park Trust meeting 5/15 5:30 Fire Station
  - i. Meeting went great! Made appointment for June 29<sup>th</sup> from 11-2 for "Park Improvement" day and do some fun cook-off ideas to feed the community while they work. Cindy and Rachel to get together to discuss Facebook and creating



events for all future events. Hamlet will repost and support but actual events will help exposure in addition to flyers.

**IX. Cheryl Buchert, Treasurer (excused absence)**

- a. Treasurer's Report
- b. Welcome Committee Report

**X. Rachel Ringle, Co-Secretary & Corresponding Secretary**

- a. Approval of minutes (April Board & Community Meetings)
  - i. Minutes will be sent to Board this week and we can approve at next week's Community Meeting.
- b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.). Beaver Creek/Carus Community Connections Facebook Page (Amy & Awbrey).
- c. Beaver Creek Elementary PTO Spring Carnival Sunday 5/19 – Need Volunteers
  - i. Jess and Tammy to volunteer at the event. They'll have seeds and pots/soil for kids to plant at the event. Their booth will have candy as well.
- d. Board Photo
  - i. We are going to try to plan for photos on the same night at a Community meeting at 6 p.m.
- e. Hamlet Brochure (sync with website)
  - i. We can start designing brochure elements now. We definitely want to get photos done so we can include them on there.
- f. May 24<sup>th</sup> Rachel and Tammy to meet up to go over website design in person.

**XI. Miscellaneous Topics:**

- a. UCC Earth Day 5/18 at 5 p.m. Bingo and Tacos.
  - i. Hamlet may not be able to participate this year due to lack of availability. Tammy will decide later on.
- b. Carus School Carnival is May 31<sup>st</sup> from 6-8 pm. Tammy and Rachel to connect about setting up a booth. Our presence is important.
- c. Road Maintenance Building Tour – Sat. 5/18 10 to 12

**XII. May 22<sup>nd</sup> Community Town Hall Meeting, Beaver Creek Grange:**

- a. Agenda
- b. Guest Speaker/s – Greg Williams, Director & David Goldberg, Board Chair, OC Public Library
- c. Arriving at 6:30, refreshments, Registrar, and ???
- d. Future Guest/s: June – Malia Rosner Kupillas, Council Chair & Rachel McCarthy, EPC Member (Clackamas County Emergency Preparedness Council), Code Enforcement/County Sheriff's Deputy, NAMI Mental Health, Oregon Agricultural Trust (OAT), Oregon City School District – Transportation, Principle & PTO Chair, Fire Marshall, Health Housing and Human Services, Sheriff's Deputy & Detective on Homelessness



**Adjourn meeting** at 8:27 p.m.