



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 – June 20, 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. Z0202-24 John Roper, 14769 S Thayer Road, Oregon City, zoned RRFF5, 3.92 acres, requesting the renewal of a temporary home for care.
 - i. No questions or comments from Board Members.
- 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.
 - i. No questions or comments from Board Members.
- c. Z0232-24 Ryan Jones, 17052 S Burk Road, Beaver Creek, zoned RRFF5, 2.5 acres, requesting a new home occupation permit.
 - i. Tammy received very high recommendations from the applicant's neighbor, Amy Manning.

III. Land Use Activities/Decisions:

- a. Z0108-24 Matt & Gayle Cepica, 23061 S Bluhm Road, Beaver Creek, zoned EFU, 39.86 acres, requesting to replace a 1905 farm house with a new dwelling in an EFU zone. Approved subject to conditions.
- b. Ordinance ZDO-288 Zoning & Development Ordinance Amendments Related to Utility Facilities. Planning Commission Hearing 4/8, deliberations rescheduled to 5/13. BCC 6/12.
- c. 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.
- d. 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.
 - i. Hearings Officer approved.
 - ii. City of Oregon City appealing to LUBA & DLCD will consider appealing to LUBA on 6/27 & 6/28.
- e. 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.
- f. 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.

- i. LUBA Decision – remanded to Clackamas County.
- ii. LUBA agrees with DLCD that an exception to Goal 14 must be secured before a zone change can occur in a rural area. Clackamas County needs to require the applicant to apply for a Goal 14 which is a rigorous process.

IV. Bill Merchant, Vice Chair

- a. Website
 - i. Website is up and running.
 - ii. Functionality is working out great so far.
 - iii. Tammy to schedule a meeting for in-person to go over website as a group to learn how to manage it, maintain it, etc.
- b. Region 1 ACT
 - i. Discussed the updated State of Oregon transportation plan.
- c. CPO Summit
 - i. Meeting next week.
- d. Clackamas County Committee for Community Involvement
 - i. Three new committee members needed. They did interviews with top notch candidates.
 - ii. BCC: This falls under the umbrella for the Wildfire Counsel. The Hamlet Board would like to confirm what community outreach CCI has done so far in an effort to relay this highly important information to the community.
 - iii. Code Enforcement is an important topic and issue.
- e. Community Road Fund Advisory Committee
 - i. Will not be meeting anytime soon. They meet two times per year.

V. Joe Matteo, Director at Large

- a. CSWCD (and Budget Committee) – August 3rd 50th Anniversary Celebration
- b. They will have loan funding increase soon for septic systems. They are hoping for roughly \$500k increase. There will be more information coming soon.
- c. Working on storm water and urban issues. They are working closely with rural residents since there is less restrictions than those in higher populated areas.
- d. Putting a bid out for their Plaza re-construction. The bid will be live next month, July 2024.
- e. Jeff, their Board Chair passed away. He covered Zone 3 which is Canby, Beavercreek areas. Joe is considering running for Board Chair position, but he will let us know.
- f. Their 50th Anniversary upcoming event on August 3rd is expected to be a large community event. They would like the Hamlet to be present and have a booth to connect and possibly pass out handouts, etc. We need Board volunteers for this event. Lisa is point of contact.

VI. Jessica Sernach, Co-Secretary & Corresponding Secretary

- a. CSWCD/Tansy season reminder: Get out there and pull those weeds to kill the cycle and stop the spread!



- b. Jessica will reach out to Sam Leininger (from April Community Meeting guest speaker) from the WeedWise Program to find out what resources are available from CSWCD to facilitate a Tansy volunteer group/team.

VII. Kenny Sernach, Director at Large

- a. C4 – CPO Representative (Executive Committee)
 - i. Retreat was this month. Spoke about the agenda for the upcoming year. Biggest issues are still housing and transportation (tolling specifically). They are still attempting to find a funding mechanism that they can support. Local Governments need to get involved as well. Tolling is currently paused.
- b. Clackamas County Budget & Audit Committees
 - i. Approved the budget and may adopt it next week or so.
- c. Z0151-23-C HO Decision – Overnight Lodging. This was an approval of an Event Center on Kirk Road (Chateau) approved by the County’s Hearings Officer, HOWEVER, no overnight lodging was allowed as a condition of approval (point 15, page 50 of the HO decision). Both Airbnb and VRBO lists this venue having overnight lodging with pictures. A CE complaint was filed.
- d. Code Enforcement
 - i. CCI is working on the Code Enforcement process because it currently does not provide consistency. Bill to keep us updated.

VIII. Mark Hillyard, Director at Large

- a. Parks Committee
 - i. Open Air Market – Wednesday Evenings June & July
 - 1. 14 Vendors on site! Great turnout and it’s been a huge success so far!
 - 2. Community Members are coming in with their violins and accordions to play for the community.
 - 3. Patrick and Katie’s “paint a birdhouse” for children has been a big success! There are roughly 5 left of all they made originally.
 - ii. Electrical (& some plumbing) improvements – Applied for Permit
 - 1. Permit in hand, power comes next. Ready to go once everything is in order. Everyone is eager to get to work.
- b. C4 – Hamlet Representative
 - i. Nothing additional information to add to Kenny’s report.
- c. Concert in the Park: Trent Beaver is booked as the musician. Hoping to have the power in place prior to.
- d. Looking to add some water lines for the trench to the Gazebo and Christmas Tree.
- e. We need to get Park Committee announcements to be sent to appropriate parties (website, social media, etc.). Tammy to discuss with Cindy on how we can get it more aligned so everyone is notified of posters, etc. for posting.

IX. Cheryl Buchert, Treasurer

- a. Treasurer’s Report (final reimbursement requests due)
- b. Parks Committee 2024/2025 Budget Request
 - i. Final reimbursements are due on or before next Wednesday, June 26, 2024.



- ii. Tammy sent Park Budget request to Board. Per Tammy/Cheryl, we can discuss this budget and any modifications in July.
- c. Hamlet/County Property Inventory Update – will be provided next month.
- d. Welcome Committee Report/Budget
 - i. \$175 for 2024-25 Budget. Bill motions to approve. Rachel seconds.
 - ii. Welcome Boosters flyer on social media was a huge success! It reached a large audience and everyone gave positive attention to it.
 - iii. Ray Albeke from Albeke Farms wants to get involved. Cheryl received his inquiry and she's discussing with him currently.
 - iv. Lisa at CSWCD is very excited to get involved.
 - v. BCT Marketer reached out and wants to get involved by offering a discount for new residents.
- e. Fundraising Ideas
 - i. Merchandise. Using the website to sell items that are made to order.
 - ii. Need to reach out to Carla Propp-Vail to see if she'd be willing to work with us on this venture.

X. Rachel Ringle, Co-Secretary & Corresponding Secretary

- a. Approval of minutes (April & May Board & Community Meetings). Will have ready for the June community meeting.
- b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.). Beaver Creek/Carus Community Connections Facebook Page (Amy & Awbrey).
- c. Board Photo
 - i. Schedule a weeknight that we can meet at 5:30 at Kissin Kates parking lot.
 - ii. The Hamlet sign, Korner Park/Gazebo/Tree
- d. Hamlet Brochure (sync with website)

XI. Miscellaneous Topics:

- a. BCC Chair Smith Had a Heart Attack
- b. Carus Grade School Carnival – handouts and seeds provided
- c. Clackamas Fire Station 13 (Clarkes) Open House Saturday 6/29 11-1 (hotdogs at 11:30) – to thank the community
- d. Finding a Land Use Attorney (Bill's thoughts)
 - i. The letter will be addressed from us as a CPO.
 - ii. "The Hamlet of Beaver Creek acting as the Beaver Creek CPO requesting...."

XII. June 26th Community Meeting, Beaver Creek Grange:

- a. Agenda
- b. Guest Speaker/s – Malia Rosner Kupillas, Council Chair & Rachel McCarthy, EPC Member (Clackamas County Emergency Preparedness Council)
- c. Arriving at 6:30, refreshments, Registrar, and ???
- d. Future Guest/s: July – Bill Merchant, New Website, August – Jona – Fire Captain, September? - Oregon Agricultural Trust (OAT), 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. Construction at the old Oregon City mill is underway. Contact is info@granderonde.com
- f. Explore Facebook Live, YouTube Live, etc. for community meetings to get public involved. Commenters would not be monitored or allowed to vote/participate through the Live Feed however they could at least see what is going on.
- g. Elections in October – coming up. If you wish to run again, you need to fill out application again. Need to post on Facebook. It's on website currently and need to get info on Facebook soon.

Adjourn meeting at 9:04 p.m.

<http://Beavercreek.org> | info@beavercreek.org

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