



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 – April 18, 2024 7:00 p.m.

BEAVERCREEK GRANGE

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 7:31 P.M.

II. Work on OWL, projector, PA system, etc. for hybrid community meeting (projector purchased July 2012 \$549.99)

- a. Our projector died. Testing a new projector. Now the Owl died. Do we want to change this up? Possible Board meetings on Zoom only and Community meetings at the Beaver Creek Grange in-person ONLY or hybrid. Return the projector. Laborious task to host hybrids. Town Halls are in-person ONLY. There are concerns about needing to get the community involved through technology. Rachel will research an alternative method for the Owl. Considering the community meeting **in-person only** to give the board time to find an alternative solution. Some want all meetings back in person only. In-person can help build community and further our overall mission.

III. Land Use Applications:

- a. 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.
 - i. There were no concerns from the Board.
- b. Z0108-24 Matt & Gayle Cepica, 23061 S Bluhm Road, Beaver Creek, zoned EFU, 39.86 acres, requesting to replace a 1905 farmhouse with a new dwelling.
 - i. There were no concerns from the Board. Tammy will invite them to join the meeting in person next week.

IV. Land Use Activities/Decisions:

- a. Z0084-24 James and Connie Hicks, 22876 S Hwy 213, Oregon City, zoned EFU, 19.77 acres, requesting the renewal of a temporary home care permit. Approved subject to conditions.
- b. Z0014-24 applicant Nathan Edmonds, owner Edmonds Holdings LLC, 20229 S Hwy 213, Oregon City, zoned RRFF5, .51 acres, requesting a temporary use (otherwise



prohibited) to move chiropractic clinic to a temporary mobile office during construction. 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
 - i. Requested that citizens be involved for applications outside of right-a-ways. Highly concerned about the RV's.
- d. Ordinance ZDO-285 Minor & Time Sensitive Amendments & New Housing Options – ADUs & RVs in Rural Residential Areas. PC Hearing 4/22, BCC 5/8
- 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. Awaiting Hearings Officer decision (see action email).
- 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/INTERVENTIONS?

V. Bill Merchant, Vice Chair

- a. Website – Schedule Review
 - i. The website will be cutover to Squarespace at the end of April. This is when the payment to Wordpress ends and the new subscription to Squarespace starts.
- b. Region 1 ACT continues to meet.
- c. CPO Summit is meeting regularly. There are 2 people at the PGA that are splitting up CPO's between themselves.
- d. Clackamas County Committee for Community Involvement - they are working on getting more CPO's up and running. They are working with the Parks Advisory Board to rename the Carver Boat Ramp but the process is unsure. A policy is being created on naming or renaming land.
- e. Community Road Fund Advisory Committee - they will be working with the new TSP to identify issues and projects for the county to designate money. The intersection of Childs and Stafford Road will be turned into a roundabout.

VI. Joe Matteo, Director at Large

- a. CSWCD (and Budget Committee)
 - i. The next meeting is this coming Tuesday. Public comments are being taken in person or on Zoom. They are requesting a nickel per 1000 for the assessed value.

VII. Jessica Sernach, Co-Secretary & Corresponding Secretary

- a. CSWCD - she will be joining this Tuesday's meeting.



VIII. Kenny Sernach, Director at Large

- a. C4 – CPO Representative (Executive Committee) - tolling is paused until potential alternatives are vetted. Continuation of the Stiff Funding from the 2017 State Transportation bill.
- b. Clackamas County Budget & Audit Committees - there are upcoming meetings.

IX. Mark Hillyard, Director at Large

- a. Parks Committee
 - i. Fundraising Bingo Sunday 4/21 5 pm
 - ii. Open Air Market – Wednesday Evenings
 - iii. Electrical (& some plumbing) improvements – Applying for Permit
 1. They are looking at sourcing materials from local vendors and getting as much as possible donated. They are also working on building and staining new picnic tables.
- b. C4 – Hamlet Representative
 - i. Stip funding - Trimet is looking to add bus services and possibly adding electrical buses and are running into technical and logistical issues. They are having success in decreasing the homeless population through transitional housing.
- c. USPS West View Clearing
 - i. Cheryl found the owner of the property West of the Post Office to help clear the blackberries blocking the line of sight.

X. Cheryl Buchert, Treasurer

- a. Treasurer’s Report - Cheryl uses Quicken to reconcile all accounts. Quicken needs an account setup and she has been using her personal account. The annual fee is ~\$30-40. Would the Board like to have her setup a separate Board account? She doesn’t need an answer at this time. Tammy will request checks from the county in Cheryl’s absence.
- b. Welcome Wagon/Booster Committee Report - they will be meeting with Ed towards the end of June. 25 new resident letters have been mailed out. She shared some of the contents of the packets. Feedback from the citizens is thus far very positive. She shared her plan on how and when to distribute these packets. She is looking for donations.
- c. Cheryl has requested to be removed from the Zoom communications.

XI. Rachel Ringle, Co-Secretary & Corresponding Secretary

- a. Approval of minutes (March Board & Community Meetings). Approved by acclamation.
- 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 – the biggest need is for Volunteers.
- d. Board Photo - a date is being scheduled.
- e. Hamlet Brochure - on hold but will be syncing with the website.



XII. Miscellaneous Topics:

- a. USPS Drive Up Mailbox is back and the community is enthralled.
- b. Earth Day is next Monday and the Board would like to do something next year. For this year, we can encourage members to join a Friends of Trees event, or share the urge to reduce consumption of straws and napkins from drive throughs. Focus on education this year and plan for an event next year.
- c. Follow-up from Joe Marek. Paving on Beavercreek Road near Maple Lane is planned to be corrected. The speed zone suggestion received from the previous meeting was added to the speed-zone recommended list. Adding a “cross traffic” sign on the intersection of Beavercreek Rd., Kamrath Rd., and Leland Rd. does not convey who stops and who does not.
- d. Clackamas County Road Maintenance Open house on May 18th at their new location.
- e. Remember to start preparing for wildfires now.

XIII. April 24th Community Town Hall Meeting, Beavercreek Grange:

- a. Agenda
- b. Guest Speaker/s – **Sam Leininger, Weed Wise Program Manager, CSWCD; Kelsey Easterly, BC Elementary PTO; Sheriff Angela Brandenburg**
- c. Arriving at 6:00, refreshments, Registrar
- d. Future Guest/s: May Greg Williams, Director & David Goldberg, Board Chair, OC Public Library, 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

Adjourned meeting at 9:02 P.M.