



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**

Agenda

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
- II. 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.
- III. Land Use Activities/Decisions:
 - a. Z0132-24 property owner Monica & Thomas Spetnagel, applicant Bryce Rosenbaum, 23290 S Beaver Creek Road, Beaver Creek, zoned Timber, requesting the replacement of a 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 approved all.
 - 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. Hearings Officer approved. City of Oregon City appealing to LUBA & DLCD will consider appealing to LUBA on 6/27&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. HOW DO WE HANDLE FUTURE APPEALS/INTERVENTIONS? LUBA hearing 4/30. Decision by end of May.



- IV. Bill Merchant, Vice Chair
 - a. Website Review
 - b. Region 1 ACT
 - c. CPO Summit
 - d. Clackamas County Committee for Community Involvement
 - e. Community Road Fund Advisory Committee

- V. Joe Matteo, Director at Large
 - a. CSWCD (and Budget Committee)

- VI. Jessica Sernach, Co-Secretary & Corresponding Secretary
 - a. CSWCD

- VII. Kenny Sernach, Director at Large
 - a. C4 – CPO Representative (Executive Committee)
 - b. Clackamas County Budget & Audit Committees

- VIII. Mark Hillyard, Director at Large
 - a. Parks Committee
 - i. Open Air Market – Wednesday Evenings June & July
 - ii. Electrical (& some plumbing) improvements – Applying for Permit
 - b. C4 – Hamlet Representative
 - c. USPS West View Clearing
 - d. Beavercreek Community Park Trust meeting 5/15 5:30 Fire Station

- 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).
 - b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.).
Beavercreek/Carus Community Connections Facebook Page (Amy & Awbrey).
 - c. Beavercreek Elementary PTO Spring Carnival Sunday 5/19 – Need Volunteers
 - d. Board Photo
 - e. Hamlet Brochure (sync with website)

- XI. Miscellaneous Topics:
 - a. Earth Day?
 - b. Road Maintenance Building Tour – Sat. 5/18 10 to 12

- XII. May 22nd Community Town Hall Meeting, Beavercreek 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