



*The Hamlet of*  
**BEAVERCREEK**

PO Box 51 • Beaver Creek • Oregon • 97004

Serving the communities of Beaver Creek, Carus, Fishers Corner, and Echo Dell

**HAMLET COMMUNITY MEETING**  
**IN PERSON MEETING AT THE BEAVERCREEK GRANGE**  
**22041 S KAMRATH ROAD**  
**OCTOBER 23, 2024, 7:00 P.M. AGENDA**

Call to Order & Introductions:

Chair: Tammy Stevens

Vice-Chair: Bill Merchant

Treasurer: Cheryl Buchert

Director at Large: Mark Hillyard

Co-Secretary, Speaker & Corresponding Secretary: Jessica Sernach

Co-Secretary, Speaker & Corres. Secretary & Social Media Director: Rachel Ringle

Director at Large: Joe Matteo

Director at Large: Kenny Sernach

Reminders – please mute cell phones, restrooms, refreshments, and sign in.

Safety Advise – Jessica Sernach & Mark Hillyard

**Guest Speaker/s: Craig Roberts (Running for Chair of County Commissioners)**

**Shawn Olson, Fire Marshall, Clackamas Fire District #1**

**Watch Commander Lieutenant Marcus Mendoza, Sheriff's Dept.**

- I. Elections: Stevens, Merchant, Matteo, & J. Sernach
- II. Public Comments/Questions: Please see CCC Bond Measure Materials on Back Table
- III. Land Use Applications:
  - a. Z0401-24 Glenda Sando, 21965 S McBurney Road, Beaver Creek, zoned RRFF5, requesting the renewal of a Temporary Home for Care.
  - b. Z0339-24 applicant Vertical Bridge, Brandon Clower; property owner Lukas-Hanna Irrevocable Trust; 18133 S Steiner Road, Beaver Creek; zoned Timber; 217.55 acres; Public Hearing scheduled for 10/24/24, 9:30 am; requesting to install a Verizon wireless tower with antennas & associated equipment on a 195' self-supporting tower with equipment cabinets & a generator placed at grade & surrounded by a chain link fence.
- IV. Land Use Activities/Decisions:
  - a. City of Oregon City, Park Place Concept Plan Code Amendments GLUA-24-013 / LEG-24-01, letter from the Board emailed to Planner, Pete Walter, Thursday, September 12.
  - b. Z0277-23-Z applicants Jessey Cereghino & Garrett Stephenson, property owners Gayleen Weiler, Joleeta Perkins, Janice W Kennedy, Trustee, 21418 S Hwy 213, zoned FF10, Weiler Farm 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 – remanded to Clackamas County. Appealed to Oregon’s Court of Appeals 8/14. Oregon Court of Appeals upheld LUBA’s requirement of the need of a Goal 14 exception.

- c. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S Beaver Creek Road/Wilson, 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. Planner discussing another route for applicant.

V. Reports:

- a. Finance Committee, Treasurer: Cheryl Buchert
 

Cash Account \$60.84	Checking Account \$2,792.46
Trust Account \$6,542.57 (Park fund \$5,158.49)	<b>Total \$9,395.87</b>
- b. Beaver Creek Cooperative Telephone – Bill Merchant, Chair, BCT Board
- c. Transportation – Bill Merchant (Oregon Legislative Committee Seeking Public View on Transportation Issues)
- d. CSWCD – Jessica Sernach & Joe Matteo

VI. Old Business:

- a. Park Activities 2024 – Mark & Cindy Hillyard
  - i. Holiday Tree Lighting December 7<sup>th</sup>

VII. New Business:

- a. New Projector – Bill Merchant & Mark Hillyard
- b. Korner Park Gate Project – Frank Barley
  - i. Design ideas – survey results?
  - ii. Funding?

VIII. Other Business/Reminders:

- a. Grange Update – Breakfast November 2<sup>nd</sup>
- b. Planning Commission – Study Session 10/14 (Code Enforcement, FILO)

**Next Community Meeting: ONE WEEK EARLY** November 20, 2024, 7:00 p.m. at the Beaver Creek Grange – Guest Speaker, Ryan Webb, Engineering & Planning Manager, The Confederated Tribes of the Grand Ronde – Redevelopment Plans for Tumwata Village.

**Adjourn**

The Hamlet of Beaver Creek Website: <http://Beavercreek.org> – Email [info@beavercreek.org](mailto:info@beavercreek.org)  
 Find Us On Facebook, Instagram & YouTube: The Hamlet of Beaver Creek  
**THANK YOU FOR PARTICIPATING IN YOUR HAMLET, YOUR COMMUNITY!!!**  
**PLEASE INVITE NEIGHBORS TO ATTEND MEETINGS IN PERSON**