



The Hamlet of
BEAVERCREEK

PO Box 51 • Beaver Creek • Oregon • 97004

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

THE HAMLET BOARD MEETING

SEPTEMBER 19, 2024 AT 7:00 P.M.

VIRTUAL / 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. Introductions: 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

III. Land Use Applications:

- a. Z0313-24 Ken & Lisa Clifton, 22645 S Penman Road, Oregon City, zoned EFU, requesting a replacement dwelling on EFU zoned property.

IV. Land Use Activities/Decisions:

- a. Z0290-24 property owner Carol Wright Trustee, applicant Dan Williams, Faster Permits, approx. 6,500' west of the intersection of Hwy 213 & S Freeman Road, zoned Agricultural/Forest District, 44.8 acres, requesting a forest land dwelling template test. Approved subject to conditions.
- b. 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.
- c. 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/INTERVENTIONS? LUBA hearing 4/30. Decision – remanded to Clackamas County. Appealed to Oregon's Court of Appeals 8/14.
- d. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S **Beaver Creek/Wilson 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



V. Rachel Ringle, Co-Secretary & Corresponding Secretary

- a. Approval of minutes August Board & Community Meetings.
 - i. Board will approve minutes at next week's community meeting.
- b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.). Beaver Creek/Carus Community Connections Facebook Page (Amy & Awbrey).
 - i. Discussed the need from Clackamas County to confirm organization/tax information so we can get a blue "verified" checkmark on all Social Media. Tammy to continue seeking answers from the County.
- c. Board Photos, Questionnaire, & Hamlet Brochure (sync with website).
 - i. Clackamas County has an image pack CPO website/brochure. (not sure what this means)

VI. Mark Hillyard, Director at Large

- a. Parks Committee
 - i. Park Upgrades
 - 1. Discussed Park expenses for upgrades.
 - ii. Concert
 - 1. Discussed Park expenses and income from the Concert in the Park.
 - iii. Christmas Tree Lighting is up and coming.
- b. C4 – Hamlet Representative
 - i. Discussed need to get someone involved with Accountant background to help them address financials within organization.

VII. Kenny Sernach, Director at Large

VIII. Cheryl Buchert, Treasurer

- a. Treasurer's Report
 - i. Discussed the Treasurer's Report with Board.
- b. Clackamas River Water Invoice
 - i. Discussed the invoice and the questions surrounding it.
- c. Boosters Welcome Committee Report
 - i. Discussed the profit made at Summer Fest. (??? Open air market or concert?)
- d. Credit Card Machine – Cathy Meyer, Stafford Hamlet, Stafford Fall Festival 9/7
 - i. Discussed the upcoming event and the training that is much anticipated with the card processing machine.

IX. Joe Matteo, Director at Large

- a. CSWCD (and Budget Committee)
 - i. Discussed CSWCD's contract with the plaza and the challenges they have to work through.
 - ii. Next meeting is October 22, 2024
 - iii. Invasive Weed of the Month: Japanese Knot Weed. Discussed Emerald Ash Bohr and its presence and danger.
 - iv. Discussed 2024 Small Farm School success.
 - v. Discussed upcoming forestry event, Tammy will report on this at our community meeting next week.



X. Jessica Sernach, Co-Secretary & Corresponding Secretary

- a. No report.

XI. Bill Merchant, Vice Chair

- a. Earth Day 55th Anniversary April 22, 2025.
 - i. Discussed the Hamlets involvement.
 - ii. Friends of Trees donates trees for free.
- b. Region 1 ACT
 - i. Discussed Region 1 Act current challenges for boundary control and communication concerns they're working through collectively with other organizations.
- c. CPO Summit
 - i. Nothing to report.
- d. Clackamas County Committee for Community Involvement (CCI)
 - i. Met on September 17, 2024. Bill shared he met with Dan Johnson and Michelle Ammond from Code Enforcement. Discussed various concerns about staffing, funding, etc.
- e. Projector Repair/Replacement (new bulb, \$58.90) – Rachel & Tammy to test
 - i. Tammy and Jess will meet up to test the system with a computer.

XII. Miscellaneous Topics:

- a. Elections – Matteo, Merchant, Stevens, and promotions
 - i. Discussed that Clackamas County is missing applications and some Board members need to resend them.
- b. Carus Schoolhouse Fundraising Concert 9/20
 - i. Discussed upcoming dinner/concert event for the Carus Schoolhouse.
- c. Table Covers – 2 black fitted clothes with logos from Carla Propp-Vail - \$44.00
 - i. Bill Merchant made a motion to increase table cover budget to \$50. Mark Hillyard seconds. Board votes: unanimous approval.
- d. Hwy 213 at Carus – 45 mph
 - i. Discussed speed change and signage.

XIII. Future/Other Upcoming Topics:

- a. September 25th Community Meeting, Beaver Creek Grange:
- b. Agenda
- c. Guest Speaker/s – Katie Wilson, Chair, Oregon City School District Board
- d. Arriving at 6:30, refreshments, Registrar, and ???
- e. Future Guest/s: October – Shawn Olson, Fire Marshall, November - The Confederated Tribes of the Grand Ronde Community of Oregon
- f. Other Speakers - Oregon Agricultural Trust (OAT); Code Enforcement; NAMI Mental Health; Oregon City School District – Transportation, Principle & PTO Chair; Fire Marshall; Health Housing and Human Services, Sheriff's Deputy & Detective on Homelessness; Sheriff canine unit.

Adjourn meeting at 8:23 p.m.