



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 MAY 22, 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 & Corresponding Secretary: 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: Greg Williams, Director, & David Goldberg, Board Chair, OC Public Library
Watch Commander Lieutenant Marcus Mendoza, Sheriff's Dept.**

- I. Public Comments/Questions:
- II. Land Use Applications:
 - a.
- III. Land Use Activities/Decisions:
 - a. Z0141-24 property owner Cassidy & Kevin Rash, applicants Karen & Gary Rash, 14006 S Spangler Road, Oregon City, zoned RRF5, 2.24 acres, requesting a new temporary home for the care of their parents. Approved subject to conditions
 - b. 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. 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
 - d. 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 for the Hamlet. BCC approved all.
 - e. 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/INTERVENSIONS? LUBA hearing 4/30. Decision by the end of May.

- f. 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.
- g. 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.

IV. Reports:

- a. Finance Committee, Treasurer: Cheryl Buchert
 - Cash Account \$51.84
 - Trust Account \$5,397.50 (Park fund \$)
 - Checking Account 1,217.19
 - Total \$6,666.53**
- b. Beaver Creek Cooperative Telephone – Bill Merchant, Chair, BCT Board
- c. Transportation – Bill Merchant
- d. CSWCD – Jessica Sernach & Joe Matteo

V. Old Business:

- a. New Website – Bill Merchant
- b. April Board & Community Meeting Minutes Approval
- c. Beaver creek Elementary School PTO Spring Carnival Sunday May 19th, 11 - 3

VI. New Business:

- a. Carus Elementary School Spring Carnival Friday May 31 6-8 p.m.
- b. Beaver creek Community Park Trust – Saturday June 29th Park Improvement Event
- c. Park Activities 2024 – Mark & Cindy Hillyard
 - i. Open Air Markets June & July Wednesday Evenings
 - ii. Electrical Improvements Being Planned

VII. Other Business/Reminders:

- a. Hopkins Demonstration Forest Newsletter
- b. Grange Update – Breakfast June 1st
- c. Planning Commission

Next Community Meeting: June 26, 2024, 7:00 p.m. at the Beaver creek Grange - Guest Speakers, Malia Rosner Kupillas, Council Chair, & Rachel McCarthy, EPC Member, - Clackamas County Emergency Preparedness Council

Adjourn

The Hamlet of Beaver creek Website: <http://Beaver creek.org> – Email info@beaver creek.org
Facebook, Instagram & YouTube Pages: “The Hamlet of Beaver creek”
THANK YOU FOR PARTICIPATING IN YOUR HAMLET, YOUR COMMUNITY!!!



PLEASE INVITE NEIGHBORS TO ATTEND MEETINGS IN PERSON