



Board Meeting – February 22, 2024

7:00 p.m. **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. Land Use Applications:

- a. Z0020-24 Stephen Rosenthal, 15530 S Kirk Road, Oregon City, zoned RRFF5, requesting the renewal of a level 3 home occupation permit for a roofing business.
 - i. No comments received at this point. Applicant will be invited to February Community Meeting, next week.
- 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.
 - i. No comments received at this point. Applicant will be invited to February Community Meeting, next week.

III. Land Use Activities/Decisions:

- a. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S Beavercreek 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).
 - i. “Wilson Rd. Development”
 - ii. The day of the application hearing, there was a T-Bone accident at the intersection of Wilson Rd. and Beavercreek Rd. Facebook report was sent to Martha Fritzie and Ben Blessing to add to file.
 - iii. Hearing connection was poor and it was challenging to hear the Hearings Officer.
 - iv. Likely won't be a decision until mid-April 2024.
- b. Thimble Creek South, City of Oregon City, 20124 S Beavercreek Road, 42 residential lots with 143 dwelling units. Letter sent 1/18. Awaiting OC decision.
 - i. No news.
- 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, 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?

- i. Contacted the DLCD to confirm if news – appeal not scheduled; may not be until mid April 2024.
 - ii. This appeal coincides with the Wilson Rd. application. Appealing the Wilson Rd. is TBD.
- d. Z0331-23 Kyle & Tara Sayre, 14592 S Griffith Lane, Mulino, zoned Exclusive Farm Use, 64 acres, requesting a property line adjustment in an EFU zone to relocate a lot on a Measure 49 claim. Input due 11/15, requested input extension to 11/16. Approved subject to conditions.
 - i. n/a
- e. Z0468-23 Garry Evans, 15440 S Henrici Road, Oregon City, zoned RRFF5, requesting the renewal of a home occupation permit for a woodworking shop (with a previously approved exception for 2,000 sq. ft. floor space). Approved subject to conditions.
 - i. n/a

IV. Bill Merchant, Vice Chair (excused absence)

- a. Website – Lee Ritter (next meeting 2/28 to review draft website)
- b. Email Address board@beavercreek.org
- c. Region 1 ACT
- d. CPO Summit
- e. Clackamas County Committee for Community Involvement
- f. Community Road Fund Advisory Committee
- g. Post Office Box Change From 587 to 51
 - i. LUBA sent envelope to PO Box 587 and it was kicked back. Re-sent it and it was forwarded to 51 the second time.
 - ii. Cheryl to give 587 key to Bill at next week's community meeting.
- h. The Future of Oregon City – Tony Konkol, OC Manager

V. Joe Matteo, Director at Large

- a. CSWCD (and Budget Committee)
 - i. “Obnoxious Weed of the Month” – scotch broom is this month's. Check out website for more information.

VI. Jessica Sernach, Co-Secretary & Corresponding Secretary

- a. CSWCD
 - i. Nothing new to report. Joe is taking lead at this time.

VII. Kenny Sernach, Director at Large

- a. C4 – CPO Representative
 - i. Spoke about mainly transit plans and TriMet. They want to expand but need to go slower because they are short an estimated 400 drivers.
 - ii. No talk of coming down Beavercreek Rd.
 - iii. Looking to expanding in Lake Oswego/West Linn/Clackamas areas.



- iv. Line 33 is going to change their route some to be more efficient and mirror the 99 that goes up Molalla Avenue.
- v. Spoke about a bus route that will travel down I-205 from Oregon City.
- vi. Spoke briefly on TriMet funding sharing.
- b. Clackamas County Budget & Audit Committees
 - i. First meeting is April 2024 then it kicks off in May 2024.

VIII. Mark Hillyard (excused absence)

- a. Parks Committee
 - i. Easter Hunt March 30th
 - 1. Poster on Facebook with all the details. Will need help stuffing eggs and will keep posted on when that will take place.
 - ii. Electrical improvements
- b. Beaver Creek Community Trust Committee (meets 3rd Wednesday)
- c. C4 – Hamlet Representative
- d. Emergency Preparedness
 - i. Hosted 2nd meeting
 - ii. Still working on how to get their bearings on what needs to be done.

IX. Cheryl Buchert, Treasurer

- a. Treasurer's Report
 - i. Katie Combs mentioned the PO Box 51 is not in their system, she's still showing 587. Katie stated that the Hamlet needs to contact each department we work with to notify them of the change.
 - ii. That is incorrect. It will be updated from the Hamlet's page on the County Website. That is the centralized hub for where everyone at the County gets their contact information.
 - iii. Tammy confirmed County website has not been updated at this time. We've notified County of change for months and no changes have occurred. Can also get in touch with Website Manager to get resolved asap.
- b. Welcome Wagon/Booster Committee Report
 - i. Cheryl found a way to find out who new residents are so the letters being sent as a "welcome" can be addressed to their specific name.
 - ii. Tax Assessor feature (Clackamas County website) allows you to input any address and it then lists the new owner's name. It will allow for the Boosters to really personalize the letters being sent.
 - iii. Cheryl/Rachel to update the Hamlet Pamphlet to be more current/modern.
 - iv. Cheryl to order enough seed packets for both the Booster and Hamlet events.
- c. Land Use Permits – 3 Year History
 - i. Tammy to reach out to Jennifer Hughes at Clackamas County for confirmation on Permit status. It is challenging to confirm a Home Occupation but a Home For Care is easier with a drive-by.
- d. Zoom Attendees
 - i. We need a way of tracking who all the attendees are so we are going to do ????



X. Rachel Ringle, Co-Secretary & Corresponding Secretary

- a. Approval of minutes (January Board & Community Meetings).
- b. Recordings on YouTube?
 - i. We are officially on YouTube here:
<http://www.youtube.com/@TheHamletofBeavercreek>
 - ii. Rachel to work on
- c. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.). Beaver Creek/Carus Community Connections Facebook Page (Amy & Awbrey).
 - i. All is going well. Our audience is building – numbers and content is increasing. Citizens seem to really enjoy the pages/groups we are partnering on.
- d. Beaver Creek Elementary PTO Carnival Sunday 5/19
 - i. Rachel to contact PTO President Kelsey to inquire about what the PTO would like to see from the Hamlet. Should we set up a booth? Should we make a donation? Rachel will have update from Kelsey by next week's meeting.
- e. Board Photo
 - i. Local photographer Jess Main is of interest. Will reach out to her to see if she can do photoshoot as donation or for a small fee.
 - ii. Location for photoshoot would be Hamlet sign, Korner Park, Gazebo, fence line, etc.
 - iii. Outfits can be coordinated with Hamlet jean button shirts with plain white shirt underneath.

XI. Miscellaneous Topics:

- a. Tonia List (now Ed)
 - i. Was budget approved? Tammy to follow up with Tonia and Ed tomorrow.
- b. BCCP Beaver Creek Bulletin Editor
 - i. No progress has been made with getting Jillian and Melissa together at this time. Will continue to try making a meeting occur.
- c. Carus Historic Schoolhouse Auction Fundraiser 2/24
 - i. Collected nearly \$25,000 in silent/live auction items.
 - ii. Committee is setting up tomorrow, event occurs Saturday.
 - iii. Over 250 silent auction items which includes a 2-hour time slot with Ellen White (singer) at your event, fishing trip, vacations, etc.
- d. Tree School 3/23
 - i. March 23, 2024. Tammy will speak on this at Community Meeting.
- e. Planning Commission Training
 - i. Zoom hosted by DLCD.
 - ii. Spoke about Land Use history in Oregon and what CPO's roles are.
 - iii. Attorney from Clackamas County was present and gave detailed information about being a Planning Commissioner.
- f. Transportation Meeting
 - i. Mark Hillyard, Tammy and one person from the County Planning Dept. and one person from the County Transportation Dept, and one person from the City of Oregon City Planning Dept. and one person from the City of Oregon City Transportation departments. Met at Biscuits in Oregon City to discuss what plans are for the future.



- ii. Spoke on history of transportation in our area and funding for future.
- iii. Oregon City will be taking over part of Beaver Creek Rd. at some point.
- iv. Expressed that development is irresponsible without addressing our infrastructure.
- v. We have to get involved by: knowing our politicians, our lobbyists, what money is flowing in from Federal and State and getting involved in the right committees that prioritize projects and funding.
- vi. Tammy to send notes from the meeting.
- vii. Said group will meet again in 2 months and hoping to have ODOT rep at the meeting.
- g. Clackamas County Climate Action Plan Report
 - i. Board to review the report before next week's Community Meeting.
- h. Woody Debris Collection Events
 - i. Free collection event at the Beaver Creek Fire Station 1 3/2&3.

XII. February 28th Community Meeting, Beaver Creek Grange:

- a. The OWL – Test PA System
 - i. Portable, 18"x2' with a cordless microphone.
 - ii. Speakers need to raise their hand and we will bring the microphone
- b. Agenda (speakers also invited via zoom link?)
- c. Guest Speaker/s – Emma Smith – Wildfire Prevention
 - i. PowerPoint presentation being e-mailed to Rachel to ensure it is pulled up during meeting.
- d. Arriving at 6:15 (to assure all is hybrid well), refreshments, Registrar, and ???
- e. Safety Check – Jess & Mark
- f. Future Guest/s: March Joe Marek, Cl City Trans Safety, April Sam Leininger, Weed Wise Program Manager, CSWCD, 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
 - i. Rachel to sent Joe Marek a Zoom invitation for March meeting.

Adjourn meeting at 8:39 p.m.