



# The Hamlet of BEAVERCREEK

PO Box 51 • Beaver Creek • Oregon • 97004

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

## HAMLET BOARD MEETING

AUGUST 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 (*excused absence*) and Kenny Sernach

### I. Call to Order at 7:00 p.m.

### II. Land Use Applications:

- 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.
  - i. Discussed location of application. Located at edge of Hamlet boundary line.
  - ii. Applicant will be invited to August Community Meeting next week.

### III. Land Use Activities/Decisions:

- a. Z0232-24 Ryan Jones, 17052 S Burk Road, Beaver Creek, zoned RRRFF5, 2.5 acres, requesting a new home occupation permit. Approved subject to conditions.
- b. Ordinance ZDO-288 Zoning & Development Ordinance Amendments Related to **Utility Facilities**. Planning Comm 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 reconsidering RV portion.
- 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 RRRFF5, 56.22 acres, requesting a zone change from RRRFF5 to RA2 and a 28-lot subdivision for future development of single-family dwellings. Hearings Officer approved. City of Oregon City appealing to LUBA & DLCDC 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. 6/25 approved subject to conditions.
- 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, **Weiler Farm 111 acres**, requesting a zone change from FF10 to RA2. Approved subject to conditions. DLCDC



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.

#### **IV. Rachel Ringle, Co-Secretary & Corresponding Secretary**

- a. Approval of minutes July Board & Community Meetings.
  - i. Verbally discussed the revisions made to Board and Community Meeting minutes. Received unanimous approval to send to county.
  - ii. Discussed county inconsistency with posting Hamlet documents to website as well as delayed communication concerns. Tammy will discuss with Liaison.
- b. Media Integration (Twitter, FB, NextDoor, Website, Instagram, etc.)
  - i. Hooray! We reached 1,000 Followers on Facebook!
  - ii. Discussed obtaining a legal document to show proof that’s we are a VERIFIED (with blue check mark) entity of the county. They want a tax form of some sort to confirm our organization. Tammy will discuss with Liaison.
- c. Board Photo & Hamlet Brochure (sync with website)
  - i. Final edited photos have been sent to Board.
  - ii. Discussed questionnaire that will be sent to Board members and what should be included:
    - 1. What is your favorite drive? Beavercreek Rd.? Upper Highland? Unger?
    - 2. Deadline September 2024 Board meeting.
    - 3.
- d. Table Cover – 1 cloth \$11.99, 2 pack \$18.99. (Carla Propp-Vail design?)
  - i. Black with simple Hamlet logo.
  - ii. Bill Merchant makes a motion to spend up to \$20 to purchase table covers. Rachel Ringle seconds. Board votes: seven (7) approved, 0 opposed, 0 abstained.

#### **V. Mark Hillyard, Director at Large**

- a. Parks Committee
  - i. Open Air Market
    - 1. Many vendors will be at Summer Fest event this weekend. Discussed how excellent this year went and excitement for future markets.
  - ii. National Night Out – Tuesday, August 6<sup>th</sup> – very well attended, Sheriff’s Department went above and beyond, can’t wait for 2025.
  - iii. Concert 8/24 (timing, bands, food/beverages, Hamlet booth (Cheryl & ?), etc.)
    - 1. Discussed upcoming Summer Fest event, pulled pork from Kissin Kates. Food will be free and café will have a “Donation” jar for a staff member who was recently diagnosed with a serious illness – this will be in an effort to raise funds for her.
    - 2. Discussed plan for setting up for event.
  - iv. Electrical (& some plumbing) improvements
    - 1. Shout out to Scott Stein for his electrical help!
    - 2. Discussed the success of getting this task done with Mark Hillyard, Dave Vail, Brian, Tammy Stevens, and so many more,



- b. C4 – Hamlet Representative
  - i. No report.
- c. Z0151-23-C HO Decision – Overnight Lodging
  - i. Discussed the process of Code Enforcement complaints and following up.

**VI. Kenny Sernach, Director at Large**

- a. C4 – CPO Representative (Executive Committee)
  - i. Discussed the meeting agenda for C4.

**VII. Cheryl Buchert, Treasurer**

- a. Treasurer’s Report (CPO reimbursement process) (Open Air Market Checks)
  - i. Discussed how funds are paid out from Clackamas County.
  - ii. Checks from Open Air Market will be delivered to Cheryl next Wednesday.
- b. Boosters Welcome Committee Report (revised budget)
  - i. Discussed why changes were made due to event that was not originally accounted for. Costs increased. Revised income: \$900, expenses \$975, expense of \$75.
  - ii. Bill Merchant made a motion to approve the revised budget. Jessica Sernach seconds the motion. Discussed questions from Board members.
  - iii. Q: Why such a large increase? Increase due to glassware (pints and wine glasses).
  - iv. Board Votes: unanimous approval.
- c. Credit Card Machine – Cathy Meyer, Stafford Hamlet, Stafford Fall Festival 9/7
  - i. Discussed “Stafford Family Fest” event (Date: September 7, 2024) and attending to learn how to process credit card payments.
  - ii. Card machine is loaned from Clackamas County for specific event, then returned when event is over.

**VIII. Joe Matteo, Director at Large**

- a. CSWCD (and Budget Committee) – August 3<sup>rd</sup> 50<sup>th</sup> Anniversary Celebration
  - i. Discussed meeting from Tuesday, August 20, 2024 and Backyard Certification Program that assists with up to \$2,000 to give back to properties 10-acres or smaller. Groups involved in this effort: Columbia River Trust and Bird Alliance of Oregon.
  - ii. Discussed Open House event and potential requirements of BCP being a “urban area” opportunity only.
  - iii. 50<sup>th</sup> Anniversary Celebration: 204 people attended, served 150 hotdogs, lots of happy visitors! Their partners: Molalla River Watch, Beaver Creek Hamlet, Clackamas River Basin, Pudding River Counsel, Backpack Buddies: Food for Kids and so many more in attendance.
  - iv. Puncture Vine is the invasive weed of the month for August.
  - v. Joe is set to be on the November ballot for CSWCD Board.

**IX. Jessica Sernach, Co-Secretary & Corresponding Secretary**



- a. CSWCD
  - i. Kenny and Jessica will be absent at next week's Community Meeting.

**X. Bill Merchant, Vice Chair**

- a. Region 1 ACT
  - i. Discussed the Urban Mobility Finance Plan Update. Funds are limited.
  - ii. Discussed surveys and various statistics for crashes, etc. current rural roads in Clackamas County see up to 18,000 vehicles per day.
  - iii. Limited funds are keeping major repairs from happening.
- b. CPO Summit
  - i. Discussed the need for dialogue with County Commissioners, rather than "speech" style meetings.
- c. Clackamas County Committee for Community Involvement (CCI)
  - i. New member has been added making the committee full.
- d. Stafford Hamlet/PGE Update
  - i. Rick Cook to handle this task.
- e. Projector Repair/Replacement (new bulb, \$58.90)
  - i. Discussed the diagnostics of the broken projector.
  - ii. Tammy Stevens made motion to approve purchase of bulb for up to \$60. Joe Matteo seconds. Board votes: unanimous approval.

**XI. Miscellaneous Topics:**

- a. Elections – Matteo, Merchant, Stevens, and promotions
- b. Carus Schoolhouse Fundraising Concert 9/20
- c. Liaison Lunch – Topics
- d. Hamlet Camera – does anyone have a camera they can lend to the Board to start taking photos at the meeting? Tammy willing to lend her camera for photos at events.

**XII. August 28<sup>th</sup> Community Meeting, Beaver Creek Grange:**

- a. Agenda
- b. Guest Speaker/s – Joe Marek, Transportation, radar feedback, Leland/Kamrath speed adjustments (scheduled for September), remarks on permanently lowering speed limit from 55 to 45, any movement to change speed to 45MPH for all of Beaver Creek Rd, slip lane from Maplelane, current and future roadwork plans on Beaver Creek Rd. and chip seal on Henrici.
- c. Arriving at 6:30, refreshments, Registrar, and ???
- d. Future Guest/s: September – Katie Wilson, Oregon City School Board; October - ?, November - The Confederated Tribes of the Grand Ronde Community of Oregon
- e. 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 9:31 p.m.**