



*The Hamlet of*  
**BEAVERCREEK**

PO Box 51 • Beaver Creek • Oregon • 97004

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

## Board Meeting – September 19, 2024

7:00 p.m. **VIA ZOOM**

### Agenda

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
- II. 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.
- III. 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 Enoh & 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
- IV. Rachel Ringle, Co-Secretary & Corresponding Secretary
  - a. Approval of minutes August Board & Community Meetings.
  - b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.). Beaver Creek/Carus Community Connections Facebook Page (Amy & Awbrey).
  - c. Board Photos, Questionnaire, & Hamlet Brochure (sync with website)



- V. Mark Hillyard, Director at Large
  - a. Parks Committee
    - i. Park Upgrades – expenses?
    - ii. Concert – expenses and income?
  - b. C4 – Hamlet Representative
- VI. Kenny Sernach, Director at Large
  - a. C4 – CPO Representative (Executive Committee)
- VII. Cheryl Buchert, Treasurer
  - a. Treasurer’s Report
  - b. Clackamas River Water Invoice
  - c. Boosters Welcome Committee Report
  - d. Credit Card Machine – Cathy Meyer, Stafford Hamlet, Stafford Fall Festival 9/7
- VIII. Joe Matteo, Director at Large
  - a. CSWCD (and Budget Committee)
- IX. Jessica Sernach, Co-Secretary & Corresponding Secretary
  - a. CSWCD
- X. Bill Merchant, Vice Chair
  - a. Earth Day 55<sup>th</sup> Anniversary April 22, 2025. Hamlet involvement?
  - b. Region 1 ACT
  - c. CPO Summit
  - d. Clackamas County Committee for Community Involvement (CCI)
  - e. Projector Repair/Replacement (new bulb, \$58.90)
- XI. Miscellaneous Topics:
  - a. Elections – Matteo, Merchant, Stevens, and promotions
  - b. Carus Schoolhouse Fundraising Concert 9/20
  - c. Table Cover – 1 cloth \$11.99, 2 pack \$18.99. (Carla Propp-Vail design?)
  - d.
- XII. September 25<sup>th</sup> Community Meeting, Beaver Creek Grange:
  - a. Agenda
  - b. Guest Speaker/s – Katie Wilson, Oregon City School District Board
  - c. Arriving at 6:30, refreshments, Registrar, and ???
  - d. Future Guest/s: 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