

HAMLET BOARD MEETING

via ZOOM

FEBRUARY 20, 2025 @ 7:00PM, MINUTES

Board Attendees

- Chair: Tammy Stevens
- Vice-Chair: Bill Merchant
- Treasurer: Cheryl Buchert, [excused absence](#)
- Secretary/Corresponding Secretary: Gina McMurry
- Directors at Large: Mark Hillyard, Joe Matteo, Kenny Sernach

1. Call to Order - [Called to order at 7:05PM](#)
2. Land Use Applications - [These were reviewed by the board with no questions. To be presented at the community meeting February 26th . Tammy invited the applicants to the meeting.](#)
 - a. **Z0033-25** Glen & Karina Mitchell, 21260 S Mountain Meadow Road, Beaver Creek, zoned Timber, 4 acres, requesting a property line adjustment **(1 of 2)**.
 - b. **Z0034-25** property owner Dennis Pikkarainen Trustee, applicant Kenneth & Nicole Matias, 17275 S Killdeer Road, Beaver Creek, zoned Timber, requesting a property line adjustment **(2 of 2)**.
3. Land Use Activities/Decisions - [All were approved subject to conditions. No concerns by the Board.](#)
 - a. **Z0004-25** Applicant Patricia Ann Dunlap, Property Owner Daniel & Susan Wyland, 15012 S. Mitchell Lane, Oregon City, OR 97045, zoned FF10, requesting a renewal for a temporary home for care. **Approved subject to conditions.**
 - b. **Z0439-24** Samantha & Jonathan Donaca, 16090 S Buckner Creek Road, Beaver Creek, zoned Timber, 80 acres, requested the replacement of an existing manufactured home with a site built home over 100' from the existing home site. **Approved subject to conditions.**
 - c. **Z0457-24 & Z0458-24** Parrott Creek Child & Family Services, 22518 S Parrott Creek Road, Oregon City, zoned EFU, 34.11 acres, requesting the replacement of a basketball court with a larger one. **Approved subject to conditions.**



4. Bill Merchant, Vice-Chair
 - a. Region 1 Area Commission on Transportation (R1ACT) - Meeting occurred last month. Nothing to report.
 - b. Community Planning Organization (CPO) Summit - Meeting occurred last month. The County is working on redoing the CPO handbook. Are they working on CPO training? Hamlet training? Treasurer training? It's in discussion. Tammy is actively working on her version of CPO Land Use Application training which we can work on wordsmithing with AI once she gets it drafted.
 - c. Clackamas County Committee for Community Involvement (CCI) - Discussing a June community meeting. Structure forthcoming.
 - d. Reader Board Options - Still in process.
5. Cheryl Buchert, Treasurer
 - a. Treasurer's Report - Cheryl emailed these out in advance. Tammy asked if there were any questions/comments from the board? None.
 - b. Boosters Welcome Committee Report - Nothing new to report
6. Gina McMurry, Secretary & Corresponding Secretary
 - a. Approval of minutes, January Board & Town Hall Community Meetings - Joe has comments so will email them out to the board for me to make any corrections/edits and then resend so we can approve at the Community Meeting.
 - b. County Website for 2024/2025 thorough and accurate - done along w/ the new board member list. (Thank You Gina)
 - c. Hamlet Website & Zoom - Bill says he'd love to look at the website & the zoom setup with Gina; maybe we can work on streamlining/adding things (privacy policy, store, recruitment for the board, mailing list, etc.), Social Media - more immediate calls to action / Website - more historical, informative.
7. Mark Hillyard, Director at Large
 - a. Park Committee
 - i. **April 19th, 2025, Easter Egg Hunt** - Progressing nicely for upcoming event.
 - ii. Wednesday Events - coming along nicely; will publish schedule soon
 - iii. Saturday Events - looking at 1 per month for June, July, August. Mark noted they have to balance against other markets operating at the same time.
 - b. Clackamas County Coordinating Committee (C4) - Hamlet Representation - March meeting will be in person. Already met on: 2025 Investment Updates for vehicle registration, transportation, etc. County focus: Roads that go through cities, eliminate from county responsibility. Also, a Mental Health recovery center being discussed in the County w/ State assistance. ..by Camp Withycombe. ODOT



being discussed. I-5 Bridge discussion keeps ongoing. Fire Map that just came out, needs to be rereviewed per the Governor, more to follow.

- c. Land Use Attorney - Nothing to report yet.

8. Kenny Sernach, Director at Large

- a. Clackamas County Coordinating Committee (C4) - CPO Representation & Executive Committee. - Operation & Maintenance (O&M) 1.7B deficit for ODOT; his biggest takeaway. Would need \$3B to get the state back their money. All things are being reviewed.
- b. Intersection Conceptual Recommendations - Nothing new to report; they likely will look at short term recommendations and budgeting.

9. Joe Matteo, Director at Large

- a. Clackamas Soil and Water Conservation District Board Member - Went to SDAO conference. They were discussing their budget. Want \$7.3B total funds; 15% increase from last biennium. New Revenue \$1.75B.
 - i. The septic loan program has another 500,000 to loan to home owners needing to repair their current system.
 - ii. CSWCD is looking for someone to harvest the hay on the farm, and the weed tool loan library is open for business.
 - iii. Weed of the month: Scotch Broom, [Click Here](#)
 - iv. 1000 Friends of Oregon - Wants us all to write congress to protect the high value farmland from the solar farms.

10. Miscellaneous Topics

- a. Ray and Kari Jacobs - 15 minute presentation to the Board March 20th. Agreed by all of the Board to hear about their private project. 2 Acres, RA1, looking to split it and build an environmentally friendly building. 10 minutes maximum.
- b. Carus Schoolhouse. Friends Group, The Vandalay Group (who owns the schoolhouse) has established a 501c3 non-profit organization. The Friends Committee and The Vandalay Group and now want to form a committee to discuss fundraising and spending. They need to fundraise for roofing, community center repairs, upgrades, etc. Drafting bylaws for the committee. They ask of us: Would a hamlet board member be willing to step in as a tiebreaker if ever needed? Kenny said he'd volunteer to do this for a term if they can get him up to speed at one meeting so he can vote.
- c. Oregon City Library
 - i. Outreach vehicle to connect with unincorporated communities, wants us to write a letter of support. **Tammy will reach out to Claire Kellogg to see if she will assist on this. Draft, run by board, and submit as representative of Hamlet.**



- ii. 04/03/25 - “Beyond the Walls” fundraising, might be at Ainsworth house.
Will someone go and say a few words? Tammy will ask Claire if she is willing to do this as well.
 - d. Park Place - Joe asked if status is known about this project. Tammy said nothing else known at this time; other than the letter we sent in. She’ll investigate. The concern is traffic congestion.
- 11. February 26, 2025 Community Meeting, Beaver Creek Grange #276
 - a. Agenda
 - b. Guest Speaker(s)
 - i. **Brooke Brownlee** - Senior Manager, Labor, Workforce, and Community Engagement, PGE - PGE now and future plans, what each resident can do to conserve energy, other energy options (solar, wind, etc.), and answer questions. **Can ask for education on why electric bills have gone up so drastically. What are they working on today, and in the future to problem solve the expense.**
 - c. Grange - Open at 6:15PM, refreshments, registrar, and misc.
 - d. Future Guest(s):
 - i. **March** Brandi Johnson, LoveOne
 - ii. **April** Shawn Olson, Fire Marshal, Clackamas Fire District #1
 - iii. **May** Sam Linginger, CSWCD, WeedWise (Tansy & Scotchbroom)
 - iv. **June** Gary Marschke, National Alliance of Mental Illness (NAMI)
 - v. **July** Daniel Nibouar, Wildfire Prevention
 - vi. **August** Clackamas County Sheriff or Under Sheriff
 - vii. **September** Amy Landvoigt, Water Master;
 - e. Other Speaker ideas
 - i. Oregon Agricultural Trust (OAT), Code Enforcement, Oregon City School District – Transportation Principle & PTO Chair, Health Housing and Human Services (H3S), Sheriff’s Deputy & Detective (Homelessness, etc.), Sheriff’s Canine Unit, Vector Control, Clackamas River Water, United States Postal Service (USPS), Bryn Seion (the Welsh church), Craig Roberts, BCC Chair; Emergency and Wildfire Prevention; etc.

Adjourn - **Meeting adjourned 8:43PM.**

THANK YOU FOR PARTICIPATING IN YOUR HAMLET, YOUR COMMUNITY!!
PLEASE INVITE NEIGHBORS TO ATTEND MEETINGS IN PERSON
