



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

OCTOBER 23, 2024, 7:00 P.M.

THE BEAVERCREEK GRANGE (IN PERSON)

MEETING MINUTES

Call to Order at: 7:01pm

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 & Corres. Secretary & Social Media Director: 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

Adjourned meeting at: 7:04 p.m.

Call to Order at: 7:44 p.m.

Guest Speaker: Watch Commander Lieutenant Marcus Mendoza, Sheriff's Dept.

- *Not in attendance.*

Guest Speaker: Shawn Olson, Fire Marshal of Clackamas Fire District

- *Levy that was passed. Funds are being distributed amongst the district. 62 FF being hired, and a new rescue unit will be assigned to station 1. Biggest purpose is to protect the community.*
- *Upcoming events include a Trick-or-Treat in Sandy and Gladstone.*
- *Santa is coming after Thanksgiving.*
- *Public website will be having a Drop Box location for food collection for the community. "The Siren" newsletter is available to the community online.*
- *Open Burning is live... call for burning days and times.*
- *There are three large organizations in Clackamas County: DEQ, Clackamas Fire and Oregon Department of Forestry. They have a 6-mile range of*



service. The ORS and Oregon Fire Code gives the Fire Dept. power to work together to ensure tasks are handled within that range.

- DEQ is in charge of setting the burn days and times based on Fall and Spring.*
- No longer have special permitting for Backyard Burning due to system confusion and regulations. Now Fire Marshal follows DEQ's guidelines and standards.*
- Backyard burning has no threat to cause wildfires. If you review the DEQ regulations, smoke is the bigger concern of the two. Garbage is also a concern.*
- No longer issuing Agricultural Burn Permits during wildfire season due to mass confusion between the three organizations having conflicts of what they're allowing/dates of each season.*
- Burn Violations are issued for repeat offenders (reoccurring residents) and it is dispatched to Oregon Fire or DEQ. DEQ has discretion if they address them and if site visits occur, etc.*
- Kelly reports neighbor in Carus Rd. area who is excessively burning marijuana debris and it is impacting her children. Her concern is nothing is happening regardless of her multiple attempts of contacting Clackamas Non-Emergency. Shawn gave his contact information and ask the resident (Kelly) to e-mail him with the details and he will ensure this gets looked into and regulated.*
- ODF does seek cost recovery if there is a fire that is started off a Backyard burning report. Clackamas Fire may potentially seek cost recovery if a backyard burn is the cause.*
- ODF is the one who decides our Burn days. Call 503-742-2495 to see updates on the Burn Line. It is updated by 8 a.m. generally. If the crews are out on an emergency response, there may be a delay but 8 a.m. is the target time.*
- Shawn will have their Facebook Coordinator start listing the daily burn times each day on social media. This will help the public not have to call the line and hope they get through or the line has been updated.*
- Focus on good practices: Burn on designated burn days, have resources available such as water, fire extinguisher, etc. DON'T: Do not light fires after burn times, don't create a lot of smoke, etc.*
- Shawn will return in April 2025.*
- Shawn to send updated guidelines.*

I. Elections: Stevens, Merchant, Matteo, & J. Sernach

- a. Presented Jessica Sernach with a plaque of appreciation of her service 2018-24.*



- b. *Voting re-election of Tammy Stevens, Bill Merchant and Joe Matteo.*
 - i. *The public and Board voted and it was unanimous in favor.*

II. **Public Comments/Questions:**

- a. *Please see CCC Bond Measure & OC School District Measures on Back Table*

III. **Land Use Applications:**

- a. Z0401-24 Glenda Sando, 21965 S McBurney Road, Beavercreek, zoned RRFF5, requesting the renewal of a Temporary Home for Care.
 - i. *This is a re-occurring renewal with no changes from prior applications. There were no comments from the public.*
 - ii. *Bill Merchant makes a motion to recommend approval of this Land Use Application. Mark Hillyard seconds the motion.*
 - iii. *Public Votes: 4 in favor, 4, 0 opposed and 0 abstained.*
 - iv. *Board Votes: unanimously in favor (8), 0 opposed, 0 abstained.*

- b. Z0339-24 applicant Vertical Bridge, Brandon Clower; property owner Lukas-Hanna Irrevocable Trust; 18133 S Steiner Road, Beavercreek; zoned Timber; 217.55 acres; Public Hearing scheduled for 10/24/24, 9:30 am; requesting to install a Verizon wireless tower with antennas & associated equipment on a 195' self-supporting tower with equipment cabinets & a generator placed at grade & surrounded by a chain link fence.
 - i. *Tammy read a letter in support of the Land Use application from the applicants' daughter. She recaps her experience with connecting via phone to her aging mother. She expressed her frustration with the lack of reliable service in this area.*
 - ii. *Bill Merchant made a motion to recommend approval of this application with the recommended condition of the tower being disguised to look like a fir tree for appearance purposes. Kenny Sernach seconds the motion.*
 - iii. *Public Votes: 4 in favor, 0 opposed and 1 abstained.*
 - iv. *Board Votes: 8 in favor, 0 opposed and 0 abstained.*

IV. **Land Use Activities/Decisions:**

- a. 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.
- b. 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. Oregon Court of Appeals upheld LUBA's requirement of the need of a Goal 14 exception.
- c. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S Beavercreek Road/Wilson, 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 & DLCDD will consider appealing to LUBA on 6/27&28. Planner discussing another route for applicant.

V. **Reports:**

- a. Finance Committee, Treasurer: Cheryl Buchert
 - Cash Account \$60.84
 - Trust Account \$6,542.57 (Park fund \$5,158.49)
 - Checking Account \$2,792.46
 - Total \$9,395.87**
 - *The fiscal reports are located on the table at the entrance of the Grange.*
- b. **Beaver Creek Cooperative Telephone** – Bill Merchant, Chair, BCT Board
 - i. *They are continually working on installing Fiber to the home. Looking to begin in 2025.*
- c. **Transportation** – Bill Merchant (Oregon Legislative Committee Seeking Public View on Transportation Issues)
 - i. *Bill gave an overview of their meeting and the overall concern of transportation. Bill reports many students were present and shared their gratitude for the bus pass accessibility and their design to continue funding for that to/from school.*
- d. **CSWCD** – Joe Matteo
 - i. *Invasive weed of the month is: Himalayan Blackberry. Sale is prohibited. Grows by seed and touching the ground. It spreads like wildfire. If you plan to use chemicals to address them, now is the time to begin your efforts. Spring and Summer are too soon.*
 - ii. *Joe shared that he is on the Ballot for our District. Vote by November 5th!*

VI. **Old Business:**

- a. Park Activities 2024 – Mark & Cindy Hillyard
 - i. Holiday Tree Lighting December 7th
 1. *First Saturday in December. Potluck at the Grange, Ugly sweater contest, Parade led by Santa Claus to the Korner Park, Christmas music, talking with Santa, photo opportunity with Santa and Mater, Hot Chocolate, Cider and Cookies.*
 2. *It was shared that the Park Committee moved the reader board away from the tree and closer to the fence so it should more visible for people to see.*

VII. **New Business:**

- a. New Projector – Bill Merchant & Mark Hillyard
 - i. *Will continue to research and have a realistic option at November Board meeting. Tammy and Bill to meet with County on 10/28 to discuss the County repairing projector & OWL items at no cost to us.*
- b. Korner Park Gate Project – Frank Barley
 - i. *Design ideas – survey results?*
 1. *Results were Design “E” won on Facebook. If we want to fundraise for further design, we can do so however Scott, Frank and John will*



- be donating 100% of the time and materials and have volunteered to install sign “A” at no cost to The Hamlet.*
- ii. Kevin Eubanks – (Pole Barn) has been involved in the process and we want to give him a shoutout/thanks.*
 - iii. Discussed future plans for a new bulletin board next to the new entrance that Scott would like to install to make it more accessible.*
 - iv. “The Sunrise Group” is their team name.*

VIII. Other Business/Reminders:

- a. Grange Update – Breakfast November 2nd
- b. Planning Commission – Study Session 10/14 (Code Enforcement, FILO)
 - i. Discussed the presentation provided by Code Enforcement and their new internal procedures to ensure they improve the process.*

Next Community Meeting: ONE WEEK EARLY November 20, 2024, 7:00 p.m. at the Beaver Creek Grange – Guest Speaker, Ryan Webb, Engineering & Planning Manager, The Confederated Tribes of the Grand Ronde – Redevelopment Plans for Tumwata Village.

Adjourn meeting at: 8:48 p.m.

The Hamlet of Beaver Creek Website: <http://BeaverCreek.org> – Email info@beavercreek.org
Find Us On Facebook, Instagram & YouTube: The Hamlet of Beaver Creek
THANK YOU FOR PARTICIPATING IN YOUR HAMLET, YOUR COMMUNITY!!!
PLEASE INVITE NEIGHBORS TO ATTEND MEETINGS IN PERSON