



The Hamlet of BEAVERCREEK

PO Box 51 • Beavercreek • Oregon • 97004

Serving the communities of Beavercreek, Carus, Fishers Corner, and Echo Dell

Hamlet COMMUNITY Meeting IN PERSON MEETING AT THE BEAVERCREEK GRANGE MAY 22, 2024, 7:00 p.m. MAgenda

Call to Order at 7:00 p.m.

Introductions:

Chair: Tammy Stevens Vice-Chair: Bill Merchant
Treasurer: Cheryl Buchert (absent) Director at Large: Mark Hillyard
Co-Secretary, Speaker & Corresponding Secretary: Jessica Sernach (absent)
Co-Secretary, Speaker & Corresponding Secretary: Rachel Ringle
Director at Large: Joe Matteo (absent) Director at Large: Kenny Sernach

Reminders – please mute cell phones, restrooms, refreshments, and sign in.

Safety Advise – Mark Hillyard

Guest Speaker/s: **Greg Williams, Director, & David Goldberg, Board Chair, OC Public Library**

- Recently did a survey within Clackamas County to identify the needs of residents and how the Library can serve them.
- Measure 3-310 passed by 60% to create a permanently funded Library District Service. It is \$.39/thousand assessed value on resident's property tax and goes directly to the library.
- Each library has a designated service area with both city residents and a portion of unincorporated Clackamas County residents.
- Funds do not go towards all Library's. Certain cities get higher funds due to population, jurisdiction, etc.
- Every individual Library is free to make their own decision, create their own policies and serve their patrons however they see fit. They do try to work together with other libraries however they are independent.
- Inside city limits is 10 sq. miles and Unincorporated is 100 sq. miles. Total service area is 110 sq. miles.
- They created these limits to ensure that each Library has enough people/coverage to ensure they were successful. The limits are only set for funding. Each resident can use any Library in Clackamas County.
- Population of residents is roughly 37k.
- Library Board has 7 positions, 4 are designated to city residents, 2 have to be filled by residents outside service area, and 1 "at-large" position from someone from Unincorporated areas. Chair and Vice-Chair are residents of Clackamas County. They are very hands on and keyed into the library's budget development.



- The community is encouraged to be involved in the development of strategic priorities. The top priorities include meeting the needs of residents to ensure they provide the best service possible.
- In 2023 the Library did their first ever Unincorporated resident survey. The results are available to the public. E-mail Greg Williams to obtain a copy of the results.
- “How satisfied are residents with their Library?” 84% were satisfied/3% dissatisfied. The Consultant ensured to vet those who took the survey to be sure they were residents of Clackamas County.
- Greg went over various categories of the survey for what residents were satisfied/dissatisfied with. This slideshow will be available for anyone to obtain a copy of. We will also put it on www.beavercreek.org.
- Initiative #1: Outreach vehicle – a pop up library vehicle that goes out weekly to give away books, pass along program information, set up at farmers markets. The overall goal of this is to be more accessible to the community and make the Library’s presence known.
- Initiative #2: Book Lockers – County is working on procurement at this time. These Lockers will likely be purchased by late 2025. There is a lot that goes into implementing these into the community – research, communication, etc. They will work on a model that will work best for our community. They want members to be able to obtain books from them as well as return books.
- Initiative #3: Books By Mail – Oregon City Woman’s Club gave Library a Grant with enough funds to ensure the library can mail books – postage paid both ways. Should be up and running by the end of the 2024 fiscal year.
- Initiative #4: School Library Cards – school districts entering into agreements with the library. This will allow students to be able to apply for a library card. OC Library is the first one in Clackamas County to achieve this. Once rolled out this summer (2024), roughly 7k students will have their own library card.
- Library obtained \$5k to spend on eContent budget.

I. Public Comments/Questions:

II. Land Use Applications:

a.

III. Land Use Activities/Decisions:

- a. Z0141-24 property owner Cassidy & Kevin Rash, applicants Karen & Gary Rash, 14006 S Spangler Road, Oregon City, zoned RRFF5, 2.24 acres, requesting a new temporary home for the care of their parents. Approved subject to conditions.
- b. Z0132-24 property owner Monica & Thomas Spetnagel, applicant Bryce Rosenbaum, 23290 S Beavercreek Road, Beavercreek, zoned EFU, requesting the replacement of a dwelling in an EFU zone. Approved subject to conditions
- c. Ordinance ZDO-288 Zoning & Development Ordinance Amendments Related to Utility Facilities. Planning Commission Hearing 4/8, deliberations rescheduled to 5/13. BCC 6/12
- d. 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 for the Hamlet. BCC approved all.
 - i. There will be another hearing on June 6th to look at this Ordinance. Residents can e-mail Martha Fritzie feedback by June 6th to be included in their secondary hearing.



- e. 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/INTERVENSIONS? LUBA hearing 4/30. Decision by the end of May.
 - i. Hearing was on April 30th and decision is still pending.
- f. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S Beaver Creek 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.
- g. Thimble Creek South, City of Oregon City, 20124 S Beaver Creek Road, 42 residential lots with 143 dwelling units. Letter sent 1/18. Awaiting OC decision.

IV. **Reports:**

- a. Finance Committee, Treasurer: Cheryl Buchert
 - Cash Account \$51.84
 - Checking Account 1,217.19
 - Trust Account \$5,397.50 (Park fund \$) **Total \$6,666.53**
- b. Beaver Creek Cooperative Telephone – Bill Merchant, Chair, BCT Board
 - i. No information to report.
- c. Transportation – Bill Merchant
 - i. Attended the Transportation Dept. event this month. It had a great turnout.
 - ii. Road Concern Form – you can fill out the online form and it goes into a queue to the Transportation Dept. to get your concerns addressed. Website: www.clackamas.us/roads/roadconcern.jsp or e-mail RoadConcerns@clackamas.us.
- d. CSWCD – Jessica Sernach & Joe Matteo
 - i. Jeff Becker, their board chair, passed away. Other members shared how his influence reached beyond his role in Clackamas. People were shocked, saying he was a great mentor and friend. Others testified that he had a great attitude with a kind and gentle spirit. Plaza construction project will demonstrate various planting types: pollinators, meadow scape & oak scaping, screening, rock garden, and shade. The design is done. They are committed to reducing the cost before going out to bid. Website redesign is out to RFP. The board voted to select The Beauty Shop as a designer with funding not to exceed \$70,000. The project is expected to be completed in April/May of 2025. 3 Director positions are up for election. In June/July Lisa will provide a reminder to apply. There will be a "50th celebration" open to the public coming this summer. Lisa checked with ODA and the board can decide to appoint a position in the interim, or decide not to. This week is "invasive weed awareness" week focusing on post-burn weed management. They are focusing on keeping priority weeds at bay and promoting the canopy to regrow. Planting grass allows herbicides to be used on invasives, while the grass stays alive to protect the soil.

V. **Old Business:**

- a. New Website – Bill Merchant
- b. April Board & Community Meeting Minutes Approval
- c. Beaver Creek Elementary School PTO Spring Carnival Sunday May 19th, 11 - 3

VI. **New Business:**

- a. Carus Elementary School Spring Carnival Friday May 31 6-8 p.m.
- b. Beaver Creek Community Park Trust – Saturday June 29th Park Improvement Event
 - i. Clean up event, sourdough cook off and/or barbecue event. It will be on social media as well. Event is June 29th from 11 a.m. to 2 p.m.
- c. Park Activities 2024 – Mark & Cindy Hillyard
 - i. Picnic tables are a big hit. There will be 3 more tables built/put out shortly.
 - ii. Open Air Markets June & July Wednesday Evenings



1. June 5th – August no market on July 3rd
- iii. Electrical Improvements Being Planned

VII. **Other Business/Reminders:**

- a. Carus Schoolhouse – Chris Ritter
 - i. The foundation is built.
 - ii. Summer Fundraising events.
 - iii. Friends of Carus Schoolhouse organization meets May 23rd to discuss future plans.
- b. Hopkins Demonstration Forest Newsletter
- c. Grange Update – Breakfast June 1st
- d. Planning Commission

Next Community Meeting: June 26, 2024, 7:00 p.m. at the Beaver Creek Grange - Guest Speakers, Malia Rosner Kupillas, Council Chair, & Rachel McCarthy, EPC Member, - Clackamas County Emergency Preparedness Council

Adjourn meeting at 9:04 p.m.

The Hamlet of Beaver Creek Website: <http://BeaverCreek.org> – Email info@beavercreek.org

Facebook, Instagram & YouTube Pages: “The Hamlet of Beaver Creek”

THANK YOU FOR PARTICIPATING IN YOUR HAMLET, YOUR COMMUNITY!!!

PLEASE INVITE NEIGHBORS TO ATTEND MEETINGS IN PERSON