



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 – February 22, 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. Z0020-24 Stephen Rosenthal, 15530 S Kirk Road, Oregon City, zoned RRFF5, requesting the renewal of a level 3 home occupation permit for a roofing business.
 - b. Z0014-24 applicant Nathan Edmonds, owner Edmonds Holdings LLC, 20229 S Hwy 213, Oregon City, zoned RRFF5, .51 acres, requesting a temporary use (otherwise prohibited) to move chiropractic clinic to a temporary mobile office during construction.
- III. Land Use Activities/Decisions:
 - a. 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. Awaiting Hearings Officer decision.
 - b. 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.
 - 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, 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?**
 - d. Z0331-23 Kyle & Tara Sayre, 14592 S Griffith Lane, Mulino, zoned Exclusive Farm Use, 64 acres, requesting a property line adjustment in an EFU zone to relocate a lot on a Measure 49 claim. Input due 11/15, requested input extension to 11/16. Approved subject to conditions.



- e. Z0468-23 Garry Evans, 15440 S Henrici Road, Oregon City, zoned RRFF5, requesting the renewal of a home occupation permit for a woodworking shop (with a previously approved exception for 2,000 sq. ft. floor space). Approved subject to conditions.
- IV. Bill Merchant, Vice Chair (excused absence)
 - a. Website – Lee Ritter (next meeting 2/28 to review draft website)
 - b. Email Address board@beavercreek.org
 - c. Region 1 ACT
 - d. CPO Summit
 - e. Clackamas County Committee for Community Involvement
 - f. Community Road Fund Advisory Committee
 - g. Post Office Box Change From 587 to 51
 - h. The Future of Oregon City – Tony Konkol, OC Manager
 - V. Joe Matteo, Director at Large
 - a. CSWCD (and Budget Committee)
 - VI. Jessica Sernach, Co-Secretary & Corresponding Secretary
 - a. CSWCD
 - VII. Kenny Sernach, Director at Large
 - a. C4 – CPO Representative
 - b. Clackamas County Budget & Audit Committees
 - VIII. Mark Hillyard
 - a. Parks Committee
 - i. Easter Hunt March 30th
 - ii. Electrical improvements
 - b. Beavercreek Community Trust Committee (meets 3rd Wednesday)
 - c. C4 – Hamlet Representative
 - d. Emergency Preparedness
 - IX. Cheryl Buchert, Treasurer
 - a. Treasurer's Report
 - b. Welcome Wagon/Booster Committee Report
 - c. Land Use Permits – 3 Year History
 - X. Rachel Ringle, Co-Secretary & Corresponding Secretary
 - a. Approval of minutes (January Board & Community Meetings). Recordings on YouTube?
 - b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.). Beavercreek/Carus Community Connections Facebook Page (Amy & Awbrey).
 - c. Beavercreek Elementary PTO Carnival Sunday 5/19
 - d. Board Photo



XI. Miscellaneous Topics:

- a. Tonia List (now Ed)
- b. BCCP Beavercreek Bulletin Editor
- c. Carus Historic Schoolhouse Auction Fundraiser 2/24
- d. Tree School 5/23
- e. Planning Commission Training
- f. Transportation Meeting

XII. February 28th Community Meeting, Beavercreek Grange:

- a. The OWL – Test PA System
- b. Agenda (speakers also invited via zoom link?)
- c. Guest Speaker/s – Emma Smith – Wildfire Prevention
- d. Arriving at 6:15 (to assure all is hybrid well), refreshments, Registrar, and ???
- e. Safety Check – Jess & Mark
- f. Future Guest/s: March Sam Leininger, Weed Wise Program Manager, CSWCD, April Joe Marek, Cl Cty Trans Safety, Code Enforcement/County Sheriff's Deputy, NAMI Mental Health, Oregon Agricultural Trust (OAT), Oregon City School District – Transportation, Principle & PTO Chair, Fire Marshall, Health Housing and Human Services, Sheriff's Deputy & Detective on Homelessness

Adjourn