



Board Meeting – April 21, 2022
7:00 p.m. **VIA ZOOM**
Agenda

Call to Order: 7:00 P.M.

Board Attendees: Tammy Stevens (Chair), Bill Merchant (Vice-Chair), Kenny Sernach (Director at Large), Mark Hillyard (Director at Large), Jack Hipp (Director at Large), and Jessica Sernach (Secretary, Speaker & Corresponding Secretary). Cheryl Buchert (Treasurer) and Joe Matteo (Director at Large) were unable to attend.

1. Land Use Applications:

- a. Z0149-22, owner Grand View Baptist Church, applicant Mike Mutchler, 14877 S Leland Road, Beaver creek, zoned FF10, 16.6 acres, requesting a modification to the conditional use in order to add a modular classroom building 28'x64'. Input due by Friday 4/22.
 - i. Tammy provided an overview of the application. There were no previous comments received. Jack Hipp made a motion to recommend approval in support of this application. Mark Hillyard seconded the motion. Questions were raised around the address of the applicant given. The board voted unanimously (6) in favor.
- b. Z0144-22, Bradlee Hersey, 12631 S Spangler Road, Oregon City, zoned Agricultural/Forest, 29.04 acres, requesting the “replacement” of an existing 1900s home with a new home, however, requesting the original home remain as an accessory building. Input to Planner due 4/27.
 - i. Tammy provided an overview of the application. She provided a definition of an “accessory building”. Tammy has not been able to find any previous permits for the existing building’s remodel. Questions were raised around the purpose and use of ADU’s (ADU’s are no larger than 900 square feet and cannot be located on resource land).
- c. Z0180-22 Nicholas & Mckenzie Bezates, 16085 S Ivel Road, Beaver creek, zoned FF10, 1.84 acres, requesting a home occ renewal.
 - i. Tammy provided an overview of the application. There were no previous comments received.

2. Land Use Activities/Decisions:



- a. Z0561-21 property owner Roger Rolen & Desiree Barber, applicant Lindsey Jones, 21030 S Ferguson Road, Oregon City, zoned RRFF5, .5 acres, requesting the reduction of a 30' set back to 10'. Discussed with Planner, Andrew Yaden. Approved subject to conditions.
 - b. Z0439-21 Enoch & Danielle Man, 20750 S Beaver Creek Road, Oregon City, zoned RRFF5, 56.72 acres, requesting a removal of historic overlay. BCC Hearing 1/19/22, approved with conditions. Elizabeth Graser-Lindsey appealing to LUBA.
 - c. City of Oregon City, 14250 S Maplelane Ct., Oregon City, multi-family development, construction of a stormwater pipe in Newell Creek. Sent letter to Planner on 3/25/22 with Hamlet's concerns.
 - d. City of Oregon City, Park Place Crossing Master Plan, Livesay Road, Oregon City, a 92 acre 6 phase subdivision with approximately 476 residents. Sent letter to Planner on 4/11/22 with Hamlet's concerns.
 - e. Z0078-22 Scott Salisbury, 17400 S Henrici Road, Oregon City, zoned RRFF5, 10.24 acres, requesting a partition to 5 acres each. Approved subject to conditions.
 - f. Jack raised questions around the development across from the High School. This is the Evergreen Development on a 9 acre parcel apart from the Beaver Creek Road Concept Plan. There have been a lot of changes from the original 2008 BRCP.
3. Kenny Sernach, Director at Large
 - a. C4 – April 7th (5/11 meeting with Hamlets, CPOs & County)
 - i. The rural representatives are assembling. Kenny provided an overview of the tolling plan and the letter sent to ODOT.
 - b. Clackamas County Budget Committee & Audit Committee
 - i. There were proposed changes to elected officials' salaries. No recommendations were made in that meeting.
 4. Bill Merchant, Vice Chair
 - a. Road Signs (4 New) – ODOT Signs on 213
 - i. The board wants to install 2 of the 4 new signs on Highway 213. ODOT needs to provide approval. A permit is needed for two of the signs. The remaining 2 can be installed on County roads.
 - b. R1ACT - meets on alternating months. ODOT will create a state-wide committee on tolling. Other areas around the state will be identified as potential candidates.
 - c. CPO Summit
 - i. There is a push for moving the group to be more formal, but it is met with resistance.



- d. Applied for CCI (Clackamas County & State of Oregon) and Bill has not received any direct feedback.
 - e. C800 Citizen Oversight Committee (voice radio). The meeting was canceled.
 - f. Community Road Fund Advisory Committee. No update.
 - g. BCT. They are making a little money. The bandwidth in the coax system has increased with the removal of cable T.V.; therefore more people are able to be serviced.
 - h. Add to Website working with Diana Crites:
 - i. 10 O’Clock Church Pantry Services on Website - no update
 - ii. Historic Pictures with Claire Kellogg - no update
 - iii. Website – making user friendly
 - iv. The rules and regulations posted to the website were automatically included when “shopping via the website” was added.
 - i. ODOT Speaker/s
 - j. Kiosk – New Map, Historic Piece & Lending Library Extension - no update
 - k. Reader Board – UCC Earth Day - this will be updated on 4/22/2022
5. Jessica Sernach, Secretary & Corresponding Secretary
- a. Easter Hunt – Hamlet Table with Cheryl Buchert - Two shirts were sold for \$29. There was a lot of interest in volunteering and in learning of the purpose of the Hamlet.
6. Mark Hillyard
- a. Parks Committee - the Easter Hunt was a large success. 80 golden eggs were distributed (one per child). The entire event was ~30 minutes in duration. \$760 was raised from the raffle. There are many more activities planned for the rest of the year.
7. Joe Matteo, Director at Large
- a. Hamlet of Beavercreek Wooden Signs (touch-up paint, caps and Welcome To sign). Tammy provided an overview of the update to the sign.
8. Jack Hipp, Director at Large
- a. Sheriff News - no update.
9. Cheryl Buchert, Treasurer
- a. Treasurer’s Report - there were no questions.
 - b. Inventory Summary – Clothing, Etc. Jessica will make sure to get the inventory spreadsheet returned to Tammy for updates.
10. Miscellaneous Topics:
- a. Christine Kosinski - she has been going through some tough life circumstances, but is getting re-involved.
 - b. Community Involvement



- i. Beaver Creek Grade School 5/17 Celebration of Learning - they are requesting a Hamlet booth participate in their activities. Tammy and Jessica volunteered to tend a booth.
 - ii. CSWCD, Grange, Restaurant, Schools, Etc. - keeping abreast and involvement is important.
 - iii. Earth Day – UCC (future Hamlet involvement)
 - c. Community Meeting History Segment - Tammy asked for a volunteer and Bill suggested a community member to be this History Buff.
 - d. Transportation – State, County & City - we need to be present and repeat our message at any and all meetings we can pitch our community transportation needs.
 - e. April 6th BCC Town Hall - a lot of important topics brought up.
 - f. Clackamas County Pocket Resource Guide to H3S Services - Tammy asked Bill to post a link to the website.
 - g. County Staff Liaison – Kimberly Dinwiddie-Webb attending Town Hall meeting (agenda?). Community Involvement email has been very responsive.
 - h. Hamlet Budget Meeting with Sue Hildick - there were concerns around the Hamlet not asking for more funds this year, but was reassured that it was intentional.
 - i. Mark raised concerns around erosion on Leland Road.
 - j. Kiosk expansion - could possibly ask the Boy Scouts to help.
 - k. The Grange will have a Mother's Day event.
 - l. Kissin Kates will have a Mother's Day event.
11. April 27th Town Hall Community Zoom Meeting:
- a. Agenda
 - b. Guest/s: April - solar, May – Bill Stewart, Community Prosecutor & Vahid Brown Supportive Housing Services Program Manager (H3S), Local Homelessness, June – PGE, Aug. – Joe Marek
 - c. Future Guest Speakers – ODOT Tolling, Brian Nava (County Treasurer), BC & Carus Grade School Principal, Code Enforcement, Amy Manning's suggestion (large earthquake - series of speakers addressing emergency preparedness), landslides, etc.

Adjourn: 8:36 P.M.