



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 HYBRID MEETING AT THE BEAVERCREEK GRANGE MARCH 27, 2024, 7:00 P.M. MEETING MINUTES

Call to Order at 7:00 p.m.

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 & Corresponding Secretary: Rachel Ringle

Director at Large: Joe Matteo

Director at Large: Kenny Sernach

Reminders – **Attendees** - please mute cell phones, restrooms, refreshments, sign in, to comment or ask a question use the mic, do not talk over others

Virtual visitors - please use chat or raise hand feature to comment or ask questions, please include the first and last name of the virtual attendee (to include all those within the Hamlet over 18 years old) in chat.

Safety Advise – Jessica Sernach & Mark Hillyard

Guest Speaker/s:

Joe Marek, Transportation Safety Program Manager Clackamas County

- Kamrath & Leland are 21-22 on the transportation list for speed zone change investigations.
- Paving projects upcoming: Springwater Rd., Fischers Mill Rd., Haines Rd., BCM, Mulino Rd.
- Chip-seal Projects: Various list of 100+ roads upcoming (list available on Clackamas County's website).
- Beaver Creek Rd./Maplelane Rd.: Detection will be restored after construction is complete and the lights will return to normal function.
- Beaver Creek Rd. southbound from HWY-213/left turn to Maplelane is a problematic intersection. Joe Marek indicated we need to reach out to City of Oregon City to learn their plans for the future.



- Wilson Rd. Development has 5 REPORTED accidents. Decisions are based on what is formally reported rather than hearsay.
- Oregon is a self-reporting state.
- Reporting is done through DMV in person or website.
 - When a person is in an accident worth \$2500 (damage), they shall report the crash themselves to DMV.
- Reporting a crash does not mean your insurance agent will be notified. Crash reports made to DMV are not sent to insurance agencies.
- Speed Sign on Beaver Creek Rd. will be designed by June 2024, Project bidding is September 2024, completion June 2025.
- Roundabout at Beaver Creek/Kamrath/Leland is in conceptual phase (diagram provided) – no funding at this time. Tier 2 project.
- Current funding is set through 2027.
- Roundabout/intersection at Holly Lane/Redland Rd. Project research is based on forecasted construction figures.
- Send any road concerns to: roadconcerns@clackamas.us or 503-557-6391.
 - Concerns could be stop signs down, malfunctioning traffic signals, trees/debris in roadway, standing water, dead deer/animal, sidewalk tripping hazards, potholes or sink holes, etc.
- Transportation System Plan Update can be found here: www.clackamas.us/transportation/tsp.
- New Maintenance building open house is May 18, 2024 from 10 a.m. to 12 p.m.
- Questions? Contact Joseph Marek at joemar@clackamas.us, 503-742-4705 or visit www.drivetozero.org.

Watch Commander Lieutenant Marcus Mendoza, Sheriff's Dept.

- Not in attendance tonight.

I. Public Comments/Questions:

- a. Garbage/box truck at 10 o'clock that was set fire. It was parked, lit on fire, firetruck came to put it out and it's under investigation at Clackamas County for an act of terrorism.
 - i. Tammy to speak with Officer Mendoza about this situation.

II. Land Use Applications:

- a. Z0084-24 James and Connie Hicks, 22876 S Hwy 213, Oregon City, zoned EFU, 19.77 acres, requesting the renewal of a temporary home care permit.
 - i. No further comments received or made.
 - ii. Joe Mateo motions to recommend approval of this application. Mark Hillyard seconds.
 - iii. VOTES
 - 1. In person: 3 IN FAVOR / OPPOSE / ABSTAINED
 - 2. Virtual: 3 IN FAVOR / OPPOSE / ABSTAINED



3. Board: 8 IN FAVOR / _ OPPOSE / _ ABSTAINED

- b. Ordinance ZDO-288 Zoning & Development Ordinance Amendments Related to Utility Facilities.
 - i. Jessica Sernach and Bill Merchant recuse themselves from further conversation and comment due to conflict of interest.
 - ii. Hamlet will provide feedback on this ZDO on behalf of its members.
 - iii. In person attendee (Jeff) expressed his approval of the ordinance indicating it will allow the county to focus on other things.
 - iv. Tammy read aloud a potential draft of what can be provided as feedback on this ordinance. Feedback was provided by various Board and community members.

- c. ZDO-285 Minor & Time Sensitive Amendments and New Housing Options
 - i. Part one of this ZDO is to allow ADU's outside the UGB and Reserve on rural residential lots of 2 or more acres.
 - ii. Part two of this ZDO would allow Recreational Vehicles (RVs) to be used as residences outside the UGB and Reserve on rural residential lots of 2 or more acres.
 - iii. Tammy read aloud a potential draft of what can be provided as feedback on this ordinance. Feedback provided by various Board and community members.
 - iv. Survey online and will be posted on Facebook. Strongly recommends doing the survey and providing personal input and feedback.
 - v. Virtual Listening Session on June 2nd at 6 p.m. Link is currently on Website and to be posted on Hamlet Facebook.

III. Land Use Activities/Decisions:

- 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. Approved subject to conditions.
- b. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S Beavercreek 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.
- c. Thimble Creek South, City of Oregon City, 20124 S Beavercreek Road, 42 residential lots with 143 dwelling units. Letter sent 1/18. Awaiting OC decision.
- d. 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?

IV. Reports:



- a. Finance Committee, Treasurer: Cheryl Buchert
 - Cash Account \$51.84 Checking Account 1,245.21
 - Trust Account \$5,247.50 **Total \$6,544.55**
- b. Beaver Creek Cooperative Telephone – Bill Merchant, Chair, BCT Board
- c. Transportation – Bill Merchant & Mark Hillyard
- d. Beaver Creek Community Park Trust – Mark Hillyard
- e. CSWCD – Jessica Sernach & Joe Matteo
 - i. March Invasive Weed of the Month – Canadian Thistle
 - ii. Budget is underway right now. Their funds come from our tax dollars.
 - iii. Will not be requesting more or less of tax payer dollars. Roughly \$3 million annually.
 - iv. Next meeting on April 23rd – open to the public.

V. Old Business:

- a. Website Revision – Bill Merchant
 - i. New website is underway and will be revealed in coming months.

VI. New Business:

- a. Park Activities 2024 – Mark & Cindy Hillyard
 - i. Easter Hunt March 30th
 - 1. BCT requested a release and insurance. Both provided.
 - 2. 3,000 eggs stuffed and ready. Event is projected to last 60-90 minutes.
 - 3. THANK YOU to Beaver Creek Saloon for hosting the stuffing event.
 - ii. Electrical Improvements
 - 1. Progressing with getting improvements funded and underway.
- b. Beaver Creek Elementary PTO 5/19 Carnival– Rachel Ringle
- c. Carus Elementary PTO is doing a Carnival – waiting on announcement/flyer with details.
- d. Carus Historic Schoolhouse
 - i. Relishing in success of auction! ☺

VII. Other Business/Reminders:

- a. Grange Update – Breakfast April 6th
- b. Planning Commission

Next Town Hall Community Meeting: April 24, 2024, 7:00 p.m. HYBRID MEETING at the Beaver Creek Grange - Guest Speaker, Sam Leininger, Weed Wise Program Manager, Clackamas Soil & Water Conservation District

Adjourn at 9:12 p.m.

Hamlet of Beaver Creek Web Site: <http://BeaverCreek.org>
Facebook Page: The Hamlet of Beaver Creek <https://tinyurl.com/3jx25kz9>

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