



*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**  
**JUNE 26, 2024, 7:00 P.M. MEETING MINUTES**

**Call to Order** at 7:04 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** – please mute cell phones, restrooms, refreshments, and sign in.

**Safety Advise** – Jessica Sernach & Mark Hillyard

**Guest Speaker/s: Malia Rosner Kupillas, Council Chair, & Rachel McCarthy,**  
**Member, - Clackamas County Emergency Preparedness Council**

- I. **Wildfire Situational Awareness Preparation and Safety Presentation**
  - a. Top Five for Emergency Preparedness: All Equally Important
    - i. Survival necessities (food, water, shelter, cash)
    - ii. Appropriate clothes for weather
    - iii. Medications that are irreplaceable for people and pets
    - iv. Information for situational awareness, which includes ability to communicate
    - v. Relationships (family, friends, community)
  - b. Communication During an Emergency
    - i. Call people who may be at risk or require more time to evacuate to make sure they are situationally aware when you receive an alert
    - ii. Use neighborhood and family group text messaging but remember cell towers may only have 3 days of stored power before they go out too.
    - iii. 2-Way FRS/GMRS or 2-Way GMRS radios/know who your local HAM operators are
  - c. Know Where You are Evacuating
  - d. Shelter in Place: You are Trapped
    - i. Know where your safe spots are that will not burn and go there as quickly as possible
  - e. Adequate Supplies
  - f. You Want to Come Home to Your House if You Evacuate
  - g. National Fire Association Home Ignition Zone: 5 feet to 30 feet to 100 feet
  - h. Situational Awareness: Allows you to make final preparations in advance for a wildfire



- i. Be Ready: Have local firefighting ability to keep a small fire small while Fire Department is on its way

II. **Public Comments/Questions:** n/a

III. **FEMA Class on Emergency Preparedness**

- a. Ron and Carla created a nonprofit organization to educate the public called Oregon Livestock Council. Their goal is to provide educational tools/courses for the entire State of Oregon. Carla left brochures for community members to take.

IV. **Land Use Applications:**

- a. Z0202-24 John Roper, 14769 S Thayer Road, Oregon City, zoned RRFF5, 3.92 acres, requesting the renewal of a temporary home for care.
  - i. Bill Merchant makes a motion to recommend approval. Joe Matteo seconds.
  - ii. Citizens Votes: 6 in favor, 0 Opposition, 1 Abstained
  - iii. Board Votes: 7 in favor, 0 Opposition, 0 Abstained
- b. Z0229-24 Debbie Ann & Jimmy D Espinoza, 21602 S Lance Court, Beavercreek, zoned RRFF5, requesting the renewal of a temporary home for care.
  - i. Bill Merchant makes a motion to recommend approval. Joe Matteo seconds.
  - ii. Citizens Votes: 6 in favor, 0 Opposition, 1 Abstained
  - iii. Board Votes: 7 in favor, 0 Opposition, 0 Abstained
- c. Z0232-24 Ryan Jones, 17052 S Burk Road, Beavercreek, zoned RRFF5, 2.5 acres, requesting a new home occupation permit.
  - i. Bill makes a motion to recommend approval. Joe Matteo seconds.
  - ii. Citizens Votes: 7 in favor, 0 Opposition, 0 Abstained
  - iii. Board Votes: 7 in favor, 0 Opposition, 0 Abstained

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

- a. Z0108-24 Matt & Gayle Cepica, 23061 S Bluhm Road, Beavercreek, zoned EFU, 39.86 acres, requesting to replace a 1905 farm house with a new dwelling in an EFU zone. Approved subject to conditions.
- b. Ordinance ZDO-288 Zoning & Development Ordinance Amendments Related to Utility Facilities. Planning Commission Hearing 4/8, deliberations rescheduled to 5/13. BCC 6/12.
- c. 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. BCC reconsidering RV portion.
- d. 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. Hearings Officer approved. City of Oregon City appealing to LUBA & DLCD will consider appealing to LUBA on 6/27&28.
- e. 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.
- f. 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? LUBA hearing 4/30. Decision – remanded to Clackamas County.



**VI. Reports:**

- a. Finance Committee, Treasurer: Cheryl Buchert
  - Cash Account \$51.84
  - Trust Account \$8,495.86 (Park fund \$7,188)
  - Checking Account \$971.87
  - Total \$9,519.57
- b. Beaver Creek Cooperative Telephone – Bill Merchant, Chair, BCT Board
- c. Transportation – Bill Merchant
- d. CSWCD – Jessica Sernach & Joe Matteo
  - i. Policeman’s Helmet was the weed of the month.
  - ii. CSWCD’s website has a list of invasive weeds in our area.
  - iii. Tansy – wear gloves! Don’t let it touch your skin. Mowing is an acceptable way to get it taken care of.

**VII. Old Business:**

- a. Check out our website when you get a chance. Bill will be going over the site with us in July. E-mail [web@beavercreek.org](mailto:web@beavercreek.org) if you notice any errors, etc.
- b. April and May Meeting Minutes – approved by acclamation.
- c. Beavercreek Boosters – modern day “Welcome Wagon”
  - i. Sent out 70 letters so far. Good feedback from community. Expanding efforts to get more businesses involved.

**VIII. New Business:**

- a. Beavercreek Community Park Trust – Saturday June 29<sup>th</sup> Park Improvement Event
- b. Park Activities 2024 – Mark & Cindy Hillyard
  - i. Open Air Markets June & July Wednesday Evenings
  - ii. Electrical Improvements Being Planned

**IX. Other Business/Reminders:**

- a. Grange Update – Closed until next Breakfast on September 7<sup>th</sup>
- b. Planning Commission
- c. Clark’s Fire Station #13 is having an open house on July 29<sup>th</sup> to thank community for support.

**Next Community Town Hall Meeting: July 24, 2024, 7:00 p.m. at the Beavercreek Grange - Guest Speaker, Bill Merchant; New Hamlet Website**

**Adjourn meeting at 8:41 p.m.**

<http://Beavercreek.org> | [info@beavercreek.org](mailto:info@beavercreek.org)

*Find Us On Social: Facebook, Instagram & YouTube: “The Hamlet of Beavercreek”*



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