



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 FEBRUARY 28, 2024, 7:00 P.M. MEETING MINUTES

Call to Order & Introductions 7:00 p.m.

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

Director at Large: Kenny Sernach (absent)

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 – Mark Hillyard

Guest Speaker/s: Emma Smith, Wildfire Mitigation Specialist, Fuels Reduction Program with AntFarm Youth Services – Wildfire Prevention

- Certified Wildfire Mitigation Specialist
- For property owners: they offer “Home Ignition Zone” assessments and fuels reduction treatments within 100/200ft of the home.
 - Roof, gutters, eaves, rafts, soffits, crawlspace vents, siding, foundation, windows, decks.
 - “Zero Zone” or Immediate Zone (0-5ft): landscaping/hardscaping, ornamental vegetation, tree branch within 10ft of the home.
 - “Intermediate Zone” (5-30ft): tree branches extending within 10ft of the home, tree canopy space, ladder fuels, neighboring properties
 - Property Considerations: location in relation to fire behavior
- Services they offer assist with lumber, falling trees, limbs, cut, chip, shrubs/saplings, split firewood, etc.
- AntFarm provides services to youth within Clackamas County and base their services off of the workforce experience need for youth. It gives the program’s youth job/career training & exposure to the agricultural field. Training includes First Aid training as well.



- Benefits of wildfire mitigation: home survivability, more durability, better airflow/ventilation, helps manage forests in a more ecological way, “Defensible space” firefighters need a safe area to work in to protect your home, more energy efficient, more rot-resistant, protecting your home against windfall, keeping stressed trees helpful instead of a danger/hazard.
- Theory on wildfire is this: “*It’s going to go somewhere or it’s going to go somewhere else.*” In other terms, it’s unavoidable but it’s how we are able to naturally address them as a homeowner.
- Question: Is there financial assistance? There is not currently financial assistance specifically for fire retrofitting. There IS funding through Clackamas County to become more ecologically/energy efficient. Referred members to explore County financial incentives.
- Wood decks are high vulnerability with weather. Having a wood deck is no different than having a wood roof.
- Question: Is this program County wide? Yes, it is available for all Clackamas County homeowners.
- Question: Is there a fee involved with AntFarm? AntFarm is a nonprofit organization and the Wildfire Mitigation is a small department within them. This is a grant funded process so it is free to the Homeowner.
- Question: What is the demographic they’re most interested in serving? Elderly, disabled, etc. however they are open to assessing everyone who needs their services. From there, they can prioritize the homeowners who are more high risk & in need of services immediately. Other priorities are age, disability, low income, etc.
- If the project requires permits (trees falling, etc.) they refer those customers out to a company who is equipped to obtain those permits (they have an Arborist contact). They do not take on projects that require permits at this time.
- AntFarm does have license, insurance, bonded, etc. They are able to run a fully functioning nonprofit that covers their youth using equipment, etc. under age 18.
- Sign up for an AntFarm Property Assessment here: <https://antfarmyouthservices.com/fuel-reduction-survey/>
- Mt Hood Wildfire Partnership monthly meetings are hosted on 2nd Wednesday of every month, 1-2:30 p.m. here: <https://mthoodwildfirepartnership.org/meetings>
- May 18, 2024: Mt Hood Wildfire Ready Homeowners Workshop (Mt. Hood Wildfire Partnership, Clackamas Fire, OSFM, ODF, AntFarm)
- Curtain Burner Event in Beavercreek, Fire Station 10, <https://mthoodwildfirepartnership.org/collection-days>

Watch Commander Lieutenant Marcus Mendoza, Sheriff’s Dept.

I. Public Comments/Questions: None



II. Land Use Applications:

- a. Z0020-24 Stephen Rosenthal, 15530 S Kirk Road, Oregon City, zoned RRF5, requesting the renewal of a level 3 home occupation permit for a roofing business.
 - i. Bill Merchant motions to recommend approval of this application. Mark Hillyard seconds.
 - ii. VOTES
 1. In person: 5 IN FAVOR / OPPOSE / 1 ABSTAINED
 2. Virtual: 9 IN FAVOR / OPPOSE / ABSTAINED
 3. Board: 5 IN FAVOR / OPPOSE / ABSTAINED
- b. Z0014-24 applicant Nathan Edmonds, owner Edmonds Holdings LLC, 20229 S Hwy 213, Oregon City, zoned RRF5, .51 acres, requesting a temporary use (otherwise prohibited) to move chiropractic clinic to a temporary mobile office during construction.
 - i. Bill Merchant motions to recommend approval of this application. Joe Matteo seconds.
 - ii. VOTES
 1. In person: 6 IN FAVOR / OPPOSE / ABSTAINED
 2. Virtual: 6 IN FAVOR / OPPOSE / 1 ABSTAINED
 3. Board: 5 IN FAVOR / OPPOSE / ABSTAINED

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 RRF5, 56.22 acres, requesting a zone change from RRF5 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. DLCDCD 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 RRF5, 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. Reports:

- a. Finance Committee, Treasurer: Cheryl Buchert (absent)

Cash Account \$51.84	Checking Account 1,335.57
Trust Account \$5,225.09	Total \$6,612.50
- b. Beaver Creek Cooperative Telephone – Bill Merchant, Chair, BCT Board



- i. Working diligently to proceed with the installation of Fiber to the home. There are a few things to work through for the Loan
 - c. Transportation – Bill Merchant & Mark Hillyard
 - d. Beavercreek Community Park Trust – Mark Hillyard
 - i. Working to get their Board organized – several new Board Members, all residents of the Hamlet. It will take time to get their bearings before making progress.
 - e. CSWCD – Jessica Sernach & Joe Matteo
 - i. Scotch broom: they can produce 20k+ seeds that last for 30 years.
 - ii. Don't burn them and the seeds are flammable. Put the seeds in trash bags and throw them away in the garbage.
 - iii. CSWCD has a tool you can rent to help remove them.
 - iv. Meeting on Tuesday March 26 at 2:30. It is open to the public. Next is Tuesday April 23 at 2:30. Public is welcome to that as well. It is a hybrid meeting.

V. Old Business:

- a. Website Revision – Bill Merchant
 - i. Today's meeting was a huge success. Lee Ritter is a tremendous help and is going to be making revisions that were requested during today's meeting. Will meet again in 2 weeks to review newest version and go from there.
- b. Carus Historic Schoolhouse Auction Fundraiser 2/24
 - i. Huge success. Over 250 silent auction items. 10 big auction items. Made nearly \$30,000. Organization feels immense pride. Nigel Bray donated a handmade bench.
- c. Approval of Minutes
 - i. Accepted by acclamation.
- d. Board Photos – Rachel Ringle
 - i. Will be getting Board together at local locations to take photos to use on our brochure and website.

VI. New Business:

- a. Park Activities 2024 – Mark & Cindy Hillyard
 - i. Easter Hunt March 30th
 - 1. MC will be there, open to all youth, we fill up the whole park with children of all ages. Easter bunny will be there, photo booth, raffle, etc.
 - ii. Electrical Improvements
 - 1. Working on creating a budget for these improvements to get a 200amp service and connecting the Gazebo and Christmas Tree, etc. PGE to help with project.
- b. Beavercreek Elementary PTO 5/19 Carnival– Rachel Ringle
 - i. Carnival is on May 19th from 11 a.m. to 3 p.m.
 - ii. Attended Zoom meeting on 2/27 @ 7 p.m. along with PTO, teachers and parents. Carnival will include games, bounce house, raffle, silent auction, etc.
 - iii. The committee's biggest need right now is volunteers.



1. Confirming with Oregon City School District if any recruited volunteers need to go through a full background check process or if they can simply sign up. If a full background is needed, it will be a timelier process and folks likely won't want to go through all the trouble. Rachel to confirm with PTO President and have an answer at next March's Community Meeting.
 - iv. Rick Cook recommends PTO reaches out to Oregon City High School Honor Society to get those youth to volunteer.
 - c. Tree School March 23rd
 - i. Event is March 23, 2024. Classes are 2 in the morning and 2 in the afternoon. Wonderful lunch provided.
 - ii. Online registration: beav.es/tree-school-Clackamas opens up on February 6th 2024 begins at 10 a.m.
- VII. Other Business/Reminders:
- a. Grange Update – Breakfast March 2, 2024
 - i. Mark to put it on the reader board tomorrow.
 - b. Planning Commission
 - i. We learned that utility installations need permits (which have not been secured)The commission leaned toward anything that can be installed below ground should be and anything that is in the right-away. Anything above ground or outside the right of way would need permits. The next phase is a Planning Commission Hearing then a final decision made by the Board of County Commissioners.
 - ii. News from State of Oregon – each county can do one, both or neither of the following: Allow Accessory Dwelling Units on any rural residential properties 2 acres, 5 and 10 acres. First, it would allow them to have an ADU. It would require permits, etc. Second, it would allow them to have an RV for living use. This is within the Urban Growth Boundaries but not into the Reserves. It would add a lot of population therefore would need more resources like schools, transportation, etc.

Next Community Meeting: March 27, 2024, 7:00 p.m. HYBRID MEETING at the Beaver Creek Grange - Guest Speaker, Joe Marek, Transportation Safety Program Manager Clackamas County

Adjourn at 8:26 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