



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

AUGUST 28, 2024, 7:00 P.M.

THE BEAVERCREEK GRANGE (IN PERSON)

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 (absent)

Co-Secretary, Speaker & Corres. Secretary & Social Media Director: Rachel Ringle

Director at Large: Joe Matteo

Director at Large: Kenny Sernach (absent)

Reminders – please mute cell phones, restrooms, refreshments, and sign in.

Safety Advise – Jessica Sernach & Mark Hillyard

Guest Speaker/s:

Shawn Olson, Clackamas Fire Marshal

- Discussed the Levy (passed last year) and that funds are going towards things as planned. Station 13 (Clarke's) is fully staffed.
- Annual Hilltop Safety Fair on September 14, 2024 10 a.m. to 2 p.m. Local vendors, emergency preparedness, kid friendly events, fire safety events, NW Natural present, PGE, etc.
- South End Fire Station Open House on October 12, 2024.
- “The Siren” is their newsletter that can be found on their website.
- Subscribe to “Watch Duty” free app for minute-to-minute updates for fires across the state of Oregon.
- September is Emergency Preparedness Month.
- Backyard Burning will be discussed at the October community meeting (when season opens).

Joe Marek, Transportation Safety Program Manager, Clackamas County



Department of Transportation & Development

- Discussed the list of topics that were presented to Mr. Marek from the Hamlet Board including: speed zone reductions at Kamrath & Leland, OR213 Speed Zone request (contact askODOT@ODOT.Oregon.gov), Beaver Creek Road slip lane to OR213 (traffic analysis work being completed), Beaver Creek Road speed zoning (entire road being changed to 45 mph, 70+ on list), Farm equipment signs (used primarily when sight distance is restricted in heavy farming areas), Beaver Creek Road school signage (congestion sign is already in place, no more signs can be put in), Henrici Chip Seal, OR213 at Beaver Creek Rd. (back of queue warning), School Bus Stop signs (signs are put up when it's not visible for drivers to see), Community Road Fund Project Status (Canby/Marquam Highway complete and Redland Rd/Bradley Rd. complete), The Safe System Approach (Zero is our goal, system principles, etc.), Get Involved: Transportation System Plan Update which is investment planning for the next 20 years (300+ projects). Learn more at www.clackamas.us/transportation/tsp.
- Questions from Hamlet members: radar feedback signs seem pointless because there are no repercussions for going over the speed limit and they are “visual pollution.” Per Mr. Marek: Clackamas County does not legally allow recorded signage and referred the community member to contact state legislators to request that the law be changed.

I. Public Comments/Questions:

- a. Korner Park Sign – Frank, Scott, & John
 - i. Constructing a new sign and archway. Will discuss at September meeting for design items.

II. Land Use Applications:

- a. Z0290-24 property owner Carol Wright Trustee, applicant Dan Williams, Faster Permits, approx. 6,500' west of the intersection of Hwy 213 & S Freeman Road, zoned Agricultural/Forest District, 44.8 acres, requesting a forest land dwelling template test.
 - i. Discussed application location (near boundary of Hamlet).
 - ii. Tammy read response from Faster Permits which explains putting a home on the lot while staying within the requirements of the County and Hamlet.
 - iii. Hamlet Board made decision to not make a motion at this time.
- b. Z0305-24 property owner Robert W White Trustee, applicant Kim Reynolds, 15684 S Thayer Road, Oregon City, zoned RRFF5, 24.2 acres, requesting a Measure 49 property partition.
 - i. Discussed application details and what are the Measure 49 requirements.
 - ii. Hamlet Board made decision to not make a motion at this time.

III. Land Use Activities/Decisions:



- a. Ordinance ZDO-288 Zoning & Development Ordinance Amendments Related to Utility Facilities. Planning Commission Hearing 4/8, deliberations rescheduled to 5/13. BCC 6/12.
 - i. Effective September 9, 2024: Electric or gas utilities require a permit.
 - b. 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.
 - i. This ZDO has been approved and goes live September 3, 2024.
 - c. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S Beaver Creek Road/Wilson, 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.
 - i. Appeal is placed on hold for outcome of appeal for subdivision across from Stone Creek Golf Course.
 - d. Thimble Creek South, City of Oregon City, 20124 S Beaver Creek Road, 42 residential lots with 143 dwelling units. Letter sent 1/18. 6/25 approved subject to conditions.
 - i. No new report of Thimble Creek South.
 - e. Z0277-23-Z applicants Jessey Cereghino & Garrett Stephenson, property owners Gayleen Weiler, Joleeta Perkins, Janice W Kennedy, Trustee, 21418 S Hwy 213, zoned FF10, Weiler Farm 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. Appealed to Oregon’s Court of Appeals 8/14.
 - i. Plan to hear response from Oregon’s Court of Appeals by mid-September.
- IV. OTHER: Mark mentioned the need for a Land Use Attorney to represent the Hamlet CPO to give us a voice to the Oregon Court of Appeals.
- V. **Reports:**
- a. Finance Committee, Treasurer: Cheryl Buchert
 - i. Annual Fiscal Report is provided on back table for anyone in community to take a copy of.

Cash Account \$56.84	Checking Account \$884.19
Trust Account \$8,258.34 (Park fund \$7,188)	Total \$9,199.37
 - b. Beaver Creek Cooperative Telephone – Bill Merchant, Chair, BCT Board
 - i. Discussed putting Fiber internet to the home which begins early next year. It could take as long as 7 years to install for all residents.
 - c. Transportation – Bill Merchant
 - i. Discussed Region 1 presentation at August meeting: Rural Safety (i.e. Clackamas, Washington, Multnomah and Hood River Counties)
 - d. CSWCD – Joe Matteo (Aug. 3 – 50th Anniversary Celebration)
 - i. Joe Matteo will be on the November 5th ballot running for a Board position.
 - ii. Tuesday, August 20, 2024: Invasive Weed is Puncture Vine. Not heavy in Clackamas County but does exist. Can visit their website for more information.



- iii. 50th Anniversary event: 204 participants, served 150 hot dogs, treats, lots of happy visitors, Molalla River Watch, The Hamlet of Beavercreek, Clackamas River Basin Counsel, Pudding Rivershed Water Counsel, Backpack Buddies Food for Kids and more. Lots of fun for the kids!
- iv. Next Board meeting is September 17, 2024.

VI. **Old Business:**

- a. Welcome Boosters – Cheryl Buchert (fundraising ideas)
 - i. Cheryl has sent out over 100 new resident letters within last year.
 - ii. 3 new businesses who have stepped forward to offer a voucher to be included in the “Welcome Letter” packets including Trail Distilling’s food trucks.
 - iii. Trail Distilling has received some of their Vouchers back from residents.
 - iv. Discussed the glassware that is etched with Hamlet logo.
- b. Park Activities 2024 – Mark & Cindy Hillyard
 - i. Open Air Markets June & July Wednesday Evenings
 - 1. Discussed successful market season. 10-12 vendors in rotation and want to attend next year.
 - ii. National Night Out – Tuesday, August 6th
 - 1. Discussed successful evening and Mark gave enormous thanks to all the agencies who attended. It was a fun, memorable event!
 - iii. Concert in the Park – Saturday, August 24th
 - 1. Discussed successful Concert in the Park. Lots of Vendors, kid games (JENGA), musicians, food, etc.
 - iv. Electrical & Plumbing Improvements
 - 1. Spent 3 years fundraising to pay for improvements to the park and 1-1 ½ years to create/execute plans. Lots of donation were made: time and PVC pipes to name a few. Put in roughly 120 man-hours into this project.
 - v. Considering for the Open-Air Market to go into August for next year as well as exploring a Saturday Flea Market style event as well.
 - vi. Would like to start designing/planning the Gazebo renovation at Korner Park.
 - vii. December 7th is the Christmas Tree Lighting event

VII. **New Business:**

- a. Board Elections – Applications due by 9/25, Election 10/23 – Stevens, Merchant, Matteo & available position/s. See website for application and submittal.
 - i. Expanded ability for Board to be flexible. Can have up to 7-11 Board members. Can apply at www.beavercreek.org/the-board.

VIII. **Other Business/Reminders:**

- a. Grange Update – Breakfast October 5th
 - i. (No breakfast in September)
- b. Planning Commission



- i.
- c. Carus Schoolhouse Fundraiser
 - i. Friday, September 20th is “Carus Schoolhouse Blues” event with Dinner and Music. \$75 to attend. It will be at the Ten O’Clock Church. See Hamlet website for details.

Next Community Meeting: September 25, 2024, 7:00 p.m. at the Beaver creek Grange - Guest Speaker, Katie Wilson from Oregon City Public Schools to discuss the school district.

Adjourn meeting at: 8:28 p.m.

The Hamlet of Beaver creek Website: <http://Beaver creek.org> – Email info@beaver creek.org

Find Us On Facebook, Instagram & YouTube: The Hamlet of Beaver creek

THANK YOU FOR PARTICIPATING IN YOUR HAMLET, YOUR COMMUNITY!!!

PLEASE INVITE NEIGHBORS TO ATTEND MEETINGS IN PERSON