



The Hamlet of BEAVERCREEK

PO Box 587 • Beavercreek • Oregon • 97004

Serving the Communities of Beavercreek, Carus, Echo Dell & Fishers Corner

HAMLET TOWN HALL COMMUNITY MEETING

HYBRID MEETING AT THE BEAVERCREEK GRANGE

JANUARY 24, 2024, 7:00 P.M.

MEETING MINUTES

Call to Order at 7:05 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, sign in, virtual visitors use chat to comment/questions, **look at the OWL when speaking**, do not talk over others

Safety Advise – Tammy Stevens & Mark Hillyard

Guest Speaker/s: Cara James, Postmaster, Beavercreek Post Office

- i. Current staff includes 4 carriers and an additional clerk.
- ii. Made it through Christmas season with 3 employees.
- iii. Post Office is working on bringing new mailboxes out to residents.
- iv. Shipping and packaging is shipper's responsibility, not carriers.
- v. Mailbox height is 41" to bottom of box.
- vi. It is up to customer/resident to maintain conditions near mailbox so carrier can safely deliver packages/mail. If not maintained, the carrier has the right to refuse delivery until brought to standards.
- vii. Box rates typically change according to the postage prices.
- viii. If issues with your box / errors with deliveries, reach out to Cara to discuss and/or put a post-it note inside your box to ensure the error is corrected.
- ix. Direct line to Beavercreek Post Office is 503-632-3357.

Watch Commander Lieutenant Marcus Mendoza, Sheriff's Dept.

- i. Reported Crimes in Clackamas County is public information on the Sheriff's Dept. website. Dashboard numbers for each year are also available.
- ii. 2023 – 144 reported crimes. This is down slightly from 2022 – 174 reported crimes. Areas of crimes are theft, criminal mischief, hit & run, burglary, stolen vehicles, harassment, assaults, reckless endangering, DUIs, reckless driving, etc.
- iii. Is the "Hit & Run" number (10) high or is there a specific street we are having an issue with? In 2022 the number was 12 – down from that.

Message Phone 503-632-8370



- iv. CCSO Hiring Update: 12 recruits in current background process. Training program currently has 30 recruits. The Sheriff's office is aggressively hiring at this time and they're hiring more deputies than ever before.

I. Public Comments/Questions:

II. Land Use Applications:

- a. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S Beaver Creek 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.
 - i. Application was 511 pages with a lot of information such as traffic and soil details.
 - ii. Traffic flow will come off of Wilson Rd. then to Beaver Creek Rd.
 - iii. There is a proposal of turn lanes from both North and South.
 - iv. It is located in Unincorporated Clackamas County.
 - v. February 15th meeting. Send a letter and/or testify in person.
 - vi. To send in your feedback on Z0346-23-ZAP & Z0347-23-SL (Wilson Rd. Development) please contact Staff Contact(s): Martha Fritzie (Z0346-23-ZAP, zone change); 503-742-4529 or mfritzie@clackamas.us or Ben Blessing (Z0347-23-SL, subdivision); 503-742-4521 or bblessing@clackamas.us.
 - vii. Bill Merchant motions to advise the county that Z0346-23-ZAP & Z0347-23-SL should not be approved because of the reason provided. Amy Manning seconds.
 - viii. **VOTES**
Community (in person): 13 approve, 0 oppose, 0 abstained.
Community (online): 18 approve, 0 oppose, 0 abstained
Board (in person): 7 approve, 0 oppose, 1 abstained
- b. Thimble Creek South, City of Oregon City, 20124 S Beaver Creek Road, 42 residential lots with 143 dwelling units. 1/17 Special Community Meeting. Letter sent to OC 1/18/24.
 - i. Gave overview of Special Community Meeting success.
 - ii. Residents who would like a copy of the letter:
 1. LKSAGE22@gmail.com
 2. orlabries@bctonline.com
 3. mdtadin@gmail.com
 4. rtvandehey@gmail.com

III. Land Use Activities/Decisions:

- a. 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. DLCDC appealed to LUBA, Hamlet cannot intervene.

- i. This application included a request to remove a historic overlay.
 - ii. Audience question (Awbry Carter): Does Clackamas County monitor property owners who appear to “*intentionally neglect*” homes in an effort to get the historic overlay’s removed? What protection do we [residents] have when these homes are *intentionally* deemed inrepairable? Can we stop these instances from happening?
 1. There are no incentives or requirements for historic overlays therefore there is no incentive to maintain it nor anyone who enforces that maintenance. Their Board simply reviews based on points. Once the property’s points go below 40, there is no longer a historic overlay. No additional protections occur.
- b. Z0424-23 Nigel Bray, 23867 S Beaver Creek Road, Beaver Creek, zoned Timber, 20 acres, requesting the renewal of a temporary home for care for Willard Marshal. Approved subject to conditions.
- c. Z0340-23 Tim & Denise Simpkins, 14347 S Spangler Road, Oregon City, zoned RRFF5, requesting a new home occupation permit to repair & service Toyota Land Cruisers (vehicles). Approved subject to conditions.
- d. Z0355/6-23 applicant Jayne Pompei, property owner Robert Rinkes, 15723 S Thayer Road, Oregon City, zoned Timber, 32.6 acres, requesting a property line adjustment to adjust a property lot line between 2 legal lots of record under the same ownership without creating another lot of record. Approved subject to conditions.
- e. Z0326-23 Kienan Streed, 15150 S Henrici Road, Oregon City, zoned RRFF5, 1.45 acres (on 2 lots), requesting a new level 2 home occupation permit with exceptions (5 employees, screened outdoor storage, 2,400 sq ft building space), Hearing 12/21/23 9:30 am. Approved subject to conditions.

IV. Reports:

- a. Finance Committee, Treasurer: Cheryl Buchert

Cash Account \$51.84	Checking Account 1,337.42
Trust Account \$5,905.67	Total \$7,294.93
- b. Beaver Creek Cooperative Telephone – Bill Merchant, Chair, BCT Board
 - i. BCT working diligently to complete all necessary environmental concerns to proceed with Loan for Fiber to residents of Beaver Creek.
- c. Transportation – Bill Merchant & Mark Hillyard
 - i. ODOT working on goals for 2024 but it is challenging since ODOT does not have adequate funding. Getting creative to find ways to still address concerns.
 - ii. Beaver Creek Rd. is maintained by Clackamas County however it is in the works that Oregon City will soon take possession and maintenance of Beaver Creek Rd. to the city boundary at the golf course by 2025-26.



- iii. Maple Lane Court slip lane update: City of Oregon City has not hired the consultants to get that process started. It could be 4-5+ years before it is completed.
 - d. Beaver Creek Community Park Trust – Mark Hillyard
 - i. The weather created a difficulty so they have not met yet.
 - e. CSWCD Septic System Support Grants & Annual Report – Joe Matteo
 - i. Gave away \$140k this year before asking for more funds. It is an income based program but they also offer a loan program for replacement septic system.
 - 1. Poverty level for grant program is very low.
 - 2. Family of 5 is something like \$68k/year.
 - ii. Honored the Tansey Tamers for their work on organizing their efforts.
 - iii. CSWCD now has a drone to help complete tasks.
- V. Old Business:
- a. Letter to Clackamas County Transportation to Reduce Beaver Creek Rd. Speed – requested by Nigel Bray sent 12/30/23.
 - i. The letter was received by Clackamas County and they have put it in their queue to seriously consider it.
 - b. Police Academy – Tammy Stevens
 - i. No new dates for Police Academy per Lt. Mendoza.
 - ii. Tammy e-mailed John Wildhaber requesting new date and he said there is no date set at this time.
 - iii. Lt. Mendoza to look into the future plans.
- VI. New Business:
- a. Park Activities 2024 – Mark & Cindy Hillyard
 - i. Holiday Tree Lighting & Gifting Tree Results
 - 1. Huge success – full of people inside of it. Grange events were busy and full as well. Santa lead everyone over to the Christmas Tree Lighting. Wonderful turnout and event. Lights are still in good working order and lights have remained on.
 - 2. Giving Tree was huge success. 11 families were adopted and gifts were given to all family members. Gifts were purchased by people in-person and Amazon. Cindy, Carla Vail and team wrapped them all for the families and children.
Looking/planning ahead for next year's tree lighting.
 - ii. Easter Hunt March 30th
 - 1. March 30th at 11 a.m. at Korner Park. Last year was big success so they're expecting bigger this year. Easter Bunny will be present. Easter raffle baskets will be available too.



- iii. Valentine raffle baskets will be at the Beaver Creek Saloon after next weekend. Buy raffle tickets soon.
 - b. Media Results – Rachel Ringle
 - i. We are new to Instagram. Working on NextDoor presence as well. Facebook numbers have increased – engagement is up over 200%. Engagement is a result of consistency and creating a relationship with our audience. Citizens seem to really enjoy the interactions they’re seeing on Facebook. Looking forward to expanding our social media efforts to surrounding areas.
- VII. Other Business/Reminders:
- a. Carus Historic Schoolhouse Fundraiser: Dinner/Auction on February 24, 2024 Stone Creek
 - i. Friends of Carus Historic Schoolhouse has 7 Board Members. Chris Ritter thanked community for all the support and involvement from everyone. Now fundraising to payback loans and get renovations going. Would love to have party in 2026 for 100 years where community joins together and it’s fully functioning. Lee Ritter has done website that is allowing others to communicate/learn more from the Organization. Contact them via website if you want to volunteer or purchase tickets to Auction event.
 - b. Grange Update – Breakfast February 3rd
 - c. Clackamas County Planning Commission
 - d. Emergency Preparedness – Tammy, Mark, Cindy
 - i. They have met a few times. If you want more information on joining their forces, reach out to Tammy or Mark.

Next Community Meeting: February 28, 2024, 7:00 p.m. HYBRID MEETING at the Beaver Creek Grange - Guest Speaker, Emma Smith – Wildfire Prevention

Adjourn at 9:24 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