



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

IN PERSON MEETING AT THE BEAVERCREEK GRANGE

22041 S KAMRATH ROAD

JUNE 26, 2024, 7:00 P.M. AGENDA

Call to Order & 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
Watch Commander Lieutenant Marcus Mendoza, Sheriff's Dept.**

- I. Public Comments/Questions:
- II. 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.
 - b. Z0229-24 Debbie Ann & Jimmy D Espinoza, 21602 S Lance Court, Beaver Creek, zoned RRFF5, requesting the renewal of a temporary home for care.
 - c. Z0232-24 Ryan Jones, 17052 S Burk Road, Beaver Creek, zoned RRFF5, 2.5 acres, requesting a new home occupation permit.
- III. Land Use Activities/Decisions:
 - a. Z0108-24 Matt & Gayle Cepica, 23061 S Bluhm Road, Beaver Creek, 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 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. 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 Beaver Creek 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.
- IV. 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 (Aug. 3 – 50th Anniversary Celebration)
- V. Old Business:
- a. New Website
 - b. April & May Board & Community Meeting Minutes Approval
- VI. New Business:
- a. Welcome Boosters – Cheryl Buchert
 - b. Park Activities 2024 – Mark & Cindy Hillyard
 - i. Open Air Markets June & July Wednesday Evenings (except 7/3)
 - ii. Concert in the Park – August 24th
 - iii. Electrical Improvements Being Planned
- VII. Other Business/Reminders:
- a. Grange Update – Breakfast September 7th
 - b. Tumwata Village
 - c. Clackamas Fire Station 13 (Clarkes) Open House Saturday 6/29 11-1 (hotdogs at 11:30) – to thank the community
 - d. ClackCo Guide to County Programs & Services

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

Adjourn

The Hamlet of Beaver Creek Website: <http://BeaverCreek.org> – Email info@beavercreek.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