

HAMLET BOARD MEETING

via ZOOM

MARCH 20, 2025 @ 7:00PM, MINUTES

Board Attendees

- Chair: Tammy Stevens
- Vice-Chair: Bill Merchant
- Treasurer: Cheryl Buchert
- Secretary/Corresponding Secretary: Gina McMurry
- Directors at Large: Mark Hillyard - [excused absence](#), Joe Matteo, Kenny Sernach - [unexcused absence](#)

1. Call to Order - [Called to order 7:06PM](#)

2. Ray and Kari Jacobs Presentation to the Board - [Thoughtful & thorough powerpoint presentation by Ray & Kari that covered: a\) why Beaver Creek, OR \(family/community\) and b\) what they intend to do with their land \(RA1 2.8 acre, can subdivide\) as it relates to stewardship, sustainability, and green building. Some great questions by the board, they took some recommendations of folks to further connect with as they progress through Land Use.](#)

3. Land Use Applications - [These were reviewed by the board with no questions. The first one to be presented at the community meeting on March 26th. Tammy invited the applicants to the meeting. The second one, board input only as application originally sent to wrong CPO.](#)

- a. Z0060-25 Kim Reynolds, 15684 S Thayer Road, Oregon City, zoned RRFF5, 24.2 acres, requesting a variance to reduce the front yard set back from 30 feet to 10 feet from the shared Measure 49 access drive to the existing dwelling.
- b. Z0009-25 Christian Soto, 14331 S Morency Lane, Oregon City, zoned RRFF5, 3.24 acres, requesting a new temporary home for care.

4. Land Use Activities/Decisions - [Tammy noted these are approved subject to conditions. No concerns by the board.](#)

- a. Z0033-25 Glen & Karina Mitchell, 21260 S Mountain Meadow Road, Beaver Creek, zoned Timber, 4 acres, requesting a property line adjustment (1 of 2). Approved subject to conditions.



- b. 20034-25 property owner Dennis Pikkarainen Trustee, applicant Kenneth & Nicole Matias, 17275 S Killdeer Road, Beavercreek, zoned Timber, requesting a property line adjustment (2 of 2). Approved subject to conditions.
 - c. 20070-25 property owner Beth Koch Trustee, applicant Brian Koch, 16319 S Moore Road, Oregon City, zoned RRFF5, 1 acre, requesting the renewal of a level 2 home occupation permit. Approved subject to conditions.
- 5. Bill Merchant, Vice-Chair
 - a. Region 1 Area Commission on Transportation (R1ACT) - [Haven't met yet.](#)
 - b. Community Planning Organization (CPO) Summit - [Haven't met yet.](#)
 - c. Clackamas County Committee for Community Involvement (CCI) – HB2950 - [Haven't met yet, but scheduled for this week.](#)
 - d. Vehicle Registration Fee – Hwy 213 & Beavercreek Road Intersection - [Discussed current funding.](#)
 - e. Reader Board Options - [On Bill's to do list.](#)
 - f. Zoom - [Bill to send credentials to Gina to manage going forward.](#)
- 6. Cheryl Buchert, Treasurer
 - a. Treasurer's Report - [Cheryl emailed these out in advance. Tammy asked if there were any questions/comments from the board? None.](#)
 - b. Boosters Welcome Committee Report
 - c. Registrar List - [The board decided we will keep this for voting \(eligibility\) & marketing purposes \(mailing & emailing lists\), but the County said they no longer need it submitted to them for refreshment reimbursement.](#)
- 7. Gina McMurry, Secretary & Corresponding Secretary
 - a. Approval of minutes, February Board & Community Meetings - [Accepted by acclamation.](#)
 - b. Hamlet Secretary Manual and Treasurer Manuel Button on the County's Hamlet Website - [Discussed as a board. We could do this, but there is a broader training being developed by the County in conjunction, so we are waiting to see how we best partner for: a\) board position training and b\) CPO training.](#)
 - c. AI - automated, timely & accurate meeting minutes. Bill thinks Zoom can do this by transcribing, and highlighting the main points. Tammy pointed out "its a book"; so will review and move forward with another company if this doesn't meet the objectives.
- 8. Mark Hillyard, Director at Large - [absent. Tammy briefly covered these portions.](#)
 - a. Park Committee
 - i. April 19th, 2025, Easter Egg Hunt - [moving along as planned. Tammy to discuss the process for approval of written materials with the committee.](#)



- b. Clackamas County Coordinating Committee (C4) - Hamlet Representation (in person) - [Will get report at next board meeting.](#)
 - c. Land Use Attorney - [No update.](#)
- 9. Kenny Sernach, Director at Large - [absent. Tammy briefly covered these portions.](#)
 - a. Clackamas County Coordinating Committee (C4) - CPO Representation & Executive Committee - [Will get report at next board meeting.](#)
 - b. Intersection Conceptual Recommendations - [Will get report at next board meeting.](#)
 - c. Carus Schoolhouse Committee Tie Breaker - [Tammy advised the Committee that Kenny is willing to be that vote as needed.](#)
- 10. Joe Matteo, Director at Large
 - a. Clackamas Soil and Water Conservation District Board Member - [Barn is failing. CSWCD is looking for community input on its "importance" to the committee. Board discussed it as part of the original approval, and that the barn is important itself and for community classes along with the upper pond. The lean-to \(that was built after the fact\), is of less importance. Will discuss with the community at the upcoming meeting.](#)
- 11. Miscellaneous Topics
 - a. NAMI Stand-up(s) Against Stigma Comedy Night March 14th. [Was widely distributed.](#)
 - b. PGA's Emergency Preparedness/Evacuation Focus Group, Redland Grange, March 3rd (4-days notice) [Was widely distributed. Bill to take back to his committee meetings that with more notice, we could have arranged for attendance.](#)
 - c. Beaver Creek Parent Teacher Organization (PTO) – Spring Carnival May 31st 12-3, Hamlet Booth - [Tammy and Cheryl will have a table representing The Hamlet.](#)
 - d. Mya Ganzer, Planner, Pedestrian & Bikeway Advisory Committee; recruiting for new members. - [Tammy to attend the upcoming Planning Commission work session.](#)
 - e. Beaver Creek Road – Jurisdiction of Oregon City - [The board discussed the need to attend more of these Oregon City Council meetings and perform due diligence as this progresses along.](#)
 - f. House Bill 3419 – Wells - [No further updates.](#)
 - g. Beaver Creek Emergency Preparedness Fair & Town Hall March 29 10-4 at the Grange. [This should be a great event. The Hamlet will be represented by Mark & Cindy Hillyard.](#)
 - h. BCC Replacement of Melissa Fireside - [Discussed endorsements and decided if anyone wanted to endorse, they would do so as private citizens.](#)



- i. PGE Responses to February's Community Meeting - [Tammy forwarded their response and will read it during the upcoming Community meeting. PGE was thoughtful & thorough following through on all action items.](#)
- 12. March 26, 2025, Community Meeting, Beaver Creek Grange #276
 - a. Agenda
 - b. Guest Speaker(s) Brandi Johnson, LoveOne
 - c. Grange - Open at 6:15PM, refreshments, registrar, and misc.
 - d. Future Guest(s): **April** Shawn Olson, Fire Marshal, Clackamas Fire District #1; **May** Sam Leininger, CSWCD, WeedWise (Tansy & Scotchbroom); **June** Gary Marschke, National Alliance of Mental Illness (NAMI); **July** Daniel Nibouar, Wildfire Prevention; **August** Clackamas County Sheriff or Under Sheriff; **September** Amy Landvoigt, Water Master;
 - e. Other Speaker ideas
 - i. Oregon Agricultural Trust (OAT), Code Enforcement, Oregon City School District – Transportation Principle & PTO Chair, Health Housing and Human Services (H3S), Sheriff's Deputy & Detective (Homelessness, etc.), Sheriff's Canine Unit, Vector Control, Clackamas River Water, United States Postal Service (USPS), Bryn Seion (the Welsh church), Craig Roberts, BCC Chair; Emergency and Wildfire Prevention; etc.
 - f. [Change to voting - Discussed adding names/positions of those board members casting CPO votes per recent State training. Corresponding secretary has made adjustments as of now.](#)
 - g. [HOW we meet - Zoom, In Person, Hybrid - Zoom/In Person.](#)
 - i. [Discussed pro's/con's and will continue to monitor.](#)

Adjourn - [Meeting adjourned at 9:30PM.](#)

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