



The Hamlet of
BEAVERCREEK

PO Box 51 • Beaver Creek • Oregon • 97004

Serving the communities of Beaver Creek, Carus, Fishers Corner, and Echo Dell

Board Meeting – April 18, 2024
7:00 p.m. BEAVERCREEK GRANGE
Agenda

Board Attendees: Tammy Stevens (Chair), Bill Merchant (Vice-Chair), Cheryl Buchert (Treasurer), Jessica Sernach (Co-Secretary, Speaker & Corresponding Secretary), Rachel Ringle (Co-Secretary, Speaker & Corresponding Secretary), Directors at Large - Joe Matteo, Mark Hillyard, Kenny Sernach

- I. Work on OWL, projector, PA system, etc. for hybrid community meeting (projector purchased July 2012 \$549.99)
- II. Call to Order
- III. Land Use Applications:
 - a. Z0132-24 property owner Monica & Thomas Spetnagel, applicant Bryce Rosenbaum, 23290 S Beaver Creek Road, Beaver Creek, zoned Timber, requesting the replacement of a dwelling in an EFU zone.
 - b. 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.
- IV. Land Use Activities/Decisions:
 - a. Z0084-24 James and Connie Hicks, 22876 S Hwy 213, Oregon City, zoned EFU, 19.77 acres, requesting the renewal of a temporary home care permit. Approved subject to conditions.
 - b. Z0014-24 applicant Nathan Edmonds, owner Edmonds Holdings LLC, 20229 S Hwy 213, Oregon City, zoned RRFF5, .51 acres, requesting a temporary use (otherwise prohibited) to move chiropractic clinic to a temporary mobile office during construction. Approved subject to conditions.
 - c. Ordinance ZDO-288 Zoning & Development Ordinance Amendments Related to Utility Facilities. Planning Commission Hearing 4/8, deliberations rescheduled to 5/13. BCC 6/12
 - d. Ordinance ZDO-285 Minor & Time Sensitive Amendments & New Housing Options – ADUs & RVs in Rural Residential Areas. PC Hearing 4/22, BCC 5/8
 - e. 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. Awaiting Hearings Officer decision (see action email).



- f. 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.
 - g. 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. HOW DO WE HANDLE FUTURE APPEALS/INTERVENTIONS?
- V. Bill Merchant, Vice Chair
- a. Website – Schedule Review
 - b. Region 1 ACT
 - c. CPO Summit
 - d. Clackamas County Committee for Community Involvement
 - e. Community Road Fund Advisory Committee
- VI. Joe Matteo, Director at Large
- a. CSWCD (and Budget Committee)
- VII. Jessica Sernach, Co-Secretary & Corresponding Secretary
- a. CSWCD
- VIII. Kenny Sernach, Director at Large
- a. C4 – CPO Representative (Executive Committee)
 - b. Clackamas County Budget & Audit Committees
- IX. Mark Hillyard, Director at Large
- a. Parks Committee
 - i. Fundraising Bingo Sunday 4/21 5 pm
 - ii. Open Air Market – Wednesday Evenings
 - iii. Electrical (& some plumbing) improvements – Applying for Permit
 - b. C4 – Hamlet Representative
 - c. USPS West View Clearing
- X. Cheryl Buchert, Treasurer
- a. Treasurer's Report
 - b. Welcome Wagon/Booster Committee Report
- XI. Rachel Ringle, Co-Secretary & Corresponding Secretary
- a. Approval of minutes (March Board & Community Meetings).
 - b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.). Beaver Creek/Carus Community Connections Facebook Page (Amy & Awbrey).
 - c. Beaver Creek Elementary PTO Spring Carnival Sunday 5/19 – Need Volunteers
 - d. Board Photo
 - e. Hamlet Brochure (sync with website)



- XII. Miscellaneous Topics:
 - a. USPS Drive Up Mailbox is Back
 - b. Earth Day?
 - c. Follow-Up From Joe Marek

- XIII. April 24th Community Town Hall Meeting, Beaver Creek Grange:
 - a. Agenda (speakers also invited via zoom link?)
 - b. Guest Speaker/s – **Sam Leininger, Weed Wise Program Manager, CSWCD; Kelsey Easterly, BC Elementary PTO; Sherriff Angela Brandenburg**
 - c. Arriving at 6:00 (to assure all is hybrid well), refreshments, Registrar, and ???
 - d. Future Guest/s: May Greg Williams, Director & David Goldberg, Board Chair, OC Public Library, Code Enforcement/County Sheriff's Deputy, NAMI Mental Health, Oregon Agricultural Trust (OAT), Oregon City School District – Transportation, Principle & PTO Chair, Fire Marshall, Health Housing and Human Services, Sheriff's Deputy & Detective on Homelessness

Adjourn