



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 – August 22, 2024 7:00 p.m. **VIA ZOOM** 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. Call to Order
- 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.
- III. Land Use Activities/Decisions:
 - a. Z0232-24 Ryan Jones, 17052 S Burk Road, Beaver Creek, zoned RRFF5, 2.5 acres, requesting a new home occupation permit. Approved subject to conditions.
 - b. Ordinance ZDO-288 Zoning & Development Ordinance Amendments Related to **Utility Facilities**. Planning Comm 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/Wilson 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. 6/25 approved subject to conditions.
 - 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, **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.
- IV. Rachel Ringle, Co-Secretary & Corresponding Secretary
 - a. Approval of minutes July Board & Community Meetings.



- b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.). Beavercreek/Carus Community Connections Facebook Page (Amy & Awbrey).
 - c. Board Photo & Hamlet Brochure (sync with website)
 - d. Table Cover – 1 cloth \$11.99, 2 pack \$18.99. (Carla Propp-Vail design?)
- V. Mark Hillyard, Director at Large
- a. Parks Committee
 - i. Open Air Market
 - ii. National Night Out – Tuesday, August 6th
 - iii. Concert 8/24 (timing, bands, food/beverages, Hamlet booth (Cheryl & ?), etc.)
 - iv. Electrical (& some plumbing) improvements
 - b. C4 – Hamlet Representative
 - c. Z0151-23-C HO Decision – Overnight Lodging
- VI. Kenny Sernach, Director at Large
- a. C4 – CPO Representative (Executive Committee)
- VII. Cheryl Buchert, Treasurer
- a. Treasurer’s Report (CPO reimbursement process) (Open Air Market Checks)
 - b. Boosters Welcome Committee Report (revised budget)
 - c. Credit Card Machine – Cathy Meyer, Stafford Hamlet, Stafford Fall Festival 9/7
- VIII. Joe Matteo, Director at Large
- a. CSWCD (and Budget Committee) – August 3rd 50th Anniversary Celebration
- IX. Jessica Sernach, Co-Secretary & Corresponding Secretary
- a. CSWCD
- X. Bill Merchant, Vice Chair
- a. Region 1 ACT
 - b. CPO Summit
 - c. Clackamas County Committee for Community Involvement (CCI)
 - d. Stafford Hamlet/PGE Update
 - e. Projector Repair/Replacement (new bulb, \$58.90)
- XI. Miscellaneous Topics:
- a. Elections – Matteo, Merchant, Stevens, and promotions
 - b. Carus Schoolhouse Fundraising Concert 9/20
 - c. Liaison Lunch - Topics
- XII. August 28th Community Meeting, Beavercreek Grange:
- a. Agenda
 - b. Guest Speaker/s – Joe Marek, Transportation, **topics?**
 - c. Arriving at 6:30, refreshments, Registrar, and ???
 - d. Future Guest/s: September – Katie Wilson, Oregon City School Board; October - ?, November - The Confederated Tribes of the Grand Ronde Community of Oregon



- e. Other Speakers - Oregon Agricultural Trust (OAT); Code Enforcement; NAMI Mental Health; Oregon City School District – Transportation, Principle & PTO Chair; Fire Marshall; Health Housing and Human Services, Sheriff’s Deputy & Detective on Homelessness; Sheriff canine unit.

Adjourn