



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

Board Meeting – May 19, 2022
7:00 p.m. **VIA ZOOM**
Agenda

Call to order: 7:01 P.M.

Board Attendees: Tammy Stevens (Chair), Bill Merchant (Vice-Chair), Kenny Sernach (Director at Large), Mark Hillyard (Director at Large), Jack Hipp (Director at Large), Jessica Sernach (Secretary, Speaker & Corresponding Secretary), and Cheryl Buchert (Treasurer). Joe Matteo (Director at Large) was unable to attend.

1. Senate Bill 762 – Norm Andreen
 - a. If a space is identified as a “defensible space” (100 or 50 feet from a building), you have to clear trees from your property and remove limbs up to a certain height. This could be extremely expensive to homeowners. The effects on insurance policies are still unknown. Mapping of affected areas will be completed by the end of June. The primary focus is on educating the public, but there could be unintended consequences with insurance. There were questions raised around impacts of neighbor’s trees on the perimeter of your property that fall within that boundary designation. There are a lot of unknowns and rules left open to interpretation. Mark volunteered to get involved and stay informed about the situation. There is going to be a way to appeal the process. If people don't comply, there is a section for fines. There are major concerns around the financial hardships placed on our citizens due to this Bill. There are grants available although there isn't enough money to cover the whole state. Some questions raised included: Does zoning have any effect on how the bill will be implemented? Is there a way to challenge these maps and their accuracy? Can The Hamlet of Beavercreek challenge the bill for our area? What will be the impact on mortgage companies and will rates increase or will residents not be able to get loans?
 - b. Fireworks: Would the Hamlet consider writing a letter to ban fireworks? They are not at the point where they will be banned. There are clubs that are funded by their firework sales. The decision date is not determined yet.
 - c. Wildfires: Training is available for wildfire preparation, air quality and training for our region and county. Mark volunteered to present on this in the next meeting.

2. Land Use Applications:



- a. Z0145-22 Timothy & Lori Pottratz, 21410 S Levi Road, Beavercreek, zoned FF10, 3.01 acres, requesting the renewal of a home occupation permit for their dump truck business. Input due 5/22 – planner extended receipt of input to 5/26.
 - i. Tammy provided an overview of the application and no comments have been received.
 - b. Z0162-22-C, Grand View Baptist Church, Mike Mutchler, Pastor, 14855 S Leland Road, zoned FF10, 7.5 acres, requesting a conditional use permit to build a “family center” to include 26,250 square feet, gymnasium with locker rooms, children’s play area, kitchen, office space & educational space.
 - i. This is a separate application from the one received. There might be a need for a traffic study. A community member is concerned around blocking their views to Mt. Hood. There seems to be inconsistencies in the application concerning the property acreage. 7.5 acres vs. 17 acres. Concerns were raised around parking structure, stormwater retention, and altering the rural character of the surrounding area. The church in Stafford has similar activities. Some questions raised included: Does the church have limits to how large the building can be? The US Senate has special rules for churches; where are these limits and rules? What is the long-term goal of the Church? Need to involve ODOT. What does “Family Center” mean?
 - c. Z0232-21-ZAP owners Janice Kennedy, Gayleen Weiler, Joleeta Perkins, applicant Jessey Cereghino, 21418 S Hwy 213, Oregon City, zoned FF10, 111 acres, requesting a zone change to RA2 for subdivision of 53 lots, not applying for subdivision at this time (only zone change).
 - i. Mitchel does not have a line of sight at that intersection. There is a hearing on June 23rd. Community input on this matter is needed. The application is only concerning a zone change, not a subdivision. Concerns around encroaching corridors are starting to snowball; zoning is the first step. We need to ask development-stage questions instead of zoning-stage questions. Concerns were raised around services being available for its highest and best use.
 - d. Temporary dwelling for care - application is zoned timber ~3.5 acres, Tammy will get a hold of the planner. No comments yet.
3. Land Use Activities/Decisions:
- a. Z0149-22, owner Grand View Baptist Church, applicant Mike Mutchler, 14877 S Leland Road, Beavercreek, zoned FF10, 16.6 acres, requesting a modification to the conditional use in order to



add a modular classroom building 28'x64'. Input due by Friday 4/22.

- i. The application was approved subject to conditions.
 - b. Z0144-22, Bradlee Hersey, 12631 S Spangler Road, Oregon City, zoned Agricultural/Forest, 29.04 acres, requesting the “replacement” of an existing 1900s home with a new home, however, requesting the original home remain as an accessory building. Input to Planner due 4/27.
 - i. The application was approved subject to conditions.
 - c. Z0180-22 Nicholas & Mckenzie Bezates, 16085 S Ivel Road, Beavercreek, zoned FF10, 1.84 acres, requesting a home occ renewal. Approved subject to conditions.
- 4. Kenny Sernach, Director at Large
 - a. C4 – May 5th (5/11 zoom meeting with Hamlets, CPOs & County). Eugene has been taking multiple approaches to homelessness that Clackamas County would like to investigate and potentially adopt in our area. Eugene has been successful in getting local community buy-in on homelessness projects of varying types.
 - b. The Clackamas County Budget Committee & Audit Committee meets next week, assuming staffing is not redirected towards other activities.
- 5. Bill Merchant, Vice Chair
 - a. R1ACT has not met this month and will meet in June.
 - b. The CPO Summit will be meeting next week. There are no updates at this time.
 - c. Applied for CCI (Clackamas County & State of Oregon). Bill is still involved at the State of Oregon CCI. Bill has met with the Clackamas County CCI over Zoom, and the wildfire response will be discussed.
 - d. C800 Citizen Oversight Committee (voice radio)
 - e. The Community Road Fund Advisory Committee is only meeting as needed and hasn't met in a while.
 - f. BCT is expanding the coaxial bandwidth. Consumption of bandwidth continues to increase.
 - g. On Beavercreek road, there are speed limit signs curves with potentially misleading recommendations. Tammy and Malorie are investigating the signs and will report back to Mike Bezner.
 - h. Surveying Beavercreek Korner Park. A survey is going to be performed at the Korner Park.
- 6. Jessica Sernach, Secretary & Corresponding Secretary
 - a. Beavercreek Grade School 5/17 Celebration of Learning
 - i. Great attendance and awesome way to educate our neighbors on what a Hamlet is and whether they live in the



Hamlet. How do we get involved at the Carus Grade School? Great event and we need to go through the district to be involved.

- b. Zoom Manager needed for the 6/22 meeting. Bill will act as Zoom Manager. Tammy will take notes.
 - c. Tammy will email Mark the contact information from one of the Citizens wanting to get more involved.
7. Mark Hillyard
- a. Parks Committee
 - i. Surveying at Korner Park.
 - ii. Changing of the gazebo lights for RWB
 - iii. The erosion of the Leland Road is ongoing. Request to get an update from the County on the progress.
 - b. Email Carla to purchase a coffee mug with The Hamlet of Beavercreek image. Tammy will confirm with Carla to gather information and post pictures and prices to the website.
 - c. A lot of the ticket sales and donations were received for the Easter Egg event. Wrap-up activities are needed.
 - d. Awbrey wants to help with the Farmers Market. Tammy will contact her.
8. Joe Matteo, Director at Large
- a. Hamlet of Beavercreek Wooden Signs (touch-up paint, caps and Welcome To sign). When Joe returns, the last part of the sign will be mounted. Tammy provided details of the new addition.
9. Jack Hipp, Director at Large
- a. Sheriff News - none
10. Cheryl Buchert, Treasurer
- a. Treasurer's Report - There are no additions
 - b. Trust Deposit Slips - education is needed from the county on requirements to do business and how to submit deposit slips. She will work with the PGA on the slips and reports.
11. Miscellaneous Topics:
- a. Board Training
 - i. New Board members are required to be trained by the county. Tammy will create a document on "how to onboard new members".
 - ii. Concerns were raised around how to ensure we are continuing to meet meeting retention laws. The County retains all material and has been affirmed that they are being retained, but have not provided verification.
 - b. Road Signs (4 New) – ODOT Signs on 213. They are moving along and conversations continue.
 - c. Add to Website working with Diana Crites:



- i. Melissa – release website to Diana & Bill - unable to reach Melissa at this time.
- ii. 10 O’Clock Church Pantry Services is on the Website
- iii. Historic Pictures with Claire Kellogg
- iv. Website – making user friendly
- d. Community Inv. - CSWCD, Grange, Restaurant, Schools, Etc.
- e. Community Meeting History Segment
- f. Transportation – State, County & City
- g. County Staff Liaison - Katie has resigned and they will be advertising for her position. They are very committed to getting a Staff Liaison onboarded and trained up.
- h. Public Testimony County Brochure - there is a brochure, it is not on the website but has really good advice. Tammy will email the brochure to the Board.
- i. Hopkins Demonstration Forest - they are building another building as an educational center for classes.

12. May 25th Community Zoom Meeting:

- a. Agenda. Senate Bill 762 will be discussed and led by Mark Hillyard.
- b. Guest/s: May – Bill Stewart, Community Prosecutor & Vahid Brown Supportive Housing Services Program Manager (H3S), Local Homelessness, June – PGE, Aug. – Joe Marek
- c. Future Guest Speakers – ODOT Tolling, Brian Nava (County Treasurer), BC & Carus Grade School Principal, Code Enforcement, Amy Manning’s suggestion (large earthquake - series of speakers addressing emergency preparedness), landslides, etc.

Adjourn: 9:06 P.M.