



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

AUGUST 28, 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 & Corres. Secretary & Social Media Director: 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: Joe Marek, Transportation Safety Program Manager, Clackamas
County Department of Transportation & Development
Watch Commander Lieutenant Marcus Mendoza, Sheriff's Dept.**

I. Public Comments/Questions:

- a. Korner Park Sign – Frank, Scott, & John

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. Ordinance ZDO-288 Zoning & Development Ordinance Amendments Related to Utility Facilities. Planning Commission Hearing 4/8, deliberations rescheduled to 5/13. BCC 6/12.
- b. 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.
- c. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S Beaver Creek Road/Wilson, 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 & DLCDC will consider appealing to LUBA on 6/27&28.

- d. 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.
- e. 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. DLCDC appealed to LUBA, Hamlet cannot intervene. HOW DO WE HANDLE FUTURE APPEALS/INTERVENSIONS? LUBA hearing 4/30. Decision – remanded to Clackamas County. Appealed to Oregon’s Court of Appeals 8/14.

IV. Reports:

- a. Finance Committee, Treasurer: Cheryl Buchert
 - Cash Account \$56.84
 - Trust Account \$8,258.34 (Park fund \$7,188)
 - Checking Account \$884.19
 - Total \$9,199.37**
- 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. Welcome Boosters – Cheryl Buchert (fundraising ideas)
- b. Park Activities 2024 – Mark & Cindy Hillyard
 - i. Open Air Markets June & July Wednesday Evenings
 - ii. National Night Out – Tuesday, August 6th
 - iii. Concert in the Park – Saturday, August 24th
 - iv. Electrical & Plumbing Improvements

VI. New Business:

- a. Board Elections – Applications due by 9/25, Election 10/23 – Stevens, Merchant, Matteo & available position/s. See website for application and submittal.

VII. Other Business/Reminders:

- a. Carus Historic Schoolhouse Concert Fundraiser – 5 p.m. Friday 9/20 (dinner & music)
- b. Grange Update – Breakfast October 5th
- c. Planning Commission

Next Community Meeting: September 25, 2024, 7:00 p.m. at the Beaver Creek Grange - Guest Speaker, Oregon City Public Schools

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