



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

**Board Meeting – February 16, 2023**  
**7:00 p.m. VIA ZOOM**  
**Meeting Minutes**

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

1. Call to Order 7:00 P.M.
2. 7:00 to 7:15 David Suttle, Parrott Creek Child & Family Services
  - a. Tammy introduced the guest speakers. They provided an overview of their facility location, its diversity in ecology, and its wetland features. They also reviewed the purpose and some of the goals and struggles of the non-profit, particularly around youth rehabilitation from trauma. They are trying to improve the existing buildings to allow their residents to thrive. The site is currently licensed for 27 students, but the expansion would allow for a total of 40 students. Tammy asked why there is a lack of farm-type activities including gardening and livestock therapies. They explained that there is an existing garden, and these other activities could be added in the future. They elicit volunteers for various activities and special treats for the students. There is minimal additional vehicle traffic expected to the site. The pre-application meeting will occur on 2/22/2023.
3. 7:15 Beavercreek Charitable Trust – Bruce Powell, Tangee Summerhill-Bishop, Ray Stobie & Cyrus Zamani. Bruce was not able to attend and will attend the March board meeting.
4. Land Use Applications:
  - a. Z0042-23 Darren & Susan Marchisio, 17023 S Winterview Lane, Oregon City, zoned RRFF5, 7.33 acres, requesting the renewal of a temporary home for care.
    - i. Tammy provided an overview of the application, and she will be inviting the applicant to attend the community meeting.
5. Land Use Activities/Decisions:
  - a. Z0523-22 property owner Canby School District #86, applicant Denise Lapp, 14412 S Carus Road, Oregon City, zoned RRFF5, 1.34 acres, requesting a historic landmark demolition – the applicant is proposing to remove or demolish the 1926 historic school house that is the white building located adjacent to Carus elementary school. The historic review board will consider this application and make a



recommendation. Approved for removal/relocation, suspending the demolition 60 days. 3/9 Historic Review Board Hearing, 3/22 BCC Hearing. Tammy provided an overview of the current status of the relocation efforts including potential final locations.

- b. Z0565-22 Larry & Nancy Carnahan, 22280 S Beavercreek Road, Beavercreek, zoned EFU, 71.29 acres, requesting a farm stand. Approved subject to conditions.
  - c. Z0009-23 Bradley J White, 22333 S Big Cedar Lane, Beavercreek, zoned RRFF5, 5.02 acres, requesting the renewal of a level 3 home occupation permit to operate a machine shop. Approved subject to conditions.
  - d. Z0446-22 Timothy & Nancy McCrary, 26245 S Jones Road, Beavercreek, zoned TBR, 2.728 acres, requesting a property line adjustment. Approved subject to conditions.
6. Cheryl Buchert, Treasurer
- a. The Treasurer's Report was previously submitted.
  - b. There are 1,200 Businesses within the Hamlet boundary. Cheryl will be reaching out to the County staff for a comprehensive list of past home occupancy permits.
  - c. The PGE bill reflected the usage around lighting the Christmas tree.
  - d. The CSWCD sign-in process needs a registrar.
  - e. Cheryl's food truck supplies used for other Hamlet meetings are dwindling. She presented a budget for the additional resources needed to supplement needs for future meetings. Tammy Stevens made a motion to allow Cheryl to purchase what she needs for the hybrid meetings up to \$100. Bill Merchant seconded the motion. The board voted unanimously (7) in favor.
7. Joe Matteo, Director at Large
- a. CSWCD - no update
8. Jessica Sernach, Secretary & Corresponding Secretary
- a. Approval of minutes (January Board & Community Town Hall). These were accepted by acclamation.
  - b. There was a modification made to previously approved and submitted minutes. They are allowed to be re-submitted to the County without board voting.
  - c. February community hybrid meeting - Rachel has agreed to provide Owl and Zoom functions in Jessica's absence. Jessica recommends people stay in their seats and come to the podium to speak. Both Owls are now working and will be used.
    - i. Mark will handle the safety topics. Before the meeting starts, he will ask for volunteers.
  - d. CSWCD - no update
  - e. Safety Topics - Mark's repository.
    - i. Fentanyl



9. Rachel Ringle
  - a. She will be covering Owl and Zoom responsibilities for Jessica
10. Kenny Sernach, Director at Large
  - a. C4 – February 2<sup>nd</sup> (1 or 2 year assignment?) - no update
  - b. Clackamas County Budget & Audit Committees - no update
11. Mark Hillyard
  - a. Parks Committee
    - i. Reader Board (plastic covers, up to \$400)
    - ii. Valentine's baskets were a huge success.
    - iii. Tree lighting lights - Patrick Whitmore suggested an alternative solution to the tree lights.
    - iv. The decaying Beaver Creek Bulletin sign is on the Parks' Committee list to replace.
12. Bill Merchant, Vice Chair
  - a. Region 1 ACT
    - i. There were a lot of elections. Bill provided a summary of the recommendations. There is a national EV infrastructure program for high speed charging along the I5 corridor.
  - b. CPO Summit will meet on 2/27
  - c. Clackamas County Committee for Community Involvement will meet on 2/21 and Bill will not be able to attend.
  - d. Community Road Fund Advisory Committee will meet on 2/23
  - e. Beaver Creek Cooperative Telephone met on 2/8. The meeting was very quick. He will be attending a conference in San Diego with other cooperative organizations and will report back next month.
  - f. Letters for the sign. There are some letters more available than others. He will attempt to purchase individual letters that are most used.
  - g. There is no update on tolling. No one is in favor of tolling. There is a legislative session to discuss a potential loophole.
  - h. Website. Bill has not received the commitments he's asked for and was promised. Tammy will contact Melissa to help with work on the website when Bill returns.
  - i. Bill will be out of town next week.
13. Transportation, Bill Merchant & Mark Hillyard:
  - a. BC Road – Maintenance & Plan for Next 5 Years
  - b. Hwy 213 – Oregon's Transportation System Plan
14. Miscellaneous Topics:
  - a. PGA Meeting – 12/15 4:00 (continued to Monday, January 23<sup>rd</sup> at 10 a.m.)
    - i. Quarterly reports by the Hamlets are no longer desired. PGA has asked for annual reports to the BCC instead. They felt as if that would be more efficient and effective.
  - b. Grange Hybrid Meetings: Wifi, OWL, PC, Projector, Screen, and ?
    - i. Tammy research the screen



- ii. Jessica will ask her brother to help with specifying and selecting the replacement laptop. Jessica will investigate the requirements for the Owl.
  - c. Using Dropbox to Store Files, Forms, Etc. We are not allowed to store them on the County's shared drive. Bill pays for Dropbox as a shared file system in his personal account. Google Drive is another alternative. The County is required to keep the records. "Please save it to your archives" is added to every document submitted to the County. Jessica will look into setting up a Hamlet google drive.
  - d. Forest Edge Winery - fundraising. There is a lot of interest and movement in getting this going.
  - e. Earth festival. Disaster preparedness. Sat May 20th 9AM - 4PM. Volunteers are needed. The Hamlet has participated for a long time along with the 10 O'clock Church. Bill, Rachel, and Jessica would love to participate. Vegetables or tree-starts are options for enticing SWAG.
15. February 22<sup>nd</sup> Community Hybrid Meeting:
- a. Agenda (speakers also invited via zoom link?)
  - b. Guest Speakers – Joe Marek, County Transportation and Brett Glover, Captain Station 10A, CFD#1
    - i. Construction on Beavercreek road - add to the agenda. Modified temporary intersection lights stay red for a long time during heavy traffic at the Community College and High School. Mark urges for patience during the timer-based construction schedules. Jessica will ensure the guests have links to the Community meeting panelist invites.
  - c. CSWCD – arriving at 6:30, refreshments, Registrar, and a trial run is needed with Rachel.
  - d. Future Guest/s: March – Code Enforcement (content?), April – wells, May 2023 Tansy information & CFD#1, August CFD#1, November CFD#1. Other suggestions were suggested including testing well water from the County perspective and from a local well drilling company.
  - e. Registrar - Physical addresses are not necessarily needed unless there is a contentious vote. We do need to know if they are a member of the community. Cheryl will be the registrar.

Adjourn 9:01: P.M.