



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

**Board Meeting – July 21, 2022**  
**7:00 p.m. VIA ZOOM**  
**Minutes**

Call to Order: 7:00 P.M.

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

Bill Merchant (Vice-Chair) was unable to attend.

1. Land Use Applications:
  - 1.
2. Land Use Activities/Decisions:
  1. Z0186-22 Ruth Sowa, 18438 S Holly Lane, Oregon City, zoned RRFF5, 9.32 acres, requesting a Measure 49, input due 7/12.
    - i. There were previous questions answered. This application has been approved subject to conditions.
  2. 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. Hamlet input was submitted on 6/8, and testimony was received on 6/23 9:30. The application was pulled on June 21<sup>st</sup>.
  3. Z0162-22-C, Grand View Baptist Church, Mike Mutchler, Pastor, 14855 S Leland Road, zoned FF10, 7.5 acres (corrected to 17 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. There was a hearing on 6/16 at 9:30. This application has been approved subject to conditions.
  4. Z0439-21 Enoch & Danielle Man, 20750 S Beavercreek Road, Oregon City, zoned RRFF5, 56.72 acres, requesting a removal of historic overlay.
    - i. There was a BCC Hearing on 1/19/22, and was approved with conditions. It has been appealed to LUBA. The County pulled back. On 7/14 the County attorney submitted a red



- line to BCC at 7/14 Business Meeting; held over to 7/21 Business Meeting. There are several concerns including how historic overlays are rated and graded.
5. City of Oregon City, Park Place Crossing Master Plan, Livesay Road, Oregon City, a 92-acre 6 phase subdivision with approximately 476 residents. Sent letter to Planner on 4/11/22 with Hamlet's concerns. Still under discussion (per Christine Kosinski).
    - i. Tammy provided an overview of the application. There have been hundreds of people providing testimony against this application. There were articles released on the application. Tammy will provide a link to an article and Bill will be asked to post to the Hamlet website.
3. Kenny Sernach, Director at Large
    1. C4 – July 7 (RFFA letter, Oregon Hwy congestion pricing, Shelter Field Trip, etc.)
      - i. Cities are working to get citizen input to provide to ODOT. September speaker will be on tolling. I205 improvements project. Mark is very concerned and wants to get involved in providing influence with traffic issues.
    2. Clackamas County Budget Committee & Audit Committee
      - i. Neither has met. There are no updates.
  4. Bill Merchant, Vice Chair
    1. Region 1 ACT - Has not met yet.
    2. CPO Summit - Has not met yet.
    3. Clackamas County Committee for Community Involvement - This was dominated by the BCC talking at us, not receiving information from the community.
    4. Community Road Fund Advisory Committee
    5. Beaver Creek Cooperative Telephone
    6. Leaders Meeting June 21
    7. Website:
      - i. Upgraded to business level
      - ii. Diana continuing to support Facebook
      - iii. The Hamlet is seeking a Wordpress expert to help Bill with the Website. The Beaver Creek Forum is being used to find a Website guru. The community will continue recruitment.
      - iv. 10 O'Clock Church Pantry Services on Website
      - v. Historic Pictures with Claire Kellogg
      - vi. Making user friendly
      - vii. Email forwarding
  5. Jessica Sernach, Secretary & Corresponding Secretary
  6. Mark Hillyard
    1. Parks Committee



- i. They are continuing to take baby steps. They are planning for a small craft event in September at the Korner Park. In 2023 they will be starting the planning earlier in the year.
    - ii. For an individual to use the park, they would need to go through the Clackamas County's risk management office. There is a question whether there is a need for a social calendar. The County does not rent out the park, but they need a Certificate of Insurance. Tammy will ask Bill to post a sign at the park saying that if people are interested in renting the park to please contact The Hamlet of Beavercreek.
  2. Senate Bill 762
    - i. There have been State level revisions to the bill. The whole region of The Hamlet of Beavercreek is currently designated "low" or "no risk" for 2022.
  3. Wildfire Preparedness
    - i. There is an army of firefighters standing at the ready for this wildfire season. A lot of organizations are requiring wildfire training. Tammy will add that recommendation to stay cool and be prepared for this approaching heat wave.
  4. Please eradicate the toxic Tansy weeds. Tammy will add this to the agenda for next week.
7. Joe Matteo, Director at Large
  1. Hamlet of Beavercreek Wooden Signs (touch-up paint, caps and Welcome To sign)
    - i. This will be scheduled for August or September.
  2. Toliver intersection facts will be brought to next Wednesday's meeting.
8. Jack Hipp, Director at Large
  1. Sheriff News - there are no updates.
9. Cheryl Buchert, Treasurer
  1. Treasurer's Report - no questions were received.
  2. Trust Report & Deposit Slips - Cheryl will follow up with PGA. There is a new county PGA Management Analyst (replacing Kellie Lute), Katie Combs, for Cheryl to get introduced and request new deposit slips.
  3. Financials - the annual fiscal report was emailed to the Board.
10. Miscellaneous Topics:
  1. Katie Combs, New PGA Mngmt Analyst (replacing Kellie Lute)
  2. Road Signs (4 New) – ODOT Signs on 213 (f/u 6/13, 7/18). There are no responses from this individual.
  3. Tammy will add a note to the next agenda to "Please submit applications for the October election." Where to submit the board application?
  4. Code Enforcement:



- i. There is a property that is starting to stockpile RV's. We need to call the code enforcement and report this.
    - ii. There is a portable job shack at a local business that might be in code violation. Mark will stop by and ask about the trailer.
  5. Community Inv. - CSWCD, Grange, Restaurant, Schools, Etc.
    - i. Tammy, Joe, Bill, Jessica applications are up for renewal in October this year.
    - ii. Mark needs to go through the school district to get a contact at the Carus grade school.
  6. Looking into Community Hybrid Meetings. There are conversations around this. What logistics are other groups using for these types of meetings?
  7. Transportation – State, County & City
  8. Hamlet Quarterly Meeting with Sue Hildick, Director PGA 7/14
    - i. There is a lot of reorganization happening. Sue Hildick requested that all land use applications notices be submitted and received via email, not paper.
11. July 27<sup>nd</sup> Community Town Hall Zoom Meeting:
1. Agenda (speaker invite 7/16 email)
  2. Guest/s: April deLeon-Galloway, Public Involvement Outreach Manager, & Robert J. Arreola Moreno, Strategic Communications Coordinator, I-205 Improvements Project, Aug. – Joe Marek, Sept. I-205 Tolling

Adjourn: 8:13 P.M.