



The Hamlet of
BEAVERCREEK

PO Box 51 • Beaver Creek • Oregon • 97004

Serving the communities of Beaver Creek, Carus, Fishers Corner, and Echo Dell

HAMLET TOWN HALL COMMUNITY MEETING
IN PERSON MEETING AT THE BEAVERCREEK GRANGE
22041 S KAMRATH ROAD
JULY 24, 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: Bill Merchant – Hamlet’s New Website Tour

Watch Commander Lieutenant Marcus Mendoza, Sheriff’s Dept.

- I. Public Comments/Questions:
- II. Land Use Applications:
 - a. Z0242-24 Collin Fleming, 15197 S Thayer Road, Oregon City, zoned RRFF5, 10.22 acres, requesting a partition into two 5 acre lots.
- III. Land Use Activities/Decisions:
 - a. Z0202-24 John Roper, 14769 S Thayer Road, Oregon City, zoned RRFF5, 3.92 acres, requesting the renewal of a temporary home for care. Approved
 - b. Z0229-24 Debbie Ann & Jimmy D Espinoza, 21602 S Lance Court, Beaver Creek, zoned RRFF5, requesting the renewal of a temporary home for care. Approved
 - c. Ordinance ZDO-288 Zoning & Development Ordinance Amendments Related to Utility Facilities. Planning Commission Hearing 4/8, deliberations rescheduled to 5/13. BCC 6/12.
 - d. 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.
 - e. 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.

- f. 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.
- g. 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/INTERVENTIONS? 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
 - Checking Account \$884.19
 - Trust Account \$8,463.75 (Park fund \$7,188) **Total \$9,404.78**
- 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. Approval of June Board & Community Meeting Minutes
- c. 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 Improvements Being Planned
 - v. Approval of Parks 2024/2025 Budget

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. Grange Update – Breakfast October 5th
- b. Planning Commission

Next Community Meeting: August 28, 2024, 7:00 p.m. at the Beaver Creek Grange - Guest Speaker

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