



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

HAMLET TOWN HALL COMMUNITY MEETING
HYBRID MEETING
CLACKAMAS SOIL & WATER CONSERVATION DISTRICT
22055 S BEAVERCREEK ROAD, BEAVERCREEK OREGON
JANUARY 25, 2023, 7:00 P.M. MEETING MINUTES

Call to Order: 7:00 P.M.

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

Safety Report – Jessica Sernach & Mark Hillyard identified immediate safety issues and asked for emergency response volunteers.

Welcome: Lisa Kilders, Clackamas Soil & Water Conservation District. She provided an introduction to the CSWCD, their building, and described some of their current activities. They are looking for associate directors and signups is now welcome.

Guest Speaker/s:

- Chief Nick Browne & Assistant Chief Steve Deters, Clackamas Fire District #1 - Levy
 - An overview of the levy was provided. This included its progression history, its current state, and end goals. The 2020 fire season was very demanding and areas for improvements were identified. They have received feedback and prioritized action items. Several are already addressed and some will take some time. There were fiscal decisions made to live within their means with a balanced budget. They described the Future Funding Task Force which looked at all avenues of funding. There have been outreach events to provide information and request feedback from the community. A critical analysis was performed to identify the community needs before asking for help. More volunteers are also needed as Clarks and Logan locations are not currently staffed to 24x7 levels. There was a question around what area does the fire district #1 cover and what are residents doing (and not doing) to help with this to help with this effort. The fire department can provide conditional and outdoor monitoring to illegal burning, but they don't have legal jurisdiction to take action. There were questions around the leading causes of fire starters. The FD#1 didn't get the relief provided by ARPA funding as they were excluded. They have their own board of directors and don't answer to the BCC. The crash at Ivel Rd and Beavercreek Rd is under investigation.



- Bill, from the Stafford Hamlet, appreciates the effort The Hamlet of Beaver Creek has put into hosting a hybrid meeting.
- Watch Commander Lieutenant Marcus Mendoza
 - The speed trailer will be coming back. It had maintenance issues and it will need to reassess the strip of Beaver Creek Road. He demonstrated the Clackamas County Sheriff's Office Call Activity log dashboard then provided an overview of the 2022 unincorporated call activity in our area. The Hamlet of Beaver Creek call levels were compared to immediate neighboring communities and to a heavily urban area.
- Clackamas County Staff Liaison, Holly Krejci, Public & Government Affairs
 - Tammy introduced Holly and she provided an introduction with some of her background.

I. Public Comments/Questions:

- a. There was a question around why burning is banned between December and March. This is primarily due to issues with air quality that time of year.

II. Land Use Applications:

- a. Z0009-23 Bradley J White, 22333 S Big Cedar Lane, Beaver Creek, zoned RRF5, 5.02 acres, requesting the renewal of a level 3 home occupation permit to operate a machine shop.
 - i. Tammy provided an overview of the application and invited the applicant to speak. Application details were provided. Bill Merchant made a motion to recommend approval. Peter Cervantes-Gautschi seconded the motion. With no further discussion, the board voted unanimously (8) in favor. The public voted thirty (30) in favor, none (0) opposed, and one (1) abstained.
- b. Z0565-22 Larry & Nancy Carnahan, 22280 S Beaver Creek Road, Beaver Creek, zoned EFU, 71.29 acres, requesting a farm stand.
 - i. Tammy provided an introduction to the application and invited the owners to come and speak to the application. The previous owners had a cattle farm. The owner provided an overview of the current plan to meet the requirements with the county. They described their local interests and shared what they will be selling. There was a concern around parking, being able to enter the property, and safety around the current posted speed limit. Norm Andreen made a motion to recommend approval of the application. Bill Merchant seconded the motion. The community voted twenty-one (21) in favor, none (0) opposed, and two (2) abstained. The board voted six (6) in favor, none (0) opposed, and two (2) abstained.

III. Land Use Activities/Decisions:



- a. Z0491-22 property owner Shanley Tera Alicia, applicant Melissa Ann Clark, 15110 S Mitchell Lane, Oregon City, zoned FF10, 8.88 acres, requesting a new temporary home for care. Approved subject to conditions.
- b. 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. Tammy provided an overview of the potential uses of this moved building. There is a volunteer to move it for free. There is a lot of interest to save the school.
- c. Z0514-22 John & Stacy Kirk, 26060 S Jones Road, Beavercreek, zoned RRFF5, ?? acres, requesting the renewal of a temporary home for care. Approved subject to conditions.
- d. Z0537-22 Steven & Teresa Neklason, 19807 S Ferguson Road, Oregon City, zoned RRFF5, 9.4 acres, requesting a variance. Approved subject to conditions.

IV. Reports:

- a. Finance Committee, Treasurer: Cheryl Buchert - there were no additions.
Cash Account \$51.84 Checking Account \$1,435.82
Trust Account \$4,028.11 **Total \$5,515.77**
- b. Beaver Creek Cooperative Telephone – Bill Merchant provided an update on the BCT. They've applied for a loan and would love to bring fiber to the home of everyone in Beavercreek.
- c. Transportation – Bill Merchant & Mark Hillyard. Interstate 205 tolling is still not desired. An increase in Highway 213 traffic is expected. The board is pursuing different avenues to communicate with the state on The Hamlet of Beavercreek's commuting needs. There are jurisdiction issues regarding roads between the county and city.
- d. Clackamas Soil & Water Conservation Dist. – Jessica Sernach & Joe Matteo. Joe discussed the equipment rental program and its availability after the wet season. He described services of professionals who will come assess your property to provide recommendations for soil improvements. They are currently by appointment only. He provided an overview of some of their programs to take care of noxious weeds. There are endangered plants. CSWCD thanked the Tansy Tamers for their efforts.

V. Old Business:

- a. Strategic Planning Meeting of Board held Sunday 12/4/22 – top priorities for 2023:



- i. Hybrid community meetings - wildly successful - The goal is to return to the Grange in June or July. Fundraising is needed to fill the gap of technological inadequacies.
- ii. There was an overview of park activities including those around the Beavercreek Community Park (a.k.a. Leland Park)
- iii. Media - The main goal is to keep people informed and included in activities, but there is a need to step up the efforts.
- iv. Community support and activities. There are a lot of activities being planned for 2023.

VI. New Business:

- a. Park Activities 2023 – Mark & Cindy Hillyard. Some primary activities include the Easter egg hunt on 4/9/2023, and the Christmas tree lighting on 12/2/2023. This year's lights have failed and a member has donated replacements to be installed this spring. Other activities include: Open air market, barbeque at the park, Wednesday evening produce stand, and park improvements (grass, electrical, and gazebo).
- b. Website Update – Bill Merchant - it is still under construction. Bill inquired for a Wordpress guru to help. This progress is much slower than expected.
- c. Tree School is on 3/25, Enrollment Begins 2/7 - Tammy provided an overview of the event and recommends attending.
- d. Beavercreek Community Park 2023 Goals - the Beavercreek Charitable Trust maintains the park. The vision for the park was discussed and some goals were provided for 2023 including grading the parking lot and finishing the barrier, adding cleanup days, installing a fence along Leland Park, a security light, and a dog waste disposal system.

VII. Other Business/Reminders:

- a. Grange Update – breakfast Saturday February 4th 8-11
- b. Planning Commission - nothing to report.

Next Community Meeting: February 22, 2023, 7:00 p.m. HYBRID MEETING
Guest Speakers – Joe Marek, Clackamas County Transportation,
Clackamas Fire District #1, Clackamas County Sheriff's Department

Adjourn 9:08 P.M.

Hamlet of Beavercreek Website: <http://Beavercreek.org>

Facebook Page: The Hamlet of Beavercreek <https://tinyurl.com/3jx25kz9>

THANK YOU FOR PARTICIPATING IN YOUR HAMLET, YOUR COMMUNITY!!!
PLEASE INVITE NEIGHBORS TO ATTEND MEETINGS