



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

SEPTEMBER 25, 2024, 7:00 P.M.

THE BEAVERCREEK GRANGE (IN PERSON)

MEETING MINUTES

Call to Order at: 7:01 p.m.

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 (excused absence) Director at Large: Kenny Sernach

Reminders – please mute cell phones, restrooms, refreshments, and sign in.

Safety Advise – Jessica Sernach & Mark Hillyard

Guest Speaker/s:

Dr. Spitzer, OCSD Superintendent & Alex Halpern, Director on the Oregon City School District Board:

- “Thank You” for 2018 Bond – discussed that upgrades were completed on time and on budget. Discussed Tumwata and Gardiner Middle School remodels/upgrades.
- Introduction to current 2024 Bond – Phase Three: Measure 3-616
 - This is the final phase to complete of the three phases. This includes upgrades to the elementary schools within Oregon City School District.
 - There are six schools: Beaver Creek, Candy Lane, Holcomb, Gaffney Lane, John McLoughlin and Redland Elementary Schools.
 - \$6 Million matching grant from the State of Oregon. If not passed, they give it to a different district. This is a Capital Improvement Bond which is for “things” not people or staff. This will fund new air conditioning, classrooms, accessibility for disabled students at each school, upgrades to aging systems (light fixtures, heating system, windows, etc.), expand flexible student learning systems (group tables, flexible seating in library), cafeteria upgrades (to alleviate need for separate lunches for each grade and this would give children more time to eat instead of



rushing), as well as some field updates at Oregon City High School and Pioneer Stadium (running water at Snack Shack, new drainage, etc.). Expanding student opportunities, etc.

- Cost to taxpayers: \$163 Bond request would be \$1.23/\$1000 assessed value or \$300/year for the median house.
- Capital Bond to pay for “things” not “staff” or “paying staff.”
- Bond Measure 3-616 will be included on November 5th Ballot.
- Question: We are close to capacity at some of these grade schools, what will the district do to address that concern? They always monitor the numbers and can move boundary lines as needed to ensure they don’t go over capacity.
- Question: Are there plans to open King Elementary and Eastem Elementary? Answer: Likely will be discussed after this Bond is approved and improvements happen – perhaps on the next Bond in years to come? Unsure at this time. Good question for Superintendent.
- Question: We are concerned about the upcoming development proposals for the Wilson Rd. and 111-acre property on HWY-213 and the capacity and resources of our school. A: We receive funding per child. We do our best to keep the student ratio around 28:1.
- This is a 24 Year Bond
- Website: www.yesocschools.com

Watch Commander Lieutenant Marcus Mendoza, Sheriff’s Dept.

I. Public Comments/Questions:

II. Land Use Applications:

- a. Z0313-24 Ken & Lisa Clifton, 22645 S Penman Road, Oregon City, zoned EFU, requesting a replacement dwelling on EFU zoned property.
 - i. Ken Clifton applicant is present.
 - ii. Property was highly neglected filled with garbage and invasive species, etc. Retired Professor of Biology, Oncologist, favors natural habitats and environments. They want to build a 2600sf home and Clackamas County requires new dwelling installation.
 - iii. Rachel Ringle made a motion to recommend approval. Cheryl Buchert seconds.
 - iv. Citizen votes: In favor: 4, Opposed: 0, Abstained: 0
 - v. Board votes: In favor: 7, Opposed: 0, Abstained: 0

III. Land Use Activities/Decisions:

- 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.
Approved subject to conditions.

- b. City of Oregon City, Park Place Concept Plan Code Amendments GLUA-24-013 / LEG-24-01, letter from the Board emailed to Planner, Pete Walter, Thursday, September 12.
- c. 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. DLCD 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.
- d. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S Beavercreek 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 & DLCD will consider appealing to LUBA on 6/27&28.

IV. Reports:

- a. Finance Committee, Treasurer: Cheryl Buchert

Cash Account \$59.84	Checking Account \$2,884.19
Trust Account \$5,918.11 (Park fund \$4,458.49)	Total \$8,862.14
- b. Beaver Creek Cooperative Telephone – Bill Merchant, Chair, BCT Board
- c. Transportation – Bill Merchant
 - i. Bill was re-elected as Chair of the Community Road Fund Advisory Committee. Congratulations!
 - ii. Region 1 will meet next on October 7th.
 - iii. Discussed ODOT pursuing legislative efforts and issues.
 - iv. Speed at Carus Rd. & Highway 213 is lowered to 45 MPH.
- d. CSWCD – Jessica Sernach & Joe Matteo
 - i. Discussed the septic system loan program and funding.
 - ii. Invasive Weed: Japanese Knot Weed
 - iii. Discussed the 2024 Small Farm School. It has been happening for 14 years and going strong! This year included 20+ Sponsors and lots of people who attended.

V. Old Business:

- a. August Board & Community Meeting Minutes
 - i. Corrections were reviewed.
 - ii. Bill Merchant motions to approve meeting minutes. Kenny Sernach seconds.
 - iii. Board approved unanimously.
- b. Welcome Boosters – Cheryl Buchert
 - i. Discussed recent events and the success of getting word out to community.
 - ii. Welcome Boosters are now on Facebook!
- c. Park Activities 2024 – Mark & Cindy Hillyard
 - i. Holiday Tree Lighting December 7th



1. Potluck starts at 5 p.m. with Ugly Sweater Contest, Candy, Gifts for kids, stockings, Santa Claus will be present and lead the parade over to the Korner Park where the NEW electrical systems will come in great handy!
 2. Working on Amazon Wish List and donation list.
 3. Planning for 2025 year, budget and events.
- ii. Discussed successful events they've hosted so far in 2024. Excited for the holidays. They've received lots of donations and made a lot of profit. They continue to keep up the momentum!

VI. New Business:

- a. Board Elections – Applications due today, 9/25, Election 10/23 – Stevens, Merchant, Matteo & available position/s.
 - i. Gave information to public on how to apply to serve the Board of Directors.
- b. Hwy 213 and Carus Road – 45 mph zone
 - i. Gave thanks to the gentleman who requested this change.
- c. “Korner Park Welcome Gate Replacement” project
 - i. Discussed their previous work on The Hamlet of Beaver Creek sign.
 - ii. Discussed material that could be used such as: old electrical poles, old pole barn materials, etc.
 - iii. Will create a poll for the public to participate in the design.
 - iv. Question: How will we fund this upgrade? Post about public donating “money and material” to the “Korner Park Welcome Gate Replacement” project.

VII. Other Business/Reminders:

- a. Carus Historic Schoolhouse Concert Fundraiser – 5 p.m. Friday 9/20 (dinner & music).
 - i. Approximately 90 people were in attendance. Big success and raised lots of funds to put towards the Schoolhouse updates.
- b. Grange Update – Breakfast October 5th
- c. Planning Commission
 - i. No updates at this time.
- d. “Thank you Frank” for the refreshments!

Next Community Town Hall Meeting: October 23, 2024, 7:00 p.m. at the Beaver Creek Grange – Elections and Guest Speaker, Shawn Olson, Fire Marshall, Clackamas Fire District #1 & (possibly) Craig Roberts

Adjourn meeting at: 8:28 p.m.

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