



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
IN PERSON MEETING AT THE BEAVERCREEK GRANGE
22041 S KAMRATH ROAD
SEPTEMBER 25, 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: Katie Wilson, Chair, Oregon City School District Board
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.
- 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. 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.



- d. 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 & DLCD will consider appealing to LUBA on 6/27&28.

IV. Reports:

- a. Finance Committee, Treasurer: Cheryl Buchert
 - Cash Account \$59.84
 - Trust Account \$5,918.11 (Park fund \$4,458.49)
 - Checking Account \$2,884.19
 - Total \$8,862.14**
- b. Beaver Creek Cooperative Telephone – Bill Merchant, Chair, BCT Board
- c. Transportation – Bill Merchant
- d. CSWCD – Jessica Sernach & Joe Matteo

V. Old Business:

- a. August Board & Community Meeting Minutes
- b. Welcome Boosters – Cheryl Buchert
- c. Park Activities 2024 – Mark & Cindy Hillyard
 - i. Holiday Tree Lighting December 7th

VI. New Business:

- a. Board Elections – Applications due today, 9/25, Election 10/23 – Stevens, Merchant, Matteo & available position/s.
- b. Hwy 213 and Carus Road – 45 mph zone

VII. Other Business/Reminders:

- a. Carus Historic Schoolhouse Concert Fundraiser – 5 p.m. Friday 9/20 (dinner & music)
- b. Grange Update – Breakfast October 5th
- c. Planning Commission

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

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