



*The Hamlet of*  
**BEAVERCREEK**

PO Box 51 • Beaver Creek • Oregon • 97004

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

## Board Meeting – October 17, 2024

7:00 p.m. **VIA ZOOM**

### Agenda

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

- I. Call to Order
- II. Guest Speaker: Jeff Schaffer, Vice President of Finance and Operations / CFO - CCC Bond Measure
- III. Land Use Applications:
  - a. Z0339-24 applicant Vertical Bridge, Brandon Clower; property owner Lukas-Hanna Irrevocable Trust; 18133 S Steiner Road, Beaver Creek; zoned Timber; 217.55 acres; Public Hearing scheduled for 10/24/24, 9:30 am; requesting to install a Verizon wireless tower with antennas & associated equipment on a 195' self-supporting tower with equipment cabinets & a generator placed at grade & surrounded by a chain link fence.
- IV. Land Use Activities/Decisions:
  - a. 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.
  - b. 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/INTERVENTIONS? LUBA hearing 4/30. Decision – remanded to Clackamas County. Appealed to Oregon's Court of Appeals 8/14. Oregon Court of Appeals upheld LUBA's requirement of the need of a Goal 14 exception.
  - c. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S **Beaver Creek/Wilson Road**, 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. Planner discussing another route for applicant.
- V. Rachel Ringle, Co-Secretary & Corresponding Secretary
  - a. Approval of minutes September Board & Community Meetings.



- b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.). Beavercreek/Carus Community Connections Facebook Page (Amy & Awbrey).
  - c. Board Photos, Questionnaire, & Hamlet Brochure (sync with website)
- VI. Mark Hillyard, Director at Large
- a. Parks Committee
    - i. Park Upgrades – expenses?
    - ii. Concert – expenses and income?
  - b. C4 – Hamlet Representative
- VII. Kenny Sernach, Director at Large
- a. C4 – CPO Representative (Executive Committee)
- VIII. Cheryl Buchert, Treasurer
- a. Treasurer’s Report
  - b. Boosters Welcome Committee Report
- IX. Joe Matteo, Director at Large
- a. CSWCD
- X. Jessica Sernach, Co-Secretary & Corresponding Secretary
- a. CSWCD
- XI. Bill Merchant, Vice Chair
- a. Region 1 ACT
  - b. CPO Summit
  - c. Clackamas County Committee for Community Involvement (CCI)
  - d. Projector Replacement
  - e. Public Sharing Transportation Issues with Legislative Committee 9/26
- XII. Miscellaneous Topics:
- a. Elections – Matteo, Merchant, Stevens, and promotions
  - b. Table Covers Being Created
- XIII. October 23<sup>rd</sup> Town Hall Community Meeting, Beavercreek Grange:
- a. Agenda
  - b. Guest Speaker/s – Shawn Olson, Fire Marshall (Maybe Craig Roberts)
  - c. Arriving at 6:30, refreshments, Registrar, and ???
  - d. Future Guest/s: October – November - The Confederated Tribes of the Grand Ronde
  - e. Other Speakers - Oregon Agricultural Trust (OAT); Code Enforcement; NAMI Mental Health; Oregon City School District – Transportation, Principle & PTO Chair; Fire Marshall; Health Housing and Human Services, Sheriff’s Deputy & Detective on Homelessness; Sheriff canine unit.

Adjourn