

## HAMLET COMMUNITY MEETING

**In Person at the Beaver Creek Grange #276**

**22041 S. Kamrath Road, Beaver Creek OR 97004**

**WEDNESDAY, FEBRUARY 26, 2025 @ 7:00 PM, MINUTES**

Call To Order & Introductions - [Called to order at 7:00PM](#)

- Chair: Tammy Stevens
- Vice-Chair: Bill Merchant, [excused absence](#)
- Treasurer: Cheryl Buchert
- Secretary/Corresponding Secretary: Gina McMurry
- Directors at Large: Mark Hillyard - [excused absence](#), Joe Matteo, Kenny Sernach

Reminders - Please mute cell phones, sign-in, restroom location, and refreshments.

Safety Advise - Mark Hillyard - [Presented by Jessica Sernach in Mark's absence.](#)

### Guest Speakers

- **Brooke Brownlee**, Senior Manager, Labor, Workforce, and Community Engagement, & **Kelsey West**, Wildfire Community Engagement Program Manager, PGE - PGE now and future plans, what each resident can do to conserve energy, other energy options (solar, wind, etc.), and answer questions.
  - [Brooke & Kelsey - provided pamphlets that included energy efficiency ideas, wildfire mitigation ideas \(replace wood w/ iron -100 poles, wrap in mesh, underground wires-26 miles this year, 360 degree cameras looking for smoke, weather stations-80, vegetation management, public safety power shutoff - PSPS, new to Oregon \(proactive shutoff - look up your address on their website to see if you are in a High Fire zone risk\)\)](#)
- **Watch Commander Lieutenant Marcus Mendoza**, Clackamas County Sheriff's Office - [unable to present today.](#)

1. Public Comments / Questions - [Citizen, Danee Kay, looking for volunteer opportunities - Tammy took contact information.](#)



## 2. Land Use Applications

- **Z0033-25** Glen & Karina Mitchell, 21260 S Mountain Meadow Road, Beavercreek, zoned Timber, 4 acres, requesting a property line adjustment (1 of 2).
- **Z0034-25** property owner Dennis Pikkarainen Trustee, applicant Kenneth & Nicole Matias, 17275 S Killdeer Road, Beavercreek, zoned Timber, requesting a property line adjustment (2 of 2). [Joe Matteo made a motion to support both land use applications \(Z0033-25 & Z0034-25\). Norm Andreen seconded. Community vote 14 approved, 0 opposed, 1 abstained. Board vote 5 approved, 0 opposed, 0 abstained. Final - Approved with a community member, Frank, who brought up some concerns over property use \(business, unpermitted?\) Tammy advised to keep hamlet/county enforcement apprised as warranted, but that is a separate issue from this LUA.](#)
- **Z0070-25** property owner Beth Koch Trustee, applicant Brian Koch, 16319 S Moore Road, Oregon City, zoned RRFF5, 1 acre, requesting the renewal of a level 2 home occupation permit. [Joe Matteo made a motion to accept. Kenny Sernach seconded. Community vote 14 approved, 0 opposed, 1 abstained. Board vote 4 approved, 0 opposed, 0 abstained. Final - Approved.](#)

## 3. Land Use Decisions - [Provided so the public knows final results / can look these up.](#)

- **Z0004-25** Applicant Patricia Ann Dunlap, Property Owner Daniel & Susan Wyland, 15012 S. Mitchell Lane, Oregon City, OR 97045, zoned FF10, requesting a renewal for a temporary home for care. **Approved subject to conditions.**
- **Z0439-24** Samantha & Jonathan Donaca, 16090 S Buckner Creek Road, Beavercreek, zoned Timber, 80 acres, requested the replacement of an existing manufactured home with a site built home over 100' from the existing home site. **Approved subject to conditions.**
- **Z0457-24 & Z0458-24** Parrott Creek Child & Family Services, 22518 S Parrott Creek Road, Oregon City, zoned EFU, 34.11 acres, requesting the replacement of basketball court with a larger one. **Approved subject to conditions.**

## 4. Reporting

- a. Finance: Cheryl Buchert  
**Cash:** \$60.84 | **Checking:** \$1,130.34 | **Trust:** \$5,755.57 (Park: \$4,292.62)  
**Total:** \$6,946.75. [Joe asked if the checking account was post the new projector purchase. Tammy said yes.](#)
- b. Beavercreek Cooperative Telephone: Bill Merchant - [not present, but "Fiber is coming!"](#)
- c. Transportation: Bill Merchant
  - i. [Community last meeting had asked about construction at Glen Oak. Response from Oregon City was "It was likely our water transmission main design project".](#)
  - ii. [Beavercreek Road will be under the City of Oregon City's jurisdiction within the city boundary. Decisions regarding the Road will be made by both the County & Oregon City Commissioners.](#)



iii. Slip Lane to 213 response was “The project is moving slowly. Still looking at getting a consultant to see how to progress.”

d. Clackamas Soil and Water Conservation District (CSWCD): Joe Matteo

i. Joe provided his report.

#### 5. Old Business

a. Beaver Creek Bulletin - We need an Editor

i. Several potential volunteers came forward at the meeting. Tammy collected their information and will meet to decide how to progress - committee, group, 1 or 2 editors, etc.

b. Approval of the January Board & Town Hall Community Meeting Minutes - 4 approved, 0 opposed, 1 abstained (Cheryl had an excused absence from those meetings.)

#### 6. New Business

a. Oregon City Library, Mobile Library Van – Claire Kellogg

i. Their ask, a letter of support and to speak at the fundraising event.

ii. Claire Kellogg is quite involved with the Oregon City library and the Board asked her to represent the Hamlet. Claire has spoken to them and is writing a letter in support. She will also attend their fundraising event.

b. Park Activities: Mark & Cindy Hillyard - not present, but flyer for the Easter Egg Hunt forthcoming with all the details.

i. 2025: Easter Egg Hunt – April 19<sup>th</sup>

#### 7. Other Business / Reminders

a. Grange - Breakfast March 1, 2025 @ 8:00AM - 11:00AM

b. Oregon Legislature - HB 3419 (Metering Wells in “critical groundwater areas”). Tammy signed up to be on the committee mailing list. All statutes cited thus far are commercial. Will not start looking at this until July 2026. Pete’s Mountain is considered CGA, a community member discussed.

Next Meeting: March 26, 2025 @ 7:00PM at the Beaver Creek Grange

Guest Speaker: Brandi Johnson, LoveOne/Father’s Ministry

Adjourned at 8:36 PM.

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