



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

Board Meeting – January 18, 2024

7:00 p.m. VIA ZOOM

MEETING MINUTES

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

1. Call to Order at **7:00 p.m.**
2. Land Use Applications:
 - a. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S Beavercreek 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.
 - i. Need to confirm if the Weiler Farm appeal has moved forward.
 - ii. Would like to see the transportation report.
 - iii. Tammy to draft a letter similar to Thimble Creek since the concerns are virtually the same.
 - iv. LUBA: Denied the approval of removing the historic overlay.
 - b. Thimble Creek South, City of Oregon City, 20124 S Beavercreek Road, 42 residential lots with 143 dwelling units. Letter sent 1/18.
 - i. Everything received was sent to Planner. Meeting went well and Facebook got word out. Great turn out by the community – nearly 60 attendees.
3. Land Use Activities/Decisions:
 - a. Z0277-23-Z applicants Jessey Cereghino & Garrett Stephenson, property owners Gayleen Weiler, Joleeta Perkins, Janice W Kennedy, Trustee, 21418 S Hwy 213, zoned FF10, 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?
 - b. Z0424-23 Nigel Bray, 23867 S Beavercreek Road, Beavercreek, zoned Timber, 20 acres, requesting the renewal of a temporary home for care for Willard Marshal. Approved subject to conditions.
 - c. Z0340-23 Tim & Denise Simpkins, 14347 S Spangler Road, Oregon City, zoned RRFF5, requesting a new home occupation permit to repair & service Toyota Land Cruisers (vehicles). Approved subject to conditions.



- d. Z0355/6-23 applicant Jayne Pompei, property owner Robert Rinkes, 15723 S Thayer Road, Oregon City, zoned Timber, 32.6 acres, requesting a property line adjustment to adjust a property lot line between 2 legal lots of record under the same ownership without creating another lot of record. Approved subject to conditions.
 - e. Z0326-23 Kienan Streed, 15150 S Henrici Road, Oregon City, zoned RRFF5, 1.45 acres (on 2 lots), requesting a new level 2 home occupation permit with exceptions (5 employees, screened outdoor storage, 2,400 sq ft building space), Hearing 12/21/23 9:30 am. Approved subject to conditions
4. Bill Merchant, Vice Chair
- a. Website – Lee Ritter
 - i. Meeting Monday at 2 p.m. to discuss future of website – possibly changing the host, etc.
 - b. Email Address board@beavercreek.org
 - i. Will discuss with Lee about possible issues with Google and gmail. Kenny & Jess will check on their end.
 - c. Region 1 ACT
 - i. Meeting next week on Monday 1/22 to sort out Charter.
 - d. CPO Summit
 - i. No no reports.
 - e. Clackamas County Committee for Community Involvement (1/16 CPO input zoom)
 - i. Met on 1/16 to solicit input and receive updates from all the CPO's. New member on the CCI board.
 - f. Community Road Fund Advisory Committee
 - i. No new reports.
 - g. Post Office Box Change From 587 to 51
 - i. Do we want to close 587? Collective “yes” from Board.
 - ii. Tammy and Cheryl to bring their keys to next Wednesday's Town Hall Meeting to give to Bill. He will return them to Post Office and close the box.
 - iii. Most items have been updated with new P.O. Box number.
 - h. The Future of Oregon City – Tony Konkol, OC Manager
 - i. Next Tuesday 1/23 at 11:30 p.m. Tony Konkol will be speaking at the Abernathy Center (public meeting) giving an update about what the City of Oregon City is doing. Meeting should last 1-2 hours.
5. Joe Matteo, Director at Large



- a. CSWCD (and Budget Committee)
 - i. Went to December 2023 meeting. Received more money for providing septic support. For those who need support for their septic system, they can contact CSWCD to apply.
- 6. Jessica Sernach, Co-Secretary & Corresponding Secretary
 - a. CSWCD
 - i. Nothing new to report.
- 7. Kenny Sernach, Director at Large
 - a. C4 (change of Hamlet representation January/February?)
 - i. Kenny is the new CPO Representative.
 - ii. Alternate will attend meetings and learn in order to take over for Kenny on the next round when representatives are selected.
 - iii. Mark Hillyard is the new Hamlet C4 Rep with Derrick with the Hamlet of Mulino as alternate.
 - b. Clackamas County Budget & Audit Committees
 - i. Meeting next week to do an amended budget.
- 8. Mark Hillyard
 - a. Parks Committee
 - i. Holiday Tree Lighting Results
 - 1. Huge success! Making PA System improvements for 2024. Looking at how to maintain the lights and can discuss any budget requests as things come up.
 - ii. Gifting Tree Results
 - 1. Huge success! 11 families were part of the giving tree. Barb with the Saloon was a huge participant in the gift giving. Cindy and Carla did the wrapping. Lots of hands on deck and it was a tremendous success.
 - 2. Next year's goals: more outreach to get at least 10 families from Beavercreek specifically and the Clarke's Grade School (5 families). They also want 10 families from the Carus School. Chris Ritter with Friends of Carus Schoolhouse, met with new Principal to discuss the future events in the Hamlet/CPO. Tammy, Chris and Principal discussed the history of the Hamlet and integrating with the Hamlet and how challenging it's been to get into contact with our teams. Principal offered numerous contact options to ensure we all work together in the community.
 - iii. Easter Hunt March 30th
 - 1. Everyone is enthusiastic about upcoming Easter Hunt. Might have to expand it to the other parking lot across Leland due to size of turn out by the community.



- b. Beaver Creek Community Trust Committee (meets 3rd Wednesday)
 - i. Did not meet due to weather. Rescheduled for later this month.
 - c. C4
 - i. Mark has stepped up to join.
 - ii. Derrick (Mulino) would like to be the representative in roughly 2-years after he gets more experience and his Board is fully functioning.
 - iii. The committee is filled with County Commissioner, Mayors, Service Reps, CPO & Hamlet Reps where transportation and housing (and tolling) are primary discussions. The Mayor of Gladstone provided a Powerpoint with the numbers of how this will impact people – there is a lot of money going on behind the scenes that the public does not know about because the information is not being put out.
 - d. Emergency Preparedness
 - i. Tammy, Cindy and Mark have met twice and talked about basic structures (the bones) of how to properly prepare. Would like to get Lt. Mendoza involved to brainstorm on how to get our community in action before the Fires or next year's winter forms as well as earthquakes.
- 9. Cheryl Buchert, Treasurer
 - a. Treasurer's Report
 - i. Received Treasurers Report
 - ii. Nothing additional to report
 - b. Welcome Wagon/Booster Committee Report
 - i. Mailed out 102 letters. Only two of the envelopes were returned. One person reached out as she's no longer in business.
 - ii. Met with Evans Farms last week and they donated seed packets (20). Cindy let them know if they want to participate with coupons, etc. in the future – to let us know.
 - iii. Cheryl is running reports that cycle through local businesses who are within our boundaries to get them involved.
 - iv. Cheryl has contact the County to get ahold of residential information to find out who lives within our boundaries so we can outreach to them. She hopes to obtain a physical address and mailing address for residents.
 - c. Land Use Permits – 3 Year History
 - i. Cheryl listed all Home Occ., Land Use and Home for Care permits over the last 3 years (including current ones).
- 10. Rachel Ringle, Co-Secretary & Corresponding Secretary
 - a. Approval of minutes (November Board & Community Meetings & December Strategic Planning Meeting)



- i. Add Bill's comments and send to County.
 - ii. Accepted by acclamation.
- b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.). Carus Facebook Page.
 - i. Changing the Beavercreek Community Connections page to encompass the Carus community as well. We want to be inclusive to everyone in the Hamlet.
- c. Welcome Wagon/Booster Committee
 - i. See Cheryl's statement above. Nothing further to add.
- d. Question from Facebook: How can citizens obtain a copy of recordings without going through the County? Will we be posting them online? Do I have permission to send them to citizens if they ask me for it via Facebook/Instagram?
 - i. It is public record – we can technically send the Zoom link however overall it is the responsibility of the County to provide records therefore we will direct the citizens to send requests to the County directly.
 - ii. Need to explore creating a YouTube account and uploading meeting recordings that way.

11. Miscellaneous Topics:

- a. Tonia List – we have a new County Liaison . Tammy will review the list of activities with him.
- b. BCCP Beavercreek Bulletin Editor
 - i. Working with Melissa and Jillian (new editor). Melissa is sending things electronically to get the transition to occur.
- c. Korner Park Facility & Property Use Agreement
 - i. The agreement has been submitted. Thank you Bill and Cheryl for your input.
- d. Letter to County Transportation (BC Road 45 mph) as Requested by Nigel Bray
 - i. Received response from Mike Bezner. He passed our letter onto Joe Merrick and Joe will get back to us in regards to making it happen (45mph all of Beavercreek Rd.)
- e. Carus Schoolhouse Fundraiser 2/24 – Reader Board?
 - i. Mark your calendars! Close to \$20,000 donated items (silent or oral auctioned), lots of wine and good food. Lots are expected to attend. Sign up on the website. \$50/person. Will have letters/postcards printed at meeting next month.
- f. July Community Meeting in the Park?
 - i. This would not be a Hybrid meeting, only in person. Promoting to make it a fun event.
- g. Tina Kotek (Amy Manning) – money available for updates to accommodate residential growth – find article and send to Board.



- h. Emissions
 - i. Elizabeth followed up on ways we can help and follow up on future conversation in months ahead.
 - i. Sheriffs Academy
 - i. Pushed to Feb 22/29, 2024? Tammy e-mailed the host to find out if that is still happening.
 - j. THoB Letterhead
 - i. Rachel will send new Letterhead that only has “header” on page 1 and footer on all pages.
 - k. Capital Improvements (slip lane and corner of Beaver creek Rd)
 - i. Tammy will send e-mail with letter received.
 - ii. Amy Manning offered to set up a coalition to discuss development and traffic. Get together Clackamas County, Oregon City and The Hamlet of Beaver creek to set up a monthly task force who can work through these concerns.
12. January 24th Community Town Hall Meeting, Beaver creek Grange:
- a. The OWL – Use PA System?
 - b. Agenda (speakers also invited via zoom link?)
 - c. Guest Speaker/s – Cara James, Postmaster, Beaver creek Post Office
 - d. Arriving at 6:15 (to assure all is hybrid well), refreshments, Registrar, and ???
 - e. Safety Check – Jess & Mark
 - f. Future Guest/s: February Emma Smith – Wildfire Prevention, March Sam Leininger, Weed Wise Program Manager, CSWCD, Mike Bezner & Joe Marek – County Transportation, Code Enforcement/County Sheriff’s Deputy, NAMI Mental Health, Oregon Agricultural Trust (OAT), Oregon City School District – Transportation, Principle & PTO Chair, Fire Marshall, Health Housing and Human Services, Sheriff’s Deputy & Detective on Homelessness
 - g. Cheryl will be in France – not at May Board or Community Meeting.

Adjourn meeting at **8:50 p.m.**