



HAMLET TOWN HALL COMMUNITY MEETING  
**VIA ZOOM**  
APRIL 27, 2022, 7:00 P.M. AGENDA

Call to Order 7:00 P.M.

Attendees:

Chair: Tammy Stevens  
Treasurer: Cheryl Buchert  
Secretary, Speaker & Corresponding Secretary: Jessica Sernach  
Director at Large: Joe Matteo  
Director at Large: Mark Hillyard  
Vice-Chair: Bill Merchant  
Director at Large: Jack Hipp  
Director at Large: Kenny Sernach

I. Guest Speaker/s:

- a. Residential Solar Power – Zach Snyder with Solar Oregon/Energy Trust of Oregon and Zach Webb with Energy Solutions (local contractor).
  - i. Zach educated the community by explaining the definition of Net Metering where energy credits are used to differentiate between Producing versus Consuming energy. He described the various types of installation, applications, incentives, and advantages for residential solar. He continued to provide information on the next steps to take when starting your project and expectations with installation. A local contractor provided an overview of the types of installation options and examples of rural solar installations. He helped alleviate some concerns around leaks on various rural roof types. The systems will sense the status of the grid and will not produce power during a grid outage. Solar modules will degrade in performance over time. The return on investment period for a purely solar installation is much shorter than one including storage. They warn the public by being aware of hidden dealer fees from businesses promoting ads.
- b. Kimberly Dinwiddie-Webb, Staff Liaison, Clackamas County
  - i. Kimberly introduced herself and explained that the county is already preparing for wildfire season. She urges the community to allocate time to prepare for these types of emergencies. An interactive GIS map to identify CPO/Hamlet boundaries is being developed. The entire commission is very concerned about tolling on I205. A concerned citizen asked about installing a stop sign at the intersection of Beavercreek Rd., Kamrath Rd. and Leland Rd. to encourage businesses to come to our area. Kimberly provided some clarification as to the next steps on improving that intersection. She will provide maintenance and project managers contact information to Bill and Tammy.



II. Public Comments/Questions: There were comments in the chat about brush removal around houses.

III. Land Use Applications:

- a. Z0149-22, owner Grand View Baptist Church, applicant Mike Mutchler, 14877 S Leland Road, Beavercreek, zoned FF10, 16.6 acres, requesting a modification to the conditional use in order to add a modular classroom building 28'x64'.
  - i. Tammy provided an overview of the application. Since input was due by Friday 4/22, at the April Board meeting the Board voted in support of the application and it was later approved.
- b. Z0144-22, Bradlee Hersey, 12631 S Spangler Road, Oregon City, zoned Agricultural/Forest, 29.04 acres, requesting the “replacement” of an existing 1900s home with a new home, however, requesting the original home remain as an accessory building. Input to Planner due 4/27.
  - i. Tammy provided an overview of the application. Questions from neighbors have been received asking for the process to “decommission a building.” Tammy reviewed the details provided by the planner to assure the existing home will be decommissioned as a dwelling unit. Bradlee Hersey is acting as the liaison for the permit. The owner does not believe they are required to remove the interior wall. There was some confusion around communication between the planner and neighbors. Jack Hipp made a motion to recommend approval although allow the electricity and water connections to remain. Bill Merchant seconded the motion. There was a suggestion to include in the motion details around also not removing walls. The definition of “decommission” is unclear. Tammy plans to talk to the planner the next day. With no further discussion, the public voted ten (10) in favor, zero (0) opposed, and one (1) abstained. The Board voted five (5) in favor, one (1) opposed, and two (2) abstained.
- c. Z0180-22 Nicholas & Mckenzie Bezates, 16085 S Ivel Road, Beavercreek, zoned FF10, 1.84 acres, requesting a home occ renewal
  - i. Tammy provided an overview of the application. The applicant was invited to speak. Clarifications were provided on the specifications of the application. The definitions of the various levels of “Home Occupancy” were provided. Joe Matteo moved to support the application for home occupation renewal. Mark Hillyard seconded the motion. With no further discussion, the public voted unanimously in favor (12). The Board voted unanimously in favor (8).

IV. Land Use Activities/Decisions:

- a. Z0561-21 property owner Roger Rolen & Desiree Barber, applicant Lindsey Jones, 21030 S Ferguson Road, Oregon City, zoned RRFF5, .5 acres, requesting the reduction of a 30' set back to 10'. Discussed with Planner, Andrew Yaden. Approved subject to conditions.



- b. Z0439-21 Enoch & Danielle Man, 20750 S Beaver creek Road, Oregon City, zoned RRFF5, 56.72 acres, requesting a removal of historic overlay. BCC Hearing 1/19/22, approved with conditions. Elizabeth Graser-Lindsey appealing to LUBA.
- c. City of Oregon City, 14250 S Maplelane Ct., Oregon City, multi-family development, construction of a stormwater pipe in Newell Creek. Sent letter to Planner on 3/25/22 with Hamlet's concerns.
- d. City of Oregon City, Park Place Crossing Master Plan, Livesay Road, Oregon City, a 92 acre 6 phase subdivision with approximately 476 residents. Sent letter to Planner on 4/11/22 with Hamlet's concerns.
- e. Z0078-22 Scott Salisbury, 17400 S Henrici Road, Oregon City, zoned RRFF5, 10.24 acres, requesting a partition to 5 acres each. Approved subject to conditions.

V. Reports:

- a. Finance Committee, Treasurer: Cheryl Buchert
  - Cash Account \$51.84                      Checking Account \$2,070.68
  - Trust Account \$1,673.71              **Total \$3,796.23**
- b. Transportation & BCT – Bill Merchant & Tammy Stevens
  - i. Bill provided an overview of the tolling activities and raised concerns from the community. The Hamlet of Beaver creek signs installation is planned. A citizen raised concerns about BCT service and Bill will find the answers.
- c. Parks – Mark & Cindy Hillyard – Easter Hunt, etc. (pictures)
  - i. There was a lot of excitement around the Easter Hunt event at the Korner Park and it was a very well received event.

VI. Old Business:

- a. Installation of Wooden “Welcome To” Hamlet Sign – Joe Matteo has a new contact who is willing to work on the addition to the recently re-erected The Hamlet of Beaver creek sign.

VII. New Business:

- a. The Clackamas County Pocket Resource Guide has been posted to The Hamlet of Beaver creek's website.
- b. Recent Committee Assignments:
  - i. Kenny Sernach – Clackamas County Budget & Audit Committees
  - ii. Bill Merchant – Clackamas County Committee for Community Involvement
- c. Volunteers Needed – a request for a Historian and Community Involvement volunteer has been made.

VIII. Other Business/Reminders:

- a. Grange Update (no breakfast 5/7, Mother's Day breakfast 5/8)



b. Planning Commission

**Next Community Meeting:** May 25, 2022, 7:00 p.m. VIA ZOOM

Guest Speakers – Bill Stewart, Community Prosecutor & Vahid Brown  
Supportive Housing Services Program Manager (H3S) - Local  
Homelessness; County Support

**Adjourn 9:28 P.M.**

Hamlet of Beavercreek Website: <http://Beavercreek.org>

Facebook Page: The Hamlet of Beavercreek

**THANK YOU FOR PARTICIPATING IN YOUR HAMLET, YOUR COMMUNITY!!!**

**PLEASE INVITE NEIGHBORS TO ATTEND MEETINGS**

Other Committees:

Agenda – Tammy Stevens

Bylaws & Rules – Tammy Stevens

Korner Park Facilities – Bill Merchant

Public Relations – Diana Crites

Boundary – Bill Merchant

Hamlet Holiday Event – Hillyards

Nominating – Bill Merchant

Transportation – Bill Merchant