



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 – June 20, 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. Land Use Applications:

- a. Z0202-24 John Roper, 14769 S Thayer Road, Oregon City, zoned RRFF5, 3.92 acres, requesting the renewal of a temporary home for care.
- b. Z0229-24 Debbie Ann & Jimmy D Espinoza, 21602 S Lance Court, Beaver Creek, zoned RRFF5, requesting the renewal of a temporary home for care.
- c. Z0232-24 Ryan Jones, 17052 S Burk Road, Beaver Creek, zoned RRFF5, 2.5 acres, requesting a new home occupation permit.

III. Land Use Activities/Decisions:

- a. Z0108-24 Matt & Gayle Cepica, 23061 S Bluhm Road, Beaver Creek, zoned EFU, 39.86 acres, requesting to replace a 1905 farm house with a new dwelling in an EFU zone. Approved subject to conditions.
- b. Ordinance ZDO-288 Zoning & Development Ordinance Amendments Related to Utility Facilities. Planning Commission Hearing 4/8, deliberations rescheduled to 5/13. BCC 6/12.
- c. Ordinance ZDO-285 Minor & Time Sensitive Amendments & New Housing Options – ADUs & RVs in Rural Residential Areas. PC Hearing 4/22, BCC 5/8. Bill Merchant testified. BCC reconsidering RV portion.
- d. Z0346-23-ZAP & Z0347-23-SL, applicant Mann Construction, property owner Enoch & Danielle Man & Cornel & Vitoria Man, 20750 S Beaver Creek 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 & DLCDC will consider appealing to LUBA on 6/27&28.
- e. Thimble Creek South, City of Oregon City, 20124 S Beaver Creek Road, 42 residential lots with 143 dwelling units. Letter sent 1/18. Awaiting OC decision.
- f. 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? LUBA hearing 4/30. Decision – remanded to Clackamas County.

- IV. Bill Merchant, Vice Chair
 - a. Website – updates?
 - b. Region 1 ACT
 - c. CPO Summit
 - d. Clackamas County Committee for Community Involvement
 - e. Community Road Fund Advisory Committee
 - f. Bill's Email Regarding Community Wildfire Preparedness

- V. Joe Matteo, Director at Large
 - a. CSWCD (and Budget Committee) – August 3rd 50th Anniversary Celebration

- VI. Jessica Sernach, Co-Secretary & Corresponding Secretary
 - a. CSWCD

- VII. Kenny Sernach, Director at Large
 - a. C4 – CPO Representative (Executive Committee)
 - b. Clackamas County Budget & Audit Committees
 - c. Z0151-23-C HO Decision – Overnight Lodging

- VIII. Mark Hillyard, Director at Large
 - a. Parks Committee
 - i. Open Air Market – Wednesday Evenings June & July
 - ii. Electrical (& some plumbing) improvements – Applied for Permit
 - b. C4 – Hamlet Representative

- IX. Cheryl Buchert, Treasurer
 - a. Treasurer's Report (final reimbursement requests due)
 - b. Parks Committee 2024/2025 Budget Request
 - c. Hamlet/County Property Inventory Update
 - d. Welcome Committee Report
 - e. Fundraising Ideas

- X. Rachel Ringle, Co-Secretary & Corresponding Secretary
 - a. Approval of minutes (April & May Board & Community Meetings).
 - b. Media Integration (Twitter, FB, Nextdoor, Website, Instagram, etc.).
Beavercreek/Carus Community Connections Facebook Page (Amy & Awbrey).
 - c. Board Photo
 - d. Hamlet Brochure (sync with website)

- XI. Miscellaneous Topics:
 - a. BCC Chair Smith Had a Heart Attack
 - b. Carus Grade School Carnival – handouts and seeds provided



- c. Clackamas Fire Station 13 (Clarkes) Open House Saturday 6/29 11-1 (hotdogs at 11:30) – to thank the community
- d. Finding a Land Use Attorney (Bill's thoughts)
- e. Tumwata
- f. ClackCo

XII. June 26th Community Meeting, Beaver Creek Grange:

- a. Agenda
- b. Guest Speaker/s – **Malia Rosner Kupillas, Council Chair & Rachel McCarthy, EPC Member (Clackamas County Emergency Preparedness Council)**
- c. Arriving at 6:30, refreshments, Registrar, and ???
- d. Future Guest/s: July – Bill Merchant, New Website, August – Jona – Fire Captain, **September? - Oregon Agricultural Trust (OAT)**, Code Enforcement/County Sheriff's Deputy, NAMI Mental Health, Oregon City School District – Transportation, Principle & PTO Chair, Fire Marshall, Health Housing and Human Services, Sheriff's Deputy & Detective on Homelessness

Adjourn