



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

**Board Meeting – June 16, 2022**  
7:00 p.m. **VIA ZOOM**  
**Agenda**

Call to order: 7:00 P.M.

Board Attendees: Tammy Stevens (Chair), Bill Merchant (Vice-Chair), Kenny Sernach (Director at Large), Jack Hipp (Director at Large), Jessica Sernach (Secretary, Speaker & Corresponding Secretary), and Joe Matteo (Director at Large). Mark Hillyard (Director at Large) and Cheryl Buchert (Treasurer) were unable to attend.

1. Land Use Applications:
  - a. There are no active applications.
2. Land Use Activities/Decisions:
  - a. Z0145-22 Timothy & Lori Pottratz, 21410 S Levi Road, Beavercreek, zoned FF10, 3.01 acres, requesting the renewal of a home occupation permit for their dump truck business. Input due 5/22 – planner extended receipt of input to 5/26. Approved subject to conditions.
  - b. Z0232-21-ZAP owners Janice Kennedy, Gayleen Weiler, Joleeta Perkins, applicant Jessey Cereghino, 21418 S Hwy 213, Oregon City, zoned FF10, 111 acres, requesting a zone change to RA2 for subdivision of 53 lots, not applying for subdivision at this time (only zone change). Hamlet input submitted 6/8, testimony 6/23 9:30 (need a citizen rep. to read testimony).
    - i. Tammy provided an overview, response, and status of the application. An email was received from the planner. The staff recommended that the Hearings Officer deny the zone change. Tammy has been communicating with the neighbors in the Carus area who are concerned with this application. She has been advising them on how to provide input and feedback. Tammy is encouraging Katrina Day, one of the neighbors heavily involved in the process, to consider joining The Hamlet of Beavercreek Board. Testimony has been received from a member and Tammy has been asked to present their testimony as they are not able to attend the hearings meeting.
  - c. Z0211-22 Kimberly & Stefan Streight, 14670 S Quail Crest Lane, Oregon City, zoned RRFF5, 2.19 acres, requesting a variance. Approved subject to conditions.
  - d. Z0245-22 owner Dennis Pikkarainen Trustee, applicants Richard & Karianne Moore, 17425 S Killdeer Road, Beavercreek, zoned



Timber, 3.51 acres, requesting a new temporary home for care permit. Approved subject to conditions.

- e. Z0162-22-C, Grand View Baptist Church, Mike Mutchler, Pastor, 14855 S Leland Road, zoned FF10, 7.5 acres (corrected to 17 acres), requesting a conditional use permit to build a “family center” to include 26,250 square feet, gymnasium with locker rooms, children’s play area, kitchen, office space & educational space. Hearing 6/16 9:30.
  - f. 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. Approved subject to conditions.
3. Kenny Sernach, Director at Large
- a. C4 – June 2<sup>nd</sup> (TriMet, Housing Shelter Field Trip, etc.)
    - i. There were discussions around how to proceed with housing issues. There are no expected service changes in Clackamas County.
  - b. Clackamas County Budget Committee & Audit Committee
    - i. The County staff works with a proposed budget, reviews it, and can make changes if necessary. They deliberated, heard public testimony, made a minor change (additional levy money studies), and made minor compensation adjustments for County employees. These will be submitted to the Board of County Commissioners.
4. Bill Merchant, Vice Chair
- a. Region 1 ACT
    - i. There is an impact study occurring on how individuals who primarily use public transportation can get from one location to the other. Concerns were raised on how to handle the lack of transit services within Clackamas County. Links to the presentations are available.
  - b. CPO Summit - did not meet this month.
  - c. Clackamas County Committee for Community Involvement - one meeting attended and status quo is maintained. CCI needs to be more involved in community involvement. Bill urges people to attend the meeting.
  - d. C800 Citizen Oversight Committee (voice radio) - no updates as there are no meetings. This item will be removed from the agenda for now.
  - e. Community Road Fund Advisory Committee - have not met. They have a full committee now and the staff runs the meetings.
  - f. Beaver Creek Cooperative Telephone - still operating. Cable TV has been smoothly shutdown.



5. Jessica Sernach, Secretary & Corresponding Secretary
  - a. Bill will be the Zoom Manager for the June Hamlet Community Meeting. Tammy will be recording meeting minutes. Guest speakers have been sent Panelist invites.
  - b. LoveOne has a lot of community involvement volunteer opportunities and Jessica encouraged others to get involved.
  - c. May meeting minutes are late and will be submitted within the next couple days.
6. Mark Hillyard
  - a. Parks Committee
    - i. Park decorations are ready for the July holiday.
7. Joe Matteo, Director at Large
  - a. Hamlet of Beavercreek Wooden Signs (touch-up paint, caps and Welcome To sign) - these activities are aiming to proceed in the middle of July. The engraver and woodworker are invited for a photo opportunity.
8. Jack Hipp, Director at Large
  - a. Sheriff News - Lt. Mendoza is still invited to the Community meetings.
9. Cheryl Buchert, Treasurer
  - a. Treasurer's Report - has been submitted to the Board.
  - b. Trust Report & Deposit Slips
  - c. Bill inquired how The Hamlet's budget is compared against what has been spent. Not a lot of expenses are planned. Some include: signs, post office fee, and electricity at the park. Forecasted reports are typically submitted on a quarterly basis. No additional funds were requested for the 2022-2023 fiscal year.
10. Miscellaneous Topics:
  - a. Historic Overlays – Commissioners Schrader & Fischer
    - i. Tammy provided an overview of this effort and the current status of the appeal to LUBA. Tammy held a Zoom meeting with those involved and talked through the current rules of a historic overlay. Incentives around following those rules were discussed. Martha indicated that “the committee needs to be more strict”. Sonia and Martha did not know it was going to be appealed and that it was going to be coming back to the Board of County Commissioners.
  - b. Possible Future Board Member - previously discussed
  - c. Board Training - no update
  - d. Road Signs (4 New) – ODOT Signs on 213 (f/u 6/13) - no response yet and a Zoom meeting is needed to discuss further.



- e. There is a list of items to add to the Website and Bill is working with Diana Crites. Melissa has released the website to Diana & Bill. Activities include:
  - i. 10 O’Clock Church Pantry Services on Website
  - ii. Historic Pictures with Claire Kellogg
  - iii. Making the website more user friendly
- f. Community Inv. - CSWCD, Grange, Restaurant, Schools, Etc. The Grange is having a blood drive on 6/17. Bill will update the Korner Park sign to reflect this.
- g. Community Meeting History Segment - no update
- h. Transportation – State, County & City - no update
- i. Grade School Traffic
  - i. Safety around the elementary school is of high concern. A formal proposal is being assembled to create a parking lot at the intersection of Beaver creek Rd. and Steiner Rd. This includes raising money to lay gravel. The idea is deemed “not impossible”, but a heavy lift. The school would need to own the land. Tammy is urging for answers to solve the problem, not only all the hurdles. There’s no sidewalk or shoulders. We are not going to wait for a kid to get injured before finding a solution. A teacher at the Beaver creek School says the student count is down by 150 students this year primarily due to COVID.

11. June 22<sup>nd</sup> Community Zoom Meeting:

- a. Agenda – Jess & Cheryl will be out of town, Bill Zoom host
- b. Guest/s: Jake Goodspeed, Principal Clean Energy Originator, PGE Zoom invitation has been sent. July – I-205 Update. August – Joe Marek to discuss roads.
- c. Future Guest Speakers – Brian Nava (County Treasurer), BC & Carus Grade School Principal, Code Enforcement, Amy Manning’s suggestion (large earthquake - series of speakers addressing emergency preparedness), landslides, NROD Overlay (Dirk), emergency preparedness

Adjourn: 7:46 P.M.