



The Hamlet of BEAVERCREEK

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Serving the communities of Beaver Creek, Carus, Fishers Corner, and Echo Dell

HAMLET TOWN HALL COMMUNITY MEETING IN PERSON MEETING AT THE BEAVERCREEK GRANGE APRIL 24, 2024, 7:00 P.M. MEETING MINUTES

Call to Order at 7:00 P.M.

Introductions:

Chair: Tammy Stevens

Vice-Chair: Bill Merchant

Treasurer: Cheryl Buchert

Director at Large: Mark Hillyard

Co-Secretary, Speaker & Corresponding Secretary: Jessica Sernach

Director at Large: Kenny Sernach

Co-Secretary, Speaker & Corresponding Secretary: Rachel Ringle and Director at Large: Joe Matteo were unable to attend

Reminders – please mute cell phones, restrooms, refreshments, and sign in.

Safety Advise – Jessica Sernach & Mark Hillyard

I. Guest Speaker/s:

a. Sam Leininger, Weed Wise Program Manager, Clackamas Soil & Water Conservation District. He described some of the main features of weeds and reset expectations on terms and definitions. He shared the main goals of the WeedWise program, the team, and some of the other programs they offer including biocontrol and tool rental program. They also maintain a weed list that classifies and prioritizes weeds.

b. Kelsey Easterly with the Beaver Creek Elementary PTO shared some of the upcoming activities including a carnival. They could use some help with volunteers and promoting the need.

II. Public Comments/Questions: n/a

III. Land Use Applications:

a. Z0132-24 property owner Monica & Thomas Spetnagel, applicant Bryce Rosenbaum, 23290 S Beaver Creek Road, Beaver Creek, zoned EFU, requesting the replacement of a dwelling in an EFU zone.

i. Tammy provided an overview of the application. There was one question around whether the owner is living on the property. Kenny Sernach made a motion to support the app. Bill Merchant seconded the motion. The public voted eight (8) in favor, zero (0) opposed, and one (1) abstained. The Board voted unanimously (7) in favor.



- b. Z0108-24 Matt & Gayle Cepica, 23061 S Bluhm Road, Beavercreek, zoned EFU, 39.86 acres, requesting to replace a 1905 farmhouse with a new dwelling in an EFU zone.
- i. Tammy provided an overview of the application. Some questions were raised around whether there was a historical overlay and it is assumed not to have as there was not an initial land use. Is this the drug rehab place? Tammy explained that in order to replace a home, a land use application is needed. Norm __ (?) __ made a motion to approve. Bill Merchant seconded the motion. The public voted five (5) in favor, zero (0) opposed, and four (4) abstained. The Board voted unanimously (7) in favor.
- c. Z0141-24 property owner Cassidy & Kevin Rash, applicants Karen & Gary Rash, 14006 S Spangler Road, Oregon City, zoned RRFF5, 2.24 acres, requesting a new temporary home for the care of their parents
- i. Tammy provided an overview of the application. Amy Manning made a motion to approve. Mark Hillyard seconded the motion. The public voted unanimously (9) in favor. The Board voted unanimously (7) in favor.

IV. Land Use Activities/Decisions:

- a. Z0084-24 James and Connie Hicks, 22876 S Hwy 213, Oregon City, zoned EFU, 19.77 acres, requesting the renewal of a temporary home care permit. Approved subject to conditions.
- b. Z0014-24 applicant Nathan Edmonds, owner Edmonds Holdings LLC, 20229 S Hwy 213, Oregon City, zoned RRFF5, .51 acres, requesting a temporary use (otherwise prohibited) to move chiropractic clinic to a temporary mobile office during construction. Approved subject to conditions.
- c. Ordinance ZDO-288 Zoning & Development Ordinance Amendments Related to Utility Facilities. Planning Commission Hearing 4/8, deliberations rescheduled to 5/13. BCC 6/12. Tammy elaborated on some of the history of the ordinance, provided a detailed update on the process and current state, and how the Board has provided input.
- d. Ordinance ZDO-285 Minor & Time Sensitive Amendments & New Housing Options – ADUs & RVs in Rural Residential Areas. PC Hearing 4/22, BCC 5/8. Bill is planning to testify in person. A question was raised around how the ordinance describes getting rid of waste water and Tammy clarified some of the details in the ordinance. Concerns were raised around how to make sure the temporary unit doesn't turn into an ADU.
- e. 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. The Hearings Officer approved. DLCD is considering appealing to LUBA. A member claimed that the city of Oregon City's response was the desire to bring that property into the UGB and wanted to put in a lot more than 28 dwellings.
- f. Thimble Creek South, City of Oregon City, 20124 S Beavercreek Road, 42 residential lots with 143 dwelling units. Letter sent 1/18. Awaiting OC decision.
- g. 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.



V. Reports:

- a. Finance Committee, Treasurer: Cheryl Buchert
Cash Account \$51.84 Checking Account 1,217.19
Trust Account \$5,397.50 **Total \$6,666.53**
- b. Beaver Creek Cooperative Telephone – Bill Merchant, Chair, BCT Board
- i. An archeologist is evaluating whether there are tribal lands that could be affected to move the application along. Plans will be up on the BCT website when they are more concrete. The major effort of bringing fiber to the home is progressing.
- c. Transportation – Bill Merchant.
- i. The county's transportation plan is still coming together and is being updated this year. The Community Road fund advisory committee met to discuss current activities. Several intersections are being evaluated for roundabouts.
- d. CSWCD – Jessica Sernach
- i. Hired some new employees (Conservation Specialist and Weedwise Seasonal Technician) and are looking to fill a Board Director position.
- ii. The RCPP (Conservation program) secured \$5M for post-fire recovery funding. They are helping non-industrial private forest landowners. They are focusing on troublesome terrains and some areas where the landowner tried to do the right thing, but the heat dome killed the seedlings.
- iii. They are landscaping their headquarters plaza to act as a demo area for mostly native plants focusing on "right plant for the space". 40% design phase.
- iv. Are there ever field trips for schools?

VI. Old Business:

- a. Website Revision – Bill Merchant. The go-live is scheduled for next week. It is the same address but the backend and the general feel will be refreshed.
- b. Joe Merick came back with responses to our questions from last month.
- i. Select roads will be repaved mid-summer.
- ii. A stretch of Beaver Creek Road is under evaluation for reduction to 45 mph. This is possibly due to state regulated roads having been handed to the counties.
- iii. The intersection of Beaver Creek Road, Kamrath Road, and Leland Road is being evaluated for better signage.

VII. New Business:

- a. Park Activities 2024 – Mark & Cindy Hillyard. Mark described some of the activities the Park Committee has been conducting and some of the upcoming activities. Valentine raffle \$500, easter raffle \$725, Fundraise Bingo \$2100. Total \$3325. Getting the community back involved in the park is the focus.
- i. Fundraising Bingo Results – Beaver Creek Saloon 4/21 at 5:00
- ii. Open Air Markets Wednesday Evenings
- iii. National Night Out with police and fire
- iv. Barbeque and entertainment



v. Electrical Improvements

VIII. Other Business/Reminders:

- a. Tour of Clackamas County Road Maintenance building is coming up
- b. Grange Update – Breakfast May 4th
- c. Planning Commission is really busy with ordinance changes
- d. Ant Farm Emma did a wildfire evaluation of one of the members' house
- e. Leland Park May 15 will be a meet and greet with the board of directors at the Beaver Creek Fire Department at 1730.

Next Community Meeting: May 22, 2024, 7:00 p.m. HYBRID MEETING at the Beaver Creek Grange - Guest Speaker, Greg Williams, Director & David Goldberg, Board Chair, OC Public Library

Adjourn meeting at 8:48 P.M.

Sheriff Angela Brandenburg

The Hamlet of Beaver Creek Website: <http://BeaverCreek.org> – Email info@beavercreek.org
Facebook, Instagram & YouTube Pages: “The Hamlet of Beaver Creek”

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