

HAMLET BOARD MEETING

via ZOOM

Thursday May 22, 2025 @ 7:00PM, MINUTES

Board Attendees

- Chair: Tammy Stevens - [Present](#)
- Vice-Chair: Bill Merchant - [Present](#)
- Treasurer: Cheryl Buchert - [Present](#)
- Secretary/Corresponding Secretary: Gina McMurry - [Present](#)
- Directors at Large: Mark Hillyard - [EA](#), Joe Matteo - [Present](#), Kenny Sernach - [Present](#)

1. Call to Order - [7:00PM](#)

2. Land Use Applications -

- a. **20158-25** Cathrin Weis, Port Blakely Tree Farms, 15250 S Spangler Road, Oregon City, zoned AG/F, 5 acres, requesting a property line adjustment. [Neighbors called Chair, and all parties are invited to the Community Meeting, including Port Blakely.](#)
- b. **20171-25** Randall Borho, 22008 S Beaver Creek Road, Beaver Creek, zoned rural commercial, 0.83 acres, requesting a level 3 mobile vending unit. [Discussed particulars. Concerns: Tension with BCS/KK and neighbors, Traffic at the already dangerous intersection, People crossing to eat at Korner Park, Garbage collection at Korner Park, Signage... Applicant invited to the Community Meeting.](#)
- c. **20152-25** Lori Aten, 16391 S Carus Road, Beaver Creek, zoned RRFF5, requesting a new temporary home for care permit. [Deep dive into the qualifications & ordinance to qualify. Applicant invited to the Community Meeting.](#)
- d. **20183-25** Nick & McKenzie Bezates, 16085 S Ivel Road, Beaver Creek, zoned FF10, requesting the renewal of a level 3 home occupation permit. [Renewal. Applicant invited to the Community Meeting.](#)
- e. [Community Member Elizabeth Graser-Lindsey joined as a guest to discuss Zone change requests at Weiler Farm and Wilson Road. This is one where the Supreme Court declined to take up appeal. Chair will email planners to find out next steps or whether another application was filed.](#)



3. Land Use Activities/Decisions

- a. **Z0008-25** Ronald & Elizabeth Rodgers, 23230 S Bluhm Road, Beavercreek, zoned Timber, 178 acres, requesting a property line adjustment. [Approved subject to conditions.](#)
- b. **Z0120-25** Nathan Edmonds, 20229 S Hwy 213, Oregon City, zoned RRFF5, requesting a renewal of a temporary mobile office for chiropractic clinic while existing clinic is being remodeled. [Approved subject to conditions.](#)
- c. **Z0060-25** Kim Reynolds, 15684 S Thayer Road, Oregon City, zoned RRFF5, 24.2 acres, requesting a variance to reduce the front yard setback from 30 feet to 10 feet from the shared Measure 49 access drive to the existing dwelling. [Approved subject to conditions.](#)

4. Bill Merchant, Vice-Chair

- a. Region 1 Area Commission on Transportation (R1ACT) - [next meeting 06/02.](#)
- b. Community Planning Organization (CPO) Summit - [next meeting 05/29.](#)
- c. Clackamas County Committee for Community Involvement (CCI) - [met on 05/20.](#) [They will be updating the CPO handbook to make it easier to use, discuss more on land use planning, etc. CPO's & Hamlets invited to the June community leaders meeting, date & time TBD.](#)
- d. Community Road Fund Advisory Committee - [met on 05/12.](#) [TSP needs to be revised. Current projects include Stafford/Childs roundabout, and ARTS \(All Roads Traffic Safety\)/212. New leaders will be elected soon.](#)

5. Cheryl Buchert, Treasurer

- a. Treasurer's Report - [Nothing to report.](#)
- b. Welcome Boosters Committee Report - [CSWCD need an invoice with our logo for postage reimbursement \(\\$2.31 per envelope\). Treasurer to discuss with them the interval they'll pay.](#)
- c. Scam Email, Hand Signs, Fall.
 - i. [Be mindful of scams. The Hamlet even had one from the Chair to the Treasurer asking for a rather large sum of money.](#)
 - ii. [Hand Signs for human trafficking. Vice-Chair reminded we are mandatory reporters for the county. We discussed if you see one of the hand signs to do things such as: keep yourself/others around safe, call 911 / call human trafficking hotline, give as much information as you can about what you suspect.](#)
 - iii. [Committee budgets are due next month at the June Board meeting.](#)

6. Gina McMurry, Secretary & Corresponding Secretary

- a. Approval of minutes, April Board & Community Meetings - [They are accepted by acclamation.](#)



7. Mark Hillyard, Director at Large

- a. Park Committee -
 - i. Open Air Markets June, July, and August. [Wednesday evenings from 4:30PM-8:00PM. Dates are: 6/11, 6/18, 6/25, 7/9, 7/16, 7/23, 7/30, 8/6, 8/13, 8/20](#)
 - ii. Rummage Sales – [6/28, 6/29, 7/26, 7/27, Times TBA](#)
 - iii. National Night Out - [8/5 , Times TBA](#)
 - iv. Summer Fest Concert – [8/23, Times TBA](#)
 - v. Holiday Tree Lighting – [12/6, Times TBA](#)
- b. Clackamas County Coordinating Committee (C4) - Hamlet Representation - [Kenny to give update as Mark is out tonight.](#)

8. Kenny Sernach, Director at Large

- a. Clackamas County Coordinating Committee (C4) - CPO Representation & Executive Committee. [Update on Transportation/Safety. Update on Sunrise Corridor Vision. Retreat in July in Welches. \(Mark & Kenny likely attending.\)](#)
- b. Clackamas County Budget Committee - [Kenny has been elected as Budget Committee Chair. Proposed budget out, they meet again next week \(04/27 Tues - 04/29 Thurs\) to discuss. Kenny will represent at this meeting.](#)

9. Joe Matteo, Director at Large

- a. Clackamas Soil and Water Conservation District Board Member - [Orange Hawkweed](#) is Weed of the Month. \$7M budget finished. \$0.05 for every \$1,000 assessed value. Chris Lapp won't be at the community meeting to talk about the barn as they need more time to prepare. Springwater Strawberry Social in Estacada scheduled for 06/12 2PM - 8PM. Reservations full.

10. Miscellaneous Topics

- a. Citizen with a Concern - Beaver Creek Grocery Store and selling alcohol & cigarettes to minors, Kratom sales prominent. [When the citizen called the Chair she was given advice, and acknowledged she already performed most of the steps - such as contacting OLCC, get to know the store owners, but ultimately we don't regulate things for sale there.](#)
- b. Lieutenant Mendoza - [No response. Tammy will look for another contact.](#)
- c. [05/30 Beaver Creek Grade School PTO Spring Carnival. Cheryl & Jessica will represent our Hamlet.](#)



11. May 28, 2025, Community Meeting, Beaver Creek Grange #276

- a. Agenda
- b. Guest Speaker(s): Sam Leininger, CSWCD, WeedWise (Tansy & Scotchbroom)
- c. Grange - Open at 6:15PM, refreshments, registrar, and misc.
- d. Future Guest(s): **June** Gary Marschke, National Alliance of Mental Illness (NAMI); **July** Daniel Nibouar, Wildfire Prevention; **August** Clackamas County Sheriff or Under Sheriff & Clackamas Fire District #1 Shawn Olson, Fire Marshal; **September** Brian & Gerri Parry, Welch Church; **October** Amy Landvoigt, Water Master (Wells); **November** CSWCD
- e. Other Speaker ideas - Oregon Agricultural Trust (OAT), Code Enforcement, Oregon City School District – Transportation Principle & PTO Chair, Health Housing and Human Services (H3S), Sheriff's Deputy & Detective (Homelessness, etc.), Sheriff's Canine Unit, Vector Control, Clackamas River Water, United States Postal Service (USPS), Bryn Seion (the Welsh church), Craig Roberts, BCC Chair; Emergency and Wildfire Prevention; etc.

Adjourn - [8:52PM](#).

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