

HAMLET/CPO COMMUNITY MEETING

In Person at the Beaver Creek Grange #276

22041 S. Kamrath Road, Beaver Creek OR 97004

WEDNESDAY, September 24, 2025 @ 7:00 PM, MINUTES

Call To Order & Introductions - 7:02PM

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

Reminders - Please mute cell phones, sign-in, restroom location, and refreshments.

Safety Advise - Mark Hillyard - Completed

Guest Speakers

- Brian & Gerri Parry, Bryn Seion Welsh Church - Excellent presentation covering history ending with an invite to the upcoming Gymanfa Ganu 4-part harmony event at the church, this Sunday September 28th at 2:00PM. They also expressed interest in potentially doing a Welsh and German caroling session at the Christmas Tree Lighting event. They'll follow up with Mark Hillyard.

1. Public Comments / Questions

- a. Could we put a spotlight on the corner of Kamrath by the store? Tammy mentioned it is a good question for our County contacts. She'll follow up.
- b. What caused the recent power outage? A transformer blew up 1 block north of Beaver Creek & Larkin. PGE closed the entire road down as they are authorized to do in an emergency. Community feedback: Signs weren't very good for the detours. Tammy will give feedback in the survey from PGE.
- c. Don Gryce from Acts of Kindness (aoknw.com) talked about their Community Park cleanup. Asked if there was budget for garbage service? Mark informed there really wasn't at this time. It was mentioned that it could be obtained through their non-profit, so Mark will look into this.
- d. Porta potty – what is that for at Korner Park? Mark mentioned it was for summer events, and will be picked up soon.



2. Land Use Applications

- a. Z0361-25 Ray & Kari Jacobs, 22290 S Kamrath Road, Oregon City, zoned RA1 (rural area residential 1 acre), 2.80 acres, requesting a 2-parcel partition with a common driveway. After the Board and membership reviewed the land use application, and had our second full conversation with the applicants on their plans, a motion was made by board member Merchant to move in support of the application. This was seconded by board member Hillyard. The board voted six (6) in favor (Stevens, Merchant, Buchert, McMurry, Sernach, Hillyard), none (0) opposed, and none (0) abstained. The public voted twelve (12) in favor, none (0) opposed, none (0) abstained.
- b. Z0275-25 Cindy Lou Pease, 22575 S Hwy 213, Oregon City, zoned EFU, 30.2 acres, requesting operating a community center in the historic Carus schoolhouse that was relocated to her property in conjunction with the 501(c)3 non-profit Friends of the Historic Schoolhouse. After the Board and membership reviewed the land use application, and had a robust discussion with the applicants, a motion was made by board member Merchant to move in support of the application. This was seconded by board member McMurry. The board voted six (6) in favor (Stevens, Merchant, Buchert, McMurry, Sernach, Hillyard), none (0) opposed, and none (0) abstained. The public voted twelve (12) in favor, none (0) opposed, one (1) abstained.

3. Land Use Activities/Decisions

4. Reporting - Fiscal Year reports on back table.

- a. Finance: Cheryl Buchert (Annual Financial Report Available)
 - i. **Cash:** \$61.84 | **Checking:** \$2,842.18 | **Trust:** \$6,615.50 (Park: \$5,327.62)
 - ii. **Total:** \$9,519.52
- b. Beaver Creek Cooperative Telephone: Bill Merchant - Update on fiber status
- c. Transportation: Bill Merchant: Speed sign installations are in progress on both sides of Beaver Creek Road.
- d. Clackamas Soil and Water Conservation District (CSWCD): Joe Matteo: Gina gave update in Joe's absence. We covered the votes on the CSWCD.

5. Old Business

- a. Oregon City Library – Claire Kellogg - Nothing to report.
- b. Park Activities 2025: Mark & Cindy Hillyard (see website event calendar)
 - i. Holiday Tree Lighting – December 6th - Shared details that it is all coming together, and Santa has been secured. Dinner/Potluck. Ugly sweater contest. Someone from the Welsh church can sing, and maybe sing in German too - caroling in gazebo between 6:30-7:00. New LED lights generously provided by Wilco.



6. New Business

- a. Hamlet & CPO Volunteers Recognized at the Board of County Commissioners Business Meeting - Bill Merchant & Joe Matteo.
- b. Elections October 22, 2025, Buchert, Hillyard, McMurry, Sernach (applications due today) - [If you want to be on the board, please do - we have more seats.](#)

7. Other Business / Reminders

- a. Oregon City Public Library Cyndi Andrews, Unincorporated Liaison - [no report from Claire today, Cyndi will be here next month to discuss.](#)
- b. Grange – Summer break, next breakfast October 4th
- c. Clackamas County Planning Commission – 9/8 study session on overhaul of ZDOs and Comprehensive Plan to accommodate clearer code for residential building, natural resources, and hazardous areas.

Next Town Hall Community Meeting: October 22, 2025 @ 7:00PM at the Beavercreek Grange – Elections and Guest Speaker: Amy Landoigt, Water Master (Wells)

Adjourn @ 8:48PM

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