

## HAMLET BOARD MEETING

via ZOOM

APRIL 17, 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 - [Excused Absence](#), Joe Matteo - [Present](#), Kenny Sernach - [Present](#)

### 1. Call to Order at 7:00PM.

### 2. Land Use Applications

- a. Z0008-25 Ronald & Elizabeth Rodgers, 23230 S Bluhm Road, Beaver Creek, zoned Timber, 178 acres, requesting a property line adjustment. [Tammy will invite them to the Community Meeting.](#)
- 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 the existing clinic is being remodeled. [Tammy will invite them to the Community Meeting.](#)

### 3. Land Use Activities/Decisions

- a. Z0009-25 Christian Soto, 14331 S Morency Lane, Oregon City, zoned RRFF5, 3.24 acres, requesting a new temporary home for care. [Approved subject to conditions.](#)
- b. Z0099-24 Mobile Vending Unit. [Tammy will invite them to the upcoming Community Meeting, to discuss the permit which is up at the end of April. Let's come together and discuss - that is the theme. Bill will follow-up as needed.](#)

### 4. Cheryl Buchert, Treasurer - No questions on the reports.

- a. Treasurer's Report
- b. Boosters Welcome Committee Report
- c. [For fundraising, Cheryl discussed food vending at the park, efficient, high profit margins as she manages her health. Another idea is Forest Edge Winery & The Cupcake Fairy pairing for Cocktails & Cupcakes events \(\\$35-\\$50/pp\).](#)



**5. Bill Merchant, Vice-Chair**

- a. Region 1 Area Commission on Transportation (R1ACT). Amanda P - policy admin at ODOT. Changing planning from 3 yr STIP to 1 yr capital investment plan in order to establish and adhere to a budget. Also, report on “bus on shoulder” Sunnybrook Boulevard to Stafford Road.
- b. Community Planning Organization (CPO) Summit - Nothing to report currently.
- c. Clackamas County Committee for Community Involvement (CCI) – 4/15 CPO Listening Session Zoom - Great Meeting! Gina to send out to the Board her AI meeting minutes. First time using it, so not perfect but a decent summary for us to use.
- d. Vehicle Registration Fee – Hwy 213 & Beavercreek Road Intersection - Didn’t meet yesterday; so nothing to report yet.
- e. Reader Board Options – Amazon Digital Signage, Solutions for Businesses - Bill started this research, still investigating to keep expenses down. Needs to be relocatable. Needs to connect to the Wi-Fi / Internet and hack proof. USB?
- f. Email Forwarding List - Went through in detail. Bill to add Gina to Tierranet Admin. Changes:
  - i. wine - delete.
  - ii. holidayhome - delete.
  - iii. bcflea - delete and change to fleamarket@ and openairmarket@ instead
  - iv. pictures - remove Rachel, add Gina
- g. Webpage Update – Co-Secretaries - in progress, Tammy, Bill & Gina

**6. Gina McMurry, Secretary & Corresponding Secretary**

- a. Approval of minutes, March Board & Community Meetings - Accepted by acclamation.
- b. AI Minutes - Trying to get meeting minutes AI by June as I need a few cycles. Got transcription turned on for tonight's meeting.

**7. Mark Hillyard, Director at Large**

- a. Park Committee
  - i. April 19th, 2025, Easter Egg Hunt @ 11:00am. Egg stuffing 04/17 & potluck at their house. Community member asked via email if the hunt is broken up by age. Tammy forwarded to Mark & Cindy. Cheryl asked if PARK@ (v INFO@) was on the flyer to shorten response time? Review these flyers - add email address and maybe a phone number for texts.
- b. Beavercreek Emergency Preparedness Fair & Town Hall March 29 10-4 at the Grange. Host: Oregon Livestock Council. Tammy & Bill thought it was wildly successful. Lots of vendors, great information, on many relevant topics. Lunch is a great fundraiser (spaghetti feed provided by Kissin’ Kates). Ice storm then fires - we weren’t prepared, so the Town Hall portion for community connection.
- c. Clackamas County Coordinating Committee (C4) - Hamlet Representation - Mark went so Tammy said: takeaways: affordable housing, vehicle registration fees
- d. Land Use Attorney - still looking for one



**8. Kenny Sernach, Director at Large**

- a. Clackamas County Coordinating Committee (C4) - CPO Representation & Executive Committee. [Robust discussion tied to shortfalls and ODOT issues. Tolling, gas tax, title fees, bicycle fee or registration, electric pay per mile, weight mile tax...etc](#)

**9. Joe Matteo, Director at Large**

- a. Clackamas Soil and Water Conservation District Board Member - [Budget is ongoing. The next public input meeting is coming up April 20th at 4:00pm. Federal part of building – Farm Service Agency \(FSA\) - helps farmers / Natural Resources Conservation Services \(NRCS\). will be getting paid through the end of September, were fired, they all accepted the deferred comp. Community Outreach to discuss the barn/lean to/ponds. They will come to our Community Meeting as well \(October potentially as guest speaker?\) If it's time sensitive they can slide into the agenda earlier. Do we need to fundraise now that they lost their tenants?](#)

**10. Miscellaneous Topics**

- a. House Bill 3419 – Wells (Bill's Email) - [Still in process. Tammy & Bill are on all the lists for all updates. Oregon is no longer in a drought.](#)
- b. House Bill 3928 (and others) - addressing rural residential development - [dead. Pay attention to rural residential development. No services?](#)
- c. [Patrick Whitemore has a granddaughter who is editor of the Willamette Country Club newsletter. Is she a fit for the Beaver Creek Bulletin?](#)

**11. April 23, 2025, Community Town Hall Meeting, Beaver Creek Grange #276**

- a. Agenda
- b. Guest Speaker(s) Back Yard Burning - Shawn Olson, Fire Marshal, Clackamas Fire Dist. #1
- c. Grange - Open at 6:15PM, refreshments, registrar, and misc. [Cheryl handling.](#)
- d. Future Guest(s): **May** Sam Leininger, CSWCD, WeedWise (Tansy & Scotchbroom); **June** Gary Marschke, National Alliance of Mental Illness (NAMI); **July** Daniel Nibouar, Wildfire Prevention; **August** Clackamas County Sheriff or Under Sheriff; **September** Amy Landvoigt, Water Master;
- e. Other Speaker ideas
  - i. 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.

[Adjourned at 8:47pm.](#)

*THANK YOU FOR PARTICIPATING IN YOUR HAMLET, YOUR COMMUNITY!!*

*PLEASE INVITE NEIGHBORS TO ATTEND MEETINGS IN PERSON*

**Email:** [info@beavercreek.org](mailto:info@beavercreek.org) | **Website:** [www.beavercreek.org](http://www.beavercreek.org) | **Message Phone:** (503) 632-8370

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