



Board Meeting – January 17, 2019 7:00 p.m. Beaver Creek Fire Station Agenda

1. Guest Speaker – Christina Robertson-Gardiner, Oregon City Senior Planner, Beaver Creek Road Concept Plan Zoning Process & Future.
2. Land Use Applications:
 - a. Z0398-18-C, Conditional Use, applicant Troy Snyder with Mountain Meadow Solar, property owner Dennis Pikkarainen, address 7275 S Killdeer Road, zoned Timber, 32.17 acres, Hearings Officer Hearing on October 18, 2018, 9:30 a.m. Clackamas County Development Services Building Auditorium, requesting photovoltaic solar power generation facility (passive solar panels) on 10 acres. Approved subject to conditions. Appealed to Land Use Board of Appeals.
 - b. Z0623-18 Kurt & Lisa Morris, 17260 S Radsford View Lane, Oregon City, zoned RRFF5, 10.10 acres, requesting a partition to divide the subject property into 2 parcels; 1 of 8.10 acres for the existing home site & 1 of 2 acres for a new home site.
3. Land Use Activities/Decisions:
 - a. Z0473-18 applicant Brian Koch, property owner Beth Rausch, 16319 S Moore Road, Oregon City, zoned RRFF5, 1.03 acres, requesting a new home occupation permit to convert garage into office space and storage for their mobile dental office (no patients on site). November 8 - approved subject to conditions. November 15 – appealed to Hearings Officer, Dec. 6, 1:00. Approved subject to conditions.
 - b. Z0581-18, Larue Larry Franklin, 18024 S Steiner Road, Beaver Creek, zoned RRFF5, 1.19 acres, requesting renewal of a level 3 home occupation to use a 12'x35' (420 sq. ft.) area of an existing pole barn to operate a fishing lure business. Approved subject to conditions.
 - c. Z0602-18-C, Brian Gornick (applicant Brian Lee, PACE Engineers), 16017 S Henrici Rd, Oregon City, zoned RRFF5, 15.7 acres, public hearing 1/13/19 9:30 a.m., requesting an event venue hosting events to include weddings, etc. and proposed development includes use of a barn structure, parking lot & other outside use areas. Max. 200 guests with addl. limits per ZDO Section 806.
 - d. Z0596-18, OC School District 362, Wes Rogers, 21944 S Yeoman Rd, Beaver Creek, zoned EFU, 9.37 acres, requesting an alteration



of a non-conforming use to authorize proposed modifications to existing school parking lots, and to provide additional school parking area, at the south of the subject property along S Steiner Road & north of the existing school. Approved subject to conditions.

- e. Z0463-18-D, Neil Fullington, 16070 Rifle Way, Beaver Creek, zoned rural commercial, 1 acre, requesting design review of 2 new 4,000 sq. ft. commercial buildings & assoc. site improvements including circulation, landscaping, parking & screening. Approved subject to conditions.
 - f. Z0465-18 Mike Hashem, 23110 S Beaver Creek Road, Beaver Creek, zoned EFU, 76.99 acres, requesting a partition to divide the subject property into 2 parcels; 1 of 2 acres with an existing home and 1 of 73.6 acres with 2 existing homes. This request is enabled pursuant to state-approval of a Ballot Measure 49. Approved subject to conditions.
4. Kenny Sernach, Director at Large
 - a. C4 – December 4th meeting
 5. Cheryl Buchert, Treasurer
 - a. Treasurer's Report
 - b. Grange Check Delivered
 - c. Monthly County Financial Reporting is Satisfying Quarterly Reporting Needs
 - d. US Bank Signature Cards
 - e. 2019/2020 Budget Request
 - f. Review Letterhead content
 6. Joe Matteo, Director at Large
 - a. Korner Park Shed
 7. Jack Hipp, Director at Large
 - a. Sheriff's Department Liaison
 - b. Korner Park Gazebo Roof
 8. Bill Merchant, Vice Chair
 - a. Business Cards – Jessica, Joe & Cheryl
 - b. R1ACT
 - c. Development Liaison Committee
 - d. CPO Summit – Code Enforcement & Vehicle Registration Fees
 - e. BCT
 - f. C800 Citizen Oversight Committee (voice radio)
 - g. Revision of Ordinance 2.10
 - h. Website with Melissa Logan – reimbursement & budget



- i. 2 Welcome to the Hamlet Road Signs
 - j. Sample Community Meeting Signs
 - k. Reader Board Lights – reimbursement
 - l. County Swearing In Ceremony
9. Jessica Sernach, Secretary & Corresponding Secretary
- a. Board Training – Jessica & Joe
 - b. Board Officers to Katie Wilson, County Staff Liaison
 - c. Utilizing PC for Minutes, Etc. – Internet Connection
10. Christine Kosinski – Oregon City and Transportation Roving Reporter
11. Miscellaneous Topics:
- a. Registrar
 - b. Beaver Creek Bulletin Spotlight
 - c. Hamlet Rules (& Beaver Creek Booster Rules)
Thoughts/Suggestions?
 - d. Welcome to The Hamlet of Beaver Creek Sign – Jack & Tammy
 - e. Clackamas River & CRW – Dave McNeel
 - f. Consideration of Merging with Carus CPO
 - g. Library Book Drop Off – contribution?
 - h. Park – sign, lights/power, shed, history piece, gazebo roof, parking
issues, reader board, etc.
 - i. Welcome Wagon Package
 - j. Mike Bezner Response to Citizen Road Concerns
 - k. Clackamas Soil & Water Conservations Dist. Home
12. January 23rd Town Hall Meeting Agenda – review & revise:
- a. Refreshments
 - b. Guest – Christina Robertson-Gardiner, Oregon City Senior
Planner, Beaver Creek Road Concept Plan – PowerPoint
equipment needed. February guest?
 - c. Reader Board message (BC Road Concept Plan Zoning)



Speaker Ideas:

- i. Disaster Management – JANUARY 2017
- ii. Realtor – values & issues – FEBRUARY 2017
- iii. Kennemer – MARCH 2017
- iv. Marijuana – Jennifer Hughes - APRIL 2017
- v. Code Enforcement – MAY 2017
- vi. Clackamas Fire District #1 – JUNE 2017
- vii. Commissioner Sonya Fischer – JUNE 2017
- viii. Vector Control – JULY 2017 cancelled
- ix. Community Health Improvement Plan (CHIP) – AUGUST cancelled
(stand in Richard Craven, Historian)
- x. CCC – bond – SEPTEMBER 2017
- xi. CRW, Dave McNeel – OCTOBER 2017
- xii. Clackamas Fire District #1 & Grade School Traffic Safety (had to leave
before discussion), BC Grade School Traffic Safety – NOVEMBER
2017
- xiii. Clackamas Soil & Water Conservation District, Tom Salzer –
conditional use permit JANUARY 2018
- xiv. Greater OC Watershed Council – Rita Baker FEBRUARY 2018
- xv. Sheriff's Department – local crime MARCH 2018
- xvi. Clackamas Soil & Water Conservation District – equipment rental and
weed control & County Liaison APRIL 2018
- xvii. Vector control Josh Jacobson – MAY 2018
- xviii. BCT – high speed internet – JUNE 2018
- xix. Surveyor & County Liaison – JULY 2018
- xx. Stacy Ludington, County Sustainability/recycling SEPTEMBER 2018
- xxi. Michelle Amend, Code Enforcement & County Liaison – OCTOBER
2018
- xxii. CCC Bond Update Bob Cochran – NOVEMBER 2018
- xxiii. OC Planning – BRCP & County Liaison JANUARY 2019

- xxiv. Trimet
- xxv. Clackamas County Dog Services, FIDO, meals on wheels for pets,
spay & neuter financial support
- xxvi. Wells & local hydrogeology
- xxvii. Clackamas County Mike Bezner transportation specifically addressing
the 2 highly traveled intersections (BC/Leland & BC/ Steiner/Yeoman)
- xxviii. Livestock Veterinarian
- xxix. Skyles (wells) & Cl Cty Well Rep – Joel
- xxx. Local Businesses
- xxxi. Large animal – neglect, adoption, etc.
- xxxii. BCC Chair & Commissioners
- xxxiii. Suicide Prevention
- xxxiv. Emergency Preparedness
- xxxv. LUBA appeal process
- xxxvi. Elder abuse
- xxxvii. Defibrillator training – CCC Medic Lori
- xxxviii. Managing private forests
- xxxix. Composting – layering
- xl. Disaster preparedness & working together (people, businesses,
government) to prepare/coordinate
- xli. Melissa Logan & Jessica Sernach – Social Media