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April 20, 2023

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

**Adoption of Previously Approved Zone Change Application for File Z0542-22-Z.
No County General Funds are involved.**

Previous Board Action/Review	<i>Board of County Commissioners (“Board” or “BCC”) held a public hearing on March 22nd, 2023, at which time the BCC voted 3-1 to approve the application and directed staff to draft the board order and the findings of fact, both of which are included with this report.</i>		
Performance Clackamas	<i>1. Build public trust through good government.</i>		
Counsel Review	NB	Procurement Review	No
Contact Person	Nate Boderman	Contact Phone	503-655-8364

EXECUTIVE SUMMARY: The Historic Landmark known as the Carus School, “White Building” was approved to be removed from the site by the Historic Review Board and the Planning Director through land use file Z0523-22. File Z0542-22-Z includes a proposal to remove the Historic Landmark Overlay Zone from the subject property at 14412 S Carus Rd, Oregon City, OR 97045, also described as T3S, R2E, Section 33B, Tax Lot 700.

The Historic Review Board considered the proposed zoning designation change during their regularly scheduled meeting on March 9, 2023. The Historic Review Board recommended approval of the proposal, as recommended by staff.

On March 22, 2023, a public hearing was conducted before the BCC to consider the zoning designation change, during which the BCC orally voted 3-1 to approve the application, as recommended by staff and the Historic Review Board.

The Board then directed staff to draft an order and findings consistent with its decision. A copy of the Board Order implementing the oral decision, and findings and conclusions to be adopted by the Board, has been attached.

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RECOMMENDATION: Staff recommends the Board approve the attached Board Order and the findings and conclusions which are attached thereto.

Respectfully submitted,

Nate Boderman
Assistant County Counsel

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of a Zone Change
on property described as
14412 S Carus Rd,
Oregon City, OR 97045 and
T3S, R2E, Section 33B, Tax Lot 700
File No.: Z0542-22-Z



Board Order No. _____
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This matter coming regularly before the Board of County Commissioners, and it appearing that Denise Lapp made an application on behalf of the Canby School District to remove the Historic Landmark Overlay zoning designation on 0.78 acres of the property at 14412 S Carus Rd, also described as T3S, R2E, Section 33B, Tax Lot 700; and

Whereas, it further appearing that after appropriate notice, a unanimous recommendation of approval was received from the Historic Review Board members at a public meeting held on March 09, 2023; and

Whereas, it further appearing that after appropriate notice, a public hearing was held before the Board of County Commissioners on March 22nd, 2023, at which testimony and evidence were presented, and that, at that hearing, a decision was made by the Board, by the vote of 3-1, to approve the application, with the Zone Map Amendment, as identified in Order Exhibit A, and based on the Findings of Fact and Conclusions of Law in Order Exhibit B, which are attached to this order and incorporated herein by reference.

Based on the evidence and testimony presented, this Board makes the following findings and conclusions:

1. The applicant requests approval of a Zone Change to remove the Historic Landmark Overlay zone for the area identified in Order Exhibit A.
2. This Board adopts as its findings and conclusions the *Findings of Fact and Conclusions of Law for Planning File No. Z0542-22-Z* document attached hereto and incorporated herein as Order Exhibit B, which finds the application to be in compliance with the applicable criteria.

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF CLACKAMAS COUNTY, STATE OF OREGON

In the Matter of a Zone Change
on property described as
14412 S Carus Rd,
Oregon City, OR 97045 and
T3S, R2E, Section 33B, Tax Lot 700
File No.: Z0542-22-Z



Board Order No. _____
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NOW THEREFORE, the Clackamas County Board of Commissioners do hereby order that the Zone Change is hereby APPROVED, for the area identified in Order Exhibit A, which is attached to this order and incorporated herein by reference.

DATED this ____ day of April, 2023

BOARD OF COUNTY COMMISSIONERS

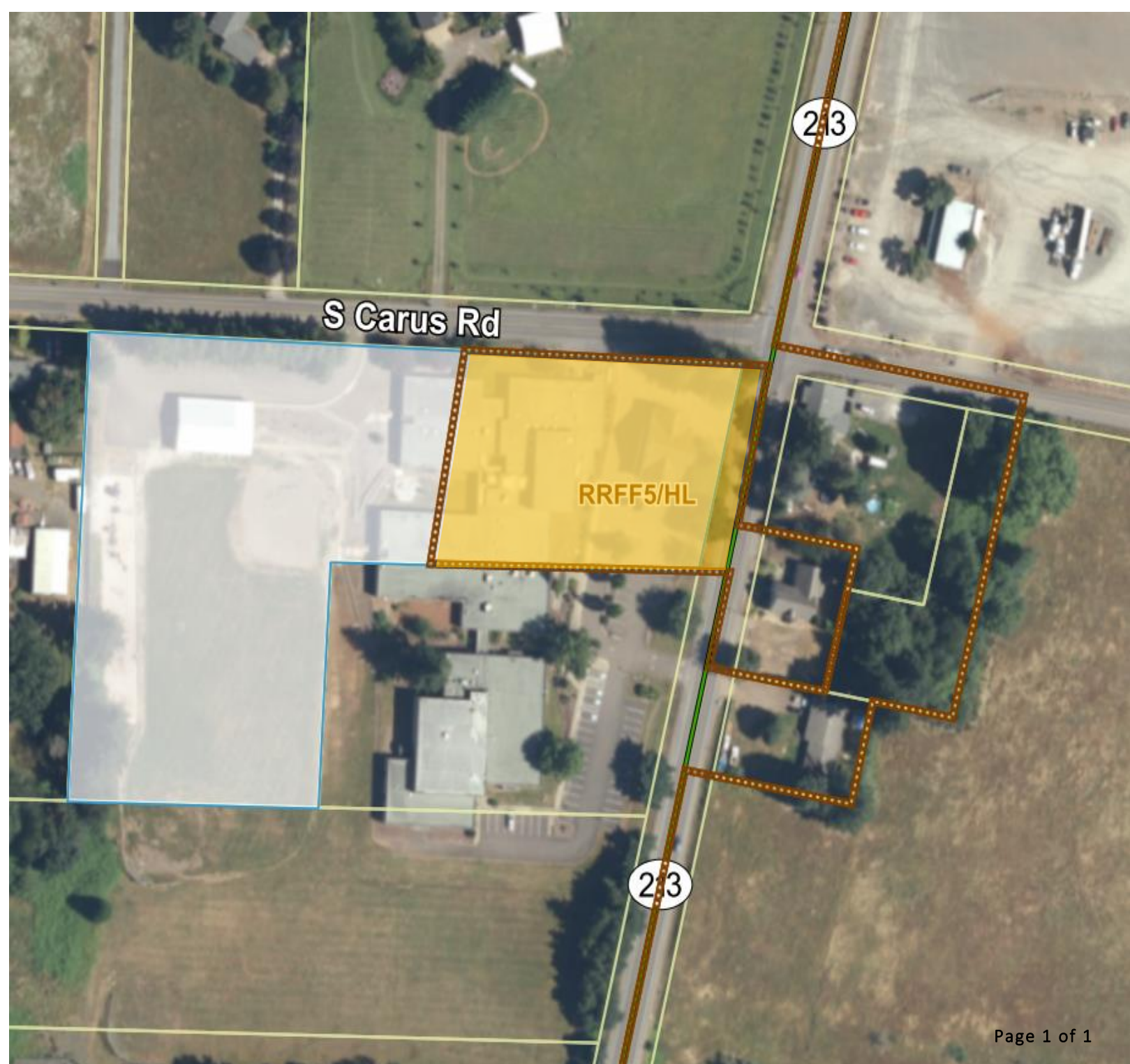
Chair

Recording Secretary

Board Order Exhibit A:
Z0542-22-Z

Zoning Designation Amendment

(Removal of Historic Landmark Overlay Zone from NE portion of subject property)



**FINDINGS OF FACT AND CONCLUSIONS OF LAW FOR
PLANNING FILE NO. Z0542-22-Z:
CARUS SCHOOL
ZONE CHANGE TO REMOVE HISTORIC LANDMARK (HL) OVERLY**

SECTION 1 – GENERAL INFORMATION

Planning File No.: Z0542-22-Z

Hearing Date: March 22, 2023

Applicant: Denise Lapp

Owner: Canby School District #86

Proposal: A zoning map amendment to remove the Historic Landmark Overlay Zone from the portion of the site that has been the location of the Carus School “White Building”.

Location: 14412 S Carus Rd, Oregon City, 97045, located on the southwest corner of the S Carus Rd and Hwy 213 intersection..

Legal Description: Tax Map 32E33B, Tax Lot 00700

Comprehensive Plan Designation: Rural (R)

Zoning Designation: RRF-5 (Rural Residential Farm Forest 5 Acre) and Historic Landmark Overlay.

Total Area Involved: Approximately 0.78 acres in tax lot 700

SECTION 2 - DECISION

The Board of County Commissioners (“Board”) finds that this application satisfies all the applicable state and county criteria for the proposed change in the zoning designation for the subject property. Therefore, the Board hereby approves the removal of the Historic Landmark (HL) zoning overlay on the property, as proposed in planning file Z0542-22-Z.

SECTION 3 – BACKGROUND INFORMATION

Z0542-22-Z is a proposal to remove the Historic Landmark (HL) overlay on a portion of the property located at 14412 S Carus Rd, Oregon City, OR 97045, T3S, R2E, Section 33B, Tax Lot 700.

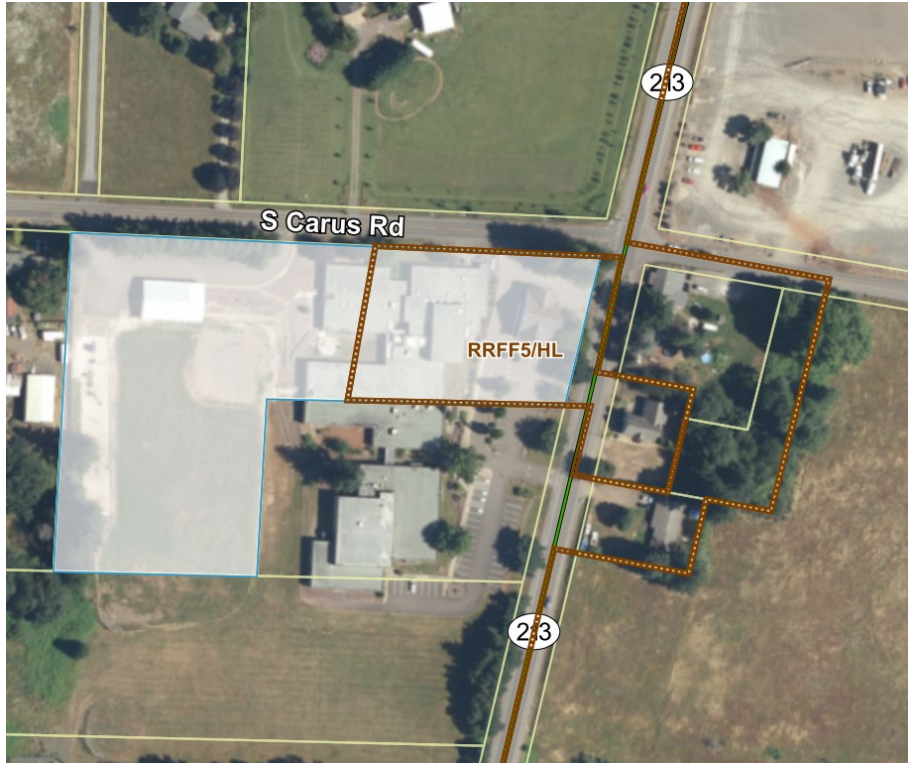
The school district is in the process of selling the historic building for \$1 with the understanding that the buyer will agree to remove and/or demolish the building by the end of the 2022/2023 school year. As an alternative to moving the building, the school district also requested the Historic Review Board to consider the demolition of the building. Consistent with Section 707 of the Zoning and Development Ordinance and following public notice and opportunity to comment, the Historic Review Board recommended and the Planning Director approved the removal or demolition of the building and suspended the removal or demolition for 60 days to ensure all possible options for saving the building had an opportunity to be considered.

Excerpts from the 1990 Historic Landmark Designation, based on the Clackamas County Cultural Resource Inventory of 1984 State Historic Preservation Office file #1134:

- “The subject property was first deeded to the Clackamas School District Number 29 in 1885 by Isaac and Constance Farr. Known locally as the “White Building,” the school, constructed in 1926, has served the community for several decades as a meeting hall, community center and Sunday School for the Methodist Church across the street.”
- “The Carus School is also significant as a fine example of the Bungalow/Craftsman style. Virtually unaltered since construction, the school has many features commonly associated with the stylistic type. The broad gable roof, bargeboards, purlins and braces are all typical features. The porch, a simple gabled projection, is supported by plain posts and enclosed balustrade. The quality of design is rarely found in non-residential buildings.”

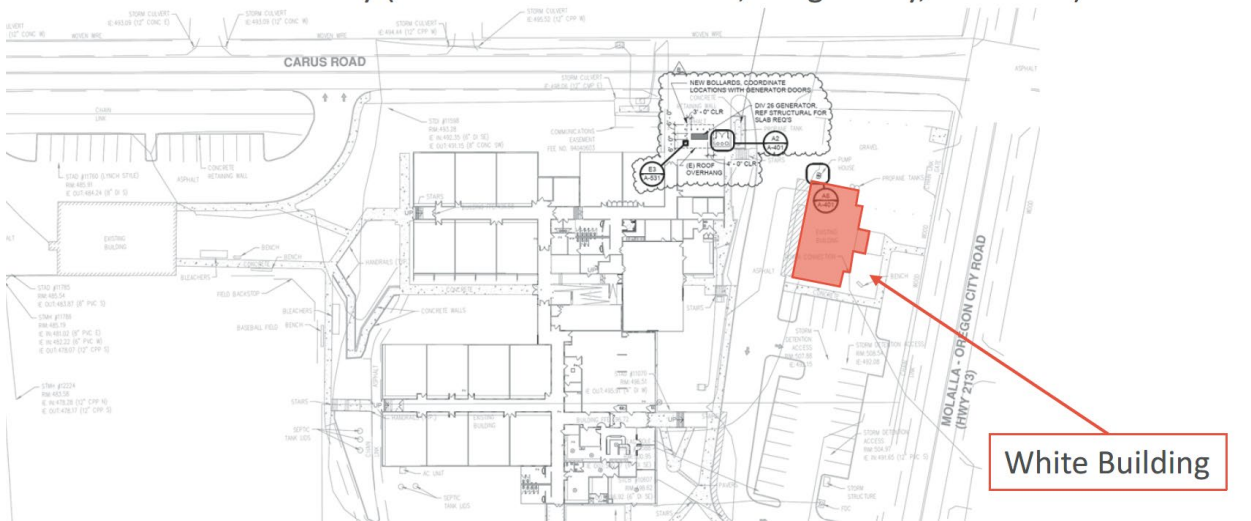
Unfortunately, the Carus School “White Building” stands empty and is unused by the community and the school system due to ADA compliance and liability concerns. Therefore, the historic structure is no longer actively serving the community as a school, or meeting space on the subject property.

Location Map:



Site Plan:

Historic Landmark Overlay (14412 South Carus Road, Oregon City, OR 97045)



Building Photographs:



Responses Requested:

- a. Community Planning Organization
- b. State Historic Preservation Office (SHPO)
- c. Property Owners within 750'

CPO Recommendation: The subject property is located within boundaries of the Beaver Creek Community Planning Organization (CPO), which was notified of the proposal. The Beaver Creek CPO provided no comments regarding the removal of the HL overlay.

Public Hearings/Meetings: After appropriate notice, a public meeting was held before the Historic Review Board (HRB) on March 9, 2023, for consideration of the proposal. At this meeting, the HRB members voted to recommend approval of the removal of the HL overlay proposed in Z0542-22-Z.

A public hearing held before the Board of County Commissioners on *March 22, 2023*. At this hearing testimony and evidence were presented and the Board made the decision, by the vote of 3-1, with one member absent, to approve the application to remove the HL zoning overlay.

SECTION 4 – ANALYSIS AND FINDINGS

This proposal is subject to the relevant Statewide Planning Goals; Oregon Revised Statutes (ORS); Oregon Administrative Rules (OARs); County Comprehensive Plan (Plan) policies, and the County's Zoning and Development Ordinance (ZDO). In an effort to be efficient and concise, only the applicable sections, regulations, and/or policies are noted below and discussed in these Findings.

Because the removal of the Historic Landmark (HL) overlay is technically a zone change, this application is processed as a Type III land use application, in which the Board of County Commissioners (BCC) is the designated decision-making body, after the Historic Review Board (HRB) reviews and makes a recommendation to the BCC on the matter.

1. Statewide Planning Goals and Guidelines

- a. Goal 1: Citizen Involvement. The zone change and map amendment does not propose to change the structure of the county's citizen involvement program. Section 1307 of the Zoning and Development Ordinance (ZDO) contains adopted and acknowledged procedures for citizen involvement and public notification for quasi-judicial actions.

Finding: This application has been processed consistent with the notification requirements in Subsection 1307, including notice of the proposed amendment to all property owners within 750 feet of the subject property. Also, notice of the Historic Review Board (HRB) meeting and the Board of County Commissioners (BCC) hearing was published in the newspaper and posted on the county's website. The Department of Land Conservation and Development (DLCD) was notified of this proposal, but has not provided a response. The Board finds that the relevant requirements of Statewide Planning Goal 1 and related provisions of the ZDO have been satisfied. **This criterion is met.**

- b. Goal 2: Land Use Planning. The zone change and map amendment does not propose to change the county's land use planning process. The county will continue to have a comprehensive land use plan and implementing regulations that are consistent with the plan. No exceptions from the Goals are required.

Finding: Goal 2 requires coordination with affected governments and agencies. Notice of this application has been provided to potentially affected agencies and governments.

Goal 2 also requires that all land use actions be consistent with the acknowledged Comprehensive Plan. As noted below (Subsection 2, *County Comprehensive Plan Policies*) this proposal is consistent with all the applicable criteria in the county's Comprehensive Plan. The Board finds that the relevant requirements of Statewide Planning Goal 2 have been satisfied. **This criterion is met.**

- c. Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources: *To conserve open space and protect natural and scenic resources.* Goal 5 resources include open space areas, scenic and historic resources and other natural features. Chapter 3 (Natural Resources and Energy) and Chapter 9 (Open Space, Parks and Historic Sites) of the Clackamas County Comprehensive Plan identifies significant Goal 5 resources within the County.

Finding: As noted throughout this document, the previously-designated Goal 5 historic resources on the subject property (the Carus School) have been approved to be moved to a new location or demolished by the end of the 2022/2023 school year. There are no other Goal 5 resources identified in the Comprehensive Plan located on the subject property. The Board finds that Statewide Planning Goal 5 no longer applies to the subject site. **This criterion is met.**

2. County Comprehensive Plan Policies

- a. **Chapter 11 (The Planning Process):** This section of the Comprehensive Plan (Plan) contains a section titled *City, Special District and Agency Coordination*. The Oregon Department of Land Conservation and Development (DLCD) and other identified interested parties received notice of the proposed amendment. This level of notification furthers the goals and policies of this section of the Plan.

Chapter 11 of the Plan also contains a section entitled *Amendments and Implementation*. This section contains procedural standards for Plan amendments, requires the Plan and the ZDO to be consistent with Statewide Planning Goals and Guidelines and Metro's Urban Growth Management Functional Plan, and requires the ZDO to be consistent with the Plan. Policy 3.0 establishes the procedural standards. The process followed for Z0542-22-Z is in compliance with these standards. Specifically, notice was mailed to DLCD and interested parties at least 35 days before the scheduled public hearing, and DLCD, and property owners within 750 feet of the subject property were provided with an opportunity to review and comment on the proposed amendments. The subject is within the boundaries of the Beaver Creek Community Planning Organization (CPO), which was notified of the proposal. A public meeting was held before the Historic Review Board (HRB) and a public hearing was held before the Board of County Commissioners (BCC) to consider the proposed amendments.

Finding: The Board finds that the relevant policies in Chapter 11 are met. **This criterion is met.**

- b. **Chapter 9 (Open Space, Parks, and Historic Sites)** of the County's Comprehensive Plan contains policies for historic resources. The only applicable policy in this case is Policy 4.0, in the Historic Landmarks, Districts, and Transportation Corridors Section.

Policy 4.0. *Zone properties Historic Landmark (HL), Historic Districts (HD), or Historic Corridor (HC) which are determined significant by the evaluation criteria.*

Finding: As noted previously, the site was at one time determined significant by the evaluation criteria (scoring the minimum 40 points); but, due to successive deterioration and eminent removal of the building, it can no longer be determined to be significant. Therefore the HL overlay zone is no longer appropriate for the subject site. The Board finds the proposed removal of this overlay is consistent with this policy. **This criterion is met.**

3. County Zoning & Development Ordinance (ZDO) Criteria

a. Section 707 of the Clackamas County Zoning & Development Ordinance (ZDO):

707.01 PURPOSE Section 707 is adopted to:

- A. Implement the goals and policies of the Comprehensive Plan for Historic Landmarks, Districts, and Corridors;*
- B. Promote the public health, safety, and general welfare by safeguarding the County's heritage as embodied and reflected in its historic resources;*
- C. Provide for the identification, protection, enhancement, and use of sites, structures, corridors, objects, and buildings within the County that reflect special elements of the County's architectural, archeological, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritage;*
- D. Facilitate restoration and upkeep of historic buildings, structures or other physical objects or geographical areas;*
- E. Encourage public knowledge, understanding and appreciation of the County's history and culture;*
- F. Foster community and neighborhood pride and sense of identity based on recognition and use of cultural resources;*
- G. Promote the enjoyment and use of historic and cultural resources appropriate for the education and recreation of the people of the County;*
- H. Preserve diverse architectural styles reflecting phases of the County's history; and encourage complimentary design and construction impacting cultural resources;*
- I. Enhance property values and increase economic and financial benefits to the County and its inhabitants;*
- J. Identify and resolve conflicts between the preservation of cultural resources and alternative land uses; and*
- K. Integrate the management of cultural resources and relevant data into public and private land management and development processes.*

Finding: The historic structure known as the Carus School and the “White Building” has not been used for many years and thus has stopped fostering neighborhood pride and sense of identity through the use of cultural resources. Also due to ADA access issues and safety concerns, the historic Landmark has not been used to promote the enjoyment and use of historic and cultural resources appropriate for the education and recreation of the people of the County. Therefore, while the designation of the Carus School as a Historic Landmark in 1992 “Provided for the identification, protection, enhancement, and use of sites, structures, corridors, objects, and buildings within the County that reflect special elements of the County's architectural, archeological, artistic, cultural, engineering, aesthetic, historical, political, social,

and other heritage”, the structure is no longer supporting the purpose of Section 707 as identified in 707.01.

This and previous land use applications are the way that the management of cultural resources has been incorporated into the public development process. This application is also a way that the Historic Review Board can identify and help resolve conflicts between the preservation of cultural resources and the alternate use of the property for current school use through their recommendation to the Board.

As the applicant noted in the application, the removal of the Carus School “White Building” and corresponding Historic Landmark Overlay on the Carus Elementary School site will allow for significant planned on-site vehicle circulation improvements. The current vehicle access to and circulation within Carus Elementary School causes back-up on South Carus Road, a serious safety hazard..

The Board finds the proposed removal of this overlay is consistent with the purpose of Section 707 because it resolves a conflict between a site that will no longer contain a historic structure and the traffic flow improvements that are needed for the current use of the property. **This criterion is met.**

Section 707.02 APPLICABILITY

A. Section 707 applies to designated Historic Landmarks, Historic Districts, and Historic Corridors

Finding: The property at 14412 S Carus Rd, Oregon City, 97045 is a designated Historic Landmark. **This criterion is met.**

Section 707.05 Historic Review Board

A Historic Review Board shall be established pursuant to Subsection 1307.03 and shall have the following responsibilities:

E. Review and make recommendations on all applications for zoning of a Historic Landmark, a Historic District, or a Historic Corridor, subject to Subsections 707.02 and 707.06;

Finding: The applicant is proposing to remove the Historic Landmark Overlay Zone in conjunction with the removal, or demolition, a structure that was designated as a Historic Landmark. Thus, the Historic Review Board reviewed and staff approved the removal or demolition of the structure (Z0523-22). For this zone change, the Historic Review Board provided a recommendation to the Board to approve the removal of the Historic Landmark Overlay Zone through Z0542-22. **This criterion is met.**

707.06 THE REVIEW PROCESS

Subsection 707.06 applies to all Historic Landmarks, properties within Historic Districts and Historic Corridors, and contributing resources therein.

A. Designation and Zoning: Comprehensive Plan designation and zoning of a Historic Landmark, Historic District, or Historic Corridor shall be subject to the procedures identified in Section 1307 for Comprehensive Plan amendments and zone changes, respectively. In addition:

1. *The Historic Review Board shall evaluate proposed designation and zoning of a Historic Landmark, Historic District, or Historic Corridor and shall make a recommendation to the Board of County Commissioners.*
2. *Pending Permits: No building permit for altering or moving any proposed Historic Landmark or any building within an area proposed for designation as a Historic Landmark, Historic District, or Historic Corridor, shall be issued while any advertised public hearing or any appeal affecting the proposed designation of the area or building is pending. In addition, demolition of a building affected by a pending public hearing or appeal under Subsection 707.06(A) shall be a violation of this Ordinance.*

Finding: The standards for designation as a Historic Landmark are analyzed in the following section, for consideration by the Historic Review Board, and the Board of County Commissioners. The Historic Review Board evaluated the proposed removal of the Historic Landmark Overlay Zone and made a recommendation to the Board of County Commissioners. Staff will not approve any building permit for altering, moving, or building within the area proposed for the removal of the Historic Landmark designation until after a land use decision has been issued and the appeal period is over. **This criterion is met.**

Section 707.02(B) – Historic Landmark

B. Historic Landmark: A site, structure, or object may be zoned Historic Landmark if it is listed on the National Register of Historic Places, or if it is rated as significant under the County's procedure for evaluating historic resources under the specific architectural, environmental, and historic association criteria. A site or structure must receive a minimum of 40 points under the following criteria to be considered for Historic Landmark status:

1. *Architectural Significance*
 - a. *It is an early (50 years or older), or exceptional, example of a particular architectural style, building type, or convention. (up to 10 points)*
 - b. *It possesses a high quality of composition, detailing, and craftsmanship. (up to 4 points)*
 - c. *It is a good, or early, example of a particular material or method of construction. (up to 4 points)*
 - d. *It retains, with little or no change, its original design features, materials, and character. (up to 7 points)*
 - e. *It is the only remaining, or one of the few remaining, properties of a particular style, building type, design, material, or method of construction. (up to 10 points)*
2. *Environmental Significance*
 - a. *It is a conspicuous visual landmark in the neighborhood or community. (up to 10 points)*
 - b. *It is well-located considering the current land use surrounding the property, which contributes to the integrity of the pertinent historic period. (up to 4 points)*
 - c. *It consists of a grouping of interrelated elements including historic structures, plant materials and landscapes, viewsheds and natural features. (up to 10 points)*
 - d. *It is an important or critical element in establishing or contributing to the continuity or character of the street, neighborhood, or community. (up to 7 points)*
3. *Historical Significance*
 - a. *It is associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation. (up to 10 points)*

Finding: The property was designated as a Clackamas County Historic Landmark based on a large part due to the architectural significance of the Carus School “White building”. When the Carus School “White Building” is no longer located on the site the maximum amount of points

possible for the current landmark overlay is less than 40 points. Based only on Environmental Significance and Historic Significance there will not be enough historical significance to score 40 points. While the property is still being used as a school (4 points), the location of the Historic Landmark Overlay Zone is predominantly parking lot and there are little to no natural features, viewsheds, or landscaping that are significant to the site without the Carus School “White building” being part of the Environmental Significance. Therefore, without the historic structure, the Board finds that it could receive 5 points for Environmental Significance and 10 points for Historical Significance. With the removal of the Carus School “White building” from the site, a rating of 15 points would not be enough to designate it as a Historic Landmark. The Board finds that because the site cannot achieve the necessary 40 points for the Historic Landmark designation the Historic Landmark Zoning Overlay is no longer appropriate for the subject site. **This criterion is met.**

b. Section 1202 of the ZDO contains the criteria for a zone change.

1202.01 PURPOSE AND APPLICABILITY

Section 1202 is adopted to provide standards, criteria, and procedures under which a change to the zoning maps (hereinafter referred to as a zone change) may be approved.

Finding: The applicant is requesting to remove the Historic Landmark Overlay Zone and thus change the zoning maps. **This criterion is met.**

1202.03 GENERAL APPROVAL CRITERIA

A zone change requires review as a Type III or IV application pursuant to Section 1307, Procedures, and shall be subject to the following standards and criteria:

A. The proposed zone change is consistent with the applicable goals and policies of the Comprehensive Plan.

Finding: The property was designated as a Clackamas County Historic Landmark based on the presence of the Carus School “White Building”. When the Carus School “White Building” is removed, the Historic Landmark resource will no longer have the qualities for which it was originally recognized. The proposed zone change will be consistent with the Comprehensive Plan because there will no longer be an historic structure on the Carus Elementary School Site to which to apply the Historic Landmark Overlay Zone. As noted by the applicant “Chapter 9 of the County’s Comprehensive Plan includes Historic Landmarks, Districts, and Transportation Corridors Policies (Section 9.C). In particular, Policy 9.C.4 addresses zoning a property Historic Landmark (HL) when “determined significant by the evaluation criteria.” The “White Building” was designated a Historic Landmark in 1990; as part of a 0.78-acre area on the Carus Elementary School site, it was zoned with a Historic Landmark Overlay, pursuant to approval of Z1293-90-Z (HL).” As noted in the findings above, when the architectural elements of the Carus School “White Building” are removed, the evaluation criteria would no longer identify the 0.78 acres as historically significant. Therefore, when the historic structure is removed, Clackamas County Comprehensive Plan Policy 9.C.4 will be met.

The removal of the structure will also allow for planned on-site vehicle circulation improvements that are consistent with Chapter 5 of the Clackamas County Comprehensive Plan and the Road Safety Policies. Therefore, the Board finds that the Historic Landmark Overlay Zone is no longer appropriate for the subject site. **This criterion is met.**

A. If development under the proposed zoning district designation has a need for any of the following public services, the need can be accommodated with the implementation of the

applicable service provider's existing capital improvement plan: sanitary sewer, surface water management, and water. The cumulative impact of the proposed zone change and development of other properties under existing zoning designations shall be considered.

Finding: The Canby School District currently owns and operates the property as a school. The removal of the Historic Landmark Overlay Zone is not anticipated to create a difference in public service needs. The School District intends to implement projects identified in existing capital improvement plans once the Carus School "White Building" is removed. Additionally, the Board finds that the removal of the HL overlay does not authorize any development that is not already allowed under the existing RRFF-5 zoning and, as such, would not affect the need to provide any of the above-listed public services to the site. **This criterion is met.**

C. The transportation system is adequate and will remain adequate with approval of the proposed zone change. For the purpose of this criterion:

Finding: As noted in the application and staff report "The Historic Landmark Overlay applies only to the area of the "White Building" on the Carus Elementary School site. Its removal and development [of the site] that could then occur pursuant to the underlying RRFF-5 zoning is so minimal as to constitute no substantial difference in transportation system impacts and needs." The addition of parking spaces and changes to the transportation flow for the existing school is not anticipated to increase the number of students served by the school and thus there would not be an increase in the use of the transportation system. The Board finds that the removal of the HL overlay does not authorize any development that is not already allowed under the existing RRFF-5 zoning and, as such, would not affect the transportation system. **This criterion is met.**

D. Safety of the transportation system is adequate to serve the level of development anticipated by the proposed zone change.

Finding: As noted by the applicant "Currently, vehicle access to and circulation within Carus Elementary School backs up on South Carus Road, a serious safety hazard. The removal of the "White Building" and the corresponding Historic Landmark Overlay on the Carus Elementary School site will allow for significant on-site vehicle circulation improvements. Thus, the proposed zone change will facilitate safer transportation system conditions." The proposed zone change will not change the underlying RRFF-5 Zoning District, or the capacity of the school. Therefore, the Board finds that the removal of the Historic Landmark Overlay does not authorize any increased use of the subject site and would not affect the transportation system. **This criterion is met.**

4. OAR 660-023-0200 (9)

OAR 660-023-0200 (9) Removal of a historic resource from a resource list by a local government is a land use decision and is subject to this section.

(b) Except as provided in subsection (a), a local government may only remove a resource from the resource list if the circumstances in paragraphs (A), (B), or (C) exist.

(A) The resource has lost the qualities for which it was originally recognized;

(B) Additional information shows that the resource no longer satisfies the criteria for recognition as a historic resource or did not satisfy the criteria for recognition as a historic resource at time of listing;

(C) The local building official declares that the resource poses a clear and immediate hazard to public safety and must be demolished to abate the unsafe condition.

Finding: The property was designated as a Clackamas County Historic Landmark based on the presence of the Carus School “White Building”. The Board finds that when the Carus School “White Building” is removed, the Historic Landmark resource will no longer have the qualities for which it was originally recognized. **These criteria are met.**