

Exhibit List
In The Matter Of File No. Z0439-21-Z

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or source</i>	<i>Subject & Date of document</i>
1	10/29/21	Barry Lindsey	Comments to HRB
2	10/30/21	Jessica Sernach	Comments from Hamlet of Beavercreek
3	11/1/21	Anthony Riederer	Staff Response to Hamlet of Beavercreek
4	11/6/21	Elisabeth Grasner-Lindsey	Comments to HRB
5	11/7/21	Luanne Forney	Comments to HRB
6	11/18/21	Barry Lindsey	Materials for HRB Meeting
7	11/18/21	Elisabeth Grasner-Lindsey	Materials for HRB Meeting
Below materials received after the production of the BCC Packet through Noon on 02/08/2022			
8	2/6/22	Lisa Clifton	Comments to BCC
9	2/7/22	Dianne Koran	Comments to BCC
10	2/7/22	Naella Tesch	Comments to BCC
11	2/7/22	Barb Froman	Comments to BCC
12	2/7/22	Linda Gerber	Comments to BCC
13	2/7/22	Marie Holladay	Email to Staff
14	2/7/22	Marie Holladay	Presentation Slides for BCC
15	2/7/22	Jane Civiletti	Comments to BCC
16	2/8/22	Jessica and Dirk Mandt	Comments to BCC
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			

* Exhibits received prior to or during hearing
 ** Exhibits received during open record after hearing
 *** Oversize exhibits

Riederer, Anthony

From: Lisa Clifton <lisamclifton@gmail.com>
Sent: Sunday, February 6, 2022 8:27 PM
To: Riederer, Anthony
Subject: File No.: Z0439-21-Z (Historic Landmark at 20750 Beavercreek Road).

Warning: External email. Be cautious opening attachments and links.

Hello,

I am a property owner on Penman Rd. in the Beavercreek/Carus CPO. I have just recently heard of the issue to remove the Historic Landmark zoning to the property at 20750 Beavercreek Rd.

I'd like to add my support to the Hamlet of Beavercreek CPO's vote to NOT support the removal of the historic overlay on this property. We need historic landmarks to remind us of our history. I believe that the recommendation of the Beavercreek CPO should be adhered to.

I will just add that Albeke Farms is such a productive farm, right next door. How I appreciate such use of land to help feed our growing population!

Thank you for your consideration.

Lisa Clifton
22645 S. Penman Rd.
Oregon City

Riederer, Anthony

From: Dianne K <dlkduckdog@gmail.com>
Sent: Monday, February 7, 2022 10:42 AM
To: Riederer, Anthony; BCCMail
Subject: Historic Landmark at 20750 Beaver Creek Road

Warning: External email. Be cautious opening attachments and links.

I see that the folks of Beaver Creek have voted to retain the historic landmark at the above referenced address. I don't see the harm in it remaining a historic landmark and think that the local citizens should be supported.

Dianne Koran

Riederer, Anthony

From: Naella Tesch <naellaa@yahoo.com>
Sent: Monday, February 7, 2022 12:15 PM
To: BCCMail; Riederer, Anthony
Subject: File No.: Z0439-21-Z (Historic Landmark at 20750 Beaver Creek Road)
Attachments: Historic Landmark letter.docx

Warning: External email. Be cautious opening attachments and links.

Hello County Commissioners,

I live in Beaver Creek. I believe in preserving historical sites like the Historic Landmark in Beaver Creek. The Hamlet of Beaver Creek knows what is best for the community, and that retaining this Historic Landmark helps the community keep its history. The Hamlet of Beaver Creek Community Planning Organization voted 'not to support the removal of the historic overlay'. For the benefit of the community, any plans for development should include a plan to preserve the Historic Landmark, and preserve the HL zoning that was there when the property was purchased.

Thank you,

Naella Tesch

Beaver Creek Oregon

Riederer, Anthony

From: Barb Froman <elan7light@gmail.com>
Sent: Monday, February 7, 2022 1:09 PM
To: Riederer, Anthony
Cc: eaglsing@gmail.com
Subject: Subject: File No.: Z0439-21-Z (Historic Landmark at 20750 Beaver creek Road).

Warning: External email. Be cautious opening attachments and links.

To Whom It Concerns.

I'm asking that you preserve the Historic Landmark at 20750 Beaver creek Road.

1) Historic preservation tells stories about what a place was and connects us to our past. Preservation is a VITAL part of building a healthy community.

2. Such preservation provides a sense of place and continuity for its people..

3. This cannot be achieved through roadside sprawl and urban development, which tend to make more and more places look the same with increased anonymity, and minimal sense of connectedness.

4. It is imperative to listen to the Hamlet of Beaver creek regarding keeping our community identity intact.

Please note that the Beaver creek Community Planning Organization voted to "not to support the removal of the historic overlay."

5. Listen to the people who will shoulder the long-term loss of their community. They had the foresight to preserve historic landmarks. Zoning was already in place when the land was purchased some time ago.

Barbara K. Froman

Riederer, Anthony

From: linda gerber <linda.gerber@centurylink.net>
Sent: Monday, February 7, 2022 1:23 PM
To: Riederer, Anthony; BCCMail
Subject: File No.: Z0439-21-Z (Historic Landmark at 20750 Beaver Creek Road).

Warning: External email. Be cautious opening attachments and links.

I am writing to encourage the Commission to retain the Historic Landmark designation of The Hamlet of Beaver Creek, which The Hamlet voted in favor in October. Speaking as a fifth generation resident of Clackamas County, it matters that we retain the uniquely historical landmarks of our county. We must retain our history and the character of our county.

As commissioners, you should listen to The Hamlet of Beaver Creek regarding what is best for their community. The Hamlet of Beaver Creek Community Planning Organization voted to "not to support the removal of the historic overlay." (P. 5 of 5 of Staff Report. (The second document in packet at hearing link).

When development occurs, a plan that retains the historical landmark benefits the community. (The HL zoning, adopted around 1990, was there when the property was purchased some time ago). In Oregon City, the McCarver house development retained the historic landmark as a focus of the development after the parties negotiated.)

Thank you for your attention to this important matter.

Sincerely,
Dr. Linda A. Gerber
22125 S Claus Ct.
Oregon City, OR 97045

Riederer, Anthony

From: Marie Holladay <holladaym@aks-eng.com>
Sent: Monday, February 7, 2022 4:21 PM
To: Riederer, Anthony
Cc: Janelle Guiao
Subject: RE: Presentation to HRB
Attachments: 7850 20220207 Beavercreek Road - Board of CC_hearing exhibit.pdf

Warning: External email. Be cautious opening attachments and links.

Hi Anthony –

Sorry for the delay, the hearing exhibit is attached. Please let me know what you hear back about screen sharing controls when you send.

Thank you very much!

Marie Holladay

AKS ENGINEERING & FORESTRY, LLC

P: 503.563.6151 Ext. 270 | www.aks-eng.com | holladaym@aks-eng.com

From: Riederer, Anthony <ARiederer@clackamas.us>
Sent: Thursday, February 3, 2022 3:06 PM
To: Marie Holladay <holladaym@aks-eng.com>
Subject: RE: Presentation to HRB

EXTERNAL EMAIL: This email originated from outside AKS Engineering & Forestry.

Hello Marie,

This will be the second item on the agenda.

I'm out of the office tomorrow, on account of my Monday-Thursday work schedule. I'll forward the materials over to the Board office first thing on Monday, which will be just fine for the purposes of the hearing on Wednesday.

In sending that along, I'll also confirm whether they will have you share your screen or if they'll ask that I (or a member of the Board staff) be managing/ advancing the slides from our end. Will get that info to you on Monday, so you know what to anticipate.

Best,

-AR

Anthony Riederer AICP, LEED-ND

Senior Planner - Design Review and Historic Preservation

20750 S Beavercreek Road

Clackamas County Land Use File 1284-90-Z

Clackamas County Board of Commissioners
Land Use Hearing
February 9, 2022 at 10:00 am



- » Enoch and Cornel Man
 - » Property Owner

- » AKS Engineering & Forestry, LLC
 - » Consultant
 - » Marie Holladay

Application Overview

- » Addressed 20750 S Beaver Creek Road
- » Generally located north of Wilson Road, east of Highway 213, south of Henrici Road, and west of S Ferguson Road
- » Application:
 - » Historic Landmark Overlay Removal
- » Recommendations:
 - » Staff recommends removal of the overlay
 - » Historic Review Board recommends removal of the overlay (Voted 4-0 at a public meeting on November 18, 2021)
- » Decision:
 - » Board of Commissioners



Designation Review

Clackamas County Land Use File 1284-90-Z

- » The site originally scored 41/106 points, where 40 points are required (barely satisfying the minimum threshold for designation).
- » Based on County records, the original scoring categories and determinations were not described and inventoried individually by the Historic Review Board in 1990.
- » County Staff found the subject site no longer meets requisite criteria for nomination and recommends removal of the overlay zoning.

	Architectural Significance					Environmental Significance				Historical Significance				Total Points
Criteria	A	B	C	D	E	A	B	C	D	A	B	C	D	
Score	10	4	4	7	10	10	4	10	7	10	10	10	10	106
1990	3	2	1	5	5	5	3	7	5	0	0	5	0	41
Applicant	2	0	0	3	3	0	1	2	1	0	0	1	0	13
County Staff	2	2	1	4	5	3	2	4	4	0	0	5	0	32
Note: 106 is the maximum score possible; 40 is the minimum score required for designation.														



House (view to the northeast)

Site Photographs

Z0439-21-Z



House (view to the southwest)



Cellar, Lean-To, House, Water Tower (view to the west)



Water Tower (view to the east)

Site Photographs

Z0439-21-Z



House (view to the east)

Conclusion

- » The owners concur with the findings in the County staff report
- » The owners agree with County staff and the County Historic Review Board's recommendations to remove the HL Zoning Overlay for the property
- » The owners appreciate the Board's time considering this application and would appreciate the Board's decision for approval, based on recommendations from County staff and the County Historic Review Board.

Questions?

Marie Holladay

AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97068
HolladayM@aks-eng.com
(503) 563-6151

Riederer, Anthony

From: Jane Civiletti <jciviletti@comcast.net>
Sent: Monday, February 7, 2022 4:57 PM
To: Riederer, Anthony; BCCMail
Subject: Z043921-Z Beaver Creek Road

Warning: External email. Be cautious opening attachments and links.

As a board member of the Oak Grove Community Council (a certified Clack. Co. CPO), I understand the frustrations of organizations in our county who have been given a platform from which residents can speak, only to have their opinions go unheard. If the Hamlet of Beaver Creek has voted to not have a historic overlay removed from the landmark site on Beaver Creek Rd. it would seem incumbent on county officials to abide by that decision. Since those living in unincorporated areas have so little voice in their local issues except for 'land use' concerns, it would behoove the county to at least listen to those decisions.

Jane Civiletti, Oak Grove

Riederer, Anthony

From: Jessica Lindsey <jessica.h.lindsey@gmail.com>
Sent: Monday, February 7, 2022 5:22 PM
To: Riederer, Anthony; BCCMail
Subject: File No.: Z0439-21-Z (Historic Landmark at 20750 Beaver Creek Road)

Warning: External email. Be cautious opening attachments and links.

Dear County Commissioners,

Please preserve the historic landmark that is part of my community's history. I have a farm in Beaver Creek and have based my farm setup based on observing historical farm setups. The Hamlet of Beaver Creek's vote to "not support the removal of the historic overlay" should be headed and is in accord with the community's desires. This is especially relevant since the property was classified as a historical landmark when the property was purchased.

Thank you,

Jessica and Dirk Mandt