

Impact Statement important to subdivision ordinance

Updating the city ordinances is one of the first jobs which Sandy city administrator Carl Hatfield, Jr. has tackled.

Hatfield has been on the job since January and several updated ordinances have already been approved by the city council.

Monday night the council approved four more ordinances which were updated through the combined work of the council and the city administrator.

One of the most important ordinances approved is the ordinance dealing with subdivision rules and regulations.

The major improvement in the ordinance is the inclusion of an Impact Statement which now must accompany all new proposed subdivisions in the city.

Hatfield in presenting the Impact Statement to the council, stated the city is in need of such a statement "so we can tell what affect a subdivision development will have on the city and its services."

He said this knowledge was especially critical in such areas as water, sewers, roads and schools.

The following is the new Impact Statement which the council approved into the subdivision ordinance:

Since it is the purpose of this ordinance to promote the public health, safety, and welfare an Impact Statement which shall contain an assessment of the proposed subdivision shall be prepared. The Impact Statement shall be in written form and shall contain as

assessment of the following points, outlining the beneficial and detrimental impact that the development of the subdivision will have.

(1) **Hydrologic Consideration.** This consideration shall include the effect upon the watershed in which the project is located; the effect upon the immediate area's storm water drainage pattern of flow; the impact of the proposed development upon downstream areas; and the effect upon the ground water supply.

(2) **Geologic Considerations.** This consideration shall include the erosion potential, stability, bearing qualities of the soil, and geologic formations; soil permeability and infiltration rates; and the soil quality for agricultural consideration.

(3) **Vegetation and Animal Life Considerations.** This consideration shall include vegetation or high brush-forest fire potential on site or in close proximity of the site; areas of low revegetation potential on the site; unique vegetation communities either on or within close proximity; rare or endangered animal species either on or in close proximity of the site; and highly productive habitats for species of sport, commercial or educational value either on the site or within close proximity to the site.

(4) **Atmospheric Considerations.** This consideration shall include the airshed or basin in which the project is located; the local circulation patterns, prevailing winds and storm exposure; and the wind

conditions that could be effected by or upon the proposed development.

(5) **School Consideration.** This consideration shall include a detailed statement of the impact of the proposed development upon the school enrollments within the school districts in which the project is located and the ability of the school districts to assimilate the students from the proposed

development.

(6) **Economic Considerations.** This consideration shall include a detailed discussion of the economic impact of the proposed development upon the schools, fire district, city services, as well as a consideration of the proposed project's impact upon the tax rate of the tax code area in which the project is located. Further, the impact of the

proposed development upon the valuation rates of adjacent property.

(7) **Road Considerations.** This consideration shall include a detailed discussion of the roads or routes of transportation in reference to right-of-way width, roadway width, construction standards, and the ability of the roads to accommodate the anticipated amount of travel that will be generated

by the proposed development.

(8) **Relationship Consideration.** This consideration shall include a detailed discussion of the relationship of the proposed development to shopping, recreational and employment centers.

(9) **Public Considerations.** This consideration shall include a detailed discussion of how the public will benefit from the proposed development and

illustrating the demonstrated public need for the proposed project and its agreement with the provisions of the comprehensive plan.

(10) The Impact Statement shall be submitted with the preliminary plat and shall be reviewed by the Planning Commission and all other appropriate agencies. All agencies shall be given 14 days to reply or comment on the

contemplated impact statement.

(11) A negative declaration may be submitted with any preliminary plat which has 10 or less lots within the total of the proposed subdivision. The negative declaration shall state why the Impact Statement is not needed. Staff shall review the negative declaration. If staff agrees with declaration, the Impact Statement shall be waived; if staff disagrees the Impact Statement in total, or portions thereof, shall be required.

Keeping posted

SATURDAY, July 28

11 a.m. Cub Scout Pack 248 will hold picnic at Blue Lake Park.
8:15 p.m. Mtn. Players production of "She Was Only A Farmer's Daughter" at Bowman's. This show is open to the public and will be cabaret style.

SUNDAY July 29

12:30 p.m. The Annual Pioneer Association picnic at the Pioneer Park on the west end of Sandy.
1 p.m. Clackamas County Democratic picnic at McIver Park, area A.
1:15 p.m. Poetry readings at the outdoor amphitheater at Timberline Rim.

TUESDAY July 31

12 noon at TJ's the Sandy Area Chamber of Commerce luncheon.
7:30 p.m. First football meeting for Sandy High School athletes at grandstands.
7:30 p.m. Sandy Comprehensive Plan public meeting at City Hall.

WEDNESDAY August 1

8 a.m. to 8 p.m. Sandy Fire District budget vote at Fire Hall.

Raspberry harvest completed

The Employment Division's Rural Manpower Service report states that hot weather has increased irrigation activities throughout the state though drought conditions continue in areas of Eastern Oregon.

Shortages of harvest help are reported at Hood River where 25 experienced fruit thinners are needed; at La Grande where 55 cherry pickers are needed and in the Boardman-Hermiston area where there is a shortage of 50 potato harvest workers, at Medford there is an expected slight shortage of experienced Bartlett pear pickers when the harvest starts August 8. Bartlett pear harvest is to start August 18 at Hood River with adequate help.

Raspberry harvest is completed in all areas; rhubarb and cherry harvest is completed at Hood River, the Rural Manpower Service reports. Tomato harvest is continuing at Milton-Freewater with adequate help, and caneberry harvests are continuing in the Hillsboro, McMinnville, Oregon City and Salem areas with adequate help.

Harvest starting dates include: pole bean harvest now starting at Albany, Eugene, Lebanon, McMinnville, Oregon City and Salem with adequate help and is scheduled to start July 30 at the Portland and Hillsboro areas and in the Gresham area August 10 prune harvest, July 30 at Milton-Freewater with adequate help; cucumber harvests, August 1 in Hillsboro and Salem areas with adequate help; apple harvest scheduled to start September 1 in the Milton-Freewater area with adequate help; Evergreen blackberry harvest, August 15-20 in the Salem area and August 6 in the Oregon City area, and the onion harvest is scheduled to start August 15 in the Ontario area with adequate help.

For more information on farm and other jobs, contact the nearest offices of the Oregon Employment Division.

FREE COFFEE & DONUTS!



Residents & Businessmen are invited to Oregon Trail Greeter's Coffee Hour Each Thursday morning at your Oregon Trail Savings Office here in Sandy at Cherry and Proctor Sts.!

See you Thursday at Oregon Trail Savings!

40 enter Queen contest

The "Little Miss Oregon Trail Savings" contest will be held Saturday, Aug. 4, at 2 p.m. in the Sandy High Cafeteria. The judging will be on the basis of the most original Centennial Costume.

The Queen and 4 princesses will be chosen from over 40 girls who have entered the contest. The Court will ride in the Sandy Centennial Parade on Sat. Aug. 11, and will be honored Sunday at the Centennial Activities to be held at the high school athletic field in the afternoon.

Those who attend the contest are asked to wear Centennial dress.

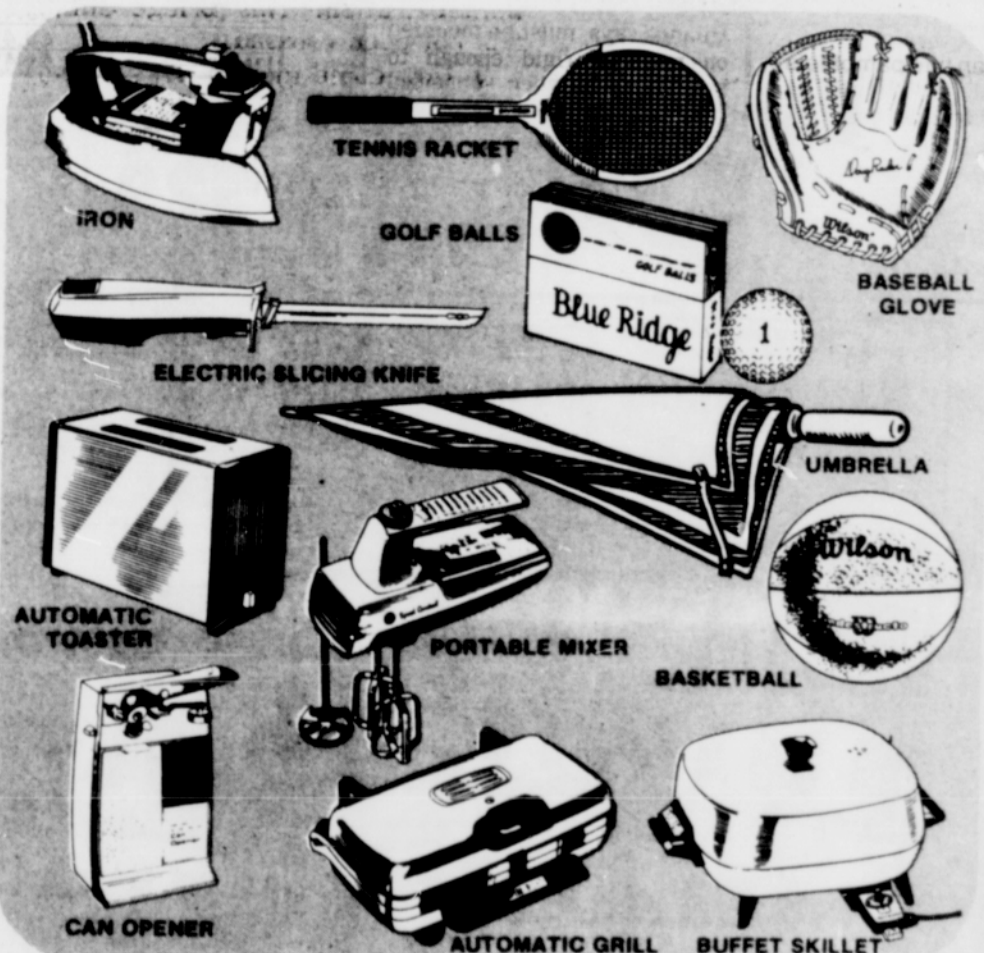
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BASKETBALL, rugged molded construction with deep pebble finish	FREE	FREE	FREE		
BASEBALL GLOVE, cowhide leather and lined with pigskin leather	FREE	FREE			
TENNIS RACKET, boys or girls	FREE	FREE			
GENERAL ELECTRIC HOUSEHOLD APPLIANCES					
CAN OPENER, deluxe with "hands free" operation	FREE	FREE	\$2.50	\$4.50	\$6.50
ELECTRIC SLICING KNIFE, 9" hollow ground stainless steel blades	FREE	\$2.50	\$4.50	\$6.50	\$8.50
PORTABLE MIXER, variable speeds	FREE	\$3.50	\$5.50	\$7.50	\$9.50
AUTOMATIC TOASTER, 2 slice	FREE	\$4.50	\$6.50	\$8.50	\$10.50
IRON, spray steam or dry	FREE	\$4.50	\$6.50	\$8.50	\$10.50
BUFFET SKILLET, high dome lid	\$4.50	\$6.50	\$8.50	\$10.50	\$12.50
AUTOMATIC GRILL & WAFFLE BAKER	\$6.50	\$8.50	\$10.50	\$12.50	\$14.50

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