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SANDY, OREGON, THURSDAY, DEC. 6, 1973

Better Communications Needed

The zone change hearing Monday night at the city council meeting moved rather slowly, although the council members did discuss many important issues concerning the change.

But many of these items discussed should have been taken care of at the earlier planning commission hearing on this same matter.

There is a need for the city planners to present to the council a detailed report following each of their meetings so when the council hears the same items they will be better

prepared to make a final decision. The council needs to know more than what the planners recommend. They need to know the reasons behind the planners' decisions and the council needs to have these in hand before the council hearings on the issue.

In recent meetings, including passed several ordinances concerning the planning commission and it is hoped this lack of communications can be solved by these ordinances.

For the sake of good government, we hope so.

Study Total Impact

A very important hearing on the future development of the Mt. Hood area will be held Tuesday, Dec. 11, at the county courthouse in Oregon City at 7 p.m.

The proposed development by Brown Development Co., of Portland, could mean doubling the existing population of the mountain area. This fact alone should be enough to get

residents from the area down to the hearing.

We believe the Clackamas County planners should take a long look at such an important proposal, especially considering the total impact this development will have on the way of life in the Sandy and mountain area.

The Fun Summit

The Sunday closing of gasoline stations seemed to have had little effect on traffic along Highway 26 this past weekend.

Certainly, our tourist industry is concerned over the effects of these new closures.

And well they should be.

But, there are some small silver linings to the picture.

The Sandy-Mt. Hood area is well within a round trip gas tank load for most folks in the state and southern Washington.

Also, those who wish to spend a long

weekend skiing or enjoying the other many mountain recreational sports can still do so, if they come early enough and stay in one area instead of moving around.

There are scores of things to do in this Mt. Hood area that don't require driving great distances.

We'll promote these, along with the slogan of "More things to do, when you visit the Fun Summit".

The tourist industry is just as vital as many, many others.

To keep it alive and well is going to require more effort than ever before from those who are directly involved.

The Japanese Are Coming

Recent news reports have told how Japanese businessmen are on an investment spree on the U. S. West Coast. . . to the tune of an estimated \$1 billion.

It has been no secret that, for years, Japanese money has been pouring into Hawaii. Now, apparently the same thing is happening on the mainland.

Something like \$250 million already has been invested in California with more coming. The proposed Amax aluminum plant at Warrenton, near Astoria, is receiving an infusion of \$125 million in Japanese money.

Mitsui, the firm involved in Warrenton, also owns timber lands in Washington state and is participating with Weyerhaeuser in construction of paper mills.

Locally, a Japanese firm has given a Sandy manufacturer an order for \$1 million and, in turn, has invested another \$200,000 to help tool up for the big job. Japanese money also reportedly has been involved in

purchase of property in the Welches area.

The Sandy firm is Aerospac, a manufacturer of prefabricated housing and commercial and industrial buildings. Aerospac reportedly had first been contacted by the Japanese firm—Topper Associates of Tokyo—several years ago, but turned down the business as requiring more production capacity than could be provided.

However, the Japanese firm eventually offered not only to buy building shells from Aerospac but also to help provide financing for the necessary expansion.

In these days when everyone is talking recession and the stock market is in one, long swan dive, perhaps the Japanese are being a lot smarter than the rest of us. Perhaps they perceive something in the U. S. economy that a lot of faint-hearts on this side won't admit. . . that the U. S.A. is still a darn good investment.

County to seek 4-day week

Clackamas County officials, informed last Wednesday of a possible 30 per cent overall cut in fuel and heating oil, acted to seek a four-day, 40-hour work week.

County Commissioner Bob Schumacher said the commission had written a letter to Gov. Tom McCall informing him the county would ask the special legislative session in January to amend statutes allowing a shorter work week. At the present time, five days per week is required.

The suggestion was initiated by John McIntyre, director of public works, in

order to show federal authorities of the county's concern and to conserve.

McIntyre said the shorter work week would also save employees up to 20 per cent in transportation costs and would reduce fuel oil and electrical use in county buildings by 10 per cent.

Working four days per week would also reduce truck and machinery use by 20 per cent.

On the public's side, many people who couldn't get to the county offices by 5 p.m. will benefit by having the offices stay open until a later hour, he added.



The Kibitzer

Changes made in city's planning commission

Several changes in the city's planning commission ordinance were made by the city council on Dec. 3 to comply with a new state law.

Size of the commission has been reduced from nine to seven members, all residents of the city. Previously, up to two non-resident members could serve on the commission.

The new ordinance also says that no officers or employees of the city may serve on the commission. Under the repealed ordinance, two city officers could serve as non-voting members.

Another new provision in the ordinance, as prescribed by state law, states that members of the planning commission shall be appointed by the city council. Prior to this change, the mayor was the appointing power.

At its first meeting of the year, the commission elects a chairman and a vice chairman. This will be done at the Jan. 2, 1974, planning commission meeting. These offices are rotated annually.

Under the new ordinance, four members of the planning commission constitutes a

quorum.

Meetings other than at regularly scheduled times shall be announced, says the ordinance, at a prior meeting and made part of the meeting records. Notice of a previously unannounced meeting shall, to the extent feasible, be provided to interested parties at least 24 hours prior to a meeting.

Powers and duties of the commission have been expanded to implement the Sandy Area Comprehensive Plan as now or hereafter constituted.

Section 12 of the new planning rules states that no more than two members of the commission can be engaged in the same type of business, trade or profession. It specifically notes that no two members can be engaged principally in the buying, selling or development of real estate.

Another new section indicates that the city council may appoint a qualified person as planning and zoning hearings officer.

The ordinance went into effect immediately under an emergency clause in order to comply with the new state law.

European trip talk at Chamber

Three new members of the board of directors were elected this week to the Sandy Area Chamber of Commerce.

The new directors elected to three year terms of office were Joe DeMarsh, George Morgan and Parm Berg.

DeMarsh is superintendent of Sandy High School District, Morgan is the local representative for Walrad Insurance

Agency, and Mrs. Berg is the branch manager of the Sandy Oregon Trail Savings and Loan office.

At the Chamber meeting this upcoming Tuesday noon at TJ's, Charlene Schwab of Sandy Travel Service will be guest speaker. She will discuss her recent trip to Europe.

The public is invited to this meeting.

County planners okay revisions

The proposed comprehensive plan for Clackamas County took a step closer to a public hearing before the county commissioners this past week.

The county planning commission moved to adopt several amendments to the plan as proposed by the citizen committee which recently completed its review of the plan.

The planners are expected to present the land use plan study to the board of commissioners sometime this month for action.

Among the most important revisions okayed, were new density standard criteria and the inclusion of a new chapter in the plan spelling out guidelines for future citizen participation.

The suggestion to reject any reference to the Clackamas Natural River Measure within the plan was also made. The commission members indicated from a legal standpoint the measure should not be directly referred to in the plan. Currently there are several suits against the measure.

However, the planners did believe the inclusion of the natural river concept was good and should be expanded to cover the Molalla, Tualatin, Willamette and Sandy rivers as well as the Clackamas.

New density standard criteria presented by Commissioner Una Schmidt called for a maximum of 12 living units per acre for medium density in the urban area. Low density in the urban area

should be limited to five dwelling units per acre, she said.

Two units per acre were proposed for areas designated suburban (R-20, R-30 and RA-1) and recreational residential, and six units per acre was slated for maximum recreational resort designations.

Rural area zones, such as RA-2 and RA-5, were proposed for one dwelling unit per minimum two-acre tract. In the RA-5 designation, an individual with greater than five acres and less than 10 can divide his land once as long as the smaller parcel is not less than two acres.

New zones proposed were agricultural and timber conservation designations with one residential unit allowed per 20-acre lot size. All the zone densities suggested could be automatically decreased if slope or soil conditions warranted.

The density criteria section was studied by Mrs. Helen Huff.

The section on citizen participation was to be adopted after some rewording was done. Also this section is to be presented to the board of commissioners to be presented to the state Land Use Commission as the county's plan for citizen participation. The planners indicated the county had until Jan 5 to submit such a plan under recent legislation (SB 100) to show citizen involvement in the county's

LETTERS TO THE EDITOR

To the Editor:

Since the meeting of Nov. 15 of the Firwood Community, Rosemary Woltring has had to resign. She found that the press of business in the next three or four months will prevent her from devoting the time necessary to do the kind of job the citizens of the Firwood Community have a right to expect. Rosemary will be a great loss to the Firwood Planning Committee and to the Boring-Sandy Executive Committee.

Duane Knapp will be a alternate member for us. We still need another representative for the Firwood Community, which the people of Firwood, Dover and Cherryville will have to vote on at the next meeting.

People of Firwood, Dover - Cherryville - Hillcrest Districts, Senate Bill 100 says that all Oregon land shall be zoned to its best use by the state for the citizens by June 1974.

Our job is to survey your land, so the people of Clackamas County can still do as they want with their land. We need the help of all citizens in the communities to get this done by June 1974. You can do just your own land or help on a neighborhood program.

The Creche is the oldest and most significant Christmas symbol. It was first created by St. Francis in the Middle Ages.

The next meeting for Firwood - Dover - Cherryville citizens will be Dec. 13 at the Sandy High School Room 48 at 7:30 p.m. If you cannot attend a meeting, please contact:

Your Community Representative, Anna Wickersham 668-5123 or 668-6740 Rt. 2, Box 1470 Sandy, Oregon 97055



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COW POKES By Ace Reid



"Maw, now these people really have a heck of an erosion problem!"

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