



Sandy rides crest of building boom

The Sandy area may be on the crest of a building boom with numerous subdivisions and commercial building starts under construction or planned.

Some predict that the city will double in size by 1980 or 1982, and Sandy merchants are considering a welcome wagon greater service to accommodate the influx of new families.

The Sandy Post Office, now serving a regional population of 20,000, six years ahead of postmaster John Metzger's projections, and eyes possible enlarged facilities. There's currently a waiting list of about 90 people to get a box downtown.

City Building Inspector Tom Day reports 236 new homes approved for construction, and all could come during this year.

Sandy is growing at a rate of 15 percent per year, he reports, with total increase from 1976 to 1977 a whopping 159 percent in construction figured dollarwise.

That means 266 building permits issued in 1977, compared to 136 in 1976.

His department is becoming increasingly "waterlogged" by the work load, although currently there is only a two-day wait on most applications.

There is a new 84-home subdivision on the old Duncan Road south of Industrial Park and a new High View subdivision at Langensand and McCormick for 50 duplexes, 3 tri-plexes and 1 single family home.

A Halo Addition subdivision on South Bluff Road has been approved for 19 homes and awaits ground breaking as soon as Hoodland firefighters burn down one building for a drill.

A Pappa Bear subdivision on Wewer Road has been approved for 18 new homes.

There's also a 24-house sub-division planned between Bluff Road and Tupper on the north side of Sandy Heights.

The rest of the Park Crest addition will be completed this summer, with 43 new single family units and 80 apartment units.

A Bluff Heights subdivision at Sandy Heights and South Bluff will develop nine lots.

The remainder of the Mama Bear subdivision on South Bluff Road is coming, too, with one new home and two duplexes.

Currently on Day's desk are 11 new building permit applications worth \$15,000 to the city and approaching \$645,000 in actual building value when all projects are completed.

Joan Johnson of Sandy's Title Insurance Co. of Oregon said that her office is the busiest it's been in the past six years—a feeling shared by busy Sandy realtor Bill Richardson.

In 1977 alone there were constructed in Sandy 77 new single family units, 18 duplex units, 6 tri-plex units, 40 4-plex units, 12 remodeling jobs, 11 additions, 71 miscellaneous projects (signs, etc.), nine commercial buildings projects, two auxiliary buildings, four apartment units, and six moving permits for houses being relocated here.

Local contractor Bill Trimble, however, thinks that the building boom may dry up this fall, due to a tighter money market for investors.

"Uncle Sam is paying a higher interest rate on bonds, so money is going out of savings and loans to the government.

There will, of course, be some money in government financed housing, but it will favor the big developer with resources to process all the red tape in programs such as

HUD. "Right now, however, the market is super strong in housing, and because it's strong, it's driving the prices up."

He laments, too, the depleting number of prime building lots available here. "Just two years ago, I could buy a lot for \$6,000-\$7,000, but now it's \$14,000-\$16,000."

"And three years ago, I thought I was paying too much at \$4,000. What he seeks are 2 1/2-acre parcels.

Trimble fears a coming trend toward multi-family city dwellings, which he feels would rob the city of responsible citizenship inherent with "a pride of (home) ownership."

Trimble remains, however, a very busy builder, with a business increasing in volume and value annually.

Potential construction he now considers include 16 one-acre home sites in Damascus, nine lots off south Bluff Road by summer, two homes in Zig Zag, six homes in Timberline Rim, two homes at Alder Creek, a nine-lot subdivision plus two other lots by the grade school, one custom home in

Gresham, and two commercial buildings (new Clackamas County Bank in Boring and a new Sandy veterinary clinic).

And Trimble is only one of half a dozen contractors locally, two of whom are busy full-time.

He's the only contractor who does his own excavating, framing and mechanical steel construction, and he just added to his crew which now totals 11.

He warns of a boom-or-bust situation in the local rapid growth, with the bubble of rapid growth suddenly popped.

"Sandy's market is extremely volatile, although we are beginning now to get a little industrial base" (to stabilize the economy).

He described the market as commuter-oriented, "and a gas-crunch could hurt us tremendously."

He advised that the city would be well advised to develop a new industrial park or to take the present park a few steps further for better design, more careful engineering.

He mentioned expansion limitations and backs of buildings and equipment facing the highway as

problems in design with the present industrial park. **ENOUGH MONEY FOR BUILDING?**

Kent Hall said that Clackamas County Bank now favors commercial loans and loans to developers, but was backing out of the home mortgage market in main emphasis.

The bank funded \$2.037 million in residential mortgage loans (single family conventional) in 1977.

The Hoodland branch loaned \$564,080 in 1977 for 25 residential mortgages. Clackamas County Bank loaned \$142,767 in 1977 for home improvements, with \$18,000 coming out of the Hoodland branch.

Sandy's Oregon Trail Savings branch processed 150 different home mortgages last year in the Sandy-Hoodland area.

Current mortgage interest rates, however has risen to the highest peak since 1974.

Oregon Trail Savings, Hansen said, is moving full swing ahead. This, nonetheless, on moderately priced single-family occupied home mortgages.

The interest rate is 9 1/2 percent for prime borrowers with up to 30 years to pay

and 10 percent down. Requests by qualified buyers, he said, are being met at a rate nearing 100 percent. "But this year we're facing a loan demand exceeding the income of deposits."

The savings institution, he said, is interested only in residential mortgages that involve owner occupancy (no speculation or commercial). Also, the preference is for mortgages under \$65,000.

Oregon Trail Savings is also moving rapidly into the area of financing mobile homes, with financing now on the value of the mobile home without former limits and considering the land as part of the total application.

PAPERLESS WALLPAPER™

ONLY FROM ACCENT WALLS LICENSED CONTRACTORS

Got textured walls? Paperless wallpaper™ can be applied over texture beautifully without prior sanding. From \$20 for completed 8'X10' wall (includes pattern, labor and brush scrubable coating). Call for free estimate in your home. We bring pattern books and photographs when we come.

"Split Level Entry Special"
You can pay over \$300 to wallpaper your entire entry, but we have been decorating entries for less than half that amount. Call us for a quote that will please you.

- Washable
- Many Designs
- No Stripping
- Economical
- Quick
- No Seams
- No Peeling
- Unlimited Colors
- Safer To Walls
- Steam-Proof

Call 667-9666 Anytime
Member Gresham Chamber of Commerce

NO PINTO PROBLEM

Despite the recent furor over a possible gas tank weakness on certain Pintos, Carlson Chevrolet welcomes your Pinto in trade on any new Chevrolet car or truck with strong gas tanks. We will give you the same large trade allowance on your Pinto as before, and we will resell the Pinto with a clear conscience after advising the purchaser that becoming involved in a rear-end collision with any automobile "may be hazardous to your health."

Along these lines, it has been mentioned that the Multnomah County Commissioners "over-reacted" in disposing of all of their used Pintos. I definitely agree with this observation, but considering the fact that these county Pintos were practically worn out anyway, it may not be as foolish as it sounds.

It is noteworthy that the recent \$125 million punitive judgement against Ford Motor Co. has now been pared to a paltry \$3.5 million. All of this because one Pinto got rear-ended.

So don't get burned up over a little thing, and if you don't feel comfortable in your Pinto, just stop in at Carlson Chevrolet where you'll get a premium Pinto price persuasion to convert you to Chevrolet.

We have a super selection of choice Chevy's in cheery colors at competitive prices at Carlson Chevrolet in suburban Sandy.

I can think of a "jillion" reasons why Carlson Chevrolet should be your "car company," so please stop in and hear a few of them.

At Carlson Chevrolet when you come in and say "Hello"—you're bound to get a "good buy."

PETE CARLSON
668-4101 SANDY Open Sunday & Evenings

Classified Business, Professional Directory

For Your Card In This DIRECTORY — Phone 668-5548

FURNITURE

New and Used
B & B EMPORIUM
Unfinished Furniture
"The Everything Store"
38888 Pioneer, Sandy 668-5448

REMODELING

C&L Remodeling Specialists
Residential-Commercial-Remodeling-Additions-Kitchens-Baths
Les Edgren - Clark Hall "Licensed Bonded"
Sandy 668-7491

FURNACES

CROWN FURNACE
Furnace - Air Conditioning
Heating & Refrigeration Service
Phone 668-5454 or 622-4575
39090 Pioneer Blvd., PO Box 593, Sandy, Ore.

LOCKSMITH

SANDY LOCKSMITH
Combinations changed
Master keying
42162 S.E. Locksmith Lane
Sandy, Ore. 97055 668-4750

MACHINERY

BERGH MACHINERY CO.
See Us for New Jacuzzi
Pumps and Repairs on all Makes
of Pumps
Loop Hwy. & Boring Road, Gresham
Telephone: 663-4353

OPTOMETRIST

DR. ROBERT D. SCHOUTEN
OPTOMETRIST
Office Hours 9 a.m. to 5:30 p.m. Daily
Closed Thursday and Sunday
39100 Proctor Blvd. 668-4313
Across from Trail Plaza Sandy

PUMP & SUPPLY

Fairbanks - Morse - Red Jacket
SALES and SERVICE
D & A PUMP & SUPPLY
666-2683 668-4902

PLUMBING

BENSHOOF
Plumbing & Heating
Sales, Service, Installation
Sandy 668-4993

AUTO PARTS

ACTION
Auto & Truck Parts Co.
OPEN 7 DAYS A WEEK
39130 Proctor Blvd. 668-5509
(Next to Sandy Cycle) Sandy, Ore.

SAND and GRAVEL

ROCK CREEK SAND AND GRAVEL
Crushed Rock, Fill and Top Soil
668-3138

TRUCK LINES

Moving General Freight
668-4148

CONCRETE READY MIX

MT. HOOD READY MIX
Ready Mix Concrete - Crushed
Rock - Sand and Gravel
Phone 668-6515
Plant located at Firwood Junction

TAX CONSULTANT

ALLMAIN TAX SERVICE
Cedar Plaza Bldg. Suite No. 9
Bookkeeping & Income Taxes
Pickup & Delivery
668-8224

LAND SURVEYOR

MARX & CHASE
Registered Land Surveyor
Registered Land Surveyor, Surveying, Mapping, Subdivisions. Office located at
225 E. Burnside Ext. Gresham

AUTO REPAIRS

SANDY AUTO BODY INC.
38650 Pioneer Blvd. Telephone
Sandy, Oregon 97055 668-4175

TELEVISION SERVICE

Inland TV & Radio Service
Guaranteed Service On All Makes
668-7363 CEDAR PLAZA No. 1 LOWER LEVEL Carry-In Service

BIG-O® DOUBLE STEEL BELTED



FREE FINANCING
NO DOWN PAYMENT!
NO ANNUAL % RATE!
NO FINANCE CHARGE!
3 months same as cash. Example 3 monthly payments of \$50.00 each. No interest or carrying charge. Def. Payment price \$150.00 same as cash on approved credit. Free financing up to \$150.00
OR USE



BIG O BIG STEEL STEEL BELTED WHITEWALL

SIZE	SALE PRICE	F.E.T.
C78-13	\$39.76	\$2.01
C78-14	\$41.07	\$2.12
E78-14	\$43.13	\$2.34
F78-14	\$44.53	\$2.50
G78-14	\$45.98	\$2.66
H78-14	\$48.16	\$2.89
G78-15	\$47.36	\$2.72
H78-15	\$49.26	\$2.94
J78-15	\$52.22	\$3.08
L78-15	\$53.67	\$3.21

Prices include mounting, balancing & new stems

BIG-O TIRES
NATIONWIDE

Hours
8 to 6 Mon. thru Fri.
Saturdays 8 to 5

BUZZ'S BIG-O® Tire Center
2001 East Powell Gresham
665-3154