

Cottrell group supports 'Plan B'

by John Dean
staff writer

Cottrell residents have voted overwhelmingly to support one of Clackamas County's land-use map alternatives.

Dale Russell, chairman of the Cottrell land-use plan group, told the Planning Commission at a hearing at Sandy High School Monday night that an overwhelming majority of the 100-plus Cottrell residents who came to a planning meeting supported the county's Alternative B. As a plan "we can live with."

Alternative B is the more liberal of the two new plan maps the county planners are proposing to substitute for the 1974 comprehensive plan. The alternative designates more parcels of land in the county as rural-

residential, allowing smaller lot sizes in those areas.

Overall, Alternative B places a total of 103 sites in the county, equaling 56 square miles, into the rural designation. The more conservative alternative A specifies only 65 parcels, adding up to 48 square miles.

Planning Commission Chairman Richard Ayers was "pleasantly amazed" at the Cottrell residents' decision. While the group did make minor changes in the plan, Ayers said it was in almost total agreement with what the planning commission had worked out.

Most of the county's rural residents would like to see even more parcels designated for rural-residential use, which would be less restrictive and allow smaller lots than the current agricultural or forestry designation.

However, the stumbling block, as Assistant Planner Director Dominic Mancini told the Sandy-area residents, is that the county has to prove to the Land Conservation and Development Commission that the parcel is either currently developed for housing, business or industry, or is "irrevocably committed" for such development.

The size of parcels in an

area is one of the criteria the planning commission has said it will use to prove unsuitability for agriculture. Small parcels of land are considered uneconomical to farm.

Richard Benner, staff attorney for the environmentalist group 1000 Friends of Oregon, told the planning commission that parcelization alone is not enough proof. Benner told the commission that in many areas adjacent parcels belong to the same owner and should be treated as a single unit.

Benner cited six examples in the Carus-Molalla area in which three owners controlled 15 parcels adding up to 70 acres. Thus, while the land may be divided into an average of five-acre parcels, appropriate for the rural-residential designation, actual ownership averages out to 23 acres per owner, which Benner felt would put the land into the farm-forest category.

However, Benner told the Post 1000 Friends is concentrating its efforts to save farm land on the Tualatin and Wilsonville areas, rather than Sandy.

Residents who spoke at the hearing had two general concerns: that not enough land was being set aside for development, and that the county planners were not listening to local concerns.

One woman muttered before the hearing, "Your ideas are needed. That's a crock."

Tony Kai was slightly more polite about it. "In the past, these hearings have been window dressing. I would like to see that what the people want is what came

out of the meeting," Kai said.

Donald McIntosh of Canby, vice-president of the fledgling Home and Land Owner's Protective Association, told the commission, "The rural areas cannot be represented now. The cities control the vote. City interests are not the same as rural interests."

McIntosh charged that local plans developed by the citizen planning groups were not represented in the final plan proposals.

McIntosh also criticized the planners for offering only a choice between map alternatives A and B, not a "neither" choice. "It's like the fellow who was given the choice, 'You can be shot or be hung.'"

"The use of property is a constitutional right," McIntosh said. He charged the current land-use planning process as leading to land control.

Art Skipper, 23124 SE. Country Squire Road, said that "a lot of rural people are getting their throats slit" where their land is kept in the farm-forest designation.

Plan A, he said, doesn't recognize the airport, which is in an area already parceled into 5- and 10-acre lots. The airport area is being retained in the farm-forest designation.

Ayers was happy with the session. "People were asking much more educated questions than they were before," he said.

Ayers felt the demands of property owners to lift all land-use restraints are unrealistic. "I don't think there's a compromise for them. The law won't permit it. I don't think it should."



DOMINIC MANCINI, assistant planning director for Clackamas County, explains amendments to the county general plan. The Planning Commission

hearing drew 50 Sandy residents to the Sandy High School auditorium Monday night.

Sandy Senior Center news

Center open Memorial Day

The Sandy Senior Center will be open Monday, May 29. A potluck lunch will be held at the center in place of the usual Loaves and Fishes lunch. Those attending are asked to bring a potluck dish and their own place setting. Meals on Wheels will be delivered on Monday as usual.

The May birthday party will be held Tuesday, May 30. All seniors with May birthdays are invited as special guests. Celebrants will enjoy birthday cake and gifts at the party after lunch.

Several trips are open for registration including: Clackamas County Senior Day "Pioneer Round-Up", on Saturday, June 3; Senior Day at the Zoo, on Tuesday,

June 6; Portland Japanese Garden and Rose Gardens, on Friday, June 9. Sign up for these trips at the Senior Center.

The Senior Center will be moving into the Sandy Community Center facility somewhere near June 15. The City of Sandy officially owns the former Sandy Baptist Chapel property and facility, and will occupy it as soon as possible.

The Senior Center will be initiating a voluntary membership program for area seniors. The membership drive officially begins July 1. Membership benefits will include a membership card, colorful lapel pin and 12 monthly

issues of the "Sandy Senior Scene."

For further information, refer to the June issue of the Senior Center newsletter (Sandy Senior Scene) or call 668-5569.

Sandy Senior Center
Program
May 25-31

**May 25
Thursday**
8:30 a.m. - 11:30 a.m. drop-in
11:30 a.m. - 3 p.m. Sandy Golden Age Club potluck
1 p.m. - 4:30 p.m. drop-in

**May 26
Friday**
8:30 a.m. - 11:30 a.m. drop-in
11:30 a.m. - 1 p.m. Loaves and Fishes
1 p.m. - 4:30 p.m. drop-in

**May 27-28
Saturday-Sunday**
Closed

**May 29
Monday**
8:30 a.m. - 11:30 a.m. drop-in
11:30 a.m. - 1 p.m. Sandy Senior Center potluck
1 p.m. - 3 p.m. cards
1 p.m. - 4:30 p.m. drop-in

**May 30
Tuesday**
8:30 a.m. - 11:30 p.m. drop-in
11:30 a.m. - 1 p.m. Loaves and Fishes
1 p.m. - 4:30 p.m. drop-in

**May 31
Wednesday**
8:30 a.m. - 11:30 a.m. drop-in
11:30 a.m. - 1 p.m. Loaves and Fishes
1 p.m. - 4:30 p.m. drop-in

Skoko takes race

Incumbents dominated two races in Clackamas County as one veteran commissioner moved into the November race and a state representative cornered almost half the vote in his contest. One candidate will be unopposed for county treasurer.

Democratic incumbent Stan Skoko will face Republican Gilbert Rogers in the November race for Clackamas County commissioner.

Skoko, a 16-year veteran of the board, captured 26.8 percent of the Democratic vote from a field of seven candidates. His closest opponent was Suzanne VanOrman, coordinator of volunteer services for

Clackamas County juvenile court, who took 14.6 percent of the votes cast. Three candidates, Alan Brickley, Dean Killion and Robert Mahoney, each took about 11 percent.

Rodgers, a retired Clackamas County sheriff's deputy, garnered 37.5 percent of the Republican votes. Alan Samarin took 20.47 percent and Terry Van Der Mark took 13.8.

Republican Janet Dobry, a North Clackamas School District teacher, barely beat out opponent Wayne Frie for her party's nomination for state representative from District 25, which includes Boring and Damascus.

Taking 27.9 percent of the vote, she will face Democratic incumbent Glen Whallon, who captured 49.7 percent of the vote over opponent Chuck McCloskey.

Frie, a retired businessman, took 27.03 percent of the votes. Larry Burright got 15.2 percent and Chuck Stoudt took 8.3 percent of the vote.

Democratic candidate Thelma Hooper will run unopposed in November for the Clackamas County treasurer's race after capturing 42.3 percent of the votes cast in Tuesday's election.

Her lone opponent, Democrat Robert Ruby, took 39.4 percent of the vote.

Shop Sandy, it's Handy!

Mt. Hood Community College's proposed \$5.9 million tax base was rejected soundly in Tuesday's primary election. The unofficial final tally was 23,462 to 14,029.

MHCC President Steven Nicholson said the board of directors probably will consider submitting another tax base proposal during the November general election.

However, the immediate plan is to prepare a budget levy for presentation to voters June 27, he said.

"We're going to work hard and see if we can let more people know what we're doing and ask 'em to take another look at it," Nicholson said.

Nicholson was not sur-

MHCC loses tax base bid

prised by the tax base rejection. "We haven't had a great deal of success with our elections over the last three years," he said.

"I think the most interesting thing probably is that Gresham elementary and high school votes, in terms of percentages, are virtually identical with the Mt. Hood vote," he said. "I think it represents maybe an attitude toward taxes in general. People are not ready for more taxes—or even as much."

Nicholson said the board discussed, but took no action, in earlier discussions on

whether to submit another tax base proposal in November if the first one failed in the primary.

The board likely will discuss the matter again at its June meeting, he said. In seeking approval of the tax base, the college promised not to take an operating levy to voters for four years if the \$5.9 million proposal was approved.

The measure would have increased the operating budget for 1978-79 by \$1.8 million over the budget for the current year. Nicholson is urging a "yes" vote, said the proposed base should not

increase the college's current tax rate of \$2.20 per \$1,000 assessed valuation over the four-year period.

"In fact, the average tax rate is expected to be less than the current rate," he said a week before the primary.

The Multnomah County vote was 20,440 to 12,198 against the proposal, a margin of 62.7 percent to 37.3 percent.

In Clackamas County, the proposal was defeated 2,931 to 1,734. Voters in the Hood River portion of the college district approved it 97-91.

MHCC hosts energy contab

The U.S. Department of Energy has selected Mt. Hood Community College from among the Northwest's two-year colleges to host a regional energy planning workshop next fall.

The purpose of the workshop, set for Oct. 16-18 at Timberline Lodge, is to provide regional discussion about the expanded use of fossil fuels in the Northwest.

The federal energy department's division of power systems is sponsoring the workshop to promote regional involvement in the division's energy development plans for 1985-2000.

MHCC will be working with the Santa Fe Corporation which has contracted with the energy department to develop eight regional workshops throughout the U.S.

Dr. Leo Marantes, MHCC dean and the college's coordinator for the workshop, said about 30 top-level technologists, planners, and executive managers will be invited from Oregon, Washington and Idaho to

represent industry, government, education and other public and private interests.

"Obviously, our college is honored and looks forward to hosting a regional workshop of this significance and timeliness," Marantes said. Marantes said Mt. Hood's selection came as a result of the college's reputation as a leader in business and community relations and because Dr. R. Stephen Nicholson, MHCC president, is a strong proponent of using college resources to work on vital social and economic issues.

He noted that the workshop will not consider solar or nuclear energy, but will be a forum for discussion of the possible expanded use of fossil fuels from the standpoint of both efficiency and environmental acceptability.

As workshop host, MHCC is responsible for identifying a preliminary list of speakers, panel members, and participants, and then providing support services during the workshop.

Some specific topics to be addressed by the workshop include industrial waste heat recovery, improved fuel efficiency in transportation, coal-based fuels in industrial and residential applications, and improved environmental performance of petroleum, coal and alternative fuels.

Topics are based on project examples developed by the U.S. energy department.

A site selection team for the workshop visited MHCC last March and reviewed the college's facilities and services.

meet

The Welches School Board will meet at 7:30 p.m. Thursday, May 25, to discuss the school budget and a bid for the fire alarm. The public is invited to attend the meeting in the teachers' room.

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John

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