

Work begins on big subdivision here



CLEARING LAND for Henderson-McNeely's new 84-home Tickle Creek Estates subdivision behind Sandy's Industrial Park on Southeast 362nd

Drive, Sandy fireman ran into overtime when additional water had to be rushed in to protect one truck.

Streets will be cut and laid in approximately three and a half months in the first stage in development of an 84-home development behind Sandy's industrial park.

Henderson & McNeely, Troutdale developers, expect underground utilities, sewer hookups, storm drains, curbs and a new city park to be completed about the same time.

The Tickle Creek Estates upper-income homes will feature larger lots and all single-family residential homes.

Location is just off southeast 362nd Drive one

half-mile from Highway 26 west of the downtown area.

The development has been approved by the city and annexed into Sandy. The developer now awaits approval by Clackamas County before submitting final plans to the state department of real estate in Salem.

Henderson & McNeely will also act as general contractor of the development, building homes on a speculation basis for prospective buyers and acting as its own realty agency through its Prudential Realty.

The firm expects to

complete only four or five homes by this winter, with most home construction done next year.

The 29.1-acre development should require two years to complete, with the developer selling some lots to independent home builders.

A portion of the pipe work for the water and storm sewer will be done by Jim Colt Construction of Troutdale.

Homes will be in the \$70,000 to \$80,000 price range and all three and four bedroom houses, each with a minimum of 14,000 square feet.

Lots will fall primarily in the 10,000 square foot size, with some as large as 19,000 square feet.

The development will feature at 4½-acre natural park which the developer is donating to the city.

This will feature paths in a natural greenery belt.

The landscape offers rolling hills and trees, and the development will conform to the setting with natural earthtone exteriors and trees left standing for aesthetics, according to firm partner Larry Gaskin.

Other principals in the firm are Ray Henderson and

Robert McNeely. The development will be the largest to date for Henderson & McNeely which recently moved to Troutdale from Portland.

The firm is putting finishing touches on a 71-home development, Kiku Heights, on Troutdale Road. Roads will be blacktop, with underground utilities installed at the same time the streets are completed.

Henderson & McNeely Home Builders expects to have 10 homes under construction at all times once the two-year project is under way next spring.

Commissioners delay vote on county plan

by PATTY FARRELL
of The Outlook staff

Approval of amendments to the Clackamas County comprehensive plan which redesignate land to allow more development was postponed Monday by the board of commissioners.

It will rule on the amendments July 24 after reviewing more information from planning staff on homestead and cluster use options.

The amendments specifically designate unclassified lands and allow more development within rural lands. That proposal reflects property owners' concerns that minimum lot sizes for farm lands are too large, forcing them to pay high taxes, said Ardis Stevenson, Oregon State University extension agent.

Owners also told planners that the land often is not good for farming.

The proposals will designate land that previously had no classification and will provide clearer definitions of types of land uses throughout the county, she said.

In addition, the plan before commissioners will specifically zone lands in the Cottrell area. The proposals change some agricultural lands to rural lands, allowing more development. "Cottrell is unique in that the other areas of the county won't be zoned until next fall," said planner Dave Poese. "It's a case of the squeaky wheel that got the grease."

Stevenson said the Cottrell Planning Organization "was politically effective enough to get a commitment from the county commissioners to

act now." She said other communities had asked for but were not granted zoning concurrent with the amendments.

The current comprehensive plan restricts property owners of rural lands to a five-acre minimum lot. The new designation would allow division of rural lands into two, five and 10-acre lots, Stevenson said. "It's intended for acreage home sites and small farms."

Reclassifying agricultural and forest lands will bring the county into line with state definitions of proper types of soils and lands for those designations. Current designations outline lot sizes for farm lands and service facilities within forest lands.

The proposal does not specify lot sizes for farm

and forest lands, but at present, lands would be zoned under current exclusive farm or forest use, restricting minimum lot sizes to 20 or 40 acres, Stevenson explained.

But by not specifying lot sizes, the amendments allow the flexibility to establish new zoning policies, she said. "The policy does not preclude establishment of a new exclusive farm use category." She said the planning staff currently is looking into a new EFU zoning with no minimum lot size, in which zoning would depend on the effect the proposed development would have on agriculture.

"You could have 100 acres that would be too small (for development) and one acre that would be adequate," Stevenson said. The idea is in early planning stages, she

said.

Besides allowing smaller rural lots and leaving farming designations open for new zoning policies, the

Aug. horse show set

The Clackamas County Fair Horse Show, which annually attracts horse-lovers from all parts of the Pacific Northwest region, will be held Friday, Saturday and Sunday, Aug. 18-20, the last three days of the 1978 fair.

Starting the show at 8 a.m. Friday, Aug. 18, will be a full schedule of classes featuring Arabians and Half-Arabians. Appaloosa and Quarter Horses will take over the spotlight Saturday morning, with Pintos and Morgans parading their stuff Sunday.

All classes will be conducted according to AHSA and OHA rules, except 4-H classes. Junior classes and 4-H classes are open to current 4-H members only.

A Western Pleasure championship purse of \$100 will be awarded at 7:30 p.m. Friday and a \$100 Stock Horse Championship purse will be presented Saturday evening as a pre-rodeo event. A Parade of Fair Champions Entry blanks may be obtained from Edrah Spellman, 3835 River Road, Eugene, Oregon 97404 (ph. 688-7123); or by calling the Horse Show office, 266-9333.

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amendments will designate more county lands, she said. Since all lands will be able to request more variances, "Before, you had no zone to vary from," Stevenson said.

The homestead option on which the board needed more information would allow owners of farm lands to keep their houses and sell the surrounding farm property. "For example, the elderly person who can't keep a farm up anymore and would like to sell 18 acres to the guy next door could still keep his house," Stevenson said.

Commissioners were not clear on how cluster options would be implemented. Those would allow a property owner to build the designated number of houses for his land in one smaller area that is unsuitable for farming, keeping most of the farm area intact, Stevenson explained.

Fire board discusses levy

BORING — An upcoming serial levy, a fire chief conference and the Whittenburg property tax initiative topped discussion subjects at the Boring Fire District meeting last Tuesday night at the Boring Fire Station.

On Aug. 8, the fire district will be asking voters to approve a \$25,000 per year, five-year serial levy that will provide funding to buy needed equipment for the fire district.

Matt Shields, fire chief, expressed concern for the Aug. 8 serial levy chance of passage due to the unwillingness of voters to pass tax measures.

He said he wanted to make sure voters knew why the district is asking for the additional and replacement equipment to help get the levy passed.

The district is asking for the funds to buy a new mini-fire rescue unit for the Eagle Creek substation, replace a 1958 tanker truck with a late model used unit of similar design, put a larger engine in another tanker, buy or replace a generator, replace breathing units and buy fire resistive clothing.

John Ritter, board member, commented he thought district voters would pass the serial levy because it would be for their own good, adding to the district's fire and rescue capabilities.

Shields reported to the board about his trip to the Oregon Fire Chiefs' Conference in Baker, last month.

The board heard a year-end recap from Shields concerning the 1977-78 budget.

There is a \$7000 carryover to the 1978-79 budget that Shields, under recommendation of the district's auditor, recommended the board save the carryover in the form of a supplemental budget.

The 1.5 percent Whittenburg property tax measure and its possible problems for the Boring Fire District in terms of funding were presented in a rough estimate sheet to the board by Shields.

In his report, Shields said local services, such as fire, water and sewer districts that rely entirely on property taxes would be hardest hit.

He estimated the Boring Fire District budget could be cut by as much as 50

percent and manpower would go from ten employees to three, resulting in a deterioration of services.

He added that a two percent growth allowance in the property tax measure would not be enough to keep up with department and area growth.

He said local control of service districts would be totally lost according to the measure. He emphasized if voters wanted to improve their fire service through a serial levy such as the one coming up to buy equipment, the tax proposal would not let them.

In other business, the board re-elected Earl Meier as board president, Dee Wescott as vice chairman and Dan Lockner as secretary treasurer. Each will continue their term for another year.

The next board meeting will be Aug. 10 at 8 p.m. at the Boring Fire Station.

OBITUARIES

Otto Hemmers

Otto E. Hemmers, 63, Sandy, died Wednesday after a heart attack.

He was born in Gresham and attended Orient Grade School.

A U.S. Army veteran, Hemmers married Marion Atkins on May 23, 1969, in Sandy.

Survivors include his wife; two sons, Steve of Germany and George of San Clemente, Calif.; his mother, Stella Hemmers; a brother, Fred; four sisters, May Light, Stella Cunningham, Bertha Minter and Dora Fisher, all of Boring, and four grandchildren.

Funeral services will be held Monday at Carroll Funeral Home with private burial at Willamette National Cemetery.

C. Smothers

Funeral services for Charmaine "Sherri" Smothers were held Monday at Bateman Funeral Chapel. Mrs. Smothers died at her home.

She was born in Los Angeles and came to Oregon in 1958. In 1974, she moved to Sandy with her husband, Alvin, whom she married Oct. 11, 1957.

An avid scuba diver, she and her husband won more than 100 trophies.

Survivors, in addition to her husband, include three children, Terry Lee Smothers of the U.S. Navy, Elaine and Jimmy Smothers,

both of Sandy; her parents, Frank and Ruth Morris, and two sisters, Marilyn Morris and Frances Bittle, all of California.

Burial will be at Willamette National Cemetery.

D. Doersam

Dolores Doersam died in Toronto, Ontario, on July 15. She was 49.

Mrs. Doersam was born in Aylsham, Saskatchewan. She was raised in Canada where she completed her education and began working. Recently, she had been employed as a seamstress.

She is survived by her mother Marie Hudson of Clackamas and her sister, Lynda Hudson also in Clackamas.

Graveside services were held on July 18, at the Scandinavian Cemetery in Sandy. Sandy Funeral Home

was in charge of the arrangements.

George Sandy

George W. Sandy, 81, Sandy, died Tuesday in his home. Sandy was born in Dade County, Mo.

He worked as a foreman for the Northern Pacific Terminal Company Railroad.

Sandy attended the Evangel Baptist Church and was a member of Lodge No. 1552, Brotherhood of Portland Railmen, Portland Lodge No. 142, and a 38-year member of the B.P.O.E.

Survivors include: his son, Kenneth of Portland; his daughter, Oral of Sacramento; his brother, Tommy of Nampa, Idaho; and his sister, Maude Frost, also of Nampa.

Services were held Friday at Ross Hollywood Chapel with interment at Rose City Mausoleum.

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