

Wewer Road Estates

Council delays subdivision approval

by JOHN KLINE

Development of a 34-acre tract of land south of Highway 26 in Sandy was delayed at least temporarily by city council Monday night to require the owners of the property to come up with more open space for recreation in the proposed subdivision.

Council voted to require the developers of the proposed Wewer Road Estates to make provisions for a flat area of land suitable for a ball diamond and soccer field before it would be considered for approval.

The proposed subdivision is being developed by Frank Moore and Hap Arnold on a tract of land zoned R-1 in the Sandy Heights and Sunset Road area. It calls for construction of 54 single-family homes, 18 duplexes and 55 mobile home spaces.

Consulting engineer Kent Cox of Gresham gave a slide show of the property and presented council with plans for development. Cox is seeking approval of the

subdivision plus a change in the Comprehensive Plan to accommodate a higher density than is allowed in the city.

The development calls for a total density of approximately 4.3 units per acre. The city's Comprehensive Plan allows for between 1.5 and 3.5 units per acre under R-1 zoning.

Cox stated he would return to council at its Aug. 21 meeting with a revised plan to include the recreation area.

DUFF OBJECTIONS
Councilman Jim Duff was the most vocal opponent of the subdivision. He raised objections to the development on the grounds that the original four-acre "recreation" area in the development on Tickle Creek was too far from most of the residents to use.

He also objected to the high density of the subdivision. Duff believes a pod development with more open space would be more suitable for the area.

Duff also objected to the proposal as submitted because the developers did

not include plans for the mobile home park in the presentation even though they were seeking approval for the entire subdivision.

"What you're presenting us with is a proposal that is not complete," he said. "I'm supposed to be making a decision on a PUD (planned unit development) with only two-thirds of the information here."

Councilmen Bruce Cook and Warren Decker indicated they would vote for approval of the subdivision once the changes in recreation area were made. Both stated they would be satisfied to let the city's Design Review Board go over plans for the mobile home park in the subdivision

without getting approval of the council.

(Councilmen Olin Bignall, Vern Richards and George Burg were absent from the meeting.)

HARRISON STATES RESERVATIONS

City resident Dick Harrison, who along with Cook and Duff is running for mayor in the Nov. 7 election, told the council he has reservations about the development.

He stated he believes the developers' application "represents a reasonable use of the property," but that unless certain road use conditions are placed on the development, traffic from the mobile home park "would be dumped into

Sunset Boulevard and all other sections of the development."

He recommended Sunset be upgraded to arterial status to handle the traffic flow.

Harrison also objected to the fact that the plans for the mobile home park were not included in the proposal.

Gary Connelly, whose house is on county land but nearly completely surrounded by the development property, raised the issue of children walking over his land, getting into chemicals he has stored in a barn or playing around an open well.

Connelly stated that he plans to build a fence around his property.

Session to help citizens address boundaries

Clackamas County boundaries for future urban development and new zoning for rural areas will be discussed in this month's citizens "how to" session Tuesday at 7:30 p.m. in the Public Works Complex in Oregon City.

Planners will tell residents how to take part in those decisions. New zoning for rural lands covered by the newly adopted comprehensive plan amendments and changes for unaffected areas, including Damascus and Boring, will face the county in the next 12 months, said Ardis Stevenson, coordinator of environmental services.

Dominic Mancini, assistant planning director, will explain projects by geographic area. "The meeting will give people a look at what kinds of

decisions are expected in the various areas"

Some Boring residents, for example, are concerned they will not be able to afford a needed sewer because of low-density zoning in that area.

Planning Commission Chairman Richard Ares will suggest "How to Impress the Planning Commission" when residents want to make requests or express their views, Stevenson said.

Booth to offer gardening advice

At the Clackamas County Fair to be held at the Canby Fairgrounds from Tuesday, Aug. 15 to Sunday, Aug. 20, there will be a booth manned by Master Gardeners, according to Gray Thompson, an extension agent from Oregon State University (OSU.)

This booth will be in the Floral Arcade and will be open from 10 a.m. to 10 p.m. The people who will help you

with your home gardening questions have been trained by OSU Extension Service and this is one of the ways in which they repay Oregon State University for the training received.

Bring your garden problem to them. They also may be able to help with garden insects if you put a few in a bottle and bring them to the Fair.

CRAG beginning its annual review

The Columbia Region Association of Governments is beginning its annual review and amendment procedure for CRAG goals and objectives and various elements of the regional plan.

The annual review allows local jurisdictions, interested parties and citizens to

petition for changes in these documents.

The annual review was held during September and October last year, but is beginning earlier this year to accommodate the land merger of CRAG with the reorganized Metropolitan Service District.

Letters describing the amendment process have been sent to CRAG's member jurisdictions and other interested parties, and CRAG staff will assist these groups with any amendment petitions to be submitted.

Deadline for submission of petitions is Sept. 8.

Public hearings will be held in the four county seats concerning amendments from Oct. 2 to Oct. 11. Transcripts of testimony given during these hearings will be reviewed by the CRAG board along with the petitions for amendments.

Board action on the proposed amendments is scheduled for Oct. 26. A time allowance is being made for any requested amendments of a quasi-judicial nature so that a hearing officer can conduct special hearings on these matters. The CRAG board is scheduled to act Nov. 30 upon these and any remaining requested amendments.

The annual review process was first used by CRAG last year when about 35 petitions were received from member jurisdictions, CRAG staff and private citizens. Many of the requested changes were granted by the CRAG board.

The petitions from citizens last year generally concerned planning boundary changes, while those from CRAG and jurisdiction staffs regarded technical language and procedural changes in the regional goals, objectives and plan.

Tavern shooting murder trial set

Clarence Jake Reynolds of Eagle Creek will be tried Monday, Aug. 14, on charges of murder, aggravated felony murder and first degree robbery in connection with the fatal shooting of a Portland man at Irene's Tavern in Sandy June 11.

The trial of the 27-year-old

Reynolds will begin at 9:30 a.m. in the Clackamas County Courthouse.

Jerry Land Nored, 25, of Sweet Home, faces charge of robbery and first degree murder in the shooting incident. His trial is set for Sept. 20.

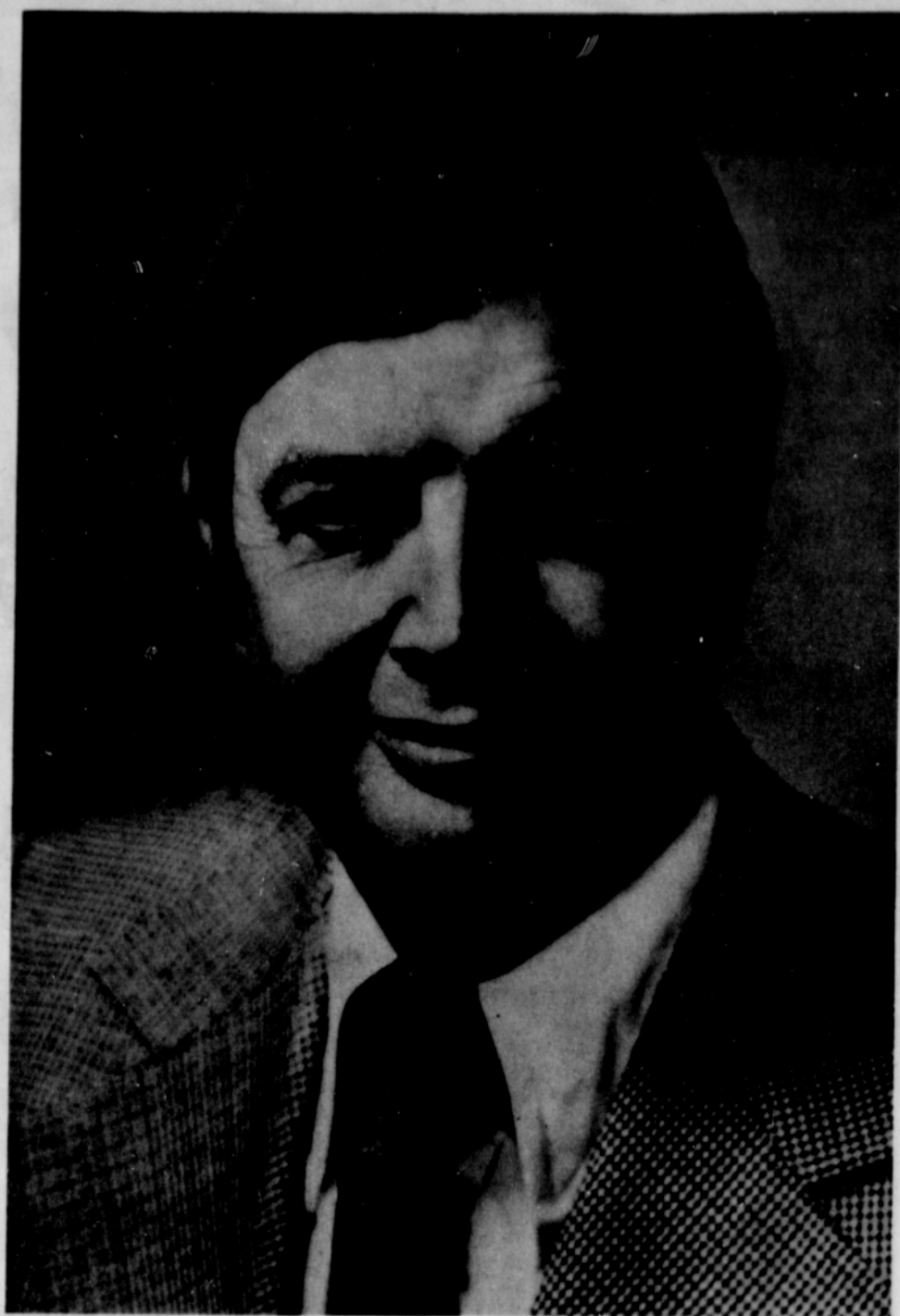
Council filing deadline listed

Persons interested in seeking a position on the Sandy City Council or the office of mayor have until Oct. 7 to file with the city recorder.

Current mayor Melvin Haneburg has said he does not intend to seek reelection to the position he has held for the past 10 years.

Councilmen whose seats are up for election are Vern Richards, Olin Bignall and George Burg.

Candidates must file their petitions along with signatures of 20 registered voters to be listed on the November ballot. A voter may not sign more than one petition for a prospective council candidate.



Vern Cook

Cook opposes regulations for gas, transportation

State Senator Vern Cook told the Sandy Chamber of Commerce last Tuesday that he opposes the President's energy package and is critical of U.S. Senator Mark Hatfield's agreement to vote for a conference committee version of the bill.

Cook, a Democrat from Troutdale, opposes incumbent Senator Hatfield in the November 7 general election. He made his remarks at TJ's Restaurant Tuesday before a crowd of about 40 persons.

Cook said that he favors free enterprise and an open-market approach to petroleum, as opposed to government regulation. He also rejects the argument that fossil fuels are in short supply.

"There is no shortage of oil and natural gas that the market wouldn't cure if it were allowed to operate freely," he said. "Rather than extend price control on gas and oil past May of 1979, the president should allow that price control to end."

Cook also favors an end to regulation of the wholesale price of natural gas, as provided in a bill now before the U.S. Congress.

"This would end the oil and natural gas shortage and end the controls of the international oil cartels and their nationalized oil and gas

partners," Cook said. "A good dose of free enterprise," Cook said, "would also help lower cost in the transportation industry and medical industry."

"Free enterprise doesn't work in these industries because of big business, big labor and big government," he said. "Remove big government from all areas affecting these industries, and the market will improve the quality of service or product and probably force the price down."

Cook also feels that a new kindling of the free enterprise system would reduce inflation and the nation's unfavorable balance of trade.

Cook added that the nation has "a thousand year's supply" of fossil fuels on tap, if exploration and future mining is encouraged by an open market.

"There is all of the fossil fuel that we can use in our lifetimes," he said, "but the so-called shortage and the possibility that we can be extorted by OPEC nations is being perpetuated by the major oil companies, the OPEC nations, big business and big government."

OPEN MARKET TRUCKING

Cook also told the chamber that he opposes regulation of the trucking industry. "We're having the absurd

situation of trucks that may have to go all the way to California and come back empty," he said. The regulations, he said, enables trucking industries to maintain their profits.

Cook favors an open market in which trucks would compete against each other and against the railroads.

Cook also maintains that unions today abuse their power by using political power to control the market. Unions were not designed, he said, to prevent competition and prevent the American public from buying things at the lowest price.

"We must no longer allow government to be the servant of the special interest groups," he said.

OPEN MEDICAL PROFESSION

Oregon physicians, he said as example, net an average income to \$65,000 to \$75,000, because they limit the number of working physicians on the market. There are only half as many physicians on the market as would be seen in a normal market situation, Cook said.

The answer, Cook said, is for government to step in and double the number of medical students admitted into medical schools.

"Then we'd really be in a place to talk about a national health insurance program," he said.

Survey shows 'undecideds' hold key in tax measure

An Oregon State University conducted survey of Corvallis voters in mid-July shows 48 percent in favor of the 1 1/2 percent property tax limitation measure that will be on Nov. 7 ballots in Oregon, 39 percent against, and 13 percent undecided.

About one third of both the yes and the no votes had an "air of wait and see," about them, however. "They were soft votes — not firm ones," according to David Faulkenberry, whose students conducted the survey.

The 48 percent for and the 39 percent against figures generally held true whether survey respondents were Democrats or Republicans, women or men, or homeowners or renters, Faulkenberry observed. However, those who said they would vote against the measure tended to have higher levels of formal education, were in the 30-to-64 age group, and had school

age children at home.

Ninety percent of the 262 voters who were surveyed by phone said they were aware of the issue. "That is a very high level of awareness and indicates a very broad-based concern," Faulkenberry added. Those surveyed were notified in advance of the calls that were made July 13, 14 and 15.

Thirty-nine percent of the 262 voters surveyed feel that "services can be maintained with budget cuts" that could follow passage of the limitation measure. Forty-nine percent "feel services probably would be cut."

Three major reasons were given for support of the tax limitation proposal. They were: too many taxes, taxes are too high, and too much waste in government.

Those who indicated they are against the proposal feel "the measure will not solve the problem involved," they fear the cuts in services that would come, and they believe the Oregon situation is not comparable to California's.

Faulkenberry was quick to point out that the Corvallis survey had some limitations of its own. "Corvallis isn't the typical Oregon city," he noted. "Education and income levels are higher than in the average city and Corvallis has more young people than most. But it does have one of the higher property tax rates in the state on the other hand."

As part of the survey, voters were asked what departments or services they thought should be cut if reductions in services become necessary. The most common answers were "don't know" and "haven't thought about it." The next most common: cuts in welfare and social services; cuts in administrative salaries; cuts in the number of workers.

As part of the survey, respondents were read the full proposed ballot measure. They were then asked how they would vote "if the election were held today (mid-July)" and why.

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