



More power plants for Bull Run?

HYDROELECTRIC GENERATORS such as this one on the Bull Run River may be installed at Bull Run Dams 1 and 2. The Water Policy Review Board will conduct a public hearing Aug. 18 to determine whether or not to install the

generators which would supply street and public lighting for Portland. The hearing will be at 9 a.m. in the Water Service Building Auditorium in Portland.

Staff photo

County space planners say offices should centralize

by JOHN DEAN

OREGON CITY — Clackamas County's Space Planning Committee is recommending that the county plan to centralize most of its offices in the Red Soils area of Oregon City.

The committee voted on the recommendation last Wednesday, and its chairperson, Phil Balsiger, a Wilsonville architect, will present the committee's reasoning to the board of county commissioners on Thursday. The commissioners are expected to vote on the recommendation at the same time.

County offices are currently scattered among four sites in Oregon City, the Marylhurst campus in West Linn, and Milwaukie. The courthouse in downtown Oregon City is regarded as badly overcrowded.

Facility Sciences Corp. of Beverly Hills, which is the county's consultant on space planning, estimates the county currently needs 212,000 feet of office space, compared to the 156,000 square feet the county now owns or rents.

The consultants estimate the county will need 276,000 square feet by 1980 and almost 500,000 square feet by 2000.

The plan adopted by the committee was one of four alternatives presented by Facility Sciences. Two of the others would have split county offices between downtown Oregon City and Red Soils, on the south edge of the city, while the last would have located all county offices on an entirely new site.

Staff assistant Don Williams said the committee felt county offices should be centralized rather than split. While members seemed to feel a new site would be ideal, he said, the committee feared voters would object to giving up the land the county now owns at Red Soils.

Under the proposed plan, the Environmental Services Department will remain in its building on Abernathy Road in Oregon City, while service centers for the

Human Resources Department will be located in Oregon City, Marylhurst and the North Clackamas area.

Facility Sciences estimated the cost of the plan to be between \$26 million and \$31 million.

The committee attached several "conditions" to the recommendation before approving it:

1) The county should not sell any of 100 acres of land it now owns at Red Soils. Consultants have told the county the 100 acres is more than enough to accommodate county offices through the year 2000.

2) The county should immediately provide a second route to Red Soils from Molalla Avenue. All

traffic bound for Red Soils must now travel along Warner-Milne Road. "Molalla and Warner-Milne is one of the worst intersections in Oregon City," Williams said.

3) The county should sell the present courthouse on 8th and Main in downtown Oregon City. Williams suggested a historical museum or Oregon City government offices as possible uses of the courthouse.

4) The county should not leave the courthouse until it finds a buyer.

After the county commissioners approve a plan, Facility Sciences will develop a more precise office plan, Williams said.

The consultants will also develop a financing plan for the construction, he said. The county should receive both plans by late September, Williams said.

Williams suggested the county might try contracting a private developer to build the offices, then lease them with an option of purchasing, as an alternative to a bond issue.

Federal funding might also be available for the project, he said.

"We're looking at least five years down the road before anything begins," Williams said.

Williams admitted that "Measure 6 certainly will have an impact" on any county building plans.

Highway to be repaired

Construction of a three-lane section over a rough section of Highway 212 (Clackamas Highway), between I-205 and Boring road, was approved this week by the Oregon Transportation Commission.

Approximately \$165,000 of State Construction funds to construct a three-lane sec-

tion, with the middle lane being a continuous left-turn lane.

The entire job had been scheduled for funding under various categories in the past, but the road classification has changed and became ineligible for funding under the categories listed. It was also scheduled

for funding under the Six-Year Highway Improvement Program if the two proposed tax measures passed.

The Commission was told that the proposed work would not be a deterrent to completing the job if funds did become available in the future.

Sandy River petitions OK'd

Clackamas County has approved the application of three property owners to have erosion prevention devices built on the banks of the Sandy River to protect their waterfront homes.

Jim Kitchen, Dwight Baum and Richard Surface applied to have ripraps or jetties built on portions of the Sandy River west of Dodge Park following last winter's destruction high water. Although the Aug. 10 decision clears the way for the protective devices, the beginning of construction may still be some time in the future.

Before bids are sent out the Division of State Lands must approve the permit. Another obstacle is the application of several property owners in

Rhododendron and Zigzag to have similar devices built in their area.

According to Ed Olmsted of the Soil Conservation Service, the bids won't be sent out for just the Sandy project; if approved, the Zigzag and Rhododendron sites would have to be included. The hearing for those sites is Aug. 24 at 7 p.m. in the Clackamas County Courthouse.

A final delay may come from people who originally opposed approval of the permit. They have until Aug. 25 to appeal the decision made by the county hearings officer.

"Not many people really opposed the permit," Olmsted said. "They just wanted to be included, although I'm not sure that they can at this late date."

In the meantime, the Sandy River area property owners are holding their breath, hoping that construction may begin soon and that their banks will hold up in the meantime.

Jim Kitchen is the man whose home is in greatest jeopardy. December's high water washed away his only bank protection, and continued to chew away another 15-25 feet of his property. His home now stands almost directly above the river.

"I'm under the gun right now," Kitchen said. "By the time they issue the permit, it will probably be too late to do anything this year."

"It's getting really frustrating," he added.

Statewide group opposes 'measure 6'

A new statewide committee has been formed to work for the defeat of measure 6, the Whittenburg Property Tax Initiative, which will appear on the Nov. 7 ballot.

The Committee to Defeat Ballot measure 6 was formed from the Oregon Tax Relief Committee. A committee spokesman this week said the organization believes tax relief is vital but that measure 6 is "badly flawed" in its approach to the

problem.

Formation of the committee was announced by co-chairmen Stafford Hansel and Roger Martin.

The committee is comprised of "Oregonians from the grass roots who represent a broad range of interests from labor, farmers and homebuilders to senior citizens."

"These people realize that measure 6—almost a carbon copy of California's

Proposition 13, is the wrong answer for Oregon," he said.

Hansel and Martin stated that "because of the flaws in the measure, its passage would undermine local control, send more tax dollars to the federal government, jeopardize the state's home loan program for veterans and the Homeowners and Renters Relief program."

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