

Population to 20,000 planned

New corridor zoning proposed

by JOHN KLINE

Proposals to rezone much of the buildable land in the Hoodland corridor to allow for huge growth in the population were aired Monday night at an informational meeting at the Hoodland Women's Club.

If enacted by the board of commissioners next month, the rezoning will allow the population of the corridor (Cherryville to Government Camp) to increase from an estimated 3,000 persons to as many as 20,000 in the years ahead.

Two plans for the rezoning, Plan A and Plan B, were aired by planning officials from Oregon City. The former plan is the less restrictive of the two. Both call for substantial growth for the mountain.

The meeting was strictly informational to offer residents of the area a chance to study the proposals before they come before the county planning commission and board of commissioners for approval.

The planning commission will receive testimony on the two proposals, and will hear other comments that

people with concerns for the future of the mountain may have at a Feb. 15 hearing at the Hoodland Women's Club.

Ardis Stevenson, coordinator for Environmental Services, said the commissioners will likely act on the rezoning at their Feb. 28 meeting.

Approximately 75 persons turned out for the meeting. Most had come in response to a mailing sent out to property owners in the corridor and surrounding area.

(The Department of Environmental Services did not send a notice of the meeting to The Post for publication prior to the meeting.)

Stevenson, and county planner Dominick Mancini referred to 10 maps of the corridor posted on the walls of the meeting room to explain the zoning changes the county has planned.

"We're talking tonight about what the planning staff of the county is recommending," Stevenson said. "Don't be too sure that's the way the whole thing will end up."

The maps that were of most concern to those at the meeting were the two which showed the planning department's recommendations for rezoning individual parcels. The areas were

colored in for the type of zoning recommended by the county planning staff.

A new zoning designation which may create controversy before the plan is approved is one termed P-RR, Planned Recreation Resort District. Property in a P-RR district can be developed up to 22 lots per acre.

There are three areas designated for P-RR in the proposals. Two are in the Welches area, a third is in Government Camp.

Other zoning designations allow for a maximum of four lots per acre.

The zoning changes are proposed to implement the Mt. Hood Community Plan which was approved by the county commissioners in December, 1976, Mancini said.

That plan is unique among all areas in Clackamas County. It was put together to meet the "demand for development" on Mt. Hood, Mancini said. No other area in the county has a plan for development apart from the county comprehensive plan.

The Mt. Hood Plan was approved after the state Land Conservation and Development Commission goals were

adopted by the state, Mancini pointed out. He said the plan takes into consideration all of the 15 goals, in particular Goal 3 (preservation of agricultural land) and Goal 4 (preservation of forest land).

Among the criteria which the planning staff took into consideration in recommending zoning for a particular parcel was the water table, the existing use of the land, and availability of public services — water and sewer.

Approval of the Hoodland Sewage District Tuesday should make it easier for some areas of the corridor to be developed.

Under questioning from the audience, Mancini said housing would be allowed in certain sections of the floodplain. He also said existing buildings which do not conform to present zoning would be allowed. And he added that a commercial operation can be replaced in a non-commercial area if it is destroyed by fire or other natural acts.

Also under questioning, Mancini said both Plans A and B would restrict development on the mountain. He later clarified that to mean that both plans would allow more development than present zoning allows.



Dominick Mancini of county planning office

Staff photo

Fund raising effort planned by Kiwanians for kids' camp

by CAROL THURLKILL
Post Correspondent

A major proposal for expansion of Kiwanis Camp for handicapped children on Mt. Hood has been submitted to the Forest Service at Zigzag Ranger District and awaits public opinion for its approval.

If the proposal is approved, the area Kiwanis clubs will conduct a major fund-raising drive to collect approximately \$1.5 million to increase the camp's capacity.

Depending on funding, the 10-year construction plan would include: updating present facilities, a new main lodge, conversion of the old lodge into a museum to be used by the public, additional camper-staff cabins, a new swimming pool, and expansion of the present fishing area into a lake for canoes.

Nestled in the woods approximately four miles north of Rhododendron, the camp was built in 1935 and was designed to provide a "living experience for handicapped children in an outdoor environment" according to Myron Blank, Forest Service land use planner. The camp is the only facility in the country which provides this type of experience for physically, mentally and emotionally handicapped children.

Presently, the camp is deteriorating and has an insufficient capacity to handle the number of campers who want to use it, according to Kiwanis spokesman Jim Doig.

"The buildings that were built have water in the ceilings," he said. "All buildings will have to be insulated for use in the winter. The kitchen in the old lodge is inadequate and the sleeping quarters upstairs are a fire hazard."

Operating exclusively during the intensive eight-week summer session, the camp is now able to handle 35 campers and about 35 additional staff members at one time. Each week brings a new group of campers. With the additions and improvements, the facility could be used year-round and could accommodate about 120 young and adult handicapped campers and an additional 120 staff members.

Because the six-acre camp has a free special use permit with the Forest Service, any major additions must be environmentally assessed. Blank indicated that any additions must maintain an atmosphere which complements the forest setting while allowing camp administrators to do what they want to do with the children.

"We don't want to turn it into a carnival," said Forest Service special uses administrator Monte Heath.

"Part of what we approve depends on what their (Kiwanis) detailed program will be with the kids. One of the disadvantages is that none of us have worked with handicapped kids," Blank said.

Blank added that the proposal does not call for any major clearing. There are no conflicting land uses adjacent to the camp.

One conflicting use within the camp is a portion of the Barlow Trail, one developed after the original trail was established, which runs through the southwest portion of the camp.

Through its environmental assessment of the proposal, the Forest Service has determined that a ski slope requiring access through the trail is not a preferred alternative of expansion.

Also, the old Barlow Campground built in 1926 and used by the public until 1972 lies in the proposed expansion area. It would continue to be used as a campground, and outdoor fireplaces

would be left in place.

The Forest Service will be formally evaluating the proposal until the end of February as Kiwanis hope to begin construction by next spring. Blank said that anyone with opinions or questions regarding development should contact him or Monte Heath at Zigzag Ranger District by the second week in February.

Phone service topic of Chamber meeting

Representatives from Continental Telephone Company in Silverton discussed future telephone construction for the Hoodland area at the chamber of commerce meeting Tuesday night.

Approximately 16 chamber members and four area residents attended what was termed a "friendly and informative" meeting with Continental supervisors and district manager for Oregon operations, Hal Lincoln.

Lincoln explained that this year's construction in Hoodland will be based on the 16 percent growth factor forecast for the area by the company's engineers in December of 1978. The telephone company feels that its predictions are an accurate assessment on which to base future construction plans. Last year's projection was 15.1 percent and a 15.2 percent actual growth rate was attained.

Approximately 75 percent of planned construction will be completed in July of 1979. This will include installation of telephone cable and the addition of an extra switch at the Hoodland office.

Lincoln added that the telephone company started installation of cable for Rippling River Development in Welches. Telephone service will also be provided for Timberline Rim, areas four and five, in the near future.

In addition, a chamber committee was formed to work with Continental on devising and implementing an addressing scheme for Hoodland residences. It was pointed out that because of the difficulty in locating houses, it takes longer to obtain fire, power, and telephone service.

Several people at the meeting asked about the possibility of extending Hoodland's calling service into Portland, without the added toll charge. It will not be known whether that service will be available, Lincoln said, until the Public Utilities Commission completes its study of communications problems for the area.

It was also noted that Hoodland Fire Chief Don Armintrout will receive telephone service to his home in Timberline Rim by the end of January.

Survey seeks ideas for improving No. 212

A telephone survey will be launched in Boring and Damascus for the next few months to determine what safety improvements to Highway 212 residents want to recommend to the state.

A citizens meeting Wednesday night ended in a draw, with about half the 16 persons favoring a four-lane highway and half preferring improvements to the existing two-lane road.

No members of the Boring Action Neighborhood Group attended the meeting, which was billed as a joint session of BANG and the Damascus Community Association.

Damascus residents have organized frequent efforts to improve the hazardous road, with blind corners and no shoulders.

About \$5 million in Interstate 505 transfer funds was appropriated in December by the Columbia Region Association of Governments for minimum lot size requirements of 20 improvements to Highway 212 from the Carver Junction to Boring, at its intersection with Highway 26.

"If we get to the state officials early enough with community input, we just might be able to make a difference," Howard told residents at the meeting.

Howard said she also would like to get Boring residents involved in the survey effort. After the survey is completed in a few months, the DCA may invite state Department of Transportation officials to a meeting to present the plan, she said.

Several residents agreed that a four- or five-lane highway should be built because an improved two-lane road would soon be obsolete.

But others were concerned that a major highway would simply encourage more development in the area. "Adding a four-lane road would make the area ripe for commercial development," said Julie Applegate of the Rock Creek Community Association.

"Anytime a developer wants to come into an area, all he has to do is point to the four-lane road and he'll have no problem getting in," she said.

But Richard Wiggins of Portland, who owns property in Boring, said a four-lane highway should not be put off. "We must be kidding ourselves if we think keeping a two-lane highway will discourage development and more traffic," he said.

"It's going to happen anyway and the area might as well be prepared for it."



Carol Thurlkill photo

Branch manager Rick Carey points out computer operation at bank.

Balancing the checkbook — it's a breeze in class

by CAROL THURLKILL
Post Correspondent

Balancing the checkbook can throw some households into a financial tizzy. Some test their fate by writing checks and hoping, somehow, that the money will be there; others send the nasty thing to their accountant at the end of the month.

Part of the problem, according to Welches Grade School business math teacher Jim Bigej, is that people never properly learned to do it in the first place. He is trying to remedy that situation with his 23

eight grade students.

Each student in the special class was given a pseudo checkbook from Clackamas County Bank in Wemme. Regular deposits and withdrawals, without money, were transacted. Each student was sent a total of four monthly bank statements to balance.

"The object of the assignment was to give them a first hand experience of what it is to live in this society," he said.

"Some of them decided reluctantly to balance them," Bigej added. "The others got too frustrated and decided to swear them off. One girl learned for the

first time that you put money into the checking account and don't just take it out."

Last Wednesday on the final day of the assignment, bank manager Rick Carey took all of the students through the bank and answered questions about alarms, past robberies, and interest rates.

After pens and balloons were passed out and their checkbooks turned in for a grade, a sense of relief overtook the students as they remembered that they do not have to worry about the dreaded chore in the real world of finances for a least a little while longer.

Rural zoning ordinances aired

by JAN LOVELL

OREGON CITY — Citizens gave the county planning commission an earful last week at the final public hearing on proposed amendments to the rural zoning ordinances.

About 100 people packed the meeting room at Clackamas Community College to hear almost four hours of testimony from citizens from every part of the county.

After hearing the testimony, the planning commission agreed to take some time to digest the citizen input and make a final decision on the amendments Tuesday night.

A complete revision of the 1974 county comprehensive plan and zoning ordinances is required before the county can rezone rural land. The county has approximately 330 square miles of scattered rural land, most of it designated for timber and agricultural uses.

Many farmers objected to the minimum lot size requirements of 20

acres and 40 acres in areas designated for exclusive timber and farm use. Several developers objected to proposals that the new timber and agricultural districts don't include residential subdivisions.

Some residents expressed the fear the hearings officer was being given a "blank check" in reviewing land partitions, while others felt the planning commission could handle the review of some of the lot splits.

Others said the revisions were too vague and asked the county to bring some stability to the area by maintaining consistent amendments.

Representatives from the state Department of Fish and Wildlife and from the forestry department said they were concerned the proposals did not ensure enough forest lands would be preserved.

Herb Steiner, a lifetime farmer in Clackamas County, said it's not possible to make a living farming 20 acres. "The average farmer in the Willamette Valley doesn't make enough money to retire on," Steiner said.

"But I've farmed all my life because I wanted to be independent and didn't want any laws telling me what to do."

Rob Holloway of Gresham drew applause from the audience when he said the county was imposing too many regulations on the citizens. "You can't tell someone who has worked all his life what to do with his land," said Holloway. "They should be able to retire with dignity."

John Shunkweiler disagreed with the ordinances prohibiting mobile home parks in certain areas.

He felt mobile homes should be allowed "outright" and not have to obtain a conditional use permit from the hearings officer.

Richard Smelser, a West Linn builder, said there is enough productive land in the county to allow subdivisions on agricultural and forest lands.

The planning commission recommendation on the amendments to the rural zoning ordinances will go to the Board of commissioners for a final decision.