

City council approves two major developments.

Sandy city council Monday approved two major land developments, one commercial and the other residential.

Council approved a C-2 zoning change for a proposed 8.7-acre shopping center west of town across from the city industrial park and agreed to permit Gresham developers Ron Clayton and Bill Crane to develop Wewer Road Estates 140-unit subdivision south of town in three phases.

An overflow crowd heard the council plus proponents

and opponents of the two planned developments debate the plans into acceptable forms.

In a spirit of cooperation and apparent eagerness for development, council removed C-1 use restrictions imposed on the shopping center complex by the planning commission. The designation of the recently annexed property north of U.S. 26 also required an amendment to the Comprehensive Plan.

Designation of C-2 with C-1 uses omitted would have

limited the scope of shops within the proposed grocery store shopping complex, proponents argued.

One property owner, Dale Nicholls, argued for unrestricted C-2 zoning as necessary expansion of an aggressive Sandy business area.

"If you're going to sit back and only say development here in the downtown area, I must tell you this: parking conditions downtown are substandard."

Councilman Jim Duff defended less restrictive C-2

general commercial zoning for the shopping center.

"I feel that restricting it with C-1 uses omitted would be quite a slap at business," Duff said. "Business should be allowed and required to compete. Too long we've had the feeling that it's alright to drive to Gresham to shop."

BORING CHALLENGE

Sandy consulting engineer Bruce Erickson said that a proposed major shopping center off U.S. 26 at the Boring interchange could be detrimental to Sandy's present position as a local shopping hub if an aggressive business approach were not taken.

Planning commission advisor Dick Harrison criticized the unrestricted C-2 designation as deviation from the Comprehensive Plan which says to avoid strip development and maintain the downtown sector as the city's main business district.

Council member Warren Decker, a local businessman, also criticized the C-2 designation as a deviation

from the Comprehensive Plan.

The adoption of the C-2 zoning change passed with Bruce Cook abstaining and only councilman Decker voting against it.

City manager Roger Jordan said that the state highway department and planning commission have voiced concern over potential traffic flow problems with construction of the westend shopping center and have offered to work closely with the city to maintain safety.

All four parcels of land in the commercial development have frontage on U.S. 26.

WEWER PROBLEMS RESOLVED

Possible problems with bonding, legal constraints and easements were swept aside by council who gave Gresham developers Ron Clayton and Bill Crane approval to proceed with their 140-unit Wewer Roads Estates subdivision in three phases.

Council and the developers agreed on personal assurance that would use the lots as

collateral. That guarantee will be replaced within three years by standard corporate surety performance bonding.

The developers said that outside bonding during phase I would be difficult to obtain, since the property as collateral would be required for project financing.

"There's no bogey-man here," Clayton said. "There's no money in phase I. The real money is in the bottom of it—in phase III."

Phase I will be a mobile home park, while phase II and phase III will consist of single residential homes and duplexes.

The developers already have invested some \$500,000 in the property, and will spend another \$60,000 in off-site improvements including a sewer line, roads and recreational areas as a goodwill pledge to continue the three-phase development, Clayton said.

First phase commitments by the developers include completion of Sunset as a 40-foot collector street, formation of an improvement association, completion of

two major open-space areas and bike path and completion of an oversized sewer line that would open up a proposed Tickle Creek system.

LEGALLY ACCEPTABLE

City attorney Jack Hammond dispelled council fears that a planned development built in phases would violate city ordinance.

"Council can make the value judgement as to whether it would be developed as a unit," he said. Planning and development as a unit is the key element.

Council passes the phased development request unanimously upon revision of a memorandum of understanding between the developers and the city.

Clayton and city engineer Dennis Peoples said they anticipate no problem gaining access through Ruben Hoffman's property at the head of the sewer line, although final agreement has not been reached.

Clayton said that phase I and most of phase 2 could be

done by June, with phase 3 by September.

The developers sought phasing of the development when total project financing became difficult.

In other council action:

—Council denied a planned development zone request for October Hills.

—Council endorsed a county conditional use permit request by Doug Sandy to operate a gravel mining operation, "provided he meet load limits on North, Bluff Road."

—Council approved unanimously an R-1 zone change request for Mill's Corner single-family residential development on 9.3 acres north of Dubarko Road and east of Meinig Road. The 35 units will be on minimum size lots of 7,500 square feet. The residential development would hook onto the pump station at adjacent Grass Meadows residential development.

—Council denied a request to decorate fire hydrants, for reasons of possible advertising and up keep problems.

County eyes 2¢ gas tax

OREGON CITY — In the wake of an announcement that Clackamas County faces \$10 million in frost and thaw damage to roads, county commissioners are considering a proposal for a two-cent local gasoline tax to help pay for the damage.

Before a vote may be submitted to county residents, however, county officials must convince the Oregon legislature to pass a bill which gives counties authority to levy a tax for road repair.

Clackamas County currently can only use funds budgeted from other sources of revenue such as timber receipts.

Jerry Justice, chief lobbyist for the county, went to Salem Friday to lobby before the Senate Transportation Committee for passage of the bill.

The two-cent tax would raise about \$2.4 million annually. One proposal now being considered would distribute approximately \$700,000 to cities in the county which maintain county roads.

The distribution would be based on

population and on mileage of county roads within the jurisdiction. The county would receive the remaining \$1.7 million to repair county roads in unincorporated areas.

The issue could go to a vote by mid-May if the Transportation Committee recommends the bill to the Senate floor and the Legislature passes it, according to Justice.

Commissioner Ralph Groener, who in earlier meetings termed county road damage a "crisis", threw his support behind the proposal.

"This is a basic philosophical question of what local government responsibilities are," Groener said. "And I think roads are one of those basic services local governments must provide."

Commissioner Robert Schumacher was more reluctant to support the proposal. "I'm not terribly excited about the tax," he said. "We're raising a lousy \$1.7 million to solve a \$10 million problem."

High school faces two levy votes

by KAYE BARTON BAKKE

Sandy Union High School will go before district voters twice this spring to raise money. The first election, scheduled for April 3, is a special levy election for capital improvements projects.

The levy will be for \$199,379 to build two new science laboratory classrooms, convert the high school track to the metric system, re-roof a large portion of the building and install new lighting, ceiling and insulation in the art room.

On June 26 the high school's annual operating budget will go before the voters. A budget committee composed of five citizens, from the community and the district's five board members, has compiled a proposed budget.

Superintendent Jack Peters presented the budget in a public meeting Monday night, attended by approximately a dozen persons, most of them staff members at the school or candidates for the board in the April 3 election.

The district has proposed an operating budget for 1979-180 of nearly \$3.4 million, \$1.8 million of which will be asked of voters in the June 26 election. Last year's operating budget was \$2.7 million. Peters said the levy would raise property taxes approximately 54 cents per thousand dollars of assessed valuation.

Superintendent Peters referred to appeals from both President Jimmy Carter and Governor Vic Atiyeh to local districts, asking them to hold their

operating costs to a seven percent annual increase.

Peters said that costs of utilities are increasing from 20 to 80 percent, and holding salary increases to this seven

percent recommendation is difficult. "With our expenses shooting up so drastically, I can assure it will be very hard for us to follow the guidelines of the President," he said.

If the April 3 special levy passes, a \$119,000 addition of two science laboratory classrooms will be built.

\$82,000 of the money for the classrooms will be provided by holdover funds from a 1974 bond issue. Peters pointed out that some students at Sandy high have no opportunity for "hands on" learning in science, since only lecture rooms are available to them.

The \$82,000 was originally appropriated to construct an administration building. Board members Pete Griffin of Welches commented at the Feb. 12 board meeting, "I think the public would rather see it used for new classrooms than an administration building."

Peters answered, "Yes, and I'm one of this public!"

Approximately \$50,000 will be used to convert the track to the metric system. Board member Ginny Brewster



Ginny Brewster

pointed out in Monday night's meeting that regulations require a metric track if the high school wants to continue its competitive track and field program.

\$25,000 will be used to construct install a new ceiling, lighting and insulation in the high school's art classrooms.

The most crucial part of the capital improvements, according to board members, is the \$87,000 re-roofing project. Board chairman Wayne Johnson explained that the foam material on the present roof was considered a fire hazard, and insurance officials notified the school

last year that it must be replaced or coverage would be cancelled. The foam also holds water and has created

a serious leakage problem at the school.

Further public budget meetings will be held to consider the high school operating budget prior to the June election. They are scheduled for March 26, April 2 and April 4.

The board will hold its regular monthly meeting this Monday night. Items under consideration will include a drug education program proposed by Ginny Brewster and an educational leave of absence requested by science teacher Terry Chung, to travel to China next fall.



Wayne Johnson

Municipal judge sought

Sandy city council will interview applicants for a newly created position of part-time municipal judge prior to council meetings March 12 and March 19.

Letters to five prospective candidates have resulted in four returned resumes, with a fifth resume expected.

The applicants are Peter Baer, Portland attorney; Bruce Melkonian, Portland attorney; Steve Vess, Sandy attorney; Stephen Lewis, Gresham attorney, and Jim Lauer, Sandy certified latent print examiner.

City council voted last August to eliminate municipal court as a local cost savings in administrative services.

Since then, Sandy has sent 50-60 cases per month to district court in Oregon City, which claims to be overburdened with a backlog of cases.

Sandy forfeited half of all revenue from municipal court fines with termination of its own court November.

Sandy seeks to hire a municipal judge by the end of this month to hear only

municipal violations of parking violations, zoning violations and sign code ordinance violations, among others.

This would be a part-time position, and the new judge would serve only when the need arises, according to city manager Roger Jordan.

Sandy's municipal court was terminated on Nov. 30 by unanimous vote of the city council, which sought to save approximately \$4,600 in annual administration expenses.

The budget cut was made in the wake of two tax levy defeats last summer.

They will also attend committee meetings of the state legislature that day.

The group will travel in a bus loaned by Sandy Union High School.

Persons who wish to join the Salem rally should contact Patrick at 668-4148 or chamber president Marjory Hoffman at 668-4905.

Redland board recall attempt falls short

REDLAND — A drive to recall six Redland school board members came to an abrupt halt Tuesday when 55 percent of Redland voters decided against recalling any of the board members.

The second recall election in two years came as a culmination of a long-standing battle between pro-high school and anti-high school factions.

Unofficial results are as follows: Jim Anderson: 442 voted yes for recall, 563 no; Robert Bates: 463 yes, 550 no; Kirk Braun: 473 yes, 542 no; Diana Freisem: 456 yes, 556 no; Donna Robinson: 449 yes, 564 no; Bill Westley: 459 yes, 558 no.

A citizens group called the

Recall Committee began the recall drive after the board announced in February that another bond issue petition would not be held until Nov. 4, 1980.

A \$4 million bond levy for a new high school failed in a November election.

Board member also decided to begin busing Redland students to David Douglas High School in Portland next year. Students are currently attending Sandy and Estacada schools on a tuition basis.

The Recall Committee had charged that the board mismanaged school funds, "deliberately deceived the electorate" and "brought embarrassment to the community of Redland."

FFA places second

The Sandy FFA took second place in the State Dairy Products Contest held at Tillamook Saturday.

Bob Sutton placed second in cheese identification and fourth in milk unit parts evaluation; Mary Romine was third in milk unit parts and fifth in milk quality testing; Pattie TenEyck was

second in milk testing; Wendy Rader was third in cheese identification and Robin Johnson was fifth in cheese identification.

"This is the best team I've ever trained," FFA advisor Les Geren said. "They made a real good showing and none of them are seniors so they can all compete next year."

Classified Business, Professional Directory

For Your Card In This DIRECTORY — Phone 668-5548

FURNITURE

38888 Pioneer, Sandy 668-5448
B & B EMPORIUM
House of 1001 Bargains
NEW & USED
Household Furnishings
Hardware, Elec., Plumbing
(Closed Sun. & Wed.)

HOUSECLEANING

A-1 HOUSE CLEANING
Free Estimates
Satisfaction Guaranteed
Licensed & Insured
Carpets - Upholstery - Walls - Floors
Windows - Ovens - Showers - Fireplaces
Complete one time or weekly service
Phone: 668-8304
Pamela S. Johnson Day or Evening

PUMP & SUPPLY

Fairbanks - Morse - Red Jacket
SALES and SERVICE
D & A PUMP & SUPPLY
666-2683 668-4902

AUTO PARTS

ACTION
Auto & Truck Parts Co.
OPEN 7 DAYS A WEEK
39130 Proctor Blvd. 668-5509
(Next to Sandy Cycle) Sandy, Ore.

SECRETARIAL

Sandy Secretarial Service
39261 Proctor Blvd. - upstairs across from Thriftway 668-8284 or 668-8286
Stenography • Typing • Bookkeeping • Answering Service

TAX CONSULTANT

ALLMAIN TAX SERVICE
Cedar Plaza Bldg., Suite No. 9
Bookkeeping & Income Taxes
Pickup & Delivery
668-8224

AUTO REPAIRS

SANDY AUTO BODY INC.
38650 Pioneer Blvd. Telephone
Sandy, Oregon 97055 668-4175

MUSICAL INSTRUCTION

PIANO LESSONS
EXPERIENCED, PATIENT TEACHER
BEGINNER THRU ADVANCED
NORM ZARR 1-622-3213

GLASS & MIRROR

TimberLine Glass & Mirror Co.
Commercial / Residential
Storm Windows / Shower Doors
38821 Proctor Blvd. 668-5777

JANITORIAL

Tri C Janitorial
Commercial & Residential
668-4491
Also (503) 378-1329

REMODELING

C&L Remodeling Specialists
Residential-Commercial-Remodeling-Additions-Kitchens-Baths
Lee Edgren - Clark Hall "Licensed Bonded"
Sandy 668-7491

MACHINERY

BERGH MACHINERY CO.
See Us for New Jacuzzi
Pumps and Repairs on all Makes of Pumps
Loop Hwy. & Boring Road, Gresham
Telephone 663-4353

PLUMBING

BENSHOOF
Plumbing & Heating
Sales, Service, Installation
Sandy 668-4993

SAND and GRAVEL

ROCK CREEK SAND AND GRAVEL
Crushed Rock, Fill and Top Soil
658-3138

CONCRETE READY MIX

MT. HOOD READY MIX
Ready Mix Concrete - Crushed Rock - Sand and Gravel
Phone 668-6515
Plant located at Firwood Junction

LAND SURVEYOR

MARX & CHASE
Registered Land Surveyor
Registered Land Surveyor, Surveying, Mapping, Subdivisions. Office located at 225 E. Burnside Ext. Gresham

TELEVISION SERVICE

Inland TV & Radio Service
Guaranteed Service On All Makes
668-7363 Carry-In Service



Like a good neighbor, State Farm is there.

For help with all your family insurance needs

See Ron Norquist 38720 Proctor, Pioneer Square Sandy, 668-4327



State Farm Insurance Company Home Office: Bloomington, IL

Diane & Bruce Schriver

HEALTH HOUSE

Open 9:30-6:30, Mon.-Fri.
Open Sat. 9:30-6 p.m.
PHONE 668-8281
Located in Frontier Bldg. in Heritage Square, Sandy

SPECIALS:

Brown Sesame SEEDS
Reg. \$1.05 lb. NOW **lb. 89¢**

Azuki Beans
High in protein! Reg. 64¢ lb. NOW **lb. 52¢**