



# The Sandy Post

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## Tax base proposal goes to city council

A tax base that would keep the tax rate close to what Sandy residents now pay has been passed to the Sandy City Council by the city's budget committee. The \$460,000 tax base would cover a two-year period and require a rate of \$6.18 per \$1,000 assessed valuation the first year and \$5.54 per \$1,000 the second for homeowners.

Under the second year of the base a new police officer would be added to the Sandy force to handle crime prevention work and criminal investigations. That is the only increase in existing services that the city anticipates during the two-year period.

In its deliberations Tuesday night, the committee expressed a desire to maintain a tax rate that has been similar to the past few years, but would still maintain the existing services. The proposed base would accomplish that, according to City Manager Roger Jordan.

Currently, the city is operating under a tax base of only \$12,586.83. That base, approved long ago, would not even provide for one week of operation of the city now, if voters did not approve the annual special levies.

"Without the revised tax base, we face the possibility each year of having serious financial difficulties or total closure of city services," Jordan told the committee, council and mayor in a memorandum outlining the proposed

expenditures under the base.

The establishment of a new base would also add the stability that Jordan feels is necessary to attract new residents and homeowners to the Sandy area. A stable government, he said, would "ensure that their existing home is protected."

With inflation ranging between 9 percent and 14 percent annually and growth as high as 12 percent, Jordan said, it became difficult to develop a tax base which increases only 6 percent for the originally projected three-year period. Therefore, he abandoned the three-year plan in favor of the current two-year proposal.

If the voters approve the base at the Nov. 4 general election, there will be a re-evaluation in 1982 for future bases. "If inflation continues downward and if growth slows, the proposed base may meet our needs for a longer period of time," Jordan said.

Jordan also feels that the state's move to pay up to 30 percent of the local tax base amount for homeowners makes the approval of the new base more attractive for voters.

The city's costs are increasing at an approximate 25 percent rate, yet its revenues, other than property taxes, have not kept pace with that. That forces the city to rely more heavily on the property tax to pick up a bigger share of the total cost.

## New energy sought on Hood

Geothermal energy, collected and piped down from wells near Mount Hood, may be available to some East County industries in as little as two years.

That's the most optimistic estimate of Paul Howe, vice-president of operations for Northwest Natural Gas. The gas company, in conjunction with the U.S. Department of Energy, is conducting well drilling operations near Old Maid Flats, five miles west of Mount Hood.

The federal agency is funding the search for hot water, which as of Monday had taken drilling rigs 1,200 feet below the earth, the deepest well ever drilled on the mountain.

Howe says the drilling is a long term project which, hopefully, will lead to the discovery of a water reserve that is hot, clean and large enough for industrial use.

The well probably will be drilled to

6,000 feet to find such water, Howe said. A temperature of 165 degrees Fahrenheit would be necessary for the water to be usable, he said.

If suitable water was found, Howe said, Northwest Natural Gas could construct a 42-mile pipeline from Mount Hood to the Portland area.

The water could be used by industries to replace oil-burning heating systems, thus conserving on some fossil fuel use, Howe said.

The pipeline could be built in three months and would cost about \$750,000 per mile, Howe said.

Northwest Natural Gas isn't the only utility interested in the possibilities of geothermal energy, however.

Portland General Electric also is exploring geothermal use.

Other prime sources in Oregon are located in the Alvord Desert and the Newberry Crater area southeast of Bend and near Vale.



It's down the chute for these kids at last week's Clackamas County Fair. When the fun was over, the real winners were

those who participated in the event and had a good time. For a wrap-up of fair activities, see Section II.

## Two streets go one-way next month

Sandy drivers will have to rearrange their driving habits soon with the initiation of two new one-way one-lane streets in the central business area.

Sometime during the first week of September, Hoffman and Revenue Avenues will become one-way couplets. Hoffman will run north, Revenue south.

The reason for the change, according to the recently-adopted Sandy Comprehensive Plan, is that "going north on Revenue Avenue creates a blind corner situation when making a left-hand turn or attempting to cross Proctor Boulevard" because of the high retaining wall behind Sandy Arco.

On Hoffman Avenue, because of the location of Williams Thriftway on the west side of the street, grocery trucks unload goods for the store, effectively making this street a one-lane function most of the time. According to City Engineer John Lichtenheld, the grocery trucks also limit visibility for the southbound traffic on the street when they attempt to turn on to Pioneer Boulevard.

Also, because the street is offset, that is it doesn't line up with a through-street across Pioneer, it will not hamper southbound traffic which would have used the street.

The west side of Hoffman Avenue will be designated as a loading zone, although the hours have not been finalized, pending city negotiations with the grocery store management.

Parking will be allowed in hours when the loading zone is not in existence and 24 hours per day on the east side. There will be no parking at all on Revenue Avenue between Pioneer and Proctor Boulevards.

The change is the result of an on-street parking evaluation done by Lichtenheld and Police Chief Fred Puzel, and the comprehensive plan. Along with that recommendation, they suggested that the city restripe the parking spaces in the city, allowing ample room at the major intersections to increase visibility.

That restriping project is now being completed by the Sandy Public Works crews and at intersections along the two major thoroughfares there is now a 20-foot setback to aid visibility.

That came as a response from citizen complaints and concerns about the safety of travel across Highway 26 as it passes through Sandy, according to City Manager Roger Jordan.

# Will a third ill wind blow again this August?

by DAN DILLON

If you have a strong sense of déjà vu or a remarkable memory, chances are you've spent the past couple of days battenning down the hatches, boarding up the windows and waiting for the wind.

Historically, for the last two years at least, the third week of August has brought gale-like gusts of wind that have uprooted trees, knocked over swing sets and even blown over houses. If lightning doesn't strike twice in the same place, Sandy residents have learned that the wind sure does.

Two years ago, a tornado-like storm ripped through the southeastern edge of the city and slipped up through Marmot. It struck so fast that the National Weather Service in Portland didn't even have a chance to report it. Afterwards, they still had no official report on the incident.

That storm began with a large, dark cloud moving rapidly eastward, followed by a torrential downpour and high winds that began with the power lines and ended up devastating whatever else got in its path.

Fred Miller of Firwood Road was sitting in his home that Aug. 23 when the storm struck at 7:30 p.m.

"All of a sudden the rain started coming down real hard and ka-whoomf — the wind started swirling around," he said. "It all lasted only a minute, but that was enough."

It was enough to level the Millers' garden, knock over a swing set and blow away the benches to their picnic table. More damage was narrowly averted when a tree fell and narrowly missed the family pickup truck.

On Cornog Road, the Helberg family had two trees lying on their roof when the storm was through. "Thank goodness we had an Aerospin house, they can stand a lot of pressure," Susan Helberg noted.

It was only a matter of minutes and the damage, while not that large, was a combination of little things that would require clean-up and little elbow grease.

And it set a precedent, because one year later, on Aug. 20, 1979, the wind came again with a vengeance and it brought along a new ally — ice-cube-sized hail.

The storm swept in from the southwest this time at about 6 p.m., slamming the hail into gardens with winds estimated at up to 90 miles per hour.

"We got our first call at 5:59 and then went wild for the next hour and

a half," said Fire Chief Bob Rathke.

The high gusts of wind toppled trees, knocked walls out of two homes under construction and flattened a third. Power lines were cut, leaving some homes without electricity until the following day.

The Barry Fretz family, on Gary Street in the Aldergate subdivision, had just finished eating their first dinner in the home they had moved into that day when the roof caved in around them.

A cedar in the backyard had fallen, crushing the roof truss and burying son Barry Jr. under the debris. He escaped with just scratches.

Most of the calls the fire department handled were for downed power lines. Bob Kallen, manager of the Sandy substation for Portland General Electric Co., estimated that during the peak of the storm 2,000 homes were without power.

Tom Day, Sandy building official, said two houses under construction lost walls during the high winds.

At a third, the crew was on the scene when the storm began. They worked to brace the house against the storm and just as they thought they had it done, the wind changed direction and blew down the walls.

A precipitation measurement taken before and after the storm, at



The Barry Fretz family had just finished dinner when this tree crashed through the roof right above their

dinner table. It was an eventful way to spend the first day in the new home.

the Clackamas-Marion branch of the State Forestry Department on Vista Loop, indicated that 1.1 inches of precipitation fell during the storm. That flooded several

basements and plugged storm drains. Fire crews worked until 10 p.m. trying to keep up with the water-caused problems. The extended weather forecast

calls for fair weather through the weekend, but a few Sandy residents who have been picking tree limbs out of their attics in the past couple years might be a bit more skeptical.