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Commercial appeals nixed by commission

The Sandy Planning Commission last week denied two zone-change requests from residential to commercial on the city's west end and allowed a third on the east end of town.

V.J. Keating and John Christensen contended that their property was devalued when its zoning was changed from commercial to high-density residential with the comprehensive plan approval and zoning ordinance update in 1980.

They sought reinstatement of a general commercial zone and modification of the comprehensive plan's land-use designation for the properties.

The property is near the intersection of Highway 26 and University Avenue. Keating's property includes the site of the former Mt. Hood Animal Clinic and a mobile home park. Christensen's property is on the east side of Keating's and includes a single-family house and a triplex.

Keating told city officials that he was unaware of the change of designation on his property and petitioned for reinstatement. The city council remanded the matter to the planning commission for hearing and recommendation.

Christensen said that he only became aware of the zoning change when he read articles outlining Keating's appeal in The Sandy Post. He then made a similar appeal.

The commission recommended denial of the two appeals on the basis that the city wants to avoid commercial strip development along the highway. Its decision will now go to the city council, which is expected to conduct a public hearing on his requests at its May meeting.

Commercial strip development had been a concern of the city's during the adoption hearings for the comprehensive plan. The city contended that in order to provide sufficient land area for economic uses and to support these uses by logical and efficient extension of municipal services, commercial land use would be allocated to the north of Highway 26 and industrial would be to the south.

City staff also inventoried commercial property in the city to determine if a need exists for additional commercial sites. "Generally speaking, core area commercial property is being used at approximately two-thirds of its potential," City Planner Don Wilson said in a staff report, "while property in general commercial districts is being used at less than one-third of its potential."

Commissioner Dick Harrison pointed out that the Christensens had technically opted for a change in zoning when they built the triplex, a residential use, on the commercially zoned site.

The third request, filed by Ruby Eliason, asked for a change from medium density residential to general commercial for property on the south side of Highway 26 near its intersection with Langensand Road.

Eliason operates a stuffed animal business at her home. Prior to the plan adoption and ordinance update, the property had been zoned highway commercial. That changed to medium density residential, however, in 1980 due to its residential use and the lack of commercial access to Highway 26 or frontage on Langensand Road.

Wilson said that the zone change is "basically in compliance" with the Sandy Comprehensive Plan. With the exception of areas of public use, all properties fronting the south side of Highway 26 east of Bluff Road are shown as commercial.

The area east of Wolf Drive, however, is shown as being for more highway-oriented commercial ventures.

"The optimum condition, according to the staff report, would find the Eliason property taking access from Langensand Road and contributing to a proposed traffic signal at the road's intersection with Highway 26. "Short of this, the applicant should be required to secure commercial access rights onto U.S. 26, thereby not compromising the city strategy in regard to other commercial property," the staff report concluded.

In approving the request for the change, the commission tied a stipulation that Eliason apply to the Oregon Highway Division for a commercial access from her property to the highway.



The curtain rises tomorrow evening at 8:30 p.m. on the antics of Mrs. Savage (Hannah Dalziel) and the other patients at the SCP production, "The Curious Savage."

Curtain rises on 'Curious Savage'

by DAN DILLON

The Sandy Community Players are making their mark in the world of community theaters.

Theater-goers travel regularly from Tigard and West Linn to view their performances. Reviews of past productions have appeared in a variety of Portland area publications.

Now, they are seeking greater support from Sandy residents.

That opportunity begins tomorrow evening when the curtain rises on "The Curious Savage" at 8:30 p.m. in the Community Theater on Proctor Boulevard.

"All we really need is the local people coming into the theater and they've done their job," said Jim Wilhite of SCP. The job is building attendance to help the players open some "magical doors."

"With a substantial increase in attendance we could make a quantum leap in what we could do," Wilhite said. Part of the leap is tied to obtaining grants from a variety of sources that would enable the theater group to do some different things.

"I don't like to talk about goals," Wilhite said. "I talk about potentials." The potentials include presenting dance, a heavier play schedule in the summer to take advantage of tourist trade and more educational opportunities in the theater.

The group is limited now by budgetary concerns. The average play costs SCP "about \$1,000, with a lot of scrounging," Wilhite said. Royalties make up nearly one-fourth of that. With musicals, like the upcoming "A Funny Thing Happened

on the Way to the Forum," they run even higher because of song royalties.

If the group could get a grant for matching funds, it would be able to more than double its current annual budget, \$15,000. Obtaining those types of grants would mean that the group would have to generate nearly \$25,000 on its own before its application would be considered.

The bottom line is attendance and the SCP has added some new incentives, a dinner-theater package and guaranteed reserved seating.

Those extras kick off with "The Curious Savage," a tender comedy by award-winning playwright John Patrick and "very much a play for the whole family," according to Wilhite who directs the production.

Mrs. Savage (Hannah Dalziel) is a 65-year-old lady with a \$50 million inheritance, committed to a mental institution, "The Cloisters," by her three stepchildren because of how she spends the money.

The conniving family includes U.S. Sen. Titus Savage (Mike Bailor), "a classic orator and backroom politician," Samuel Savage (Bill Lawson), a federal judge with more overturned decisions than anyone in the history of the judiciary, and Lily Belle (Marlene Tebo), "a classic fortune hunter."

Mrs. Savage creates quite a stir on her wing at The Cloisters and the play revolves around that action. Fairy Mae (Martha Wardy), a woman-child, Hannibal (Larry Deaton), a former government employee, Florence (Martha Jane Logan), a woman in her mid-20s, Jeff (Shaunacy Teague), a Vietnam

vet, and Mrs. Paddy (Jan Boller-man), a woman whose husband told her shut up once too often, make up Mrs. Savage's loyal following.

Miss Willy (Connie Whitlock), the wing supervisor and Dr. Emmett (Judy Sheppard), the chief psychiatrist, round out the cast.

"We have striven mightily to do no pre-casting," Wilhite said of the SCP. This production features seven performers new to the SCP stage.

The lead, Hannah Dalziel, was the group's "chief cookie baker for the last three years," Wilhite said, before she tried out and got the lead.

Bringing new talent to the fore is one aspect the group tries to push. For each technical position, there is an assistant as the group tries to develop new directors and technicians.

The stage director, for instance, is 13-year-old Shari McDonald. She is responsible for getting everyone on and off the stage and prop changes along with a host of other duties. "The respect that's shown her by the adults is incredible," Wilhite said. "There isn't a generation gap."

The production will feature some unique special effects, Wilhite said, that will offer "a surprise." The multi-level set was designed by technical director Bill Surridge.

The production will run March 13, 14, 20, 21, 27 and 28, with performances at 8:30 p.m. The new, later curtain time is due to the dinner package offered by SCP which features a deli buffet at Meats-N-Treats. The package is \$7.50.

Regular reserved seating is \$3.50 for adults and \$2.50 for senior citizens, students and children. For additional ticket information or reservations, call Wilhite, 661-0219, or Macy Brader, 668-4529.

Board candidates vow better communication

The candidates for the Sandy Elementary School District board agree on one thing — greater communication between the elected representatives and their constituents is needed.

Dennis Traxler, a utility worker for the Portland Water Bureau on the Bull Run Reserve, and Harold Hayward Jr., a systems research analyst for Pacific Power, agree that improving that communication would be one of their primary goals if elected at the March 31 special election.

"Communication and participation, I think these are the keys to being the kind of school board member Sandy needs," Traxler said. "We need to involve the people; the community should know their only opportunity to participate is not every four years at election time."

That is a main point of the Hayward campaign also. "It's important for the board to become much more active trying to monitor the people of the area about how they feel," he said. "My only criticism now is that there's not enough two-way communication between the board and the people that it represents."

Traxler, a 1966 graduate of Sandy High School, has lived in the Sandy area for 20 years. He and his wife, Janice, have two sons, aged 6 and 4, who provided "the spark that really set off the interest I have in our school system."

Money, how much the school district will have, and what it will do with the monies available is of concern to the voters and school officials this year.

"Setting aside my personal viewpoints," Traxler said, "this is a prime opportunity to join the school board knowing what direction the community wants to move in spending, because this board election coincides with a budget election."

Money concerns and how they are handled are also behind the candidacy of Hayward who has lived in the Sandy area for more than 11 years. "I saw the writing on the wall that we're having a lot of changes brought on by economic conditions," he said. "I think the board needs someone with an analytical background. I tend to be less emotional and can look at the issues from a

distance." Participation on the district's budget committee this year provided Hayward with an opportunity to do some "homework" on budget formation.

"We have two types of decisions," Hayward said. Short-term decisions include the budgeting process, but there also exists a need for strategic planning. Those considerations include increases in population, the possibility of year-round school and new buildings.

Traxler feels a definite effort should be made to invite community members and parents to board meetings, both through the newspaper and letters sent home with students at every meeting date.

Parent involvement often means parent complaints and he feels that the key to keeping board meetings from becoming "shouting matches" is in realizing that being a board member is more than a "once-a-month meeting" job.

"The complaints should be heard with consideration and understanding," said Traxler, "and should be looked into personally, outside the meeting times, when both sides can be heard, rather than in just a few moments of heated debate at the board meetings."

"Speaking with those directly involved in a conflict is nearly always the quickest way to solutions. I think a community such as Sandy might be best served by dropping some of the formalities surrounding the school board," Traxler said.

Hayward, who has three children currently in the Sandy Elementary School system, in first, third and seventh grades, would "invite inquiry and make myself available to discuss problems with civic groups or klatsches."

"I don't know about the other board members," Hayward said, "but I can set an example and talk to people about problems of the school and find a solution. I just want to get the word out."

Hayward has no qualms with the quality of education in the Sandy system. "I've been pleased with the schools," he said. "I'm interested in maintaining the quality that already exists."

County officials set forum for public gripes

Clackamas County citizens will have a host of local officials on hand to hear what's on their minds at a public forum at 7:30 p.m. Tuesday, March 31.

The meeting, sponsored by the Citizen Involvement Advisory Committee (CIAC), will be at the Department of Environmental Services, 902 Abernethy Road, Oregon City.

Elected officials and the top brass of several agencies are among those who will come to listen, not to speak, according to CIAC Chairman John Oster of Marquam. He said all property owners and residents are invited.

The list of listeners includes County Commissioners Ralph Groener, Bob Schumacher and Stan Skoko, Sheriff Paul McAllister, Assessor George Malin, District Attorney Jim O'Leary and Metropolitan Service District president officer Jack Deines.

Besides these elected office holders, Environment Services director John McIntyre, Human Resources director Jono Hildner, Oregon City School superintendent Charles Clemens, and District Court Administrator James Shofner will be on hand. Bob Gilbert will represent the State Department of Environmental Quality and Steve Smith will represent Tri-Met.

"This is a unique event, as far as I know — a chance for citizens to be the speakers and officials to be the audience," said Environmental Services assistant director Ardis Stevenson.

CIAC members expect citizens to voice concerns about crime, vandalism, government costs, transportation (both roads and bus service), and land use.

Records of the meeting should be useful to citizens who can get ideas for "community self-help" and first-hand information from experts.

CIAC selected the officials to be

listeners based on their feelings about citizen concerns. Law enforcement, burglaries and vandalism are concerns in both urban and rural areas, according to CIAC Chairman Oster. "We hear a lot about Metro, DEQ, solid waste, land use, and housing. We think we have recruited the cream of the crop. The officials that are coming are the ones most likely to be responsible for citizen concerns," he said.

The Citizen Involvement Advisory Committee is appointed by Board of Commissioners to advise the County on implementing its citizen involvement program. Depending on the outcome of the March 31 event, CIAC may sponsor additional town hall events on the issues of greatest concern. The committee also expects to use what they hear as part of the foundation for future recommendations to the County.

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