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Tuesday defeats spell doom for school programs

Tuesday's special election spelled the end of a host of services in the Sandy Elementary School District and sent Sandy Union High School back to the drawing board for its 'B' levy proposal as local voters gave failing marks to both districts' proposals.

In rejecting the elementary district's \$197,716 proposal, 559-464, voters eliminated a number of programs which had been forced to the 'B' ballot by state funding cutbacks and inflation.

The district's widely-praised talented and gifted program, the district's athletic program and the district's portion of the tri-agency agreement fund-

ing the Sandy Community School all fell victim to voters' desire to tighten the district's purse strings.

Also eliminated were the purchase of two school buses and a grounds maintenance tractor, counseling services for grades 1-6, outdoor school for sixth graders and funding for the exterior painting of the aquatic center.

At the high school district, officials were testing the water to see voter reaction to placing state funding short-falls on the 'B' ballot. The district's \$355,293 levy was defeated, 905-614.

The district will have its last attempt

at a 'B' ballot at the September special election.

Renovation of an art room, hiring a guidance counselor, library improvements, athletic field improvements and a new school bus were also included in the SUHS 'B' ballot.

Neither of the local ballot measures were eligible for state reimbursement under the state's election laws. State participation is limited to 'A' ballots only.

At Bull Run School, voters nixed a \$12,819 'A' ballot proposal, 88-43. That measure would have been eligible for

state participation.

Elsewhere in Clackamas County, voters in Estacada rejected a proposed \$58,000 'B' levy to provide funds for expanded police protection, and voters in the Estacada School District rejected a \$3.7 million 'A' levy.

The proposal to form McLoughlin in northern Clackamas County was defeated, 2,633-795. An affirmative vote would have created Oregon's fourth largest city overnight, consolidating Milwaukie and neighboring areas into a city.

Results of area levies in Tuesday's special election were:

SANDY UNION HIGH SCHOOL 'B' LEVY	
Yes	614
No	905
SANDY ELEMENTARY 'B' LEVY	
Yes	464
No	559
BULL RUN SCHOOL LEVY	
Yes	43
No	88

Ownership of duplex units ordinance goal

by DAN DILLON

An ordinance that would make it possible for Sandy residents to own their half of a duplex will be discussed by the city council this Monday, July 6, at 7:30 p.m. at City Hall.

The so-called "zero side yard development proposal" would allow zero-side-yard dwellings on any lot in the city which is approved for a duplex or two-family residence.

Zero side yard dwellings are attached, single-family dwellings with a common wall and a common lot line, just like duplexes.

This would be subject to a conditional use in the low-density district, and would be permitted on 8,000-square-foot lots in the medium-density district and would be permitted outright in the high-density district subject to meeting the required lot sizes.

According to City Planner Don Wilson, this development could not be used to raise densities in residential areas. "The issue of density is settled when the subdivision is platted or the duplex lot is approved," he said.

A Zero Side Yard Development Committee, appointed in March 1981 by Mayor Ruth Loundree, recommended a two-tiered approach for evaluating and approving zero side yard development.

Any unbuild, approved duplex lot which meets standards could be approved for construction, based on Design Review Board approval.

A proposal to convert an existing duplex to zero side yard dwelling units would be reviewed under a public hearing format before the Sandy Planning Commission. Specifically, the planning commission would have to decide if the existing duplex or the lot were substandard in relation to requirements of the zone. The applicant would then have to meet the approval criteria required for a zoning variance.

The division of an approved duplex lot into two zero side yard dwelling unit lots would require a partitioning. In the case of conversion of an existing duplex, the committee recommended that the partitioning be subject to planning commission approval.



Royal coronation

The coronation of Queen Florence Schmitz by last year's queen, Hazel Murray, opened the festivities for the annual Sandy Mountain Days and Festival Tuesday at the Toll Gate Restaurant. Above, the royals and their escorts: (left to right) Al Lamke, Janice Fox, Helen Lamke, Bill Degehardt, Carrol Rader, Queen Florence Schmitz, Patsy Wesselink, Dan Martin, Erin Fenwick and Herb Fenwick.

Battle foreseen in mobile home subdivision plan

by MICHAEL P. JONES
Post Correspondent

Environmentalists are busily preparing for the first major battle against a developer who is attempting to turn a wildlife refuge near Brightwood into a mobile home subdivision.

Paul Rice of Rhododendron, developer of the project, will take his proposal, the Alderwood development, to the Clackamas County hearings officer next Wednesday, July 8, for approval of a 192-unit mobile home subdivision.

The development would occupy 48 acres of land that is heavily wooded and is used by deer, elk and small game animals as a habitat and winter feeding area. It is also a nesting area for owls, hawks and other birds.

An environmental impact study of the site prepared by Bruce Erickson, a consulting engineer, describes the area as housing "a diverse wildlife community consisting of many species of small game birds and animals."

The environmental assessment acknowledges "the proposed development will undoubtedly displace wildlife habitats within the area." But, the report continues, because of the site's proximity to existing developments and the location of two major highways to the east and west, "the site would not be considered a highly productive habitat for species of wildlife, either sport, commercial or educational value."

George Sheets, chairperson of the Environmental Committee on Suitability (ECOS), has reorganized the group to help preserve the wildlife feeding grounds in the area. He said he "wholeheartedly disagreed with the rationale of the study."

Sheets maintains that the area is important because it takes in the northern boundaries of the winter range for deer and elk, and serves as a crossing area for migration.

The proposed subdivision would close the area off with a wall of home sites that would curtail movement of wildlife to other seasonal ranges in the forest, such as Crutchers Bench.

"We have to think of the future," Sheets said. "We have to think of our

children. We must ask ourselves why we even came up here in the first place if we are just going to sit back and watch it be destroyed all around us. How can we just sit back and do nothing?"

According to Doug McClain, a planner in charge of subdivisions for Clackamas County's Department of Environmental Services, "It would be unrealistic to contain the wildlife, at least with the density of 192 units in 48 acres. The conflict with wildlife is pre-

ty substantial.

"Any time you introduce a residential development into a wildlife area, you have problems," he added. "You have to think about dogs, kids and motorcycles, to name only a few."

McClain feels that any efforts to save the feeding grounds would be difficult today because of the area's annexation into the Hoodland Service District, the zoning and the Clackamas County comprehensive plan.

"I'm afraid that it is too late to do

anything now," said McClain. "It should have been preserved as a wildlife habitat years ago when the master plan was being drawn up, but it wasn't. It would be difficult to save that land for wildlife now."

Sheets, on the other hand, holds fast to his convictions. He said his organization will help fight the project to the very end and will attempt to let the people in the area know just what will happen to the wildlife if their land is taken away.

Sheets criticized the planning commission for not notifying his environmental group on the progress and time schedule of developments, such as Alderwood.

"How can the people of this mountain have any input into the planning process," Sheets said, "if the county doesn't notify anyone until a few days before the hearing? Under these circumstances, how can we properly present the truth? It is unfair and very said, since this is our mountain."

Just south of Highway 26, encompassing 209 acres and featuring 96 condominiums and 366 single-family dwellings is the proposed Tillikum Woods development.

North, across Highway 26, is another which game biologists and environmentalists must address first.

The development is called Alderwood, a 192-unit, 576-person mobile home subdivision, proposed by Paul Rice of Rhododendron. The development would occupy 48 acres of forested land, recognized as being part of the winter range area.

The Alderwood mobile home subdivision comes before the Clackamas County hearings officer next Wednesday at 2 p.m. at the Department of Environmental Service, 902 Abernethy Road, Oregon City.

Near proposed development

by MICHAEL P. JONES
Post Correspondent

In the shadow of Huckleberry Mountain, wedged between the Salmon and Sandy rivers, lies approximately 500-600 acres of undeveloped lands that are dominated by large tracts of forage and browsing areas that sustain wildlife.

Here, predatory birds, such as owls and hawks, nest in the trees relatively undisturbed by recreational developments or logging operations. Herds of deer and elk, as well as bear, mountain cats and small game wander the lush lands that have been their domain.

Over the years, this vital wildlife feeding area has been subject to numerous proposals for developments, a lawsuit and enough studies and reports to fill three file cabinets, according to one Clackamas County planner.

In the early 1970s, most of this land was known as Cedar Ridge, a controversial condominium development that raised the hackles of many mountain residents who marched full force to planning commission meetings fighting encroachment into the wildlife habitat.

Later, after a lawsuit stopped Cedar Ridge from proceeding, most people opposed to the development relaxed, believing that any development of these lands would be out of the question. In the spring of 1980, the area was annexed into the Hoodland Service District and new proposals for development were made to the planning commission.

Today, the wildlife and their habitat stand between man and development. It is prime land that many call the "last battleground" between developers and residents.

If developed, the land will bring hun-

dreds of new condominiums and single-family dwellings, construction jobs, increased tourism and economic opportunities for the area.

At the same time, wildlife experts claim that if this area is developed, it could have an impact on big game that will be felt and noticed far into the future. Development could drastically deplete their numbers.

According to District Wildlife Biologist Gene Herb of the Department of Fish and Wildlife, the acreage makes up an important winter range for big game in the Salmon River drainage.

Because of heavy snows in the high country, deer and elk retreats to these areas below 2,500 feet that provide food to sustain them through the winter.

Responding to the proposed Alderwood development, Herb wrote the planning commission criticizing the development.

"The food supply in this area is already limited," wrote Herb, "because of the lack of forage-producing clear cuts, and the commercial and residential development that has already eliminated good browse growing areas formerly used by deer."

The area Herb wrote about was the high-density developments along Welches Road.

"Development along the Mt. Hood Corridor has already been detrimental to big game, and that development densities are much greater than recommended," he wrote. He emphasized, however, that the Department of Fish and Wildlife hopes "to maintain a viable deer herd in the area by having the animals utilize the remaining habitat as efficiently as possible."

Today the future of this winter range seems questionable.

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