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Threat to downtown?

Ordinance worries Sandy businessmen

by DAN DILLON

Local businessmen are concerned that if the city of Sandy revises its list of conditional uses permitted in a high-density residential neighborhood it could damage the downtown business district.

"I don't think it's good business for the community," Olin Bignall, owner of Sandy Rexall, told the City Council Monday evening. "I don't think it's going to enhance the community."

On the other hand, proponents are not asking for a "blank check," according to real estate agent Jerry Lawson. "If (a developer) can prove a need, this gives them a chance to prove that need."

At issue is a proposed ordinance which would expand the list of permitted conditional uses in a high-density residential neighborhood and establish a set of criteria for their approval.

Opponents are afraid that it could mean the development of new businesses in existing homes and could weaken the economic base of the downtown area.

The bulk of the new permitted uses, however, would be office and studio space for professionals and organizations. Already, permitted conditional uses include cemeteries, golf courses, hospitals and child care centers.

Dale Nicholls, real estate agent who owns an office building he said was 50 percent vacant and could accommodate any of the new additions, told the Council the ordinance leaves too much to judgment and could endanger investments in the core area.

Councilman Jim Duff agreed and said adopting the new criteria would be "opening up one hell of a bunch of property."

The new adoptive criteria say a conditional use could be "located on an arterial or collector street, fully developed to city standards, or shall make other provisions for improvement to the existing street system."

Duff pointed out that Hood Street had been declared an arterial at one time and that the new ordinance could open up other neighborhoods to development, such as the South Bluff area to

Sandy Heights.

"It's political," Duff said. "You're going to swing and sway with whatever political entity is on the Council."

Because of the nature of the additions, however, Lawson said, the city may arrive at a point when it will want to locate professional office space where the people are. "It's not a blank check," he said. "It's not a give-away."

"Opening up" the residential areas to development, he said, is "a misnomer. We're talking about people with unique situations."

Duff countered that the city already has an appeals process for people with a unique situation — the zone change.

The city staff will now prepare alternatives to the ordinance to help deal with non-conforming uses which now exist in the city and bring that back for the September meeting of the Council.

In a meeting filled with public hearings, the city Council remanded a zone change appeal, filed by Dick Meinig, back to the Sandy Planning Commission.

Meinig wants to change the zoning on his property, east of Pleasant Street, from medium density-residential to half commercial and half high-density. An extension of Pleasant Street through the property would divide the two zones, with the commercial to the south, facing Highway 26.

In another public hearing, the Council heard testimony on the proposed zero side yard ordinance which would make it possible for individuals to own their portion of a duplex and the ground it rests on.

"This ordinance would allow for the diversity of cost in housing that the comprehensive plan talks about," Lawson told the Council.

The Council accepted the first reading of the ordinance. Second reading, which will make it law, will take place July 20.

Other ordinances which received initial approval from the Council, pending final approval at the July 20 meeting were:

— An ordinance changing the zoning from medium-density residential to general commercial for property at 40360 S.E. Highway 26.

— An ordinance changing the zoning from low-density residential to medium-density residential for October Hills Subdivision, south of the intersection of Sandy Heights Road and Bluff Road.

An ordinance changing the comprehensive plan designation from high-density residential to commercial and zoning from high-density residential to general commercial for properties on the southeast side of the intersection of Highway 26 and University Avenue.

BUS DEPOT

The Council designated two parking stalls in front of New's Union 76 station as a bus stop. The News have agreed to become the Trailways bus stop for passengers and shipping for the Sandy

area. This means that both east- and west-bound Trailways buses will stop at the station. The city has been without freight service since Sandy Rexall decided to discontinue serving as a Trailways depot.

The Council returned to the Planning Commission a request to make the vacant lot west of the News' station a gravel parking lot. The commission will review the situation and make a recommendation.

MECHANICAL BULL

After much debate, the Council approved a request by Lloyd Carroll to operate a mechanical bull behind the Gateway Tavern beginning today and continuing through the Mountain Festival.

Concerns about liability and the integration of juveniles and possible drinkers from the tavern prompted concern from Councilman Vern Richards.

Duff said he was concerned about access behind the building as three other businesses use that area for parking. Carroll said he had employed a person to keep the area clear.

In the event of problems, Police Chief Fred Punzel said he was "not overly fond" of having the authority to shut down the operation.

Carroll assured the Council that if problems arise, he would shut his own operation down, rather than jeopardize future opportunities. He has operated in a number of festivals and rodeos this summer without incident, he said.

Chemical spill creates stir on Highway 26

It was an exacting 90 minutes Monday afternoon as a special team from Multnomah County and Fire District 10 transferred the contents of three five-gallon barrels into transportable containers.

The specially-trained hazardous materials team did not know what chemical they were working with.

About 2 p.m. a crew from the State Highway Department found the three barrels, labeled "poison," in the ditch next to Highway 26 near Langens Road. They called the Environmental Protection Agency who in turn called the Hazardous Materials Response Unit.

Personnel with the one-of-a-kind, \$78,000 mobile unit arrived and made the transfer.

The situation could have been dangerous, according to Sandy Fire Chief Bob Rathke, because of the volatile nature of many chemicals and the fact that it appeared the barrels had been set in the ditch, rather than pitched off the side of the road.

At presstime, lab analysis had not been completed on the contents of the barrels.

Sandy named precinct site by McAllister

by DAN DILLON

The Clackamas County Sheriff's Department will take initial steps in the near future to enhance law enforcement coverage in the Mount Hood area. Sheriff Paul McAllister said Monday that "within the next few weeks" the department will move its Estacada precinct to Sandy. The office will be located at the Clackamas County shops at the corner of University Avenue and Sunset Street.

The sheriff said the move was prompted by greater security for county vehicles in the fenced shop yard and the ability to refuel 24 hours a day.

The move will also insure that mountain patrolmen won't have to leave the area to drive to Estacada to refuel or lose road time traveling to and from the precinct at the beginning and end of shifts.

"We think it'll work out a lot better," McAllister said.

The move does not mean the immediate addition of new patrolmen for the area, however. That move is waiting for the final screening of some 840 applicants for the 27 sheriff's department positions that opened when Clackamas County voters approved a \$14.2 million serial levy in February.

"It will be months before anyone notices any additional police officers out on the streets," McAllister said. "We're not even half way through the exam period." Of the 27 new deputies, he estimated that 18 to 20 would end up being patrolmen.

The new precinct will not be manned around the clock, according to the sheriff. "At this point, it doesn't justify a clerical position," he said.

The precinct will serve primarily as a meeting place for the duty sergeant to hold roll call and update the road deputies on new regulations and developments within the department and on pending investigations.

Space will also be provided for deputies to work on reports.

The Estacada precinct was opened when that city contracted with the sheriff's department for police protection. McAllister said elimination of the precinct there does not mean the end of that contract.

He said patrol cars weren't well-protected when not in use and the deputies sometimes had difficulty finding fuel in the early morning hours in Estacada. The fenced yard and fuel pumps at the County shops will eliminate those problems.

Residents cry 'illegal' as County hearing set

by MICHAEL P. JONES
Post Correspondent

The fate of a 192-unit mobile home subdivision in a wildlife habitat near Brightwood came before the Clackamas County hearings officer Wednesday, July 8. And some people believe that was an illegal hearing.

George Sheets, chairperson of the Environmental Committee on Suitability (ECOS), last week cited names of persons whose property is within 200 feet of the proposed development who were not notified 20 days prior to the hearing as required by state law.

He criticized the County Planning Commission, a division of the Department of Environmental Services, accusing the staff of withholding information and providing misinformation which he said would affect his group's ability to combat the proposed subdivision.

Sheets claimed that he hand-delivered a request to the Clackamas County Planning Commission a month ago requesting that his organization be notified of "the status of any developments that were proposed for the Mount Hood corridor and be kept apprised of their status."

Instead of receiving the information, Sheets said, he received no notification at all. He was then told by a Planning Commission spokesperson that he would have to submit a formal application to receive such information.

The Planning Commission denied receiving his letter.

Brightwood residents Carol and Philip Clark, Ron and Paula Rockway, and Bob and Debbie Stevens also claimed that they had not received their notice of the County hearing in the time required by Oregon law. Andria and Gordon Cabral, whose property would

be impacted by the development, said they had never received such a notice.

Planning Commission staff members on two separate occasions also said that Paul Rice is "the sole owner" of the proposed development.

However, The Post has learned that there is more than just one owner. The other owners are Lowell Njst, Claude Gudge, Carl McDermed, Jim Turin and Bruce Erickson.

According to Connie Clark, a resident whose property is located near the proposed development, she found documentation in a Planning Commission file that gave Rice "power of attorney" to represent the five other owners in matters relating to the property.

Sheets now questions the validity of the environmental impact study, prepared by Erickson who is a consulting engineer, because a property owner conducted the survey.

"How can someone who stands to make a gain from the successful project completion be credible in preparing a sincere and unbiased environmental impact statement that takes in account the needs of wildlife and the people in the community," Sheets asked.

He claimed that what he called improper procedures surrounding the subdivision is nothing new. "It's exactly what has happened in the past," he said.

"They are destroying everything that God gave us," he said. "In this century it will all be wiped out in one great swoop. It's time we fought back."

Sheets said property owners surrounding the Brightwood subdivision were joining forces with ECOS to fight the development. He also indicated that if Wednesday's hearing were held, the County and the developers would be looking at some sort of legal action.

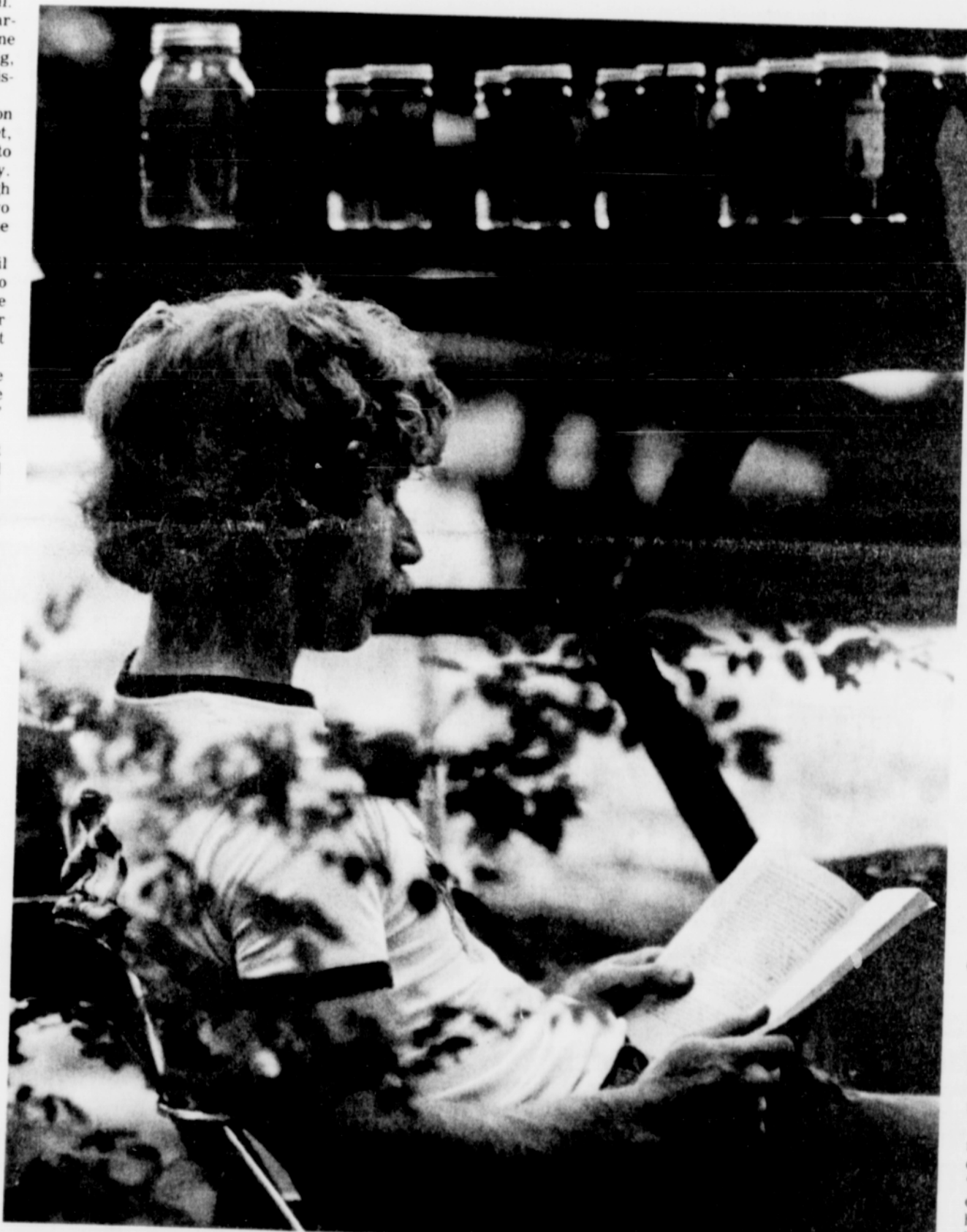


Photo by Dan Dillon

Doug Spany spent a few relaxing moments Saturday as sunlight filtered through the trees at Nelson Memorial Pioneer Park after a week off for the Mountain Festival.

Lindsay Wagner returns for parade

A surprise last-minute entry in the Sandy Mountain Festival parade tonight will be Emmy-winning actress Lindsay Wagner.

Miss Wagner, a television and motion picture star who resides near Sandy in the Mount Hood area, will appear here on a parade float along with her new husband, a movie cinematographer.

"It's 90 percent certain," added Festival chairman Darrell Dempster, that they will be joined by television star Greg Evigan. He played the lead in the television series, "BJ and the Bear."

The film celebrities will ride on a float which was long ago entered by

Miss Wagner's mother, Marilyn Ball, a Portland resident.

The space for Mrs. Ball's float was reserved several weeks ago in the hope that Mount Hood's celebrity resident could find time in her busy film schedule to attend the parade.

Dempster said the possibility was kept secret, so that parade visitors would not be disappointed by a no-show of the local actress.

Richard Busby, Sandy Chamber of Commerce president, arranged the visit by the film celebrities.

Lindsay Wagner has starred in the current films, "The Nighthawk" and "High Risk," along with performances

in "The Incredible Journey of Dr. Meg Laurel," "The Two Worlds of Jennie Logan," the television mini-series "Scrupes" and the TV series, "The Bionic Woman."

The 1981 Sandy Mountain Festival parade grand marshal will be Sandy's own George Bruns, retired music coordinator and composer for Walt Disney Studios.

A total of 91 parade entries, including two dozen floats and approximately 40 horses, make this summer's parade in Sandy one of the state's largest.

The parade begins at 7:30 p.m. and proceeds east on Pioneer Boulevard through town.

Inside
the
Post



Porcelain
show

page 2, section I



Ribbon
cutting

page 1, section II