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City suggests policies for post office relocation

by DAN DILLON

A city subcommittee dealing with relocation of the Sandy post office has established a list of "policy statements" which it hopes the U.S. Postal Service will consider when it makes its selection of a new site.

Some councilmen disagree, however, what the net result of the policy statements might be.

Councilman Vern Richards is concerned the policies will drive the post office out of the central core by their restrictiveness.

Councilman Don Blair, who served on the subcommittee, disagrees. "I think we're trying to drive them into the city," he said. "We want them to

understand we would like them in the core area and not on either end of town."

That, according to City Manager Roger Jordan, is the goal of the subcommittee. "In the best interests of Sandy, the city council subcommittee would like to see the postal service relocate in an area to meet these criteria," he said.

In lieu of that, he said, the city council would like to know the postal service tried to meet the policies. However, Jordan said he doesn't expect a fight between the city and the postal service to occur.

"If we hadn't done this (drawn up the policy statement,) we would have no recourse," Mayor Ruth Loundree said.

The city anticipates its participation in the site selection process to be done in "a cooperative spirit." The recommended advisory opinion is to be used by the postal service to assist them in identifying a location within the city which would be in both parties' best interest.

A post office is a conditional use in all zones in the city.

The policies the city will take into consideration when reviewing the conditional use permit for a new post office are:

— Because the city sees the government support services as an integral part of the community, the city will review whether the site will support the commercial core area and whether the site is located so that it will support all

core area functions.

— The city will review whether the site has good access to both east- and westbound traffic on Highway 26, and whether the site has good connecting streets in good condition and of adequate design.

— Because the city doesn't have local mail delivery service and business operators from the commercial core must go to the post office to pick up their mail, the city will review whether the location is within walking distance from the downtown business district. If the site isn't in close proximity, the city will want to know what the postal service intends to do for local distribution to businesses.

— Because there is a variety of

patrons who use pedestrian-oriented means to get to the post office, and because the city encourages this practice, city officials will look at whether there will be sufficient pedestrian access, such as sidewalks, to connect the post office with residential areas and the general commercial area.

— The city will review whether the site is adjacent or contiguous to a collector street and what the load limit is for that particular street and whether it will accommodate the size of trucks the postal service intends to use for mail delivery. In addition, specific emphasis will be placed on whether or not those trucks will travel through residential areas to and from the post office.

— The city will review whether traf-

fic will have to use residential streets to get to the post office, and whether that traffic has access to a traffic signal for crossing Highway 26.

— The city will consider and adequacy of parking as it affects the on-site parking space available in the vicinity of the proposed site.

— The city will review the proposed structure as it relates to the Design Review Board criteria and its impact on adjoining properties.

"After the postal service has taken into consideration our advisory policy statements, they will need to file for a conditional use permit with the city," Jordan said, "and at that time we can be very specific about a particular site as it affects the policy statements."



When the sun comes out a young man's mind turns to fishing along a cool mountain stream. Friday, Greg Martin, 9, of Sandy tried his luck for a moment along the

Salmon River at Wildwood Park with line that had broken from an earlier unfortunate fisherman.

Photo by Dan Dillon

Hydroelectric hearing sparks testimony

by MICHAEL P. JONES
Post Correspondent

A feeling of bitterness permeated last Friday's five and one-half hour hearing on a proposed hydroelectric project on Boulder Creek near Brightwood.

The hearing, conducted by the state Water Policy Review Board, considered a preliminary permit application filed by Steven Sweitzer of Welches to study the Boulder Creek area for the possible construction of a mini hydroelectric project that would operate from Dec. 1 to June 30, annually.

Sweitzer proposes to construct a powerhouse 2,400 feet from the mouth of Boulder Creek where it enters the Salmon River.

The structure would divert 13,000 gallons of water per minute to generate enough power to supply some 250 homesites. Portland General Electric has tentatively agreed to purchase power from Sweitzer for 20-30 years.

Sweitzer was represented by John Thompson of Thompson & Associates, a public relations firm, who stressed that the project would provide an opportunity for alternative power sources other than nuclear or coal.

Opponents, however, claim the project "would open up Pandora's box" and could spell doom for the fish which inhabit the tributaries of the Sandy and Columbia rivers.

Adrian Shields of S&A Realty of Rhododendron disagreed. "The highly-controlled project should proceed." She criticized the Fish and Wildlife Commission, fisheries biologists and others claiming the diversion structure's negative impact on fish is "the biggest fish story" she's heard.

C.J. Sullivan of Welches agreed that "the scare tactics of some of the opponents was dangerous." He asked to board to grant Sweitzer permission to study the project's feasibility.

Pete Carlson of Brightwood questioned "the real motives possibly involved."

He said, "When five real estate people are involved, there may be ulterior motives." He hinted that the 160-acre tract across the plant would be constructed on could be developed later because "Mr. Sweitzer is a land speculator."

Arch Diack, a Portland resident who owns property on the Sandy River, said he had twice testified to the Senate Committee on Agriculture and Natural

Resources against Sweitzer who, he claimed, was lobbying the legislature to rescind the Scenic Rivers Act for the benefit of small hydroelectric projects.

"If ever there was a foot-in-the-door phony," Diack said, "this is it. For if the Water Resources Department gives this permit, there will almost certainly be many others to follow. This opening of the floodgates of applications, based on this precedent, will almost certainly affect the entire Sandy River fishing and mark the beginning of the spoilage of the scenic-wild river concept that so many Oregonians are proud of."

"It is the first environmental bite that is the worst, because it sets the stage for more abhorrent degradation and we simply should not tolerate that in Oregon," Diack said.

Harold Barr, a Gresham resident and member of the Northwest Steelheaders Association, said "Power plants at the confluence of Boulder Creek and the Salmon River creates a silting of this area which is in the very area that spawning anadromous fish use and cannot survive under the circumstances that this plant, like the others, are directly responsible for."

Patricia Cook of Brightwood said a "compromise with nature" is the solution. "If people would really investigate this form of power, I feel they would agree with the alternative power source. We can have our cake—I mean fish—and eat it too."

But Charles Siecko, regional park supervisor at Oxbow Park, said erosion and sedimentation of the stream would occur during construction activities in which "the resulting alterations in the stream bed characteristics and water temperatures have been shown to be detrimental to anadromous fish reproduction."

He told the board that it must examine the anadromous fish contributions to Oregon's economy through commercial and sport fisheries, as well as tourism. He said that during 1980, Oregon's sport fishery alone generated an estimated \$260 million with the Salmon River generating \$443,000.

Fisheries biologist John Marsh, representing the Columbia River Inter-Tribal Fish Commission, claimed the project's effect would be

"far-reaching."

He said that even if the developer would "build the best fish ladder in the world, you would still have problems." He claimed the diversion would interfere with downstream migrating fish and the natural reproduction of fish that rely on the habitats of small streams like Boulder Creek.

Marsh said the tribes were concerned because "all these small projects have a worse effect on the fish than one large dam."

John McMahan of Brightwood stressed the future, testifying with his two children on his lap.

McMahan said the spawning grounds and potential spawning grounds would be endangered by the dam. "As long as we can preserve the natural species, it's critical," he said. He said hatchery fish were inferior to native fish still in the stream.

His concern for the area's fish stem from his background as a commercial fisherman. He said he lost his fishing boat because the salmon were becoming an endangered species.

Steve Post, a Wemme real estate agent, said although he is a fisherman, the hydroelectric project is "the best use of the creek." He added, however, that his support does not mean he would support similar projects in the area.

Post said the plant would not have the environmental effects that some existing projects, such as a new Welches nine-hole golf course, asphalt plant or proposed development of home sites in "ideal blacktail deer habitats" will have.

He favors the temporary permit so Sweitzer can adequately study the creek and potential environmental impact.

Bonnie Couling of Brightwood urged the board to kill the project before it ever gets off the ground.

"The list goes on and on. We have not yet begun to curtail our existing problems and I seriously question the need or benefit from the proposed hydroelectric plant, especially when Oregon is selling power to California," she said.

The Water Policy Review Board will continue the hearing next Wednesday, Aug. 12, giving the members a chance to visit the site.

Carmel zone change loses court appeal

by DAN DILLON

The complex trail of Carmel Estates through the appeals process may finally be nearing its finish.

The Oregon Supreme Court recently denied review of the state Court of Appeals dismissal of the developers' appeal. That ends the court process which developers of the proposed shopping center at the intersection of Highway 26 and Compton Road may pursue.

However, a zone change which would allow the 26.5-acre site to house the shopping center is contained in the revised Clackamas County comprehensive plan. The plan will go to the state Land Conservation and Development Commission (LCDC) for approval.

That body has twice ruled that Clackamas County erred in rezoning the farmland near Boring for a shopping center.

"It's easily the most complicated land-use case in the state of Oregon," according to city attorney Jack Hammond.

The city of Sandy has fought the shopping center proposal since it surfaced in 1976. The city filed a lawsuit in circuit court and an appeal to LCDC, with the help of 1000 Friends of Oregon, in 1976.

The city claimed the shopping center would destroy its plans to revitalize Sandy's downtown commercial core.

The city lost its lawsuit, but won with 1000 Friends before LCDC in 1978. The state commission ruled that Clackamas County has failed to make findings on statewide goals.

Early in 1979, the county commissioners again approved the zone change. Sandy followed with its second appeal to LCDC. This time, the city had free legal counsel from 1000 Friends' attorney Richard Benner, who has pursued the case since.

The Metropolitan Service District also entered the fight, arguing that the shopping center was not a rural use and did not belong within Metro's or Sandy's boundary.

The proposed shopping center would have contained 90,000 square feet of retail floor space, including a supermarket, a furniture store, a clothing store, a music and record store, two restaurants and a five-acre motel.

Monday evening the Sandy City Council agreed to send Benner a resolution of appreciation for his work on behalf of the city fighting the shopping center and zone change.

Citizen's group plans suit against county

by MICHAEL P. JONES
Post Correspondent

The Clackamas County planning staff has indicated it will be more careful in the future when notifying property owners located with 250 feet of proposed developments after being forced to re-hear two conditional use permit applications recently.

But that may not be enough, as the Environmental Committee on Suitability (ECOS) has indicated it will sue to recover lost expenses.

In the span of a month, two hearings concerning developments opposed by ECOS, were ruled illegal because property owners weren't notified by county officials or weren't notified within the time allowed by law.

Members of ECOS say the chain of events were of "no real surprise," based on past experiences with the County.

Over recent months, the citizen's organization has criticized the planning staff for such things as withholding public information on proposed developments and siding with land speculators, rather than the Mt. Hood area residents opposed to certain developments based on their suitability.

Andrea Cabral of ECOS said the recent hearings on the Alderwood Mobile Home subdivision and Boulder Creek hydroelectric project that were ruled illegal raise a number of questions because each involved her organization. She said the coincidence "makes one stop and think."

"If you consider the time and trouble that we went through," she said, "not to mention the babysitting costs and the lost wages incurred by working people who attended the hearings, it's just not fair that the County could do this to us twice. Is this what we are paying taxes for?"

ECOS chairperson George Sheets said his organization is not going to dismiss notification problems as computer errors. "They were human errors, pure and simple," he said.

"Due to the County's mistakes, it has cost us a lot of money in unnecessary legal expenses, not to mention our time," Sheets said. "We are now seriously examining the possibility of recovering these losses."

Scott Parker, Clackamas County

counsel, said he is "not aware of any lawsuit filed against the County" but added that ECOS attorney Ed Sullivan had called and threatened that the group might file such a suit.

Parker referred to the notification problems with the Alderwood and Boulder Creek hearings as being "just a flurry" and added that new precautionary procedures are being implemented at the staff level.

Planner Mike Cliburn of the subdivision section said there would be no new procedures for notifying property owners of hearing dates, but they would study recommendations by the Citizens Involvement Action Committee which reviewed the recent problems.

Cliburn said the notification mistakes were the first in the past couple years and that it is amazing more problems haven't arisen because the County holds three hearings a week with at least three agenda items.

"We don't like to make these mistakes and we don't like to make organizations like ECOS spend money for an attorney, when they don't have to," said Cliburn. "It was unfortunate."

Meanwhile, attorney Sullivan confirmed that his clients will proceed with a suit against the County. He said, "We will put the County on notice sometime during the middle of this month."

Three charged with murder in Sandy shooting death

Three men have been arrested on accusations of homicide in the shooting death of a man near Sandy about May 10, according to Ross Cravens, chief deputy in the Clackamas County district attorney's office. Oregon City police made the arrests.

The victim, tentatively identified as Anthony Otten, was found last Friday off a dirt road that intersects Highway 26 near Sandy. He had been shot to death.

Otten appeared to be in his mid-50s, according to the Multnomah County deputy medical examiner, Duane L. Bigoni. His address was not disclosed.

Derrick J. Lewis, 19, of Clackamas and Vincent D. Ingberg, 18, of Oak

Grove were lodged in Clackamas County Jail on accusations of murder.

Roger L. Dow, 19, of Milwaukie was held on an accusation of intentional murder.

The type of gun used in the incident was not disclosed. Cravens refused to discuss the victim's background or any aspect of the case, except to say that Otten's former wife reported him missing July 10.

A Clackamas County grand jury was to have heard evidence in the case Wednesday.

The arrests were the result of a combined investigation by the county district attorney's office, the Oregon State Police and the Oregon City Police Department, according to Cravens.

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