



# The Sandy Post

Vol. 71 No. 35

SANDY, OREGON, THURSDAY, AUGUST 27, 1981

(USPS 481-180)

Single Copy 20¢

## Postmaster adjusting to Sandy office

by DAN DILLON

Like any employee in his first week on a new job, Sandy Postmaster Arnold Becker is spending this week trying to learn the operation at the Sandy post office.

"It'll take a while to get familiar with the operation," Becker, 42, said Tuesday as he took a break from studying schedules.

"I'm big on service. We are a service organization and we're here to serve the people," he said. "If anyone has a problem with their service, I hope they contact me and we'll get it straightened out."

Becker, who started work in Sandy Monday, began his postal service career as a mail carrier in Portland in 1962. He was appointed postmaster at Cannon Beach in September 1976, a post he held until moving to Sandy.

During his stay at Cannon Beach he had temporary assignments as interim postmaster at Camas, Wash., and Astoria.



The Clackamas County Fair provided thrills for the young and a chance to reminisce as it celebrated its 75th anniversary. For a roundup on local prize winners, see page 1, section II.



Arnold Becker

Becker replaces retired Sandy Postmaster John Metsger who left the postal service in January after 26 years. Chuck Tropp of the Gladstone post office had been interim postmaster while the search for Becker was conducted.

He takes the Sandy job at a time when the city is concerned with relocation of the post office. Earlier this month, city officials released a set of guidelines they are asking the postal service to consider in relocating the Sandy office. Those guidelines are aimed at keeping the post office in a downtown location.

"I'm really not familiar with where we are on that," Becker said. "I do know that everyone is concerned."

During his first weeks on the job, the new postmaster is house-hunting in the Sandy area. In the meantime, his wife, Sandra, and three daughters, Leasia, 17, Heidi, 15, and Kerri, 12, are staying at the family's Cannon Beach home.

## City hopes revisions aid plan's chance with LCDC

The city's planning department has completed work aimed at bringing Sandy's comprehensive plan into compliance with the Land Conservation and Development Commission and now the public will have the opportunity to voice its opinion.

A public hearing on the plan modifications will be held next Wednesday, Sept. 2, after the planning commission convenes at 7:30 p.m.

City Planner Don Wilson introduced the revisions last week at a joint workshop session of the commission

and city council.

The revision became necessary when LCDC staff drafted an "In Order to Comply" statement for the city, outlining problem areas in the plan. Since that time Wilson has taken steps to correct the plan and coinciding ordinances for final review by LCDC.

Two major open spaces are identified in the plan, along Tickle Creek and along the North Bluff Road area. The development of these areas is severely constrained by physical features, but any development would be subject to review.

The city will conduct public hearings before both the planning commission and city council to consider any application which affects any historic site. The old Pioneer Church on Pioneer Boulevard and St. Michael's Catholic Church are the only sites currently designated historical in the plan.

The housing questions raised by LCDC related to insufficient numerical detail in the comprehensive plan specifically related to housing needs.

The city staff addressed transportation difficulties for individuals and itemized alternative modes available including the Sandy Community Center van.

Finally, city staff corrected deficiencies relating to a reconversion processes for land zoned RR but designated more densely in amending the dual interest area agreement with Clackamas County.

## Deeper pump could ease Rim's low water problems

by VON BRASCHLER

A consulting engineer says Timberline Rim development near Brightwood easily could escape its water shortage by lowering its well pump, although several new shallow wells might be a better long-term solution.

The development's water company board and board of trustees will review three recommendations by Portland consultant Kent Mathiot of Geo Matt Inc. Sept. 8, with decision expected Sept. 27 at Timberline's annual meeting.

One observation from the engineer's Aug. 14 visit to Timberline is that lowering the pump in the system's deep well another 60 feet might allow the pumping rate to meet consumption rates for possibly two more years.

That approach reportedly would cost only approximately \$900.

Another solution from the site study would be to increase depth of the present 486-foot well another 100 to 300 feet. That solution wouldn't guarantee additional water, but deepening would allow the well's pump to set below the static water level and allow additional bore hole water reservoir capacity.

That deepening would cost approximately \$7,000 to \$10,000—more than lowering the pump, but less than construction of several additional small wells.

A third long-range solution favored by the consultant calls for development of a system of two to four shallow wells of approximately 100 feet deep.

Cost would be approximately \$5,000 to \$7,000 each.

The development's board of trustees and water company board meet 7:30 p.m. Sept. 8 in the loft of the lodge to consider the consultant's recommendations.

Voluntary conservation slowly has brought the repair-plagued well back to 23 feet, as of Monday.

That's up substantially from a critical 14-foot level in the 30-foot draw only two weeks ago.

Dave Ernst of the development's administrative staff voiced hope that the community's tank would be full by Labor Day.

He said there had been no more

breaks since mid-July when pump repairs slowed flow to a dangerous level of only 14 feet. That left only a 109,000 gallon or two-day reserve for the 126 year-round resident families, 42 summer homes and handful of non-resident water users on the development's outskirts.

Consumption rate now is running about 1.5 million gallons per month with good cooperation from residents asked

to curtail carwashing, dishwashing and yard watering.

The development's board has decided to keep the community swimming pool and laundry open at the north side of Timberline Rim.

Pool attendant Ernst said the pool uses less than 1,000 gallons per day.

Overall consumption is down to 45,000-50,000 gallons per day, he reports.

## Welches hearing draws mixed reaction

by MICHAEL P. JONES  
Post Correspondent

"How far up the mountain do you go to get away from the government?" Carl Bright asked last Tuesday evening as he unveiled his plans to the Hoodland Chamber of Commerce for the incorporation of Welches into a city.

"I say you can never go high enough, so why don't we self-govern ourselves," he continued.

Bright, developer of Rippling River, told the meeting at Bowman's that the area could provide 24-hour, seven-day-a-week police protection, a street maintenance program, and its own building inspector and planning department, if it governs itself.

Bright told the crowded meeting room that he first thought of the idea of incorporation last year when the 6 percent Clackamas County motel-hotel room tax went into effect.

Currently approximately 85 percent of that money goes to the Clackamas County Fair while the remainder is distributed among the various chamber of commerce organizations throughout the county.

"Six percent right off the top is pretty hefty," Bright said. "It is not, if it remains in the area."

He said that in four years, when Rippling River is fully developed, the tax "will exceed \$1 million in this project alone." If the area was incorporated, this money would remain in the Mt. Hood area and contribute to the area's economy.

The proposed city's boundaries extend from Highway 26 on the north (including the Mt. Hood Lions Club, the Clackamas County Bank, the Carnivorous Canteloupe and the Hoodland Construction Company), Arrah Wanna Road on the west, the Salmon River on the south and the Salmon River Road on the east.

The proposed boundaries house an estimated population of 1,415 persons with 566 residential units.

According to a feasibility study prepared by Bright, the proposed city of Welches "will encompass the beautiful natural environment of the area, encouraging the thrust of the free enterprise to provide the recreational amenities necessary for a resort community, and attempt to develop a

recreational city that will be one of Oregon's proudest attractions."

The proposed city's economic feasibility study says that, once incorporated, "there would be certain state revenue funds that would be available for local use."

These revenues include highway gas taxes and liquor and gas taxes that would contribute an estimated \$25.09 per capita. Portland General Electric Co. could pay the city 3 1/2 percent of its gross income, Continental Telephone and Warner Cable TV, 3 percent each, based on the current city of Sandy user tax for producing income.

Bright's incorporation plans project the total revenues of the city at \$346,551 in 1982, and as high as \$1.5 million by 1986.

In addition to revenue sharing money, hints of a city property tax were touched on as additional operating funds but, Bright said, such a tax would have to be voted on after the city is formed.

The estimated true cash value within the proposed incorporated area is approximately \$54.7 million. If the city did levy a property equivalent to Sandy's,

the estimated revenue could be approximately \$246,000.

Bright called the city's potential revenues "a multi-million dollar livable environment that will improve the lifestyle of the area."

One opponent, Stephanie Harper of Zigzag, questioned the need for an incorporated city and claimed that the adverse effects and trade-offs would undo years of planning efforts on the mountain.

"Six years of planning study is behind you," she told Bright, "for you to just come up with something new."

Bright defended his incorporation plans. "Just because we call it a city doesn't mean we are going to change anything. We are not going to push the mountain over with a bulldozer," he said.

"We've studied the mountain to death," Bright said. "I don't want to study it any more. I want to do something."

The next meeting on the proposed incorporation of the city of Welches will be next Friday, Sept. 4.

## Park group fears developer's motives

by MICHAEL P. JONES  
Post Correspondent

Since spring when an 11-acre vacant lot near the Hoodland Womens' Club on Salmon River Road was eyed as a possible heliport site, efforts have been underway by a group of area residents to preserve the site as a park for the Mt. Hood community.

Penny Wilburn, Mabel Brown and Stephanie Harper have organized their efforts into the Friends of Hoodland Park Association (FHFA) to solicit donations and physical labor to create a Mountain Community Park.

However, after learning the area is not zoned for a park and discovering it is within the boundaries of a proposed city of Welches study, the association has raised questions to developers about the fate of that piece of land in Zigzag.

At last week's unveiling of the incorporation proposal, members of (FHFA) demanded to know why

county-owned land is included in both the proposed boundaries and in the sewer district. The park and its adjoining property is currently served by chemical toilets.

FHFA questioned the motives behind the new city's boundaries, fearing the land would become city property and be rezoned—possibly as a commercial site.

Carolyn Smith of Rhododendron expressed concern because the eastern boundary follows Salmon River Road until it reaches the 11-acre site, when it jogs around the park to include it in the city's jurisdiction.

The site currently houses the Hoodland Womens' Club, tennis courts and playground facilities.

At the meeting introducing the incorporation proposal, she asked, "If you do see it as a county park, why did you include it in your city's boundaries?"

Carl Bright, who developed the proposal, explained that this is only a proposal and it doesn't necessarily

mean the site will be included in the city's boundaries, if the city is approved.

Not satisfied, Smith argued that the feasibility study, a 20-page booklet, shows the study is not just in planning stages. "When things are printed up in booklet form, this fancy, it is final," she said.

Harper, an FHFA organizer, told the audience that many people in the area had donated their time, clearing the site and cleaning the area of litter. But, she said, she hadn't seen any supporters of the city helping.

FHFA Co-chairperson Wilburn questioned the possible motives for including county land in the city boundaries further. "Do you have plans for this park area?" she asked. "Is there any reason why you can't exclude this area? I'd rather see it as a county park, rather than a city park."

"It's the only thing on this side of Salmon River Road and it gets included into the city," she said. "It's a nice 11 acres. Anyone or city would

want such a site."

Bright told the group that the city needs park space, but he has not plans to change the use of the site or develop it into city real estate.

Bright told FHFA members that proponents of the new city have their eyes on another site for a city park. He called the vacant area behind the Clackamas County Bank at Wemme "ideal."

"Beyond the bank, the land just drops off and is not much good for anything," he said. "This would make a good kiddie-land."

That area was recently investigated by the Clackamas County Department of Environmental Services Code COMPLIANCE Section after charges that illegal landfills were occurring on the site.

Investigator Walter Cate said the fill consisted primarily of dirt, rock and concrete and was estimated to be more than 12,000 yards of fill excavated from local construction sites.

## Index

### SECTION I

- Obituaries ..... 3
- Keeping Posted ..... 4
- Senior Center News ..... 4
- Editorials, Letters ..... 6
- Sports, Recreation ..... 7-8

### SECTION II

- Area News ..... 1
- Hoodland Happenings ..... 1
- Around the County ..... 2
- About People ..... 3
- Classified Advertising ..... 9-13

### SECTION III

- Television Directory .. Inside Tab