



# The Sandy Post

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## City moving to catch industry's eye

by DAN DILLON

The city of Sandy wants to get the word out that small cities have something to offer relocating industries.

Toward that end, it has been participating with Estacada and Molalla in a program which all three cities hope will let industry know that there are industrial sites beyond the Clackamas intersection.

"It seems like every time you go by there, they're putting up a new building," said City Manager Roger Jordan.

While the Clackamas area does have some advantages, such as easy access to major thoroughfares and a large labor force to draw from, the three smaller Clackamas County cities are working to point out that they have something to offer too.

Using community block grant development monies, the cities have

just completed a research program with assistance from the Port of Portland and Clackamas County. That study laid the groundwork for the project's next step—a final marketing analysis for smaller cities.

What the research program found out typifies a national trend, according to Oregon Labor Commissioner Mary Roberts.

The study pointed out that industries looking to relocate do not consider outlying areas because of travel time for their employees and added costs to transport goods.

"That is a problem that every small city faces," Roberts said. She has just completed a tour of southern Oregon cities and found their worries mirror the concerns expressed by the small Clackamas County cities.

What the research program suggested the smaller cities do is work to attract small, diversified, light industries, much like those which are

already located in Sandy's two industrial parks.

According to Jordan, Mt. Hood Industrial Park and Sandy Industrial Park both have vacancies which could suit a potential industry.

But, what happens when those vacancies are gone and the industrial parks are full has at least one member of the Sandy City Council worried.

Councilman Jim Duff said, "My fears are that the available land may very well be tied up by a few individuals. It's no secret which way we have to go, as far as available land."

The comprehensive plan has designated that the area on the west end of Sandy be zoned for industrial use.

Duff's concerns are also typical of a smaller community, Roberts said. "It seems there's usually someone who says, 'You can have yours, but I want mine first.'"

She said that cities have formed

municipal corporations and purchased land for industrial development, offered incentives to attract relocating businesses or urged private corporations to form and stimulate industrial growth.

The degrees of success vary. Incentives, in the long run, can hurt a community economically and environmentally. Land speculation for a small community operating on a tight budget can also be risky business.

Jordan agrees. "Right now we do have some sites which makes for diversity," he said. "I see some real problems with the city moving into the real estate market."

The type of non-profit corporation that established Sandy Industrial Park is the best method for development, Jordan, Roberts and the city's consultant agree.

But, without that. The city has taken the selling of its industrial attractiveness into its own hands.

The Sandy Economic Development Commission and Sandy Chamber of Commerce will be called upon to look at available land and create a positive image showing the small city's advantages.

On a clear day, one of Sandy's major attractions looms along the eastern horizon.

The Mount Hood recreation area is a plus for the community's drawing power, as well as the track record of most of the businesses which have located in Sandy's industrial parks.

Roberts said that Oregon has traditionally been a people-oriented place and its industrial growth has faltered in some areas, as a result.

What Sandy and the other small cities hope to do is find a way to merge the people-orientation of smaller city life with the relocating industries and broaden their industrial and economic bases.

## State leader says growth up to cities

by VON BRASCHLER

Oregon's ailing economy will worsen without state government coordination with local economic development efforts to plan for new industry.

That's the prognosis of Oregon Labor Commissioner Mary "Wendy" Roberts as outlined in remarks Tuesday before the Sandy Chamber of Commerce.

"The state's economy is in a very sorry state," she said. "The unemployment rate in Oregon is high, and I personally feel it will go considerably higher before it gets better," Roberts said.

New housing starts in Oregon, she added, are at the lowest rate since records were started in 1975.

"We have got to diversify Oregon's economy, and we've got to plan for that growth, paying special attention to those communities tied closely to the timber economy."

Oregon's advantage in the new industry sweepstakes, Roberts said, is the state's high involvement in planning.

The state's disadvantage is its late interest in economic planning for new industry.

"Here in Oregon," she said, "we have planned well for people, but not for industry."

Local economic development commissions like that in Sandy, she said, "can save the economy of the state."

Oregon scores low among states in attracting new industry. While Texas attracted or saw expansion in 303 industrial firms the first six months of this year, Oregon attracted no new manufacturing plants.

Meanwhile, Florida attracted or expanded 191 manufacturing facilities, and North Carolina scored 157.

"We can't afford that anymore," said the first-term Democratic commissioner running for re-election next November.

Roberts, former state representative and senator, expanded the Bureau of Labor and Industries to include industry under main concerns as one of her first acts as commissioner in 1979.

The task of administering the bureau's four divisions hasn't been easy, either, with budget cuts including a recent 52-position staff cut by the legislature, Roberts said.

She predicts further cuts in state government that will "mean some severe cuts in services" from the Bureau.

Principle Bureau concerns are civil rights violations in labor, wage and hour administration and a state program for apprenticeship and training.

Bureau commissioner Roberts said she's a fifth-generation Oregonian who thinks the time for economic development and attraction of new industry has come.

A public concern for environment with more people moving to Oregon can be soothed by careful planning and realistic thinking, she said.

"I think what we should do is plan," she said. "Once they (new residents) are here, we have to find jobs for them."

## Car-pedestrian accident claims Sandy woman

An 82-year-old Sandy woman died Friday evening from injuries she suffered in an automobile-pedestrian accident on Pioneer Boulevard.

Grace Lillian Leibee, 19903 Summer-time Drive, died at Gresham Community Hospital hours after she was struck by a vehicle driven by a Milwaukie man while she was attempting to cross the street in the driving rain.

Mrs. Leibee was crossing Pioneer Boulevard, between Williams Thriftway and Sandy City Hall, according to Sandy policeman Harold Skelton, who investigated the accident, when she was struck by a Jeep driven by Joseph Ira Robinson. There were no citations issued.

Mrs. Leibee sang opera professionally on the West Coast for many years, beginning in the 1930s. She was one of the founders of the Portland Opera Association. She was featured last year in a brochure published by the Association, citing her singing and her work for the advancement of the Association. She belonged Rose City Auxiliary since 1930.

She is survived by her grandsons, Robert Myers of Portland and Darwin Myers of Walnut Creek, Calif.

Memorial services will be held this Saturday at 2 p.m. at Ross Hollywood Chapel in Portland. Interment will be at Rose City Cemetery in Portland.



Photo by Michael P. Jones

Mailboxes around the country will begin filling up with letters requiring 20 cents postage after approval last week of the latest increase designed to help out the postal service's coffers.

## Patrons claim water system 'set up'

by MICHAEL P. JONES

Post Correspondent

Creek Water Co. customers last week told a state Health Department investigator that an Oct. 30 hearing to determine if the water system constitutes a health hazard is a "set up."

They said their individual water tests contradict those administered by Ginter Engineering, the Environmental Protection Agency, and county and

state health departments.

"I personally ran the tests on three houses that they (Ginter and EPA) found problems with," said Robert Benson, a Riverside customer. "They all tested clean."

Gerald "Red" Bennett, who ran the water company before it was placed in receivership, charged that Gene Ginter, who now controls the system, "is

deliberately running the system into the ground to make it a health hazard."

Ron Hall, manager of the state Health Hazards Division, told the audience at the informational meeting held at the Mt. Hood Lions Club that the state is going ahead with plans to have the Alder Creek Water Co. declared a public health hazard.

If the system is declared a health hazard, a new water district would be

formed which customers fear would drive up water bills and open the door for more development in the area, raising property values and taxes.

The water service district would be composed of the Country Club, Wildwood, Sleepy Hollow, Riverside and Barlow water districts.

The water's suitability has been a point of controversy since 1979 when Bennett fought the county and state health departments and the EPA when they attempted to shut down the water system. At that time, Bennett accused the EPA of "doctoring" the water tests to mislead his customers.

On Sept. 26, a U.S. District court judge took the system away from Bennett and placed it in receivership, giving control and administration to Ginter Engineering, Inc. of Beaverton.

That marked the first time that receivership had been used in enforcing the EPA's Drinking Water Enforcement Act.

Marvin Price, of Ginter Engineering, responded to the customers' complaints that the firm has set up the water system with phony test results in a recent telephone interview.

"I'm not going to even try to respond to these accusations of falsification," he said. "It doesn't warrant a response. I don't expect any sophistication from those types of people."

Price said, "You cannot draw any conclusions on a single test taken on a single day. You base your conclusions over a series of tests taken over a longer period of time."

Jock Stewart, chairperson of the Riverside Homeowners Association, told officials at the informational meeting that people want clean water. "But, we don't want a 'Cadillac' system," he said.

"One year ago the judge declared this system a health hazard and placed it in receivership," Stewart continued, "but we're still having to boil the water."

Kylie Milner, another Riverside

customer, charged Ginter with a conflict of interest. He served as receiver while being a commissioner on the Boundary Commission.

Milner also questioned Price's role in the company because he, too, was employed by the Boundary Commission.

She claimed that while Price was a staff member of the commission three years ago, he told her and other residents "that Alder Creek is going to be a water district."

Ginter denied the conflict of interest allegations because he would not vote on any issues related to the water company or formation of the service district. He was appointed to the Boundary Commission Feb. 22, 1980.

"It's true," he said. "I'm on it, but it makes no difference at all. If there were a decision to be made, I would not make it. The state Ethics Committee rules don't allow it."

Ginter defended his right to hire Price after his temporary job ended with the Commission.

"Here's the facts," Ginter said. "Marv was on the staff of the Boundary Commission and worked on the original report for the commissioners. When I was appointed receiver, I wanted the best people who were knowledgeable of the system so I would not have to pay for the lack of experience. That's why he is here."

Ginter said his critics at the meeting did not represent the majority of the water company's customers.

He said they "work in town all day and don't have to worry about drinking the water." He said they are not putting themselves "in the place of a mother who has three or four kids and has to boil water to make a formula."

"The systems are a health hazard," Ginter said. "The law provides that these health hazards be dealt with. It's my responsibility to the public."

The hearing is scheduled Oct. 30 at 10:30 a.m. at the Mt. Hood Lions Club in Wemmer.

### Alderwood mobile homes denied

## Officer says no to subdivision

by MICHAEL P. JONES

Post Correspondent

A decision which could establish a precedent for future development of the Mount Hood corridor was handed down

Oct. 1 by the Clackamas County hearings officer.

Richard Christ said that he would deny a proposed conditional use permit for the 192-unit Alderwood mobile home subdivision, proposed for 48 acres of forest land in Brightwood.

He said that the area is a wildlife habitat and the evidence presented, in public hearings and Clackamas County Planning Commission documents, supported his decision.

The hearings officer said the residents' concerns about the impact of the subdivision on the area's water quality are valid due to the high water table on the proposed site.

Christ said the development would also be in violation of the state Land Conservation and Development Commission goals, primarily Goal 5 which states that open space and natural and scenic resources must be conserved.

Paul Rice, one of six project developers, said he was surprised at the hearings officer's decision because, he felt, the development had met all the state's required land-use goals.

"I felt certain that the project would have been approved," said Rice, "especially since the Planning Commission approved our subdivision. We will be appealing the hearings officer's

decision."

Portland land-use attorney Ed Sullivan, whose firm represented the residents of the area and the Mount Hood Corridor Citizens (MACC), said he was not surprised by the decision.

"For the record, I'm pleased with the thorough job of the hearings officer," said Sullivan. "I can't say that the result was surprising, but it's gratifying."

Gordon Cabral, spokesperson for MACC, said he was extremely pleased with the decision and urged other citizens opposed to development to "keep fighting."

"We opposed Alderwood because it was unsuitable," Cabral said. "We fought it, but it took a lot of time as well as money to defeat it. Our victory should show others in the Mount Hood corridor that this type of development can be defeated if people pull together and not be intimidated by the methods and the pressures of the land speculators."

"People have to stand up and be counted," he said. "It is our right. But, if people don't exercise these rights, then this type of development will be forced upon us. If we allow that to happen, then everything—the land, the wildlife and the people—will all lose."

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