The Sandy Post

Vol. 71 No. 43 | SANDY, OREGON, THURSDAY, OCTOBER 29, 1981 | (USPS 481-180) | Single Copy 25¢

LCDC likes county plan

by MICHAEL P. JONES
Post Correspondent

The Clackamas County comprehensive plan will be reviewed by the state Land Conservation and Development Commission (LCDC) tomorrow in Salem.

If approved, it would allow development of the Mount Hood Corridor—a point of contention between mountain groups and county officials.

For the past few months, the Mount Hood Corridor Citizens (MACC) has studied the ramifications if the plan is approved as proposed. Their study shows that some 3,000 acres in the corridor could possibly be developed.

The MACC study calls the plan vague and contradicting. It says the Clackamas County Planning Commission's own maps showed the corridor area zoned for environmental protection, forest land, winter range for wildlife, as well as being zoned for development.

Ken Dauble, principal planner with the county Planning Division, disagrees. "The plan does not really establish the zoning, but sets the stage for zoning," he said. The comprehensive plan sets forth guidelines for "planned designation."

He said the plan gives the mountain area adequate protection, particularly to streamside area and visual amenities along the highway. He said the area is protected through the plan's land designation policies and "also through the environmental standards set forth even in the developed areas."

LCDC commissioners also disagree with MACC allegations. Last Friday, the commissioners overruled the LCDC staff recommendation and issued a statement that they will approve the comprehensive plan as proposed. Formal action takes place tomorrow.

Edward J. Sullivan, attorney representing MACC and the Environmental Committee on Suitability (ECOS), said Monday that intensive political pressure played a major role in LCDC's decision.

"The Department of Land Conservation and Development has concluded that the area within the Hoodland Service District can be urbanized and subject to further housing. This includes the Alderwood (mobile home subdivision) that was recently ruled against by the Clackamas County hearings officer," he said.

"But outside the service district area, the county has not provided sufficient facts and reasons for further development," Sullivan said.

Gordon Cabral, spokesperson for MACC, said his organization will probably appeal the plan once it is approved.

"We will go as far as the people around us want to go," he said. "Individually, we won't fight it alone. We can't. Together, however, we will pursue it aggressively."

"The rivers are going to be destroyed. There will be erosion and silt going into the rivers because of runoff. The Salmon River will be overrun with people and fisherman will not even have room to cast.

"And certainly, you won't see any wildlife around here. It's bad enough already. By unleashing the developers on these slopes, the future will surely be bleak," Cabral claims.

Dauble disagrees. "I'm not a wildlife biologist, but I know that there is some concern. But you've already got built-in conflicts with the existing developments there. The plan could minimize these conflicts," he said.

"Ideally, it's pretty hard to turn the clock back. We've not got the north face of the corridor zoned for timber. We have this to protect that range area. The southern range areas are already developed," Dauble said.

Photo by Von Braschler

Local florist Meri Lang and "king kong" Bruce Parker prepare their act for Moonlite Madness this Friday night in downtown Sandy. Store clerks will dress in spooky costumes for the annual moonlight sale 7-10 p.m. Friday.

Moonlite Madness kicks off Friday

A spook house, hayrides, costume contest and spooky store clerks are main attractions of Sandy's "Moonlite Madness" Friday, Oct. 30.

The Halloween events are sponsored by Sandy Area Merchants to complement the retailers' annual moonlite sale, set for 7-10 p.m. Friday.

Many of the store clerks themselves will dress up in Halloween costumes during the night, but kids who show up in costumes can win prizes.

Youths, 4-14, can compete for cash prizes 6:30 p.m. Friday in Heritage Square parking lot. The earliest contestants all will win free Mountain Days T-shirts.

A haunted attic above Sandy DeCor at the corner of Proctor and Meinig will treat the bravest souls to the scare of their lives this Thursday through Saturday. Hours are 6-11 p.m. nightly.

Entry will be from Proctor Boulevard. There is a nominal charge to offset expenses.

Kids who want a hayride to a marshmallow roast at Meinig Park can catch the pony-driven wagon of Sandy FFA Club every 15 minutes at the Rexall Drug store parking lot.

Rides are offered for a nominal fee 6:30—9 p.m. Oct. 30.

Kids younger than 6 should be accompanied by a parent.

Many Sandy stores are planning special in-store attractions and refreshments along the Halloween theme.

Sandy Area Merchants, event sponsor, is a retail trade committee of the Sandy Area Chamber of Commerce.

BPA officials review plan to increase power load

by DAN DILLON

The Bonneville Power Administration wants to increase power transmission capabilities between Portland and Longview, Wash. In anticipation of that move BPA has developed five options for the route of a 500,000-volt power line, one passing just east of Sandy.

Monday evening BPA officials outlined the options for area residents at Kelso School and listened to their concerns.

From responses gathered at Kelso and similar hearings, BPA officials plan to draft a proposed environmental impact statement for a second set of public hearings in October 1982. The final environmental impact statement will be ready in May 1983. Whatever option is selected would be operational by 1988.

Without the new transmission line, the existing line between the Portland metropolitan area and Longview will be overloaded by the late 1980s, said Bill Schulenberg, BPA electrical engineer with the Lower Columbia Area office.

The option of greatest interest to Sandy-area residents calls for a 500,000-volt line from the Ostrander substation near Barton, through the area just east of Sandy, crossing the Sandy River, and making a turn toward Troutdale. Those improvements would be in place by the year 2000, Schulenberg said.

The Sandy option would be the third phase of Plan B, the second of the five alternatives, which would also call for right-of-way improvements in Washington and Columbia counties. Those improvements would come by 1988 and 1989.

Henry Reckmann, 36804 SE Kelso Road, is one resident whose property would be affected by the BPA move, if the Sandy alternative is adopted. He is concerned about who will control tansey ragwort, the effects of towers on farm land and noise caused by the 500,000-volt lines.

He said that past efforts to control tansey with cinnabar moths had been unsuccessful. "They eat it down and go into the ground," he said, "but as soon as the moths are gone, it blooms again. Once they go to seed, there's not much you can do."

Dennis Maxwell, BPA environmental specialist, said the agency attempts to work with landowners on tansey control and when it places towers so that optimum use can be made of the land by the farmer.

Dan Bracken, a sub-contractor who will prepare the draft environmental impact statement for the project,said that design improvements eliminate some of the humming noise and that nuisance shocks are spread over a larger area, without worsening in severity.

Jim Minnick, 15470 SE 362nd Ave., is another landowner affected by the BPA lines. He questioned the policy regarding the trimming of trees near the lines.

BPA regulations require that trees be cut only when they could create a hazard for the lines, Maxwell said. Underground lines cost 10 times as much as lines in the air.

There are also trade-offs in cost, environment and reliability, he said.

Local companies battle slumping timber sales

by LINDA CROCKETT
For The Post

The Pacific Northwest is facing a "ripple affect" from its economic problems, particularly from the suffering timber industry, according to Adolf Hertrich, president of Vanport Manufacturing Co. of Boring.

Yet, his company is one that has discovered ways to survive during the industry slowdown.

Vanport forsees no layoffs or closures, according to Hertrich who adds, if the market is not back in five years, every company may be forced to sell their plants for scrap metal.

In the meantime, Vanport survives with a thriving export business, particularly to Japan. The firm is diversified and constantly sends graders to learn the metric grading used overseas.

This is not feasible for all companies, however. Some find it difficult to be that flexible because they have investments committed and can't make rapid changes. There is also a limited market in any one place and Japan is having a housing recession of its own.

The Tad Yeager Logging Co., which ships mostly to Tygh Valley and The Dalles, is one of the few companies with a "harvester." The machine eliminates the chainsaw, according to logger Joe Lewellyn, by trimming off the branches, measuring and cutting the log.

The feasibility of using this piece of equipment depends on the terrain and size of logs. It is profitable where terrain is flat and logs are small.

While these firms are still operating, other timber-based companies have not been so lucky. According to the latest figures released by the Western Wood Products Association, 17,278 Oregon workers have been affected. Eighty-one mills have curtailed shifts and another 48 Oregon mills have closed.

High interest rates, a fragile housing industry and the dehydration of the market for forest products have been blamed as culprits.

The Reagan administration is leaning toward harvesting more now and taking the loss in the future, according to Pete Wagner, timber management staff officer for the Mt. Hood National Forest. But just harvesting more timber and producing more goods results in problems of their own.

If more timber is harvested now, the supply for the future decreases. The U.S. Forest Service's policy on timber sales is based on an equal number harvested annually.

The Forest Service recently extended the contrcts for harvesting timber by two years.

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Timeshare sales stopped by state order

by MICHAEL P. JONES
Post Correspondent

The Oregon State Real Estate Division last Thursday ordered Mt. Hood Timeshare of Welches to "desist and refrain." That order effectively stops the sale of timeshare vacations at the Green Tee Motel, located on the golf course at the Red Lion at Bowman's, in the state.

In the order, issued by Real Estate Commissioner William F. Gwinn, the company was forbidden from "making any sales, lease, transfer or disposition of interests of any kind or nature.

Mentioned in the order is Resort Timesharing, Inc. of Welches; Mt. Hood Sales, Inc. of Portland; Mt. Hood Vacation Club of Welches; Mt. Hood Clearinghouse of Incline Village, Nev., and American Guaranty Financial Corp. of Portland who is selling the converted Green Tee Motel to Carl Bright of Welches.

G. Wesley Preis, examiner with the subdivision section of the Real Estate Division, said the order was instituted because the timeshare operations were not registered with the state and the necessary consumer protection papers had not been filed.

Dick Wilson, supervisor of the subdivision section, said Bright and his timeshare operations have 20 days to request a hearing and comply, or the order becomes final.

A similar order was issued by the Washington Real Estate Division on Oct. 9. A hearing was scheduled last Wednesday in Olympia, Wash., but representatives from the timeshare operation did not attend after being subpoenaed.

According to Robert Love, trade practice consultant with the Better Business Bureau of Portland, numerous complaints have been lodged against Bright, who is president of Resort Timesharing, Inc. and Mt. Hood Vacation Club, for misleading advertising through direct mailings.

Love said that "prize winnergrams" mailed by Mt. Hood Clearinghouse have misled potential buyers. He said that the winnergrams informed the received that they had won either a 1981 Ford Escort, $5,000 in cash, a year's tuition at the college of their choice or a four-day, three-night cruise in the Bahamas.

"In reality," Love said, "they all win the cruise. There is no chance involved. But to go on the cruise, people have to pay all the transportation costs to Miami, where the ship leaves and pay the port fees."

Former Employee Explains

A former employee of the timeshare operation explained the tactics used by the staff.

The employee said that after people received their winnergrams, they called long distance to see if they indeed had a "lucky number." The callers were put on "hold" for 30 to 40 seconds while their numbers were supposedly looked up.

The caller was then informed that they had won one of the prizes, but they had to take the tour of resort facilities in order to collect.

The former employee said employees were given instructions that the word "timeshare" was never to be used, because of the negative connotations associated with it. The name "Mt. Hood Vacation Club" was also never used on the telephone.

If people requested additional information about the prize, employees were instructedto say, "I'm sorry. I'm just a receptionist. You're invited to take a tour of our facility."

The former employee said that potential buyers were led to a bulletin board in the office that had 12 to 15 numbers on it. If the customers had any one of these numbers they won the car, cash or college tuition. No one ever won those prizes.

Jon W. Pegg, chief of Washington's land development registration, said they there had been a number of complaints registered against the timeshare project, alleging that potential buyers were led to believe that they were buying into either Bowman's golf course or the Red Lion.

He said that similar sales tactics have been used in other timeshare projects "when, in reality, the people do not own any real property."

Customer Recalls Tour

John Saemann of Alameda, Calif., said that when he took the tour of the Green Tee Motel on Sept. 20, he was shown around Rippling River and the golf course first. It was not until the end of the tour that he was shown a remodeled room in the Green Tee.

Saemann said that he learned about Mt. Hood Vacation Club while on an outing near Bend. When the sales staff at the timeshare operation learned of this, he was told that the Deschutes River Ranch was "one of their properties."

According to the Real Estate Division, this timeshare project is not owned by the Welches company. However, timeshare members may exchange vacation time through a national timeshare exchange network and stay at the Deschutes resort.

A former tour guide who worked for Mt. Hood Timeshare disagreed that the staff deliberately misled buyers into thinking they were buying into the golf course or Red Lion.

She said it was stressed to them "they were not working for Red Lion or Rippling River." She said that because timeshare was so new in this part of the country, "people just tend to misunderstand no matter what you tell them or how carefully you explain the program."

According to state Real Estate Division records, 87 persons have purchased timeshare vacations at the Green Tee Motel. Buyers have paid between $2,500 and $10,000, depending on the time of year they purchased their vacation time.

Bright has been unavailable for comment.