

Comprehensive plans:

Sandy nears LCDC approval

by DAN DILLON

Local officials are confident that Sandy's comprehensive land-use plan will finally be accepted by the state Land Conservation and Development Commission following the creation of a special density for mobile homes.

"LCDC staff has indicated they will make a positive recommendation for the February meeting with the full commission, so it will be in compliance with statewide goals," City Manager Roger Jordan said last week.

The decision to create the special density for mobile homes came after protests from LCDC and the mobile home industry.

The city had taken the stand that mobile homes be placed primarily in high-density areas (10-15 dwellings per acre). However, mobile home development typically occurs in the six to

nine units per acre range.

In Sandy, both the Knollwood Estates Mobile Home Park and Hood Chalet Mobil Park fall in that density range.

While the city's high-density designation would be too confining, the medium-density range (5-6 dwellings per acre) was thought to be too open, leaving a gap in the density where mobile home parks are developed.

As a result, the city last week adopted an ordinance for mobile homes only which will allow development in the recommended 6-9 units per acre range.

The change will not affect other housing types, according to City Planner Don Wilson.

Another section which the city adopted simply demonstrates that the city has sufficient buildable lands within its high-density area to accommodate both projected mobile home units and projected multiple-family housing. "It is re-

quired in order to demonstrate that we are not discriminating against mobile homes by providing no land for their use," Wilson said.

If LCDC agrees with its staff recommendation at the Feb. 5 hearing and approves Sandy's plan, it will be the end of nearly three years of study and preparation.

Prior to June 1980, when the city first submitted the plan for consideration, Straam Engineers Inc. had worked throughout 1979 compiling the data needed for the document.

After the initial submission to the state and its review process, LCDC found that the plan needed revisions to comply with four statewide planning goals.

During a continuance period, the city staff prepared an amendment package which was adopted and resubmitted to the state Oct. 19, 1981.

Economist predicts fiscal rebound

Oregon's economy will hit bottom and rebound all in this year, but Sandy can rebound even faster by attracting industry.

At least that's the prognosis and local advice from Mt. Hood College economics instructor Ted Shineman, former state economic consultant in Maryland.

His forecasts for 1982 were delivered this week to the Sandy Chamber of Commerce.

He joined state Labor Commissioner Mary Wendy Roberts and the city's own Economic Develop-

ment Commission in urging Sandy to attract new industry to town, a task eased by favorable climate here, Shineman said.

Major factors cited by industrialists who relocate are met locally, he said, with Sandy's recreational facilities, skilled labor force, relatively low housing costs and affordable land and taxes.

For Oregon and the nation as a whole, Shineman forecasts a slight improvement by the end of the year, after the economy hits bottom in late spring or summer.

"Oregon services the rest of the country," he said of Oregon business makeup, "so we can't expect to do well if the country doesn't."

"When Washington (D.C.) sneezes, we get a cold. When Washington gets a cold, we get pneumonia."

Shineman predicts Oregon's unemployment soon will hit 11.1 percent, its highest since the Great Depression.

A third of state sawmills will be closed with another third slowed down this year, he also forecast.

Non-durable goods will

be hit less, he said, but almost all sectors of the economy will be down.

There are bright spots. Agriculture statewide may improve this year with more exports, and inflation already is slowing on almost everything but final goods to retail consumers.

While single-family housing starts statewide in December totaled only 318 with 63 additional apartment units, 20 of the Portland metro area's total of 28 apartment units were started here in Sandy.

Those 20 new Sandy apartments under construction are part of Sandy builder Ginny Brewster's housing complex for senior citizens.

Actual employment rate coming out for Oregon, he said, will be up 8 percent (versus the unemployment mark of 11.1 percent), since there are more people here this year.

The nation's growing \$109 million deficit is held at bay now, almost ironically, by high interest rates that keeps the private sector from borrowing, Shineman added.

So there's even a bright side to the current recession, he said, with pressure on the credit

market. Shineman also predicts a peak in inflation at 7.5 to 8 percent this year. He notes that some commodity prices already have dropped.

He figures mortgage interest rates will hit a low of 13-14 percent by early spring, with prime interest rate also hitting 13-14 percent later this year.

The nation officially entered the current recession July, 1981, according to the government. But Shineman said the die was cast 1973-80, when productivity stagnated despite price increases, high interest rates and inflation.

He feels, however, the nation is entering a new economic stage with the Reagan Administration. Large cuts in income tax and business tax will have a big impact on the national economy, Shineman feels, as will cuts in non-defense spending and a disproportionate 40-50 percent increase in defense costs.

We're headed for the bottom, but we don't know how far it is to the bottom," he said. "Toward the end of this year expect a slight improvement, but don't expect a boom."

Alarm rate down during recent year

Chimney fires during the single month of December accounted for more than one-third of all chimney fires reported during 1981 as winter weather hit the Sandy area.

According to year-end statistics released this week by the Sandy Fire District, there were 17 chimney fires last month and 46 during the year.

During the year there were 152 reported fires, many of them preventable.

"That's many more fires than we'd like to see," said Fire Marshal Jim Gallagher. Chimney fires are preventable by proper operation and maintenance of the system, he said.

"You can prevent them. You don't need to a chimney fire," Gallagher pointed out.

Another 30 percent of the year's fire were also preventable. Forty-three grass, rubbish and trash fires were reported and those can be stopped "by people observing some basic common sense," Gallagher said.

There were 870 alarms recorded during 1981, compared to 986 one year earlier.

Again emergency medical services made up the bulk of the calls. For the year there were 558 EMS calls; 152 fire alarms; 76 public assistances; 55 mutual aids with adjacent fire districts, and 29 false alarms.

County officials revise three areas

Clackamas County officials are working to revise the county's land-use plan which gained partial approval from the state in December.

Oregon's Land Conservation and Development Commission formalized an 180-day extension Jan. 4 on three parts of the plan that didn't meet with its approval.

Ardis Stevenson, assistant director of the Environmental Services Department, said the LCDC wants more work done on rural contested areas, the Mount Hood corridor and areas

covered under a new "goal five" of the standards.

The only rural contested area in the north Clackamas County area is Carmel Estates, which is more than 20 acres near the intersection of U.S. Highway 26 and Oregon Highway 212. The county claims the land should be zoned for commercial use. LCDC members want the land designated for agricultural or forest uses, as do city of Sandy officials who have opposed the commercial zone since it was first

designated.

The Mount Hood area along Highway 26 outside of the Hoodland local improvement district is under study by the LCDC. The commission has requested additional information on the area from the county before land-use designations are made.

Goal 5 of the state's laws calls for special designation of wetland and historic areas in the county.

According to Stevenson, the LCDC wants the county to determine what the environmen-

tal, economic, energy and social impacts of preserving such sites in the county are. She said one church in the Damascus-Boring area is the only such structure in the area involved in this part of the extended land-use plan's approval process.

The county has been working on its plan since the LCDC was formed, and will be among the first 10 Oregon counties to complete the planning process if the commission approves the revisions submitted at the end of the extension.

Citizen-of-year banquet this Friday

A crowd of 90-120 is expected at the annual Sandy Chamber of Commerce installation and awards banquet this Friday at Red Lion-Bowman's in Welches.

A no-host cocktail hour opens the evening at 6:30 p.m. with a dinner of stuffed chicken to follow.

Highlight of the evening will be naming of Sandy area's citizen of the year for 1981. Winner last year was Darrell Dempster, current Kiwanis president

and Mountain Festival chairman.

The Sandy High School Pionnaires musical group will entertain.

Chuck Jones of

Ferguson's Power Equipment in Sandy will be installed as new Chamber president.

Other new officers are Vicki Ward, vice presi-

dent; Marge Hoffman, secretary, and Ed Storey, treasurer.

Tickets are available at the Chamber of Commerce office.

Chamber to eye taxes and timber

Sandy Chamber of Commerce will get an insider's look into county taxation and Mt. Hood National Forest soon at upcoming meetings.

George Malin, Clackamas County assessor, will address the Chamber at noon this Tuesday, Jan. 19, at the Tollgate Inn about county tax assessments. A short question and answer period will

follow. Charles Smay, district ranger at Zigzag, will address the Sandy Chamber at noon the following Tuesday, Jan. 26, at the Tollgate Inn on topics of local concern.

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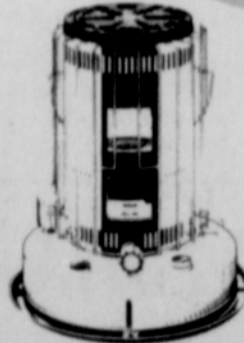
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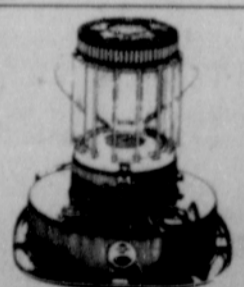
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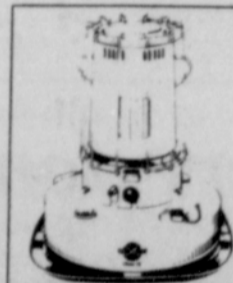
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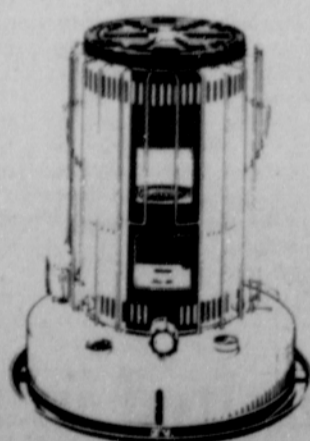
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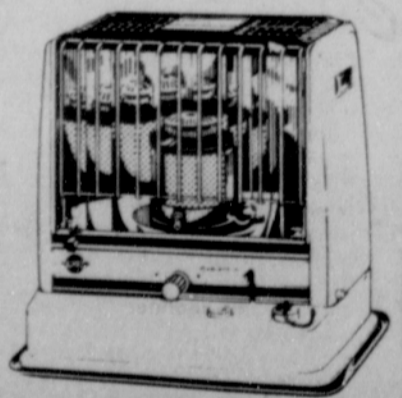
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