

County board to consider slope amendment

by MICHAEL P. JONES
Post Correspondent

The Clackamas County planning staff introduced to the planning commissioners an amendment which could permit development on lands with slopes in excess of thirty-five percent.

The county commission will consider the amendment in a meeting Feb. 22.

The proposed amendment would replace the original revisions to the zoning and development ordinance, which would allow hydroelectric projects to be constructed on slopes in excess of 35 percent. Such construction would be prohibited under the existing ordinance.

The revision in the ordinance came about as a result of two hearings, which dealt with a mini-hydroelectric project proposed by Paul Sanders of Zigzag. The developer had sought a conditional use permit for the hydro on Minikahda Creek, just off Lolo Pass in the Crutcher's Bench area.

The Clackamas County hearings officer ruled on Oct. 29 of last year that the hydro would be utilizing a steep grade, which would not be permissible under the existing ordinance.

Before the Board of County Commissioners meeting on Jan. 6, Sanders argued that such slope prohibitions were not necessary, since feasible hydroelectric development has to utilize steep grades.

This point was confirmed by the Oregon Department of Energy which offered staff assistance so that the county could revise its ordinances to accommodate hydroelectric development.

In a letter to the planning commission dated Jan. 25, Lynn Frank, director of the Department of Energy, called the existing ordinance "an unreasonable obstacle to the development of such facilities."

"In reviewing county plans and implementation measures, we have found that often they do not adequately address the siting of renewable energy resource facilities," wrote Frank. "This is not surprising given that interest in these facilities has dramatically increased only in the last two years. In 1982, we intend to develop model standards for these facilities in cooperation with counties and other interested parties. The issues raised by recent proposals for hydropower developments in Clackamas County are illustrative of concerns which will be faced by all Oregon counties."

Edward Sullivan, an attorney representing the Mt. Hood Water Resources Coalition, successfully

argued for a dismissal of the hearing because the project was still in violation as the ordinance currently read. The commissioners agreed and the slope-related ordinance was sent to the planning commissioners for a hearing to explore a revision that would accommodate hydro-facilities.

The revision of the ordinance that appeared before the planning commissioners, however, encompassed much more development than just hydro-electric facilities. The planning staff's amendment would allow, by meeting specific conditions, individual homesites as well as residential developments to be constructed on hillsides.

The conditions proposed include such requirements that the developers must meet included conducting a geologic study to insure that the site is stable for development.

Also, any design conditions recommended on the basis of this site analysis have to be incorporated into the design and construction of the proposed project.

The development site's access, as proposed by the planning staff, would be approved only if the construction "does not require excessive cut and fill, blasting, tree-cutting, retaining walls or other terrain alterations which detract from the natural scenic quality of the site."

In addition, the design review of the slope's construction must include re-vegetation "to insure preservation or rapid re-establishment of the scenic quality of the site." Storm drainage and erosion control plans would also be required.

When a building is proposed for the slope, like in the case of residential structures, the transferring of density or the development of only the area with less than the 35 percent slope, would be prohibited.

If the site has any unique characteristics as vistas or solar exposure, it would be explored by the planning staff whether to allow the siting of structures "with less or equal overall disturbance of the property as would otherwise occur" under this ordinance amendment.

The planning staff also proposed another amendment change to the ordinance which addressed development standards and limitations. They proposed that "high priority" open space be preserved outright, except in the development of hillsides with over thirty-five percent slope.

Carol Smith of the Mt. Hood Natural Resources Coalition, argued that this proposed amendment is confusing and contradictory. She said that with the ordinance reading that high priority open space will be preserved, and then adding this exception, it is difficult to determine

what would actually be permitted. "I was wondering," asked Smith of the planning commissioners, "what higher classification is higher than 'high priority'?"

Beth Baker, secretary-treasurer of the Rhododendron Neighborhood Group, voiced her opposition to the planning commissioners taking any action on this amendment change, and requested that the decision be postponed.

"I believe that this alternative proposal should not be acted upon at this

time since the information included has not been circulated, nor has there been enough time for more than a hasty perusal," said Baker.

"We were discussing a change originally directed toward single family dwellings and which is now to be changed to allow any type of construction as long as it meets these guidelines."

Frank Josselson, one of two attorneys representing Sanders in his hydro development, argued that he had been before the planning com-

mission three different times in the last seven years, all regarding development on slopes. He argued that the county's existing ordinance, which limits development on slopes in excess of 35 percent, were not intended to cover all developments, including hydros.

"It's a real nightmare because (with) that kind of prohibition, there's certain types of development that you want to have, that can't exist except on 35 percent slopes," said Josselson. "I suppose ski lifts are a

good example of those. Certain kinds of small-scale hydros are another example."

Members of the Planning Commission voted four to three to withhold making a decision Feb. 1 until after studying the proposal in a work session Monday night. At this session they voted to approve the amendment change and have sent it to the Clackamas County Board of County Commissioners for consideration on Feb. 22.



Lorene Emrich of Sandy shows Firwood students a pot she has crafted on the wheel. About 30 speakers participated in the 1982 Firwood Career Days, held last week at the school. Kathy Collins, of the parent-teacher club, said that the

event, in its sixth year, was a great success. Also pictured is Charlie Harris, in back, Christie Sharp, center, Crystal Fry, front center, and Shannon Baker.

Photo by Scott Newton

Hoodland Happenings

Group plans joint membership drive

THURSDAY, FEB. 11

A senior citizens lunch, sponsored by Loaves and Fishes, will be served at 11:30 a.m. at the Welches School Library. Transportation and further information is available by calling Maxine Worley at the Senior Center, 622-3331.

"Wrestling for Kids" will be held this evening at Welches School in room 15. Wally McKenzie, Jim Page and Gary Dienderich will lead this class for grades three through eight. Wear tennis shoes, a T-shirt and shorts. The class will meet from 7 to 8:30 p.m.

SATURDAY, FEB. 13

Beginning at 8 p.m., the Hoodland Women's Club annually sponsored "Sweetheart Ball" will be held at the club building on Salmon River Road. Tickets can be purchased at the door for \$6 per couple. Refreshments will be available, including a no-host bar with hors d'oeuvres and a door prize will be awarded. Tim McCarthy and his Sound Circus Band will provide the music. Linda Fredrickson has decorated the building for the ball.

Call chairwomen Suzie Ostergran at 622-3443 or Betty Hoffman at 622-4863 for more details.

SUNDAY, FEB. 14

Happy Valentine's Day
The Audubon Society will sponsor a trip in the Zigzag area today to look at planned resort acreage which threatens deer and elk wintering areas. The trip will be led by Gene Herb, who is a biologist for the state Department of Fish and Wildlife. Participants will meet at the Zigzag Ranger Station. For meeting times, please call 1-229-5104 or 1-357-2191.

Beginning at 3 p.m. and continuing until 7 p.m., the Wy'East Artisan's Guild, Mountain Music, and the Mountain Players will hold a joint open house and membership drive at the Hoodland Women's Club on Salmon River Road. The open house will include refreshments, exhibits and general information about each group. The public is invited.

"Mountain Music" will present Seattle, Wash., singer-songwriter and guitarist Linda Waterfall at 8 p.m. in the Hoodland Women's Club.

Mountain Music-sponsored concerts are open to the public and tickets can be purchased at The Store Natural Foods and Cafe or at the Women's Club building door just before showtime. For further information call Will Frank at 622-3130.

MONDAY, FEB. 15

A senior citizens lunch, sponsored by Loaves and Fishes, will be served at 11:30 a.m. in the Welches School library.

TUESDAY, FEB. 16

Recreational volleyball will start this evening from 6 to 7:30 at Welches School gymnasium. Adults and high school students are welcome to participate.

Welches Community School Tiny-Tots group will meet at 7 p.m. in Welches School Cafeteria to organize for the Community School Winter Term. Children are welcome at this meeting.

A cooking class in Austrian-Hungarian cooking will be taught this evening at Welches School kitchen.

Beginning at 7 p.m. participants will learn a new menu of delicious Austrian-Hungarian recipes. Kim Schroeder will lead this class, which will conclude at 9 p.m.

Get in shape by taking Aerobic Dance through Welches Community School. The first meeting will be this evening from 7:30 to 8:30 at Welches School gym. Chris Hutchison will lead this group. A fee of \$3 will be charged.

WEDNESDAY, FEB. 17

A "Free Blood Pressure Clinic" will be held today from 1 to 2 p.m. at the Hoodland Senior Center in the Women's Club building at Salmon River Road. This clinic is open to all ages.

The Clackamas County Bookmobile will be at the Mt. Hood Food and General Store from 2 to 3:30 p.m., and at Ted's Brightwood Store from 4:30 to 7 p.m.

To place an event in the "Hoodland Happenings," contact Dawn Morrison at 622-3538.

Oregon City man files for Clackamas County Board

Patrick Blue of Oregon City has filed for the Republican nomination for the Clackamas County Commission, position number 2.

Blue was reared in Gladstone and attended West Linn High School and the University of Oregon before entering the United States Air Force during the Korean War.

His Air Force assignments were primarily in management of high technology research and production contracts and as a resident representative to major contractors.

After leaving the Air Force, Blue was assistant manager of the Port of Skagit County, Washington, with operations and marketing responsibilities for industrial parks, marinas and airports.

He and his family returned to Clackamas County in 1978 and since that time he has guided the efforts of the Oregon Tri-City Chamber of Commerce.

He has worked toward the completion of the Oregon City bypass, the

Tri-Cities Service District and the Resource Recovery Plant. He has and is active in land use and tax issues.

Blue is a former pilot and combat veteran of over 500 missions and was awarded the Distinguished Flying Cross, the Air Medal with eighteen Oak Leaf Clusters and the Meritorious Service Medal. He has a bachelor of science in engineering from Oklahoma State University.

Blue is married to a West Linn schoolmate. The couple has three children and currently reside south of Oregon City.

The only other Republican to have filed, as of Friday afternoon of last week, is Bev Henderson of Lake Oswego.

Democrats that have filed for position 2 include Duane Bock, Milwaukie, Vince Ferrante, Oregon City, Dale Harlan, Milwaukie, Diane Quick, Portland, and Scott Taylor, Canby.

Mountain Music concert set for Valentine's Day

The Mountain Music Society will present a Valentine's Day concert Feb. 14 featuring singer-song writer Linda Waterfall.

The Seattle recording artist will perform at 8 p.m. at the Women's Club in Zigzag. The cost is \$4 at the door, \$3.50 for members of the society and \$2 for children.

Waterfall's music is a composite of original folk with a jazz orientation.

She has three albums out, "Mary's Garden" and "My Heart Sings," her first two albums, were well received. Her latest effort "Banana Land," has helped to establish her reputation as a serious musician.

Waterfall will be accompanied by Scott Nygard, a guitarist known for his style and stage presence.

Prior to the concert, from 3 to 7

p.m., the society will join together with the Wy'East Artisans Guild for a membership drive, which will also be held at the Women's Club.

Prospective members can view the creations of artwork by local Mt. Hood Artists in the Guild and listen to live music and tape recordings of previous concerts sponsored by the Society.

A scrapbook of newspaper clippings and other memorabilia on the brief, but active history of the society is being compiled by Marie Kennedy and Roy Nolan and will be on hand for viewing at the event.

For more information on the Linda Waterfall concert or the activities and events of the open house membership drive, contact Linda Tilgner at 622-4242 or Will Frank at 622-4261.



A rocky peak near the top of Mulitorpor ski area has a barren, winter look.

Photo by Scott Newton