

Hearing set Feb. 22 on mobile home park

by MICHAEL P. JONES
Post Correspondent

An appeal set for Feb. 22 at 9 a.m. before the Clackamas County Commissioners will decide the fate of a mobile home subdivision planned in the Brightwood area.

The 192-unit subdivision is being proposed by Hoodland residents Paul Rice, a partner in Merit Properties in Welches; former independent engineer Bruce Erickson, who is currently working for Clackamas County; paving contractor Jim Turin; plumbing contractor Claude Gudge; Tom Monstis of Merit Properties; and attorney Lowell Njust, who is representing the six partners as legal counsel.

On Dec. 9 of last year Hearings Officer Richard Crist issued a decision denying a conditional use permit for the 48-acre development, which was proposed in an area zoned for "urban densities."

His denial overruled a planning staff recommendation to approve the development, subject to conditions.

The hearings officer's ruling was based on decisions that ranged from the developer's decision to construct private roads rather than roads built according to county specifications, failure to satisfy the Clackamas County Comprehensive Plan, and failure "to satisfy criteria set forth within the Zoning and Development Plan."

In a written decision by the hear-

ings officer, Crist wrote that the proposed subdivision was in further conflict with the specifications of both the Mt. Hood Community Plan and the Clackamas County Plan as they include provisions to protect wildlife habitats.

"The proposal conflicts with provisions relating to wildlife habitats and distinctive resource areas within the Clackamas County Plan which call for minimizing adverse wildlife impacts in sensitive habitat areas including deer and elk winter range below 3,000 feet elevation," wrote Crist.

"Again, the record does not indicate that the designated winter range area within the subject property can be adequately replaced by

other land and that adequate mitigation factors can be employed," he wrote.

"The hearings officer notes that deer winter range areas are 3,000 feet elevation and below as set forth (in)...the Clackamas County Comprehensive Plan. A significant portion of that land below 3,000 feet elevation within the Mt. Hood Corridor area is designated for development for other than natural resources.

"The record does not indicate that there is adequate land which can and will be protected for deer winter range to preserve the project and anticipated resource."

The proposed development was also found to be in violation of

Oregon's Land Conservation and Development Commission (LCDC) goals.

The hearings officer ruled that by failing to conserve open space and protect natural and scenic resources "including wildlife areas and habitats," that they were in violation of goals two and five.

In a letter written to Njust on Jan. 27, from John R. Donaldson, the director of the Department of Fish and Wildlife, he wrote it was not his agency's intent "to single out your Alderwood Mobile Home Subdivision as having a greater or lesser impact to wildlife than other large developments proposed in that area."

Rather it is "the cumulative effect of such development on wildlife populations dependent on habitat in the corridor."

"The Fish and Wildlife Protection Plan for Clackamas County, completed in 1980...shows the Mt. Hood Corridor as being important habitat for big game," wrote Donaldson.

"Our recommended maximum densities for this area are one dwelling on 80 acres.

"In our mapping of big game habitat in the county, the corridor was the only significant conflict that has occurred because of the pressure to continue development for commercial and residential use within identified wildlife habitat.

"A report on the Salmon River Drainage in 1971, addresses the fact that lands which could provide good forage for deer in the bottom of the drainage are becoming saturated with developments.

"Our information on deer populations and use of the area come from several inventories and many personal observations were made during the harsh winter months when animals are forced to low elevations.

"The existing deer population of the corridor is depressed because of the limited available habitat," wrote Donaldson. "Careful management of the remaining habitat in the drainage is required to maintain a viable deer population."

Donaldson acknowledged, however, that "not all the land is of equal value to deer," and that some "have a greater need for protection than others because of existing developments, slopes, roads and available forage."

"Conflicts between big game and developments can only be resolved once a suitable growth plan is adopted that "protects adequate big game habitat."

In the appeal filed by the developers, it is argued that since the ruling by the hearings officer the Mt. Hood Community Plan has been accepted by LCDC and therefore the plan meets the state's land use goals.

The Mt. Hood Plan would allow the development of this land. They will argue this point before the county commissioners that "the hearings officer's ruling should be rendered moot since the approval of the Mt. Hood Plan by LCDC."

The hearing for the Alderwood appeal is scheduled for 9 a.m. Monday in the Courthouse Annex, 906 Main Street, in Oregon City. The hearing will be held in the commissioners' chambers on the second floor.

Must fight bureaucracy

Hydro developer jumps through hoops

by MICHAEL P. JONES
Post Correspondent

The developer of a proposed micro-hydroelectric plant on Henry Creek has offered to sit down and talk with opponents of the project.

Douglas Pagar, one of the partners in the energy development firm of Douglas Water Company, of Gladstone, has extended an invitation to members of the Rhododendron Neighborhood Association and the board of the area's water company, the Rhododendron Summer Home Association, to sit down and discuss the project.

The hydro-electric project is planned for Henry Creek, on U.S. Forest Service land, above the area's domestic water source.

Pagar said that the fears that his hydro-electric project will be installed overnight are unfounded due to all the regulations the project must meet.

He said another micro-hydro project on Canyon Creek in the

Clackamas River drainage has taken two and a half years so far, and there is still much work to be done before it will be producing energy.

It's going to take a couple of years to get everything worked out, Pagar said. "We're not in any hurry to ramrod the thing through."

Pagar blames the number of county, state and federal agencies, which he and other hydro developers must deal with, for having created a bureaucratic confusion that has resulted in delays.

He said these government agencies are making him "jump through the hoops" only to make him "jump through some more."

He estimates that there are at least three agencies that look at a project to make sure that the site, as well as the hydro's operation, will not disturb property downstream.

"It seems as soon as you go through one set of agencies," said Pagar, "you have to go through another set that has different requirements."

"Eventually, you'll get through all of them and end up with some acceptable goals for each," he said.

The area's neighborhood association is attempting to stop the Forest Service from issuing a permit to Pagar's company, which would allow them to study the stream further for hydroelectric development. The organization fears that if a study permit is issued, a construction permit could also be issued, and they claim such a project would destroy the purity of the drinking water.

In a letter dated Oct. 12, 1981, to Senator Robert W. Packwood of Oregon, the group's chairperson, Wendell Tobey, warned that pure water, like Henry Creek's, is rapidly becoming a scarce natural resource in the area and that Pagar's project permit should be denied.

"We unanimously agree that any such installation would be entirely undesirable," wrote Tobey. "It would require road building, which in turn would cause erosion and siltation; installation of a dam that would disturb anadromous fish (salmon and steelhead) migration as well as excessive turbidity and in turn cause tremendous amounts of impurities to enter the catch basin of the local water system.

"Once a stream bed is disturbed, a long period of time is required before the stream can re-establish itself."

Pagar said that the neighborhood group and the area's water company have preconceived ideas of what the impact on the environment will be. He claims it would be minimal.

"They are totally unaware of how a small hydro system operates and what it takes to build one," said

Pagar. "They think you're going to take a bulldozer up there and rape the land, which wouldn't be the case at all."

Pagar said that he would not be constructing any roads to the project site.

The project's five-foot, ten inch dam which would be constructed on the creek, would also reduce turbidity, according to Pagar, because it would reduce the surges of water that plunge down the creek during the

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CPO elects officers

The new Mt. Hood Corridor's Citizen Planning Organization has completed election of the board members.

An estimated 100 persons attended the CPO's Feb. 4 meeting at Welches Grade School and elected John McMahan, Brightwood, chairperson.

Tom Morrison, Zigzag, was elected vice chairperson; Linda Fredrickson, Zigzag, was elected

secretary, and Terry Kent, Brightwood, was elected treasurer.

The at-large representatives elected were Wes Post, George Walker and Bob Doorman.

Cal Bertram and Marilyn Hill were chosen as representatives of the Wildcat-Sleepy Hollow area.

Dick Taylor was elected to replace Guy Thornberg as Brightwood's representative.

Hoodland Happenings

Update planned by county board

THURSDAY, FEB. 18

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.

Community School classes to be held this evening are: "Ballet for All Ages," with leader Bethany Dalton, at 6 p.m. in Welches school gym; "Snowshoe Outings" group meeting at 7 p.m. in Welches library; "Wrestling for Kids" in Welches Room 15 beginning at 7 p.m.; and "Recreation Basketball" in Welches gym beginning at 7:30. For further information on any of these classes call Community School Coordinator Reva Cox at 622-3397.

Wy'East Artisan's Guild will be sponsoring a class in "Pattern Knitting" by Patsy Perkins, beginning this evening at 6 p.m. THE STRANDING AND WEAVING "pattern knitting" techniques will be taught. Learn to read and follow existing patterns and to design your own pattern. For more information and meeting location call Carol Unkefer, 622-3077.

The Mt. Hood Pre-School Co-Op will hold its monthly parent's meeting this evening beginning at 7 p.m. in the Hoodland Women's Club on Salmon River Road. Refreshments will be served.

Tonight at 7:30 the five-year update of the Mt. Hood Community Plan begins. This first meeting for citizens to review resource maps and inventory data of the Mt. Hood Community Plan will be held at the Hoodland Women's Club. These meetings are in response to and as a result of the LCDC Continuance Order that requires attention to wetlands and to rural development outside the Hoodland Sewer District, and also because the 1976 community plan is now due for a five-year update. This is an opportunity for Mount Hood residents and the Clackamas County Board of Com-

missioners to jointly discuss and study proposed revisions suggested to update the Mount Hood Community Plan. Future update meetings will also be held at the Women's Club, on March 18, April 5, April 20, and May 10. Finally on May 26 a Board of County Commissioners public hearing on the proposed plan update will be held at the Hoodland Women's Club.

A Forest Service Community Program will be presented this evening at Welches School cafeteria beginning at 7:30. Slide shows will include "Activities at Wy'East," which explores the new Day Lodge at Timberline and the services that they offer there and "Winter on the Mountain," which captures spectacular winter scenes of the Mt. Hood area. Special guest speaker will be Zig Zag District Ranger Chuck Smay. Tom Iraci, USFS, will moderate the program.

SATURDAY, FEB. 20

"Weaving on the Back Strap Loom" will be the subject of a class taught by Wy'East Artisan's Guild president Phid Simmons from 10 a.m. to 3 p.m. Learn to construct a backstrap loom, set up the warp and other basics of weaving on a loom. Call Carol Unkefer at 622-3077 for meeting location and further information.

SUNDAY, FEB. 21

The Wy'East Artisan's Guild sponsored workshop on "Weaving on the Back Strap Loom" continues today from 10 a.m. to 3 p.m.

MONDAY, FEB. 22

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

TUESDAY, FEB. 23

This morning beginning at 9:30 in the house of Marge Wicks, learn to sew a simple front pack baby carrier. Step-by-step instructions will be provided. Call 622-5382 for directions to the instructor's home. This is a

Welches Community School class.

Hoodland Rural Fire Lt. Richard Curtis will teach CPR beginning this evening at 7 p.m., at the Hoodland Fire Hall. Learn the life saving techniques of CPR and what you should do when a person has a heart attack. A second class on February 25 will conclude this Community School sponsored program. This program is free.

"Greek Cooking" will be the subject of this evening's Community School cooking program at Welches School kitchen. Group leader Kim Schroeder will demonstrate how to prepare several authentic Greek dishes. Class starts at 7 p.m.

by GWEN BOGH

A projected deficit of \$40,000 at Boring has been cut almost in half, according to school board members.

Money collected from late property taxes, and savings from a teacher being laid off, caused the sharp decline in the deficit.

Originally the board viewed the elimination of the primary bus run as one of the best ways to save money. But, at the board meeting last week, that view changed.

The budget committee had suggested the idea at a recent meeting as a way to save money.

Though an estimated \$2,701 might be saved through the remaining year by doing away with the run, the board members agreed that the savings isn't worth the disruption it would cause to classes and students.

Board Chairman Gale Meier said, "It was moved and seconded (at the budget committee meeting) not to eliminate the 2 p.m. bus run this year but to look at it next year if we are having budget problems before the year starts."

With the budget deficit on the decline, the board is looking optimistically toward the end of the school year in hopes that a zero balance can be achieved.

If incoming property taxes don't decrease the deficit, other program cutbacks will be pursued, specifically, the spring sports program and the Talented and Gifted Program.

Concern was voiced by Meier's at the budget committee meeting. He

asked, "What are the affects of dropping out of these programs?"

In other business, the board last week recognized a communications problem between themselves and assisting committees.

Nothing is put in writing as to how the board and the committees should interact. Board Member Carl Aschoff said, "My main interest is to tie the groups together."

A written policy may be drafted to "clearly define" responsibilities of committees and how they should interact with the board.

In other business, the Boring Neighborhood Advisory Committee contacted Joe Taylor, superintendent, regarding \$30,000 of available federal funds earmarked for park improvements.

The money is part of a \$180,000 federal grant allocated to Boring for community improvements.

Utilizing the \$30,000 by constructing a park on the Boring School grounds is the neighborhood committee's recommendation to the board.

If the construction of the park is approved, certain park regulations would follow.

According to Helen Leare, Clackamas County community development specialist, the park could not be used by the school more than four hours a day.

Also, school administrators would be responsible for the operation and maintenance of the park, but the county would handle the contracting and developing of it.

Connie Reynolds, PTA president,

said, "Helen felt that this is one of the most visible, available programs."

Receiving evaluation at the board meeting were outdated and worn science text books from the upper grades.

Science and math teachers would like to purchase new books for the 1982-83 school year.

State-adopted book lists will not be published until next November but, according to Gale Dunn, a teacher at Boring, staff personnel generally have an idea of what books will appear on these lists.

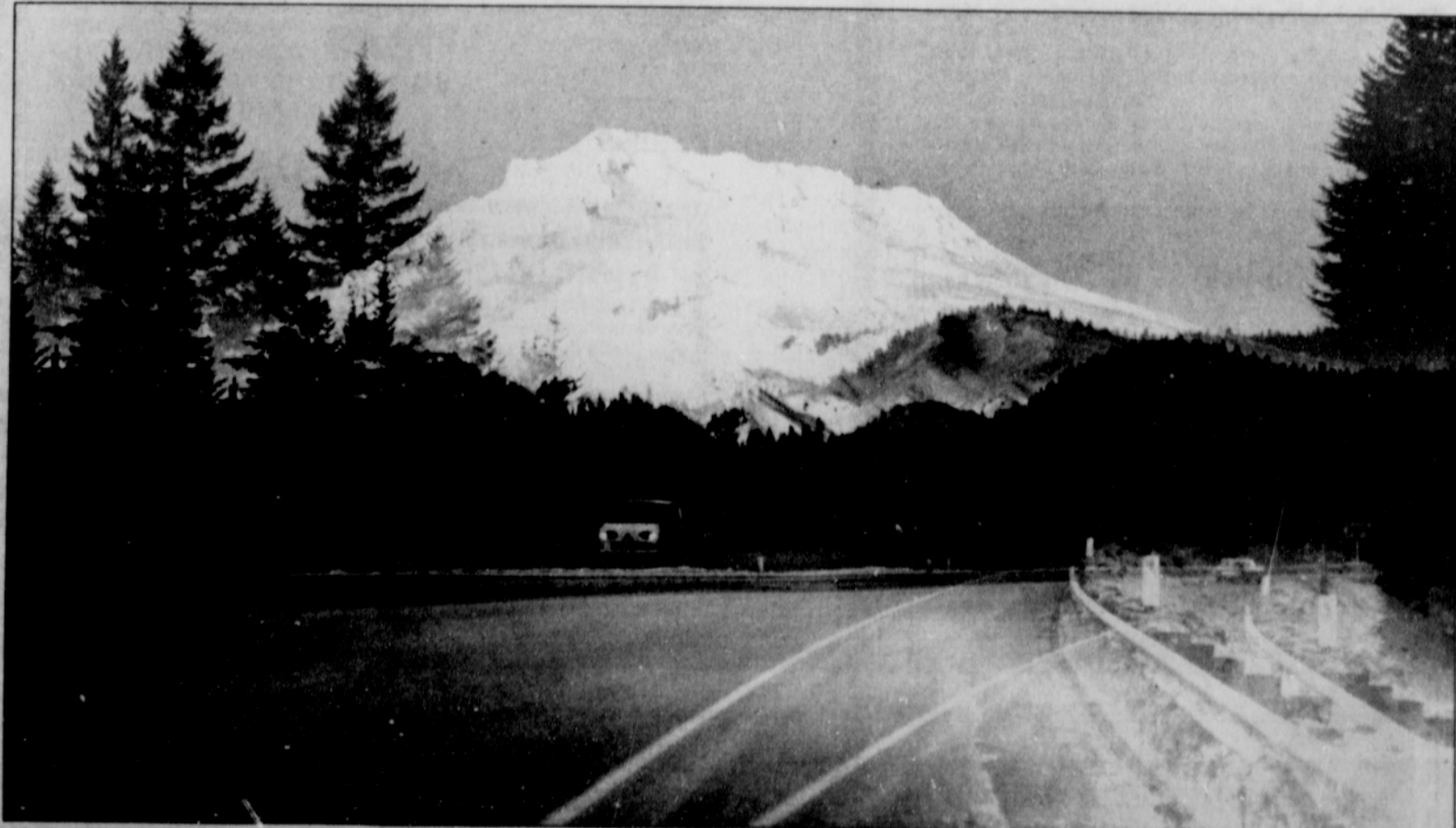
Early purchasing would mean a savings.

No decision was made regarding early book purchases.

Position open on Welches School board

A position is open on the Welches School Board for the coming election. Persons interested in running for the position should pick up an application at Welches School.

The filing deadline is 5 p.m. on Feb. 24. Filing may be accomplished by petition, which requires 20 signatures from registered voters in the Welches District, or by paying a \$10 filing fee.



This photograph of Mt. Hood, a double exposure, gives one a different view of the white-capped peak.

Photo by Michael P. Jones