



The Sandy Post

Vol. 72 No. 8

SANDY, OREGON, THURSDAY, FEBRUARY 25, 1982

(USPS 481-180)

Single Copy 25¢

Senior levy said to offer better funding

by DAN DILLON

The proposed three-year serial levy to fund senior centers countywide would help spread operating costs around but there are other attractions, according to supporters.

"One thing we're constantly fighting is institutionalization of seniors and the frail," said Sandy Community Services Director Sandra Potter Marquardt.

"This levy would enable us to reach and to provide more services, including to those who are homebound, to prevent early and unnecessary institutionalization."

The three-year levy's total assessment would be approximately \$4.4 million, of which \$1.5 million would be assessed annually to fund senior centers in Sandy, Estacada, Molalla, Canby, Gladstone, Lake Oswego, Milwaukie, Oregon City and Wilsonville.

Monies would also aid centers at Hoodland and Kendall which are not affiliated with city governments currently.

While \$3.2 million of the three-year allocation would go directly to the centers, the remaining funds would provide health and in-home care for the elderly.

County voters will be given the opportunity to vote on the issue at the March 30 special election.

The levy would do a number of things locally, Potter Marquardt said.

The presently-proposed city budget would provide the Sandy Senior Center with approximately \$54,000 during the next fiscal year.

Under the countywide system, the local center would receive \$67,585 during the first year, and \$75,094 and \$82,603 during the two succeeding years.

The local surplus from the senior center budget would lead to a revised local budget.

"There would be no double taxation for the operation of the senior center," Potter Marquardt said.

The extra money generated through the levy would enable the local center to hire an additional full-time employee and a part-time outreach worker, according to Potter Marquardt.

That would help ease the burden created with the elimination of a CETA worker position during fiscal 1980, she said.

Local taxpayers wouldn't have to bear the brunt of the costs for the center which is enjoyed by citizens throughout the area.

"Persons who utilize the center would pay on an equitable basis," she said. Currently, 40 to 50 percent of the Sandy Senior Center's participants come from outside the city. The new equity would spread the cost around the county and lift the burden from city taxpayers, she said.

The serial levy would stabilize revenues for operation of the county's 10 senior centers which now depend on local money and the Older Americans Act—a federal program which doesn't meet the centers' needs, she added.

"It would give us a stable funding source over the next three years, in light of cutbacks in federal funding sources," Potter Marquardt said.

Each senior center would be granted a yearly allocation based on the percentage of senior citizens in its service area, relative to the total senior population in Clackamas County.

That would be added to a factor for the percent of assessed valuation in each city, relative to the total assessed valuation of all nine cities involved.

Currently, 31,000 Clackamas County residents are older than 60 years old. Nearly 60 percent of those who are older than 70 years old are at or below the poverty level, Potter Marquardt said.



Duke (Eric Hadely) pleads his case with the catcher, Beanie (Stu Cabe), during a timeout in "Yanks—3 Detroit—0 Top of the Seventh," one of four one-act plays which will be presented at Sandy High School this Saturday afternoon.

Sandy High stages one-act festival

by DAN DILLON

The Sandy High School drama department will try something different this week.

Rather than presenting a single winter production, drama instructor Mark Kuntz decided to stage four one-act plays to involve more students in dramatics.

"We decided to promote competition and get a lot of people involved in theater," Kuntz said. The result will be a unique competition among four student-directed productions this Saturday afternoon at 1 p.m. in the school's commons.

Then next Friday and Saturday evenings, March 5 and 6, the plays will be presented at 7:30 p.m. in the commons. All performances, including the competition, are open to the public.

The students selected the plays themselves and their choices will provide something for a variety of tastes.

"Ways and Means," by Noel Coward, tells the story of a rich, young couple who run out of money while staying at a fancy hotel. They have gambled their finances away and must try to make a graceful exit because they have no means to pay the bill.

"Yanks—3 Detroit—0 Top of the Seventh," by Jonathan Reynolds, chronicles what happens when a baseball pitcher takes a perfect game (with no hits or baserunners) into the top of the seventh inning. All the action takes place on the mound while the whole game falls apart.

"The Other Side," by Madeena Nolan, presents a social study.

A wall separates the nymphs and the soldiers who don't know of each other's existence. When they discover each other, the plot thickens.

A man and woman spend their lives writing postcards which they mail by dropping out the window in hopes someone will take them to the post office.

The final production, "Postcards," by James Prideaux, deals with the couple's feelings when they discover they've written to everyone in the world and have no one left to write to.

Kuntz said the directors are students in advanced drama classes. The actors and actresses are students who wanted to get involved in an extra-curricular activity and have some fun competing.

SUHS teacher Richard Kennedy and Sandy Community Players member Jim Wilhite will judge Saturday's performances.

Tomorrow evening, Feb. 26, at 7:30 p.m. a second set of one-act plays will be presented.

A scene from "Mad Women of Chailot," which took second place in the Timber Valley League-Wilco League one-act contest, will be presented.

Also on Friday's bill will be two one-acts prepared in advanced acting classes.

"David and Lisa" and "Paul's Case" will not be making their debut, but will be new to the general Sandy theater-going public.

The two one-acts have already completed a tour of elementary schools in the Sandy Union High School district, Kuntz said.

City reviews proposals for new post office site

City officials last week reviewed three sites offered by the U.S. Postal Service as possible locations for a new Sandy post office.

However, because it would jeopardize the City Council's quasi-judicial role in a conditional use process, the city made no binding recommendations to the Postal Service.

The three sites which the Postal Service requested an opinion on are 1) the northeast corner of the McCormick-Wolf Drive intersection and Scenic Fruit Company, 2) the lot just west of Paola's Pizza Barn, and 3) the northern half of the Tupper Park site which the city sold earlier.

City Attorney Jack Hammond, in an opinion issued Feb. 19, cautioned the City Council and its members against reviewing the proposed sites outside of the public hearing which would accompany the conditional use process. Any government building constructed within the city limits must obtain a conditional use permit from the city.

"For the City Council to participate in an evaluation outside of a public hearing context would constitute improper ex parte contact and would jeopardize the final conditional use approval by the city of the relocated post office site," Hammond said.

City staff members, however, are free to review the proposed sites and, based on a list of criteria established last year, they did.

Staff members also analyzed the public improvements which serve the properties.

MEETING CRITERIA

None of the sites named by the Postal Service are located within the core area, between Bluff Road and Wolf Drive and fronting either Pioneer or Proctor Boulevards, as the city requested.

Because Highway 26 is the principal route for traffic access in and

out of Sandy, the city asked that access be easy to the highway.

City staff members determined that site 1 best meets that criterion because of the traffic light at the intersection of Wolf Drive and Highway 26. While site 2 is adjacent to the highway, it doesn't have a controlled left turn, necessary to cross the highway. Site 3 is removed from Highway 26 and only partial improvements are due Tupper Road.

The city asked that the new post office be close to the downtown business district. Site 3 is closest in terms of actual distance, but pedestrian walkways are lacking, the city staff said, and no provisions for an access have been shown.

Site 1 is next in terms of distance and is best situated with developed sidewalks.

All three sites are located on streets designed to handle the traffic the post office would attract. Both sites 1 and 3 would use predominant residential streets, but site 1 would not require traffic through the actual residential area.

Site 1 is said to have the greatest number of existing on-street parking places.

PUBLIC IMPROVEMENTS

Site 1 has the advantage of being situated in an area which has the majority of public facilities in place, the city said. There are water and sewer service, and storm drains in place.

Site 2 is served by municipal water, however, sewer service and developed storm drainage are lacking. The city has permitted private sewage lift stations where there is no alternative, although it generally prefers gravity flow service.

A postal facility on site 3 could gain sanitary sewer service and water service from city lines in Tupper Road. Storm water could be disposed of in No Name Creek, the city said.

State investigating mishaps on bridge

The state Highway Division is studying the Salmon River Bridge to determine what steps can be taken to eliminate problems which are responsible for accidents that have occurred there.

Ronald Failmesger, region traffic operations supervisor, said he is collecting data on accidents at the location on Highway 26 near Brightwood, but he hasn't made any conclusions yet regarding a solution to correct the bridge's problems.

Failmesger said that three accidents occurred on the bridge between Jan. 1, 1977 and Sept. 1, 1980.

Two of those accidents involved "fixed objects," Failmesger said, meaning the vehicles struck the bridge. The third was a head-on collision between two vehicles. Seven persons were injured in the three accidents.

Recently, two persons were killed in a Dec. 30, 1981 accident that also injured seven others.

In that collision, the eastbound vehicle slid on some ice into the westbound lane and was struck broadside by a pickup truck with a camper.

The bridge, which is 450 feet long and located on a 5 percent grade, "has problems which we can see from the accident records," said Failmesger. But, bridges "tend to

ice-up quicker" that roadways, he said.

Failmesger said the December double-fatality indicates that there is definitely icing problems on the bridge. He added that reports of the four accidents indicate that eastbound vehicles will lose control and slide into the westbound lane.

Two options currently being explored by Failmesger are the installation of a "jam rail" or installation of warning signs at the bridge's approach. He said these and other options being considered will be limited by expense.

The jam rail would be built of concrete and would prevent vehicles from sliding into oncoming traffic. It would be expensive compared to the installation of signs which would warn motorists of dangers caused by ice and inclement weather.

The problem with the bridge will have to be compared with other problem spots on the state highway system, he said, and fixed on a priority basis.

"If we decide on a solution, we'll have to get financing," Failmesger said, "and priority will depend on where the money goes."

Following a meeting with District Maintenance Supervisor Harry Woodward, Failmesger expects a solution within two weeks.

Alderwood decision delayed pending visit

Commissioners want first-hand look at site

by MICHAEL P. JONES
Post Correspondent

The controversial 192-unit Alderwood mobile home subdivision was appealed to the Clackamas County Board of Commissioners Monday but, after hearing the testimony, a decision was postponed until March 8.

In the meantime, the commissioners will visit the site near Brightwood for a first-hand look.

Lowell Njust, one of six developers of the project, contended that an earlier denial by the County hearings officer did not make sense because three primary government agencies had been involved and given their approval.

"The Boundary Commission annexed this area knowing well aware

what our intended use of the land was at that time (and) satisfied themselves that it would apply to their rules and regulations," Njust said.

After the preliminary plat was submitted to Clackamas County, "there was extensive investigation by planning staff and their recommendation was to recommend approval," he continued.

Prior to the hearings officer's October decision, "the Mt. Hood Plan, which had been worked on for 10 years or more... was approved down in Salem... by the LCDC (Land Conservation and Development Commission) as it related to this particular property and Cedar Ridge," Njust said.

He said the proposed subdivision meets all County zoning re-

quirements, Boundary Commission requirements and the goals of LCDC.

"The position I take, in effect what LCDC did, was render the decision of the hearings officer moot," said Njust. "He said it did not comply. They (LCDC) said that it did."

Oregon City attorney Jack Hammond, representing the Environmental Committee on Suitability in the appeal, contended, "The hearings officer's report and his findings are based primarily upon the standards... of the recreational-residential zone standards of the Mt. Hood Community Plan (and) standards of the subdivision ordinance which are still fully applicable."

Hammond questioned the density of the project. He contended that 192 units on the 48-acre parcel is too much and would have major impact on the winter range for deer.

He said maximum densities for such areas, as outlined in the Clackamas County comprehensive plan, indicates that the density can only be "one dwelling per 30 acres, or one dwelling per 40 acres."

Hammond argued that the southwest portion of the parcel "a significant portion has standing ground water throughout the year, with a water table from zero to 12 inches below the ground."

He said there was a standing pond fed by a stream "that flowed right directly through the trailer park into that area."

Ron Stangel, of the county planning staff, noted that there is a distinction between wetlands and areas with high water tables.

He said that, based on information supplied by the county soils engineer, the areas does have drainage pro-

blems, "but it's not designated as a wetland area," as Hammond had argued.

"I'm enough of a realist to know that you're going to have a hard time with (the winter range issue)," said Hammond.

"Maybe it's an issue that should be addressed somewhere else. But, what I'm saying is you don't have to directly reach that issue in order to deny this thing and support what the hearings officer recommended. All you have to do is simply apply the standards that are clearly set forth in the recreational zone."

Njust contends that the commissioners should approve the development based on the conditions set forth by the planning staff. He said he and his partners are aware of the conditions and are "comfortable living with them."

Index

SECTION I	
Keeping Posted	2
Obituaries	2
School Lunch Menus	5
Senior Center News	5
Editorials, Letters	6
Sports, Recreation	7-8
SECTION II	
Area News	1
Hoodland Happenings	1
Medical Advice	1
About People	4
Classified Advertising	11-14
SECTION III	
TV Revue	Inside Tab