

Contents of planning report challenged

by MICHAEL P. JONES
Post Correspondent

The opponents to development in the controversial Cedar Ridge area have challenged the contents of the latest report submitted by the Clackamas County planning staff on a mobile home subdivision proposed for the Brightwood area.

The addendum to the planning staff's original report, which was used in three hearings in September of last year, concerns the development of the Alderwood mobile home subdivision. Proposed is 180 units to be constructed on 48 acres of land situated on the south side of the old Mt. Hood Loop Highway.

Originally the

developers' proposal was heard on Sept. 9, 1981, and was met by heavy opposition. Area residents and members of the Mountain Area Corridor Citizens testified the development was in violation of the 1976 Mt. Hood Community Plan and the Clackamas County Comprehensive Plan, as well as state land use goals.

The opponents to the proposed development convinced a hearings officer that there would be adverse impacts to wetlands, water quality in the Sandy and Salmon Rivers, and degredation to a winter feeding area relied upon by big game during periods of heavy snowfall.

The developers appealed to the Board of County Commissioners, who

reversed the hearings officer's decision after conducting another hearing and making a site visit.

Robert Stephens, a property owner with land bordering the proposed trailer park, hired the services of Jack Hammond, Oregon City attorney (and also the Sandy city attorney), and appealed the board's decision to the Land Use Board of Appeals.

LUBA then remanded the case back to the commissioners. They were to have held a rehearing Wednesday.

One of the opponents of the proposed subdivision, Andrea Cabral of MACC, said the staff report "should have been based on fact rather than mere speculation."

This speculation, she said, should have included considerations concerning the existence of wetlands, and the exact location, size, function and way to protect the area. These issues were not addressed in the report.

Up to just recently, Cabral said the planning staff had never admitted to the existence of wetlands in this area. Due to this, when maps identifying the location of such natural features were drawn up and included in the 1976 Community Plan, "it meant protecting them would be an uphill battle."

"It wasn't until we, the

taxpayers who pay the salaries of the county employees, located and testified to the existence of wetlands in the Alderwood area, that they technically, actually began to exist," said Cabral. "I'm really baffled why they weren't identified years ago since it took 10 years to write the Mt. Hood Community Plan."

"By the time we first defeated Alderwood before the hearings officer, an additional five years had passed. The county planners have not been doing their jobs and there is no excuse for if they had there would have been no developments planned for this area or for any other portion of the Cedar Ridge area."

Cabral said the planner's addendum "clearly reflects a lack of understanding of the nature and function of wetlands." She identified such things as the natural purification of both air and water, the storage and release of water, as well as providing a suitable habitat for wildlife, as being some of the system's more important roles.

She said the planners opposed any development in the areas they recognized as wetlands, but allowed it on the remaining 44.8 acres. Development even in this area would impact

the wetlands and their ability to continue their natural functions, she said.

Cabral added the report shows the planners had difficulty in identifying "just what was or was not a wetland." She said they recognize only 3.2 acres of wetlands in the entire 48 acres, "when well over half of the area was either under water or had surface and drainage problems during certain times of the year."

Harold Winegar, a consulting biologist for MACC, who specializes in riparian ecosystems, agreed, but preferred to look at the Alderwood site in a broader scope that included more than just wetlands. The site is part of the Cedar Ridge riparian system and actually could not be viewed strictly as wetlands. He said the entire 48 acres plays an important role in the function of that whole system.

Winegar said he doesn't want to be a bearer of bad news for those thinking strictly from an economic perspective, but the area has to be protected from any development. He said "from the standpoint of maintaining the quality of the environment, the area is just too valuable to simply sit back and not try to save it." This is why he is volunteering his services to

MACC.

Any development in this area, said Winegar, will have an impact on the system's "natural function" as both a filter and storage of water.

Winegar said the development of this area, as well as the rest of Cedar Ridge, reflects the lack of real economic logic. He said everyone will be impacted as the quality of the environment is reduced, which will affect the recreational value of the entire Mt. Hood corridor.

"The question people should be asking themselves is can we afford to reduce the natural function of the area," said Winegar. "It is not an issue of being pro- or anti-development."

"Most of the people who will lose are not aware what they will be losing," said Winegar.

Winegar said the natural purification, storage and regulation of flows are

functions of this system, the importance of which cannot be debated. To change the area, through development, will alter the land enough that the system "will no longer be functional."

"You can put your head in the sand and refuse to admit the area's impor-

tant," said Winegar. "The Alderwood development will have an adverse impact, even though it won't be apparent overnight. It may be years but it's going to happen."

"There's nothing more sure than change, and change is downhill to worse condition."

Class is set on dehydrated food

A class dealing with the art of "cooking with dehydrated foods," will be held on Tuesday, Nov. 16 at the Welches Community School from 7:30 to 9:30 p.m.

The class will be held in the school kitchen, located in the community school room in the upper-grade building at Welches Grade School.

Tom and Reva Cox, class leaders, will instruct students in cooking with dehydrated foods, which can be used while hunting, or on hikes and campouts, as well as for when unexpected company drops in.

Participants will be learn-

ing how to cook with dehydrated fruits and vegetables, soups, stews and grains. Also, powdered cheese, butter and margarine will be used.

Cube-like dehydrated meats will also be featured among the unique food staples. The meats will be a vegetable-textured protein, said Reva Cox, and will include such things as chicken, ham, beef and bacon bits.

Cost is \$2.50 per student, which includes food. There is a limit of 20 persons. For further information call 622-3397.

Conferences planned

Parent-teacher conferences are scheduled Friday, Nov. 12 at Welches Grade School.

Conferences for grades kindergarten through sixth are scheduled throughout the day.

Conferences for seventh and eighth graders are

scheduled from 9 a.m. through noon.

From 1 through 4 p.m. teachers will be in their home rooms to visit with any parents who may wish to drop by.

For further information contact the district office at 622-3166.

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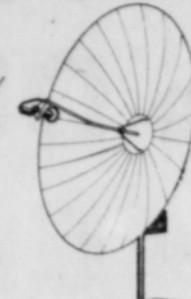
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