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## Plans for additional units suffer setback

By Catherine Hawley  
Emerald Reporter

Plans for a 25-unit apartment building proposed for the corner of High Street and 13th Avenue have been set back by parking problems.

The city has denied a request from the property's owners to decrease the number of parking spaces required for each unit.

Also, the fate of a restaurant now located on the proposed site of the apartment building is uncertain.

Ryan Mobley, owner of Ryan's Burger Hut, 299 E. 13th Ave., said he has a deed to the land that extends "for a number of years," and that the property owners have not contacted him regarding the plans for the apartment building.

Property owners Thomas Ford and Paul Segal, of The University Group, Inc., submitted a proposal for a 25-unit apartment building to the city building division in December.

The proposal was part of a variance request application asking the city to permit The University Group to provide 28 to 30 tenant parking spaces instead of the 38 spaces normally required for a development of that size.

Art Paz, an architect at the firm of Brockmeyer McDonnell who is working with The University Group, said the apartments

**'The city subsidizes inefficient land use by minimizing the number of housing units that can be built on a site.'**

— Art Paz

are geared toward students, who are not likely to need 38 parking spaces.

"The university audience that we are building for would not require as much parking," as the city ordinance calls for, Paz said.

In the variance request, Ford and Segal wrote that a high percentage of students prefer to bike to and from the University and that The University Group would provide secure bicycle parking for tenants.

Paz said the proposed apartment building conforms to the West University Neighborhood Refinement Plan, which discourages automobile use and promotes the use of bicycles and mass transit.

"The city subsidizes inefficient land use by minimizing the number of housing units that can be built on a site," Paz said.

The University Group's request was denied Friday, said John Weber, zoning administrator at the city's building and permit center.

"The request was hard to justify; they were really asking for a code amendment," Weber said.

Requests to waive parking requirements are common, but are granted only under specific circumstances, usually for hardships

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## Toxic search

Employees of a drilling company hired by L.R. Squier Associates, Inc., begin drilling and taking soil samples on the site of the Riverfront Research Park. L.R. Squier was hired by the University to conduct an environmental impact study after it was dis-

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Photo by Mark Ylen

## Priest warns of mind control techniques used by cults

### Subtlety, deception common

By Joe Kidd  
Emerald Reporter

News kinds of cults — groups that use subtle, deceptive techniques to control individuals — have replaced older, larger groups in their efforts to recruit members, said Father Kent Burtner, co-author of *Cults, Sects and the New Age*.

"There are groups out there that want to run peoples' lives for them," Burtner said Monday in a speech "Cults in the 1990s" at the Newman Center.

Defining cults as groups that use deceptive means to gain control of peoples' lives, Burtner said groups that range in size from 20 to hundreds of

people are using unrestrained social and psychological coercion to gain and retain members.

While larger, more well-known cults such as the Unification Church and the Hare Krishna Movement have re-directed their energies into politics or have disbanded, new groups that use different techniques have emerged, he said.

Deceptively using methods that range from subtle personality tests to extreme attempts at "mind-reform," these new cults "attempt to take away other peoples' freedom, to make their own choices for them," he said.

Cult recruiters use mildly de-

ceptive and interesting techniques to begin with, he said, explaining that these groups must expose their true goals and beliefs in very small increments in order to be successful.

"They don't walk up to you and say 'Excuse me, sir, would you like to join my cult?'" he said.

"Whether it was through a pseudo-bible study, meditation lessons, or a weekend 'efficiency seminar,' mostly people wind up in cults by default, not by choice," he said.

Be it in a large group or individually, a common means of influencing people is by placing a person in "an altered state of consciousness," Burtner said.

Burtner described a common technique used by the Church

of Scientology as an example.

"If people become interested in the free personality tests they offer, they may also go on to take a \$45 'Communications Course,'" he said.

Burtner believes that during this course the instructors use a series of exercises designed to reinforce their control over the test takers.

"But if the Church of Scientology were to tell you right off that 75 million years ago space ships from outer space landed in volcanoes in Mexico and Hawaii and that's how life got started, chances are you wouldn't join the group," he said.

Burtner believes many of these cults want to gain total control of their members.

"Spiritual and moral guid-



Father Kent Burtner

ance is one thing, but it is quite another thing when a group totally controls you," he said.