

# John Day looking to build homes to foster growth

John Day invests \$1.9M to jumpstart development of 100 new homes

By JUSTIN DAVIS  
Blue Mountain Eagle

JOHN DAY — Three new housing developments are underway in John Day that could add 100 new homes to the local housing supply over the next few years.

The city's urban renewal agency is providing funding to jumpstart the projects as part of an effort to rebuild declining population, shore up the local tax base and address the city's housing shortage.

Constructing Oregon's first 3D-printed home also is a part of the plans for the three developments, known as The Ridge, Ironwood Estates and Holmstrom Heights.

John Day City Manager Corum Ketchum said the housing developments are part of a strategy to reverse the city's population loss of the past few decades.

"If we'd have kept up with the .5% growth we had in the '90s, our population would be at 2,200 or 2,300 people right now," he said.

John Day established an urban renewal agency and created an urban renewal plan in June 2018. The agency overseeing urban renewal took out a loan of more than \$1.8 million from Business Oregon to assist in the development of residential lots at the developments. The loan's interest



Josh Walker (in white) and partner Russ Comer (in yellow) walk a road at The Ridge on Monday, Aug. 8, 2022.

Justin Davis/Blue Mountain Eagle

rate is 2.41% over a 20-year term.

The plan is to pay off the loan over time using tax increment financing, Ketchum said. Tax increment financing captures any increase in assessed property value within an urban renewal district, with the additional revenues being directed toward the district's stated purpose — in this case, residential development.

## Ironwood Estates

Ironwood Estates, along Valley View Drive on the north side of John Day, is the largest of the three developments. It will add 73 new homes to the city once

completed.

Ironwood is part of a subdivision that was conceived 30 years ago, according to developer Russ Young.

"There was already a template and proved concept of the subdivision up there," he said.

The development is in its second phase, with Phase 1 having provided sewer service, water and power to the property. The second phase includes the expansion of streets and utilities for the development of approximately 15.2 acres into 17 single-family residential lots.

Phase 2 of construction also includes 1,750

linear feet of new pavement through the addition of two new cul-de-sacs and all the associated utilities for development. Fiber optic internet cable also will be extended to existing lots in the development and will be added to new lots via a grant from Business Oregon, the state's economic development agency.

The estimated cost of this project is just more than \$940,000. The URA will provide up to \$750,000 in cash and in-kind support — primarily in the form of building materials — for the project. The balance of the cost will be funded by the developer.

Young said work on the

project is on hold while he awaits a revised plat and signed agreement from the city.

"We're close," Young said, adding that once the work begins, it should all be completed within three or four months.

"It'll go fast because it's already a part of an existing subdivision," he said. "We just don't have a finished plat because we're doing some redesigning of sewer and water."

Later phases of Ironwood Estates, Young added, will come in bigger chunks.

"The next phase is when you start to get into the 30 or 40 lot configurations," he said.

## The Ridge and Holmstrom Heights

The Ridge is above The Church of Jesus Christ of Latter-day Saints in John Day, just south of Highway 26 on the east end of town. It is the second-largest of the three developments and will add 23 new dwelling units to the city once completed.

Approximately 23 acres comprising 12 multi- and single-family residential lots will be developed during the first phase of development.

Lot No. 1 of the development will be used for Oregon's first 3D-printed concrete housing. The 3D-printed dwelling is expected to be completed this summer. It is unknown how many 3D-printed housing units will ultimately wind up in the development.

The project is expected to be completed by Oct. 31. The estimated cost of development is \$1.4 million. The URA will provide up to \$750,000 in cash and in-kind support, and the balance of the cost will be contributed by the developer, Mahogany Ridge Properties.

Mahogany Ridge also plans to build the homes on the developed lots.

Approximately 60% of the phase one lots are going to be multifamily units.

The last and smallest of the three housing developments is Holmstrom Heights at the east end of Charolais Heights on the north side of John Day. Holmstrom Heights will add four new homes to the city.

# Hermiston police seize more dogs in wake of recent raid

By ANTONIO ARREDONDO  
Hermiston Herald

HERMISTON — The latest domino in the Yorkshire Terrier puppy mill saga has fallen.

Hermiston Police Chief Jason Edmiston confirmed 17 more dogs have been turned over to the police. This makes 29 total terriers that have been recovered.

Robin Barker, vice president of Fuzz Balls Animal Rescue, said the dogs once again arrived in their care in tough conditions.

"They're all matted masses, just disgusting," Barker said. "They've been

living in hell."

The 17 terriers appeared to be living in three small crates, and did not have a consistent source of water. Patience McCoy, a Hermiston resident that took the dogs in for the first night, told Barker the terriers drank 1 gallon of water in the first hour.

Once again, the dogs were sent off to Mikey's Chance Canine Rescue for canine parvovirus treatment. Despite some dogs coming in rough shape — including one recovered in the first raid that weighed less than a pound — all dogs have survived so far.

The latest seizure of dogs took place after Hermiston police responded to a call late Sunday, Aug. 7, reporting a woman was sitting in a chair in her mother's backyard on the 80 block of West Cherry Avenue, Hermiston, and there was a cage with several dogs inside.

The caller questioned if this would be related to the press release from the Umatilla County Sheriff's Office regarding a Yorkshire Terrier breeder.

The case began July 30, when area animal rescue operations hustled to save several Yorkshire terriers

following a raid on the 2300 block of North First Place, Hermiston, after receiving a report of a possible puppy mill.

A deputy contacted a 70-year-old woman living in a travel trailer at the location, and she stated she bred Yorkshire terriers, according to the sheriff's office. There were several adult dogs — possible Yorkshire terriers — in cages inside the trailer with puppies of various ages. The woman initially volunteered to surrender some of the dogs to a local animal rescue facility.

She ended up giving over

12 dogs. When a deputy returned to the location Aug. 4, however, according to the sheriff's office, the woman and her trailer were gone.

The sheriff's office on Aug. 5 reported it turned over its investigation to the Umatilla County District Attorney's Office for possible prosecution in an animal neglect case.

The Umatilla County Sheriff's Office also did not identify the woman. Sheriff's Capt. Sterrin Ward explained the investigation remains active, and the district attorney's office is looking over the case for

possible prosecution.

While the sheriff's office knows who she is, Ward said it's not prudent at this time to identify her to the public.

Ward on Aug. 8 confirmed another raid occurred, but referred all other questions to Edmiston.

Edmiston confirmed the USCO was not looking for the woman responsible for the mill. Barker, though, said she will not stop pursuing the case anytime soon.

"We're not going to stop until we make sure she doesn't get to do it again," she said.

# Morrow County remembers Terry Tallman

Former mayor, county judge passes away at age 76

By DAKOTA CASTETS-DIDIER  
East Oregonian

BOARDMAN — Terry Tallman, beloved former Morrow County judge and once mayor of Boardman, died July 30 at his home in Boardman. He was 76 years old.

"His legacy is exemplary involvement in the county," Morrow County Sheriff Ken Matlack, said. "(He cared) about people, and was just one of those people that is very valuable."

Tallman was born March 31, 1946, in Nyssa but grew up on his family farm in Adrian, where he would work until he joined the Navy in 1969. While in the Navy, he served aboard the USS Kitty Hawk during the Vietnam War as an aircraft maintainer and as a technician up-keeping the ship's ultrasound systems. During his time as a member of the ship's company, the Kitty Hawk was awarded the Navy Unit Meritorious Commendation for exceptional meritorious service, adding to the ship's many accolades.



Tallman

He would meet his wife of 48 years, Cheryl, through the Navy. They married in 1974.

Upon his return to Oregon after the conclusion of his service in 1974, Tallman attended Oregon State University and the University of Oregon before returning to his family farm in Adrian with his wife. They soon found themselves in Boardman, where Tallman would begin a life-long career in community service. There he ran for and won his seat as mayor and served five years.

"He was so adept at being even-handed and seeing the best picture," recalled Burke O'Brien, former public works director of Morrow County, where Tallman later served as county judge. "I never saw another person that was able to deal with politics like he could. He was above it."

Tallman became Morrow County judge in 1999, a position he would occupy for 18 years, becoming the longest serving Morrow County judge in history.

"Terry was always so supportive of the community," O'Brien said. "He could see out into the future where other people couldn't. Terry was the best county judge they ever had."

Tallman's dedication to community service saw him working with all manner of

people across his community, winning the hearts of Morrow County and its populace through his diligence and devotion.

"He was very concerned about people, and knew lots of people," Matlack recalled.

Together with his wife, Tallman built a great reputation for being a helper who would seek to assist others in all matters of life. Matlack recalled one of his favorite memories of Tallman, whose wife was a nurse.

"My father-in-law was sick, he had to have surgery," Matlack said. "We were trying to determine how I could help him, so I called Terry."

Tallman then directed Matlack to his wife, Cheryl. "Lo and behold, she was very, very good, she got together with me and taught me how to give him injections so I could give him some shots and help," Matlack said.

When Tallman retired from his position as Morrow County judge, he focused on spending time with his family, enjoying his passions for fishing and taking road trips to visit friends. He would also return to his beloved pastime of growing and tending to flowers, fruits and vegetables.

In 2019, Tallman and his wife opened a coffee shop, The Farmer's Cup, on the

family farm in Boardman. Through The Farmer's Cup, Tallman continued his love of interacting with the community by creating a place for the community to meet, converse and enjoy fresh produce as well as his beloved gardens.

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