

# Housing

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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 currently 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 re-designing 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

The Ridge is located above the John Day LDS church, 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.

Development that had been done to the area previously provided sewer and water lines to the property. Power and fiber optic internet lines are located along Highway 26 and will be connected to the lots underground along the newly developed streets.

The project will also create 2,500 linear feet of new pavement, with supporting infrastructure for utilities that will be installed to city specifications. All of the utilities will be installed prior to paving.

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



Am unpaved road with manhole installed at The Ridge on Monday, Aug. 8, 2022.

Justin Davis/Blue Mountain Eagle

summer. It is unknown how many 3D-printed housing units will ultimately wind up in the development.

Iowa-based Alquist 3D was originally tapped to print the homes in the development. That arrangement fell through after an Oregon firm — Huntington-based Layer Line 3D — was found that was willing to do the work at a lower cost.

According to the Oregon business registry, the owners of Layer Line 3D are Shawn and Robyn McKay. The McKays previously purchased the city of John Day’s greenhouse and have other land and business interests in the county.

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.

The city received a grant from the Oregon Department of Land Conservation and Development to help with design plans for the 3D-printed homes. Those plans are still in development.

Russ Comer, a partner with Josh Walker in Mahogany Ridge, said the company is currently focused on phase one of the development and that later phases will happen once the demand is there.

“We’re just really focusing on getting this first piece done

and having it available to the community,” he said. “We’re not really putting out any projections of would that might look like beyond that but just kind of focusing on taking small bites and getting it (done) that way.”

Comer said the city’s help is essential in getting his development and the others in the urban renewal district off the ground. Otherwise, they simply wouldn’t pencil out.

“The city recognizes the discrepancy in the cost of putting in a development compared to the amount of money that you can realize from the lots,” he said. “For instance, this project was projected, even before fuel prices and everything went up, to be at about \$1.4 million in cost. Let’s say you have, with today’s market, \$800,000 in lots to sell in the end. There is just a huge gap there that makes it to where it doesn’t pay to develop any land.”

Comer added that the developments will help boost the local economy while addressing a significant housing shortage.

“We’re definitely employing local contractors and obviously doing a good amount of the labor ourselves. We have our local road builder building the road,” he said.

“Our goal was to really provide the community with a product that it needs. We could’ve done a lot of different things with this property besides what we’re doing here. We understand there is a gap and a need in the community.” Approximately 60% of the

phase one lots are going to be multifamily units.

“That’s in short supply in John Day,” Comer said. “We really worked with the city to try to discover what the actual needs were. It’s really not that half-acre, one-house kind of lot. There will certainly be some of that here, but we wanted to dedicate a significant chunk of the property to fill some of those discrepancies.”

## Holmstrom Heights

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

The property is owned by the Holmstrom family. Frances Holmstrom is serving as the family’s representative, but she could not be reached for comment on the projected cost of the development.

The project extends the end of the road at Charolais Heights by creating 750 feet of new linear pavement, which will provide emergency access to Seventh Street. New water and sewer lines, storm drains and miscellaneous utilities will also be added to the development.

Tidewater Contractors was contracted to do road grading and paving work on Holmstrom Heights. The work is still ongoing, with a small section of road that connects the development to Seventh Street yet to be completed.

Doug Robbins of Tidewater

said there isn’t much work left to do on the project short of finishing paving operations. “The upper portion is pretty much complete other than just a little grading on the shoulders,” he said.

The road down the hill toward Seventh Street isn’t completed yet due to issues that came up during attempts to complete the road previously.

“The delay was just due to the water table down there that we got into,” Robbins said. “We weren’t able to move a lot of the dirt at the bottom end because the water table is so high and we’ve been waiting for it to seal itself up.”

Robbins added that Tidewater didn’t prep any lots in the development. “We just built the road that goes in front of the lots. It’s my understanding that whoever purchases the lots will have to develop the roads into their lots.”

The city has made available up to \$300,000 in assistance to the developers of Holmstrom Heights.

“They purchased the material to save costs for themselves; they don’t get the markup on it that way,” Robbins said.

Once completed, the three projects will add more than 2.5 miles of new road construction to the city. The overall cost to develop all the lots on all three projects is expected to be just under \$12 million.

The city’s plan for financing development work on the three projects depends on being able to pay off the nearly \$1.9 million loan through tax increment financing. But what happens if houses don’t get built fast enough to cover the debt service?

Ketchum said the City Council has considered the possibility and determined that the city has the funds to cover the Business Oregon loan in the event sales stall.

“It was presented to council at one point, but the city has the capacity to pay the loan interest through its general fund, but that decision would have to go through the budget committee,” he said.

# Mushrooms

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“There is not enough information for (the court) to safely assume that it’s going to be OK have a mushroom farm in the county,” Myers said.

The measure does not permit the recreational sale or home production of psilocybin products for personal consumption. Instead, it only allows its use in clinical settings for clients 21 or older at an approved site under the guidance of a licensed facilitator.

Meanwhile, the measure allows cities and counties to put a local “opt out” measure to voters during a statewide general election, enabling communities to prohibit OHA psilocybin licensees from setting up shop within their borders.

Those cities and counties that either forego voting on or fail to pass a local ban are essentially “opted in” automatically. In effect, OHA will regulate psilocybin products within those local jurisdictions.

John Day city councilors considered putting a psilocybin opt-out ordinance on the November ballot during their July 12 meeting. Ultimately, the councilors decided against putting a local measure on the general ballot. The rationale, according to the councilors, was that since M109 did not permit psilocybin to be used recreationally and it would not be sold publicly, there was no reason to put a ban to a public vote.

The psilocybin measure differed from the one that legalized recreational cannabis in 2016. Like Measure 109, that measure allowed local governments to give local voters a chance to decide on an opt-out ordinance, and both Grant County and John Day passed the local ordinances overwhelmingly.

Ultimately, as public opinion shifted on recreational and medicinal marijuana and the taxing revenue it could generate for county and city coffers, both the county and city rescinded their bans on retail pot.

In the interim, before the Aug. 18 deadline for filing ballot measures, the commissioners will hold a second reading to formally approve the resolution to put the ban on psilocybin on the November ballot.

Should the measure pass, Myers said, people living inside the John Day city limits would not be under the county’s regulation.

# Mosquitoes

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Hutchinson said culex tarsalis and a related species that’s also a common vector for the virus, culex pipiens, are more common in the county later in the summer.

The floodwater mosquitoes that predominate during

spring and earlier summer rarely are infected with the virus, he said.

In 2021 the first confirmed infection in Baker County was in mosquitoes trapped on July 19, also in the Keating Valley.

Overall in 2021 the virus was detected in 19 mosquito pools, one person and one horse in Baker County, according to the Oregon Health Authority (OHA).

The person recovered, as most people do who contract the virus.

Over the past several years, the Keating Valley area, including where the infected mosquitoes were trapped in 2021 and 2022, has been a “hot spot for our West Nile activity,” Hutchinson said last year.

Most people infected with West Nile virus will show lit-

tle or no signs of disease. About one in five people who are infected develop a fever with other symptoms such as headache, body aches, joint pains, vomiting, diarrhea, or rash. Most people with febrile illness due to West Nile virus recover completely, but fatigue and weakness can last for weeks or months. It is important that you contact your health care provider if you experience

any of these symptoms.

The incubation period is usually two to 14 days. Rarely, infected individuals may develop neuro-invasive disease (infection of the brain or spinal cord) that can be severe or may cause death. This is especially of concern to people 50 and older, people with immune-compromising conditions, and people with diabetes or high blood pressure.



Crossword puzzle grid with numbers 1-64.

- CLUES ACROSS**
- Breezed through
  - Time units (abbr.)
  - Pigeon’s murmur
  - Moves aside in fright
  - Partner to “ahh”
  - Taxis
  - Monetary units of Turkey
  - Returned material authorization (abbr.)
  - Prolific Italian opera composer
  - Restaurants
  - One’s grandmother
  - Ancient Greek City
  - Italian mountain ranges
  - Data
  - Acted in an obedient way
  - Autonomic nervous system
  - Not on the up-and-up
  - Mock lightly
  - Mimic
  - Built
  - A neighborhood
  - Inflammation of the kidneys
  - Semitic fertility god
  - Temporary name of Seaborgium
  - Wise people
  - Tear down
  - ...-fi (slang) weight
  - Diamond
  - Frosted
  - Predecessor to EU

- Makes changes to
- Some are secret
- Tooth caregiver
- Old English poet
- Sign language
- In style
- Norwegian river
- People with impaired hearing
- Large stinging paper wasp
- Bucharest is its capital
- River in Ireland
- Type of TV
- Double-reed instruments
- Spanish motorcycle manufacturer
- Midway between south and southeast
- French commune
- Alike
- A bachelor’s apartment
- Foot part between the ball and ankle
- Belonging to a thing
- Japanese classical theater
- Supervises flying
- Not even
- Capital of Saudi Arabia
- Electronic countermeasure
- Consumed
- American politician (abbr.)
- Sun up in New York
- Casually looked through
- Revealed the presence of
- Peyton’s little brother
- Diana, singer
- Study of moral values and rules
- Civil Rights group
- Makes less severe
- Made an emotional appeal
- Vivacity of style
- One who is highly skilled
- Gets around in pursuit of pleasure
- Famed guitarist Clapton

**WORD SCRAMBLE**

Rearrange the letters to spell something pertaining to golf.

**LABL**

\_\_\_\_\_

**SUDOKU**

6					8
	6				5
			1	2	
	8		7		1
5	7		2		
3					4
4			1		
8	3		4		9
6	5		2	7	

Level: Intermediate

**Guess Who?**

I am an actor born in Australia on August 11, 1983. I started my career on an Australian soap opera. While I was cast in various films, my big break came playing the god of thunder in a Marvel film series.

**CRYPTO FUN**

Solve the code to discover words related to golf. Each number corresponds to a letter. (Hint: 5 = C)

**A. 4 18 18**  
Clue: Cleared area on golf course

**B. 5 23 20 22 10**  
Clue: Used in golf play

**C. 5 1 20 2 10 18**  
Clue: Where to play golf

**D. 26 25 21 17 16 5 25 3**  
Clue: Average number of strokes over par

**TEE OFF WORD SEARCH**

Find the words hidden vertically, horizontally, diagonally, and backwards.

**WORDS**

AIMING  
ALIGNMENT  
APPROACH  
ATTACK  
BACKSWING  
BALANCE  
BALATA  
BIRDIE  
BLOCK  
BOBBING  
BOGEY  
BUNKER  
CADDIE  
CARRY  
CHIP  
CONNECTION  
DIVOT  
DRIVER  
EAGLE  
GRIP  
PUTT  
ROTATION  
SHAFT  
SWING

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