

BEAVERTON ENTERPRISE

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There Are Advantages

One of the bothersome things about the eastern end of the Tualatin Valley is the number of houses that are completed . . . and vacant. Merely by the number of people who mention it to us, the fact of housing needs is undeniable. The matter of price and quality of construction is one of serious consideration, of course. But one of the often declared criticisms of housing developments is the lack of space.

One who would buy a house, first and foremost demands as high a quality and as fair a price as possible, before he assents to a purchase. Since many such transactions will carry over for ten or more years before final payment is reached, the house should be such as to give minimum assurance that it will last the life of the contract without the need for too many major repairs.

As to a fair price on a home, this is a determination which must be reached by the prospective buyer, himself. Levels of employment, rates of interest, possible downward trend of prices in view of a prophesied break in agricultural prices and the effect of the coming general election's outcome are factors that can hardly be denied.

It is common for many to figure that a \$10,000 house of today is "worth about \$4,500," basing the estimate on some memorized standard of an earlier time. The string of figures, however, reflects building costs and planning results as well as the reasonable profit one may expect from the business of putting up houses.

As to the living space in many housing developments now standing vacant, area admittedly is somewhat curtailed by the practice of building on small frontage lots and crowding houses quite close together.

Some home-seekers, with dream-dust in their eyes, resent the lack of space in which to stretch, when looking at so many housing developments. Their tastes favor modernly-appointed houses on lots of wide frontage. Yet, there may prove an advantage by the narrow frontage lots in question.

Unless one is financially able to afford the luxury of wide frontages, he had best confine his liking to a narrower lot. For one reason, there will eventually be required of all communities in the eastern end of the valley that they provide adequate sewage disposal. And when assessments will be made for benefitting front feet, the narrower frontages will, of course, be required to pay less, at the outset, than will those living on wider lots.

Often, too, water services need installation or renewing. There, again, the cost per front foot method of assessment might well be used. Where street paving or improvement is desired, the smaller lots will feel less of a taxation load.

We wouldn't particularly like the prospects of living in a house with the eaves almost touching our neighbors'. But it must be admitted, there are advantages.

Politics And Milk

There are perhaps many contributing factors to the revocation of distributor licenses in the Portland sales area (which includes the East Tualatin Valley) by the state milk control board of five small dairies and the warning issued to other dairies.

Published reasons for the revocation, which means that only court action will permit the small dairies to continue in business pending final disposition of the charges, is that they allegedly mislabeled milk, failed to file required reports and failed to pay the milk commission poundage fees of 1/2 cent a pound on butterfat or about 1/23 cent per quart of 4% milk.

Only one charge, it seems, would justify the rash action of license suspension—that of failing to pay the fees that keep the milk bureaucrats in office. As to mislabeling, hardly a dairy in the state but has run into difficulties in trying to obtain the required bottle caps which tell the butterfat content of the bottled milk.

The required reports that the state milk control act rules must be filled out are probably demanded on the premise that the dairymen are crooks and it is necessary for them to fill out a "swindle sheet" confessional.

A small concern, swamped with the more important determination to keep in business, could very easily neglect the paper work ordered by the state. But it hardly seems fair to take away the means of livelihood and the right to do business because of such omission.

All over the nation, applying broadly as well as locally, the encroachment of big business over small is a steadily growing tendency. Pious words are given out, by government and by private sources, blessing "the little man" who so bravely enters the business stream in a so-cherished American manner. This, the golden land of opportunity, where every boy has an "equal chance to be president, is great and strong and vigorous, with its future assured, the statements would have us believe, as evidenced by the enterprise of small business.

Yet, what does small business get, as in this instance?

Five small dairies, whose primary function one would suppose to be the production and sale of wholesome milk, are dealt with in a kangaroo court. The press and the public are denied entrance. And in secret proceeding, where even the defendants themselves are absent, the basic right of livelihood is taken away.

First news of the revocation came by mail. And the surprised dairymen must drag the matter through the courts before they have any shadow of hope for a reversal of their license-suspension.

From where we stand, it looks like the milk control board is overstepping itself by its high-handed inquisitorial methods.

Politics and milk make a strange mixture.

ELSEWHERE IN OREGON

Events As Chronicled by Our Contemporaries in Northwest Communities

LITTLE THEATER

Culture will again have its innings at La Grande, according to plans recently made.

The Little Theater group there, founded in September, 1938, will thrive again this year, reports the Eastern Oregon REVIEW, bringing to the area a chance at dramatic participation as well as presenting its usual repertoire.

The group was organized on the basis of a community project. Invitation to membership is open to anyone, regardless of previous dramatic experience.

Sponsors of the group seem to believe that culture should begin at home. . . and here it is offered at a grass-roots level.

FOR BUSINESS REASONS

A one-man tour by fire truck from Chicago, Illinois, to St. Helens, is scheduled to have been completed by now.

The trip was no publicity stunt, however, states the SENTINEL-MIST, in telling of it.

It seems that the city needed a new fire truck but, in looking the situation over, learned it would cost \$370 for the truck to be delivered by a bonded driver.

So, a member of the fire department was chosen for the task of going to the Windy City and taking delivery, with the homeward trip to follow.

Which explains the remarkable sight of a 600 gallon pumper with a 800 gallon tank cruising westward as if to a fire where there didn't seem to be a fire.

THE WORD IS ABATTOIR

In Oregon City, currently, the word which makes area boosters smile is "abattoir," the seventy-five cent word that means slaughterhouse.

Impressive ceremonies have been recorded in the pages of the BANNER COURIER, detailing ground breaking for the new \$100,000 packing plant which will occupy a 13 acre site nearby in Clackamas.

As abattoirs go, the plant, being put up by the Oregon Livestock Cooperative, will rate as a definite addition to service facilities of the area. Members of the cooperative are spread throughout Oregon and Washington, with most of them in Yakima valley, Union-Wallowa county area, and in Clackamas, Yamhill, Washington, Multnomah and Marion counties.

The main building will be of reinforced concrete while the 20 by 40 foot office building will be of frame construction. A small stockyard will adjoin the buildings.

The group has been held up for four years, due to difficulties with wartime priorities which prevented construction when arrangements were first made. Obstacles have also arisen through the necessity of securing approval of alterations by federal agencies, inasmuch as the intention is to provide federal inspected meat for Portland and Oregon City area meat markets.

At the outset, operations will be confined to fresh kill. The building is so planned, however, that facilities for bacon and ham curing, sausage making, tankage processing and other services may be added.

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FIRE DEPT. PAYOFF

Business and property owners of rural district 9, in the Gresham area, are enjoying the kind of "payoff" from public servants that really means something to them.

Announcement is made, through the OUTLOOK, that the Oregon insurance rating bureau has just released a new rate schedule which establishes lower fire insurance rates for residences and business houses.

For residences, rates will be slashed by approximately 10 per cent. Commercial rates, in many cases, will show an even greater savings.

The rates are effective as of March 9, 1948, on policies issued after January 9.

FRANCHISE TIGHTEN-UP

The city of Forest Grove takes a long look at the franchise of the West Coast telephone company, which expired this week, and promises considerable study and negotiation before it is renewed.

Features of the expired franchise provided for certain free telephone services for the city plus cooperation in answering fire calls. But, other than the usual property taxes, the city made no levies on the company.

At time of discussing franchise renewal, the suggestion was made that joint pole agreements might be studied, among other items. Also, the practice of a number of cities receiving 2% of the phone company's gross revenue was reported. Previously, this latter suggestion had been characterized as the same as another city tax, inasmuch as it would merely be passed along to users of the utility.

NAVAL AIR BASE

Indicating the expansion of national defense means that might be anticipated, Hillsboro is somewhat exercised over the possible establishment there of a naval air reserve associate station.

The 13th naval district, Seattle, has made the recommendation, reports the ARGUS, dependent upon construction of adequate hangar facilities for use of the reserve unit.

The associate station would bring a complement of 10 naval planes as well as officers and men

to conduct the training activity. City officials are said to have "expressed interest" if the Navy will give assurance that their lease of hangar space will go on until the resulting debt is amortized.

WILD MAN NOT WILD

SOUTH SEA ISLAND — Was the native coming out of the jungle a cannibal? On he came to take his stand beside the plane and talk. He told his wonder at the power of gas to lift the plane high and higher like a giant bird. Then he went on to tell how the island had been lifted. It seems they were cannibals until Christ came and lifted them. Killers and eaters of enemy

islanders, they were. They had sunken away low and the man went on to tell what Christ had become to them. Out of it, at length, our pilot kneeled there on the beach and received Christ into his heart as his own Saviour.

By a word, God can dismiss the universe and create another, for he is God. But created things are not his riches. You are his riches when you believe His word, that he put your sins on Christ.

who died for you and cleared you. Believe down in your heart and God gives you new birth into eternal life.

"I have been newsboy, reporter, teacher, lawyer. But the only thing is salvation through faith in the Lord Jesus Christ as my Saviour."—Jas. E. Bennett, Lawyer, New York City.

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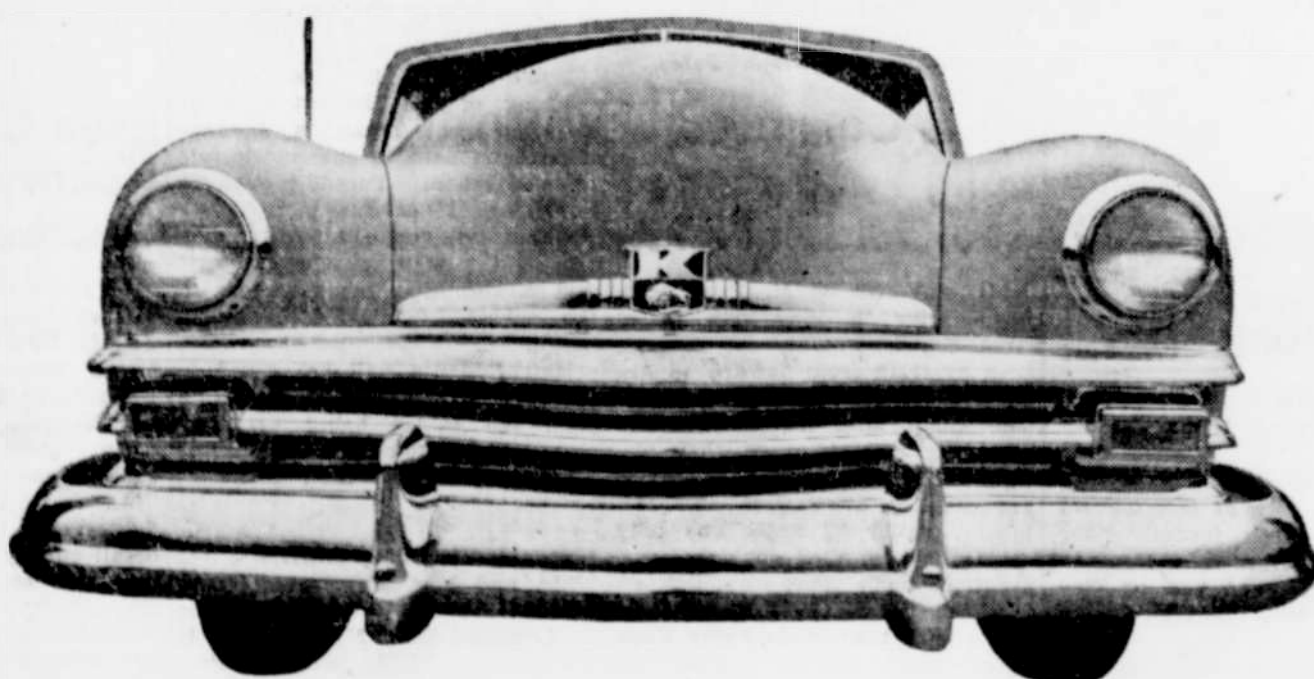
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