

## Text Reviewed Of Panel Speech Given By Judge

The following is the text of a paper presented by County Judge Oscar Peterson when he appeared on the program of the National Association of County Officials in Phoenix, Arizona, recently. Judge Peterson was one of a panel on the Planning Machinery workshop.

This is the first part of a paper entitled "Development of a Six-County Space Age Industrial Park—a Case History." The balance of the article will be continued at a later date. The text reads as follows:

When I was first asked to take part in this panel at this Community Development Workshop of the National Association of County Officials meeting here in Phoenix, I thought that this will be easy at least so far as the subject matter was concerned. But then I soon learned that there were other panelists who were taking part in the discussions and that my part would need to be quite specific. This I have endeavored to do.

The Mid-Columbia area is in the North Central part of Oregon stretching along the Columbia River for a distance of some 200 miles. The counties involved are Umatilla, Morrow, Gilliam, Sherman, Wasco, and Hood River. The Cascade range forms the western boundary of the region. The area for the most part is strictly rural having a total population of 88,338. There are the cities of Pendleton, The Dalles, Hood River, Heppner, and some others but, as said, the area involved is mostly undeveloped and agricultural. It has a climate that can hardly be equaled so far as temperature and humidity is concerned. The rainfall is generally less than 15" annually. The soil is mostly coarse textured. Much of the area has available ground water or underlaid with water.

The original idea of regional planning and development in the area was stimulated by the potential for the development of the Boardman Bombing range and the possibilities that this development could have regional effects.

The Boardman Bombing range, located in Morrow county, is a 96,000 acre site owned by the Navy. It had been held by the government since the early days of World War II. It is a relatively level site cut by streams and gulches. A good deal of the land surrounding the site is used for grazing of sheep or, as to the south, wheat growing. Where water is available, a variety of crops are grown. In a rather complicated land exchange, which I will discuss a little later, the Boeing Company has leased a part of the range and some adjacent land and expects to use the site for missile testing and other research.

For many years, I had recognized the tremendous potential we had here in our North Morrow county. After becoming County Judge, a little over four years ago, I jumped at the opportunity of doing my part in getting the Boardman Bombing Range into private hands, to bolster our agricultural economy as well as making space for Industrial Development. At least I thought it could be done. Much of the area both east and west of the range was available, but here sat the Bombing Range, 96,000 acres of it, right in the midst of this economically very valuable part of Morrow county.

Just why is this so valuable in addition to the agricultural potential? As said, 32 miles of Morrow county borders the great Columbia River. The other counties also have shorelines on the river. The Boardman Bombing Range in the heart of North Morrow county also almost borders the Columbia River. In the Columbia River Basin we have more than 40% of the hydro-electrical energy of the United States, nine times more water flows down this stream than flows down the Colorado River, five times more than flows down the Missouri, two times more than flows down the Ohio where so much Industrial Development has taken place in recent years. In addition, slack water, even for ocean-going vessels, will soon be available all the way to Pasco, Wn., some 250 miles inland from the Pacific Ocean. The great multi-purpose dams of Bonneville, The Dalles, and McNary are complete and the John Day Dam will be completed by 1967. In addition, other large projects are completed farther up the River from Pasco, including the Grand Coulee Dam. Four additional dams are scheduled for completion on the Snake River, a tributary of the Columbia within the next few years which will make slack water as far inland as Lewiston, Idaho. Of these, Ice Harbor Dam, is now completed and three others, Lower Monumental, Little Goose, and Lower Granite are on the agenda. Truly, the Columbia River with its tremendous hydro-electric potential and the possibilities of its use in industrial development, can bolster our agricultural and industrial economy. Tremendously large areas of level land and a sparsely settled area cannot be developed as an asset. Other assets of the Mid-Columbia area include the mainline of the Union Pacific Railroad as well as U. S. Highway 30 which will soon be a four lane freeway, both along the river in North Morrow county.

Many of us have long recognized the great potential. Some four years ago, I took ahold of

this, as said, in all earnestness. I contacted our Senators and Representatives in Congress, our Heppner-Morrow County Chamber of Commerce, The Morrow County Pomona Grange, the Inland Empire Waterways Association, the Public Land Committee of our association of Oregon county officials, as well as Forrest E. Cooper, attorney for the Association of County Officials. I had the very finest of cooperation from most of the groups. I'm sure both Congressman Ullman and Senator Morse can assure you of what a pest I made out of myself by continually bombarding them with letters, both from the groups which I represented, and myself about getting this Boardman Range released into private hands. It was not until November, 1960, at the annual meeting of the Inland Empire Waterways Association meeting in Lewiston, Idaho, that I really met contacts that appeared to be going to be helpful in getting actual results. Mr. Robert Tarr, who was then the Director of the State Department

of Planning and Development, and Mr. Warne Nunn, assistant to Governor Hatfield were at the meeting, contacted me, and suggested I get the Governor and the State Department of Planning and Development to work on the problem. They stated that there was a demand, immediate demand for a large area of land, possibly 25,000 acres for industrial development. To me it sounded fantastic but with the additional cooperation could be a possibility. Immediately I wrote Governor Hatfield. Also our Congressmen and Senators in Washington, and sent copies to the Governor and the State Department of Planning and Development.

From this time on, Governor Hatfield and the Department of Planning and Development carried the ball. It turned out to be difficult for them as well. To get something back from the Federal government into private hands or state hands appeared to be something like trying to dip the ocean dry. Although much of the land was taken over from private citizens in Morrow county at prices from \$1.63 to \$8.00 per acre, as a war

emergency, it was purported to be even more valuable to the Navy under a peacetime economy, and impossible to get a release. However, the Governor and the successor to Mr. Tarr, Mr. S. H. Mallicoat, of the State Department of Planning and Development, through perseverance, succeeded in getting some trades and adjustments made whereby the West one-half of the bombing range was made available to the state and the east one-half was retained by the Navy for bombing range purposes, a sort of 50-50 proposition. Options for some additional 55,000 acres were secured and incorporated into the 48,000 acres retained by the state, making something in excess of 100,000 acres into what has become the Space Age Industrial Park. The original request for the 25,000 acres was for some space age defense industry that was looking this way. This first feeler did not materialize but it was not long until other inquiries were made. Even the workshop Saturn turned out to show some interest. Indeed with the tremendous potential for space age development, includ-

ing guided missiles, I would say, there is nothing equal to this area anywhere in the United States and it is being recognized. The Boeing people, from Seattle, have taken a lease on the 100,000 acre industrial park and we are looking forward to some great things to happen here in the very near future.

Now after the problem had somewhat gotten out of local hands, other problems became paramount. The area in question, now known as the Space Age Industrial Park, has many features attractive to a space age industry. No company had as yet made a final decision to come into the area, but the feeling was that a number of satellite industries, including machine shops and electronics firms would also be coming in. There undoubtedly, would be an influx of population. Existence of active community planning agencies is always a factor which is attractive to industry. Ken Tollenaar, executive secretary of the Association of Oregon Counties, asked, "Why don't you look into the possibility of forming a Regional Planning Commission board with

the counties along the Columbia?" This seemed to have merit, so immediately we called together members of the county courts of Umatilla, Morrow, Gilliam, Sherman, Wasco, and Hood River counties. The response was phenomenal. A regional organization was set up; myself as chairman.

Meetings were held at Heppner, Pendleton, The Dalles and Arlington, in the spring and summer of 1960. There was a unanimous feeling there was a need for regional planning. It was also agreed that local governments other than counties be included as part of the regional planning commission. As a result, representatives of Port Districts and cities were asked to be present and many indicated that they would be interested in participating in the venture. It was agreed, however, that the regional commission should serve the local planning in an advisory capacity.

The matter of financing came up. Here again, Mr. Tollenaar gave valuable assistance. He discussed procedures with us and distributed a sample budget for the regional planning agency to

illustrate the types of expenditures which might be required. This budget was based on the assumption that a federal grant would be obtained under the provisions of Housing Act of 1954 (701 Program) to finance 50% of the planning project. The several counties would make available some of the funds but port districts and cities would be asked to participate. All counties indicated willingness to participate, as well as several of the port district. I must say, we have had wonderful response from the State Department of Planning and Development. Also we were assured of receiving \$4,000 from them.


(Continued next week)

## Going to Texas

Mr. and Mrs. George E. Miller of Ceell plan to leave soon for McAllen, Texas, where they will attend the show of the Texas Federation of Mineralogical Societies. Mrs. Miller is president of the Morrow County Gem and Mineral Society and her husband collects jade. This will be their first trip to Texas.

# KEEP FORGETTING TO PHONE THE FOLKS?

HERE'S HELP: Below you'll see a gen-u-ine, artist-drawn, jim-dandy, authentic Clear Conscience Calendar for 1962, with inappropriate notes in the margins. Cut it out and paste it in your phone book. It'll keep you from forgetting to remember. (As your folks will tell you, a long distance call is still the best way to keep in touch. It's easier than a letter, more personal than a present.) Call them long distance—soon.



**CLEAR CONSCIENCE 19 CALENDAR 62**

JANUARY							FEBRUARY							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	
	1	2	3	4	5	6						1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10	
14	15	16	17	18	19	20	11	12	13	14	15	16	17	
21	22	23	24	25	26	27	18	19	20	21	22	23	24	
28	29	30	31				25	26	27	28				
MARCH							APRIL							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	
				1	2	3	1	2	3	4	5	6	7	
4	5	6	7	8	9	10	8	9	10	11	12	13	14	
11	12	13	14	15	16	17	15	16	17	18	19	20	21	
18	19	20	21	22	23	24	22	23	24	25	26	27	28	
25	26	27	28	29	30	31	29	30						
MAY							JUNE							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	
				1	2	3						1	2	
6	7	8	9	10	11	12	3	4	5	6	7	8	9	
13	14	15	16	17	18	19	10	11	12	13	14	15	16	
20	21	22	23	24	25	26	17	18	19	20	21	22	23	
27	28	29	30	31			24	25	26	27	28	29	30	
JULY							AUGUST							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	
1	2	3	4	5	6	7	1	2	3	4				
8	9	10	11	12	13	14	5	6	7	8	9	10	11	
15	16	17	18	19	20	21	12	13	14	15	16	17	18	
22	23	24	25	26	27	28	19	20	21	22	23	24	25	
29	30	31					26	27	28	29	30	31		
SEPTEMBER							OCTOBER							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	
						1	1	2	3	4	5	6		
2	3	4	5	6	7	8	7	8	9	10	11	12	13	
9	10	11	12	13	14	15	14	15	16	17	18	19	20	
16	17	18	19	20	21	22	21	22	23	24	25	26	27	
23	24	25	26	27	28	29	28	29	30	31				
NOVEMBER							DECEMBER							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	
				1	2	3							1	
4	5	6	7	8	9	10	2	3	4	5	6	7	8	
11	12	13	14	15	16	17	9	10	11	12	13	14	15	
18	19	20	21	22	23	24	16	17	18	19	20	21	22	
25	26	27	28	29	30		23	24	25	26	27	28	29	

New Year's greetings are in order. (But don't call too early or while the Bowl games are on.)

Alexander Graham Bell's birthday. (You don't care but we do.) Use his little invention to brighten Dad's life.

The Seattle World's Fair starts April 21, one month from today. Invite your folks to the Northwest to take in the Fair, heigh-ho.

Mother's Day. Call early (like the day before) and avoid the rush. She'll remember that you didn't forget.

Only a "punk" would fizzle out on his folks today. (Your Pop will get a bang out of a call.)

St. Swithin's Day. Or maybe it's their wedding anniversary. Have you ever thanked them properly?

Labor Day. Dad's probably got the day off, too. Cement the family ties with a cheerful, neway phone call.

Thanksgiving. A long distance call is still the next best thing to being there. (You don't have to eat as much either.)

Ground Hog Day. Shadow or not, call Mom. It may be a long winter.

Valentine's Day. Candy is dandy, but long distance is quicker.

April Fool's. No joke, happiness is catching. Surprise her with a guess-who call.

Easter. Have a family reunion by phone—you don't have to cook or clean-up afterwards.

King Kamahameha Day. Or maybe it's Mom's birthday. Call anyway--she'll love you for it. Aloha!

Father's Day. Betcha' he'd much rather talk to his grandchildren than unwrap another polka-dot necktie.

Bennington Battle Day. Very big in Vermont and about the only thing that happens in August anyway. Vacation by phone.

Halloween. Don't be the skeleton in your family closet. Call your Mother—you'll both get a thrill out of it.

Pre-Christmas. Call two or three days ahead--they'll appreciate your thoughtfulness. (Send a present though--they're human.)

P.S. TO MOM AND/OR DAD

Sure they love you. But children are busy nowadays. If they haven't been in touch lately, send 'em this Clear Conscience Calendar. Circle your birthday and a few other pertinent dates. They'll get the message. (If you have 10 children, call us and we'll send you 9 more calendars.)

Prepared as a somewhat vague family service by PACIFIC NORTHWEST BELL