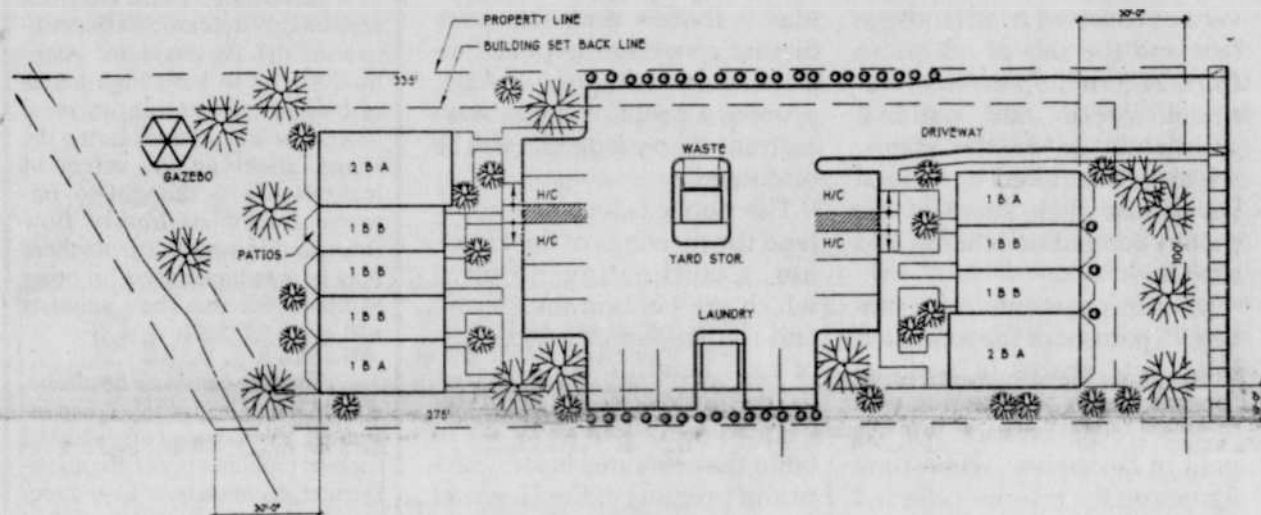




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VOL. 114 NO. 29 6 Pages Wednesday, July 5, 1995. Morrow County Heppner, Oregon

## Developer proposes senior apt. complex



STATISTICS:

UNITS:	2 BEDROOM A	2 EACH
	1 BEDROOM A	2 EACH
	1 BEDROOM B	5 EACH
TOTAL UNITS:		9 EACH

By April Sykes

The Heppner City Planning Commission, at a hearing Monday night, July 3, approved a request for a conditional use permit to allow a multi-family dwelling in a general residential zone. They also approved a request for a variance from parking and signage requirements for the multi-family dwelling.

Richland architect James R. Dillman requested the permit and variance in connection with proposed construction of a nine-unit senior apartment complex.

The complex would be located on Cowins Street, down from the Willow Creek Dam and Hope Lutheran Church and near Willow Creek.

Dillman said that he hopes to break ground in August, but adds that construction and size of the project depend on obtaining financing. If he is unable to fund the entire project, Dillman said he may fund a portion of it. If funding for the entire project becomes available, Dillman would construct nine one and two bedroom apartments.

The apartments, all on ground level with their own entries and patio areas, would surround a parking area and would have an additional grassy area with trees and a gazebo. The two-bedroom and larger one-bedroom apartments would have their own stacked washer and drier and the smaller one-bedroom apartments would not. A separate laundry facility would also be available. The apartments would have heat pumps with heating and cooling and water and sewer would probably be provided. The apartments

would be equipped with showers rather than bathtubs. Because of space limitations Dillman requested that he be allowed to provide one and half parking places for each apartment instead of the required two per apartment. Dillman estimates that the

apartments would rent for \$400 to \$600 month.

Proposed contractor is Dave Knerr of Knerr Construction, Inc., of Hermiston.

Dillman has been practicing since 1965 and became a licensed architect in 1969. He moved to the Tri-Cities in 1973.

## Charity McElligott named 1A volleyball coach of the year



By April Sykes

Charity McElligott, 33, Ione High School volleyball coach, was named 1A high school volleyball coach of the year at

the state banquet, held May 27 at the University of Oregon.

McElligott, who played volleyball in high school and intramurals in college, took the lone team to state and won the state championship in her first year of coaching at IHS.

McElligott and her husband, Paul, lived in Ione when they were first married. Then they moved to Paisley and then to Monument, where they stayed for four years. They and their children, Jeremiah, 12, Salli, 11, and Diana, 10, have lived in Ione for the past four years.

McElligott was also nominated for the Oregon coach of the year. "It was just nice to be nominated," she said.

## City swears in new policeman

Mike Sweek was sworn in as a member of the Heppner Police Dept. by Mayor Bob Jepsen. The ceremony was held Friday, June 30 at Heppner city hall.

Sweek's salary was funded through a special grant to the city.



Mike Sweek

## Boardman council approves annexation

By April Sykes

Action of the Boardman City Council at a public hearing Tuesday, June 27, resulted in annexation of 360 acres of property within the Boardman urban growth boundary, including Port of Morrow property. The action more than doubled the city's assessed valuation, from \$31 million to \$66 million and paved the way for establishment of an urban renewal district.

Under an urban renewal district, directors would be appointed, possibly by the Boardman City Council. Land and properties included in an urban renewal district would have their valuations frozen to all taxing districts outside the urban renewal district. The valuations would continue to rise normally within the urban renewal district.

Oregon Potato and Lamb Weston lobbied for the annexation because of the city's access to water, which is needed in their operations. The city uses only a portion of their allocated water from the Columbia River. Portland General Electric also uses water, but the water does not need to be treated following use. Oregon Potato and Lamb Weston require the use of a water treatment plant for their operations. Port officials were concerned that the port would be left high and dry if the processing plants obtained water treatment elsewhere. The port recently constructed an effluent plant to deal with industrial wastes and the city of Boardman proposed, in an earlier staff report, to include industrial wastewater service in their proposal. Port officials fear that the move could ultimately leave the port unable to meet its bonded indebted obligations.

Morrow County Counsel Val Doherty told the council that the county was not opposed to annexation, but the county was opposed to an urban renewal

district. The urban renewal district, said Doherty, would have "sole control of millions of funds without voter approval, primarily for the benefit of two existing corporations."

PGE attorneys contended that several problems exist in the annexation—they were not given enough time to study the matter; because they have an assessed valuation over a certain limit, they feel their vote was required for the annexation; and thirdly, they will be greatly impacted by the decision.

Most of the opposing entities said that they were not against annexation per se, but wanted more time to study the issue to determine the impact of the annexation and establishment of an urban growth district.

Tim Sercombe, lawyer for the Port of Morrow, asked for a two month postponement of a decision on annexation so that the port could determine the financial consequences and the affect of the annexation on provision of services. Boardman Mayor Bill Brown, however refused to let Sercombe testify on the financial impact of the action on the city of Boardman, the port and the county, saying that such testimony was not permitted within the confines of the subject of the hearing. Brown also said repeatedly that establishment of an urban renewal agency was a separate issue and not under consideration at the hearing.

Diana Walkup, Lamb Weston corporate tax manager, presented charts detailing the financial impact of annexation on entities involved. According to Walkup, Boardman residents would pay fewer taxes with annexation, even if the urban renewal district is established.

Proponents living in the annexed area say that they will have access to a sewer system, fire and police protection, street improvement and other city services. Annexation into the

city will increase the city's road fund, but will not decrease other cities' road funds.

Several of those whose property is included in the annexation said that they do not wish to have the Morrow County Unified Recreation District (MURD) excluded from the district, as was initially proposed. MURD would provide funding for school sports and other extra-curricular activities cut from the school district budget.

John Prag, rural Boardman resident and chairman of the school budget committee, said he spoke for the school district and superintendent Chuck Starr when he said that annexation would have no negative impact on the district. Bank of Eastern Oregon President and CEO George Koffler, Heppner, countered, saying that he also spoke to Starr, who felt an urban renewal district would have a "tremendous affect" on school district taxing.

Legal and other issues concerning the annexation and proposed urban renewal district are still under consideration. Rochelle Lessner, PGE attorney, said at the hearing that Ed Glenn, chief petitioner for the annexation, told the council "not to fear litigation, as if it were a game of chicken." Lessner, however, told Glenn, "This is not a game of chicken."

Morrow County Judge Louis Carlson later told the Gazette, "If this goes to court, everyone would be a tremendous loser. There are enough things we can agree on. It's a tremendous advantage to everyone to work this out."

The involved entities will continue negotiations over the details of the proposed annexation and urban renewal district in a meeting at Lamb Weston Thursday.

## Bank of EO to expand hours New manager at Les Schwab



L-R: Richard Wood, Anita Orem, Mardene Patton, Gayle Eynetich

The Ione Branch of the Bank of Eastern Oregon will expand its hours beginning Monday, July 10, announced bank president George Koffler. The new hours will be from 9 a.m. to 4 p.m., with no mid-day closure. The bank's management and

board of directors decided to increase the branch hours due to an increase in patronage and profitability at that branch.

The lone branch is operated by Mardene Patton, operations supervisor, Richard Wood, loan officer, and Anita Orem and Gayle Eynetich, tellers.

## Lundquist reviews session

"We balanced the budget without new taxes," Oregon State Congressman Lynn Lundquist told the chamber of commerce last week in assessing the just completed legislative session.

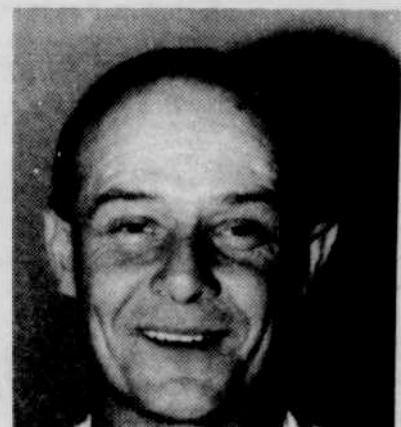
"We didn't go as far as Morrow County wanted on equity funding (for education) but we also didn't go into the education budget and reduce it at the end of the session either," Lundquist said.

Lundquist said he was not only pleased with the fiscal responsibility of the Republican-controlled houses of state government, but also with the speed and productivity of the session.

He pointed to the \$60 million SAIF debt that was paid off, welfare reform, tort reform and legislative review of government agencies as the significant accomplishments of the Republican legislature.

"My biggest disappointment was we didn't do more in the area of land use reform," Lundquist said. He said the legislature did not change the laws on secondary lands. "We really didn't do anything of significance in this area," he said.

This was Lundquist's first term in the state legislature, although he did spend time in Salem in the past as a lobbyist for the Oregon Cattlemen's Association.



Randy Anderson

Randy Anderson, 41, of the Olympia, Washington, area, has been named the new manager at the Heppner Les Schwab store. He replaces Jon DeBo, who was transferred to Silverton. Anderson has worked for Les Schwab the last 12 years.

Anderson has lived in a small town outside Tumwater, WA, for the last seven years with his wife, Joani, and their nine year-old daughter, Chelsea.

Anderson says that the family prefers small town life. "I like a small town," he said. "This is a nice place to raise a family. So far the people have been really friendly." He added that he enjoys the outdoors and likes to hunt and fish.

Randy has already moved to Heppner and the family is in the process of finding a home.

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