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PLANNING COMMISSION

By Charles V. Stanton

Douglas County voters will find a special measure on their general election ballot. Proposition No. 9 is referred by the county court. It would authorize the court to enact zoning and land regulations, which is the legal language for establishment of a County Planning Commission as an advisory body.

A planning commission already has been set up by the court for the purpose of preliminary study. The commission, however, so far is without authority. The court has employed technical assistance. The study has made good progress insofar as mapping and the collection of basic information is concerned.

Criticism has been voiced that the issue has not been thoroughly discussed. The criticism, we feel, is unjustified. There has been continuing publicity about the plan, the progress made, and the purpose of the program. Stories in *The News-Review* over a period of many weeks have told of the court's reasons for setting up the preliminary commission, the plan of organization, the appointment of J. Hazlett Bell as consulting engineer, and other factual information. Other stories have reviewed talks by Mr. Bell and by John Fett, commission chairman. Mr. Bell has written several explanatory articles, which have appeared in the past in *The News-Review*, and currently is expanding the series. Mr. Fett and other commission members have appeared throughout most of the county before various groups. There certainly has been nothing secretive about the issue.

Regulations Limited

Some people fear the powers that would be vested in a planning commission. This is a natural fear, and one to be desired in these days when regimentation has become a controversial theory of federal government.

All possible governmental regulation is to be avoided at every level, starting at home. But there comes a time when limited regulation is essential to good society.

If a man lives in the deep woods, he has no need for laws. But if he lives in a congested residential zone, he must meet certain requirements for the protection of himself and his neighbors.

Douglas County is growing rapidly. So far our growth has been haphazard. We have many actually dangerous situations, particularly in the matter of sanitation, fire, etc. Subdivisions have been made without regard for future highways, sewer connections, utilities and other services.

A planning commission would work toward orderly and intelligent development of the county.

It would not, and we repeat NOT, affect agricultural lands. In fact, occupants of agricultural lands perhaps should not even have the right to vote on the issue, for it does not concern them. But this still is a democracy in which decisions should be made by all the people.

Would Plan For Future

The planning commission, if authorized, would first complete an exhaustive study and survey involving history, population trends, weather, natural resources, parks and recreation, building trends, traffic and thoroughfares, soil classification, existing land use, and many other related subjects.

Land now used for agricultural purposes but later subdivided for residential or industrial use, would come under commission regulation when transferred from agricultural purposes — and not before. Zoning would serve to separate industrial, commercial and residential developments, thus protecting property values and the safety of residents. It would project main thoroughfares and prevent subdivisions from handicapping the traffic pattern. Within city areas it would require construction to conform to building codes, thus protecting purchasers and occupants. It cannot correct past mistakes, but it can help avoid making mistakes in the future.

Commissioners would be paid only actual expenses. There would be some cost, however, for clerical and engineering help. At present the cost would not materially increase the county budget.

Obviously the continuing growth of Douglas County makes the establishment of a county planning commission not only desirable but necessary, if health, safety and property valuations are to be protected.

Hal Boyle

NEW YORK (AP) — "I have a morbid interest in money," confessed George Axelrod, a young man who wrote in 60 hours a Broadway play he says will earn him a million dollars.

For the actual time he spent at the typewriter in turning out "The Seven Year Itch" — now being filmed as a vehicle for Marilyn Monroe — this comes to \$16,666.66 an hour.

Axelrod, who is 32, wears a crew cut, and looks like a fugitive Princeton freshman, thinks this is a fair rate of pay for a writer — if he got to keep the money.

But, of course, he doesn't. Today it may take more time to figure out the income tax on a hit play than it does to write it.

"You work for years and starve," said George wryly, "and then when you hit the big lot they take it all away."

"Money is no longer enough. A writer needs some kind of payment that can't be taken away — such as a guarantee your golf score will improve. Or they might promise to add two years to your life or — in my case — agree to find a way to make my front teeth come together."

But until something better does come along Axelrod has decided money is about the best all-around substitute.

"Writing doesn't count unless you get paid for it," he said. "I can't even write a letter to my son now unless he promises to send me a buck for it."

"Art is a byproduct of writing for money," Shakespeare wrote because he needed dough. You 32.

Value Of County Zoning Explained

(Editor's Note: This is the last in a series of articles on functions on the Douglas County Planning Commission.)

By J. HAZLETT BELL
County Planning Consultant

Zoning is the regulation of the use of land and the height of buildings and the size of yards and open spaces about buildings.

Zoning was brought about in this country because the building in our urban or city areas was "parking-in" buildings so close to each other that residential buildings and even business and industrial buildings were unhealthy. These side by side structures could not get adequate ventilation. Very few rooms had sunlight. As these row buildings grew old they increased as fire hazards and became foul indeed as places in which to live and work.

Prior to the almost universal adoption of zoning ordinances by cities and by counties, no part of an urban area was safe against the intrusion of out-of-place uses. Good residential areas that were built of fine homes and nice yards could possibly wake up one morning to find a vacant lot in their midst having a hot-dog stand on it or a bunch of used cars.

A nice shopping area of small business establishments having no protection could suddenly find that a noisy machine shop or noxious cannery had moved in to become a close neighbor.

Property Values Hurt
These misplaced uses injured property values as the area around them became undesirable. Buildings were built too tall and the buildings two to four stories in height were in the con-

stant shadows of the high structures.

Groups of buildings moved into spacious residential areas and these new structures went up with out any yard space around them and so began a pattern of building without light and air. Dark apartment buildings hurt the value of adjoining homes having front side and rear yards. Land values in the neighborhood went down.

The answer to misplaced uses and the lack of the proper control of the heights of buildings and the necessary yards around residential buildings, was an ordinance requiring each land use to be in its proper place within the city fringe area.

Use Guides Location
As a city develops, all uses at first seek their proper place. The central business district forms at the place where the main thoroughfares converge. Industry will seek low-priced land on a railroad or on a waterway or on a highway in an area often very close to the central business area.

Apartment buildings generally seek locations in a belt of land or the blocks around the central business district where the apartment dwellers can walk to work. Properly built apartments need yards to insure adequate light and air.

Single family homes are built out beyond the apartments and the central business area upon spacious lots with ample yards around them to insure pleasant living conditions. A home is rarely over two and one-half stories in height.

Zoning seeks only to hold healthy urban development to the natural pattern. Industry has its logical districts as do commercial

areas, apartment areas and single-family home areas. Allowance is made in zoning districts for necessary future expansion of these uses within their particular urban areas. Thus uses that are required to keep to their proper city areas do not jump to another location where they may hurt the health, safety and value of different districts.

Fringe Areas Eyed

County zoning is particularly intended for the regulation of building and development in the urbanized areas just outside of the city of the county. Zoning of this fringe growth will regulate city expansion so that every use, industrial, commercial and residential will have its own area or district, in keeping with the natural trend of urban development.

The Oregon County Zoning Law states that "No ordinance adopted under this act shall regulate lands used for grazing, agriculture, horticulture, or for the growing of timber."

The first zoning ordinances for Douglas County areas will be for the city fringe areas such as are adjacent to Roseburg and Reedsport, which are really city or urban areas. As the paragraph above points out, the use of agricultural and forest land can not be regulated under the terms of the law of the State.

Zoning is the regulation of land use in keeping with the natural trend of all land development in order that the health, safety and welfare of the community be preserved and that every home, business or industry be protected from the capricious desires of an unscrupulous builder.

The procedure is simple. The citizens of the community circulate a petition among the neighbors. If the petition in favor carries a majority of names from homeowners, the petition is presented to the county zoning commission. The latter must post notice of meetings in the public press, for a hearing on the petition. At this public meeting any interested individual is entitled to have his say. If the commission is convinced the petition represents the majority viewpoint of the community in question, it recommends to the county court (notice this, they recommend) that the plea of the petitioners be granted and that a county ordinance be passed prohibiting the establishment of beer halls, piggeries, and such in this rural residential area. It is up to the county court to take final action.

It is unfortunate that the present county planning commission failed to contact more community groups before the measure was placed on the ballot, in order to correct the lack of understanding of so many voters which is illustrated in Mrs. Wisson's letter. Yet if the measure is defeated in the coming election, it may be a healthy omen. The American voter is sun-shy of anything he does not understand, especially if he is suspicious that it could restrict any of his rights as a citizen.

Having served for fourteen years on one of the first county planning commissions in the Northwest, the writer has had an opportunity to see the benefits that come from proper zoning. Then too, we learned that a public agency cannot drop a proposal cold turkey in the public's lap and have it accepted. The American voter does not like cold turkey, which means that a long period of education and frank discussion between the supporters of the plan and the voting public is necessary for clear understanding. The American voter likes to vote intelligently.

W. K. PEERY
Milo, Ore.

President Puzzled At Apathy Of American Public About Election; May Campaign

By JACK BELL

WASHINGTON (AP) — President Eisenhower said Wednesday he is puzzled by the apparent apathy among voters and hopes to do a little stirring up personally—if he can squeeze a one-day flying trip into his tight schedule.

In his first news conference since Aug. 17, Eisenhower said he certainly hopes the American people are going to elect a Republican Congress but that he was not going to predict the outcome of next Tuesday's balloting.

Allowing for reports of an apparent lack of interest among voters, Eisenhower said he would like to dramatize his desire to see everybody vote.

And, he said, he is considering a flying trip Friday which might include stops at airfields in four cities.

He didn't name the four cities but there have been reports that GOP leaders want him to visit Detroit, Louisville, Minneapolis, Boston, Wilmington, Del., and Washington.

Eisenhower said his schedule is so tight that he could not possibly leave Washington except for one day of campaigning and would not know until later when it would be possible for him to go even then.

When Eisenhower said he was puzzled by the apathy which seemed to prevail among the people, a reporter asked whether this might reflect dissatisfaction among the voters with his administration's accomplishments.

The President replied that some people had told him the apathy might be due to an entirely different reason.

One of the reasons he had been given, he said, was that the United States had got what it wanted from his administration and the voters are satisfied. This indicated, he said, that it might not be so far off that he would be disappointed at all but too much satisfaction that was making the voters apathetic.

In discussing this possible plan for a flying trip Friday, Eisenhower said he wants very much to dramatize his desire to see everybody vote.

He has been working for something that he believes in, he said, and perhaps he may have lost some perspective and that was his reason he could not understand apathy among the voters.

A reporter asked if the President would consider the election of a Democratic Congress as a vote of no confidence in him and his policies.

No, the President replied, adding that the general effect of messages he had received was that the people wouldn't put him into the election. That was a general complaint from the Republican side, he said.

Among political strategists on both sides, it seems agreed that the President is making some headway for Republican candidates.

One of the notable facts of this election campaign is that people do not seem much interested in foreign-policy questions.

When trouble is afoot, when war or the threat of it stirs them, they will attend to foreign issues. But when there is no crisis at hand they turn quickly to domestic and private concerns.

Currently this is a matter of some unhappiness to candidates in both parties.

Republicans would like to get credit for the Korean peace, the Indo-China settlement, and various other agreements easing tensions in places like Egypt, Iran, Trieste, and Guatemala.

They would also like endorsement for the SEATO Pact on Southeast Asia and for the American role in bringing off the new London Pact which draws Germany into the Allied defense orbit.

The Democrats, on the other hand, have been going about telling everybody that the GOP foreign policy is a mess.

They say the Eisenhower regime is a case of the nation's prestige and reputation in many parts of the world, that we try to dictate policy to our allies instead of enlisting them as partners, that wherever Ike's emissaries go they spread confusion and doubt.

But neither they nor the Republicans are striking any popular chords. People are just not excited about such things right now.

Part of the reason may be that they have grown to distrust political argument in this field more.

Mediations To Be Held On Oak Ridge Trouble

OAK RIDGE, Tenn. (AP) — Another mediation meeting between the Newspaper and Mail Deliverers Union (ind) and eight newspapers in metropolitan New York.

Sam Feldman, president of the union, announced Tuesday night after a closed meeting of 700 union representatives that the vote had been authorized and would be held Wednesday.

The newspapers involved are the Times, News, Mirror, Journal-American, World-Telegram and Sun, and Post-Newsweek in Manhattan and the Long Island Star Journal and Long Island Daily Press, both in Queens. The eight newspapers are negotiating through the Publishers Assn. of New York City.

The contract between the union and the newspapers expires next Sunday midnight.

Among the union bargaining demands are a pay increase from \$212 to \$110 a week, reductions of the work week from 37 to 35 hours, and other benefits.

RICHARD L. NEUBERGER
Editor, Oregon

HEADS BREEDERS
CORVALLIS (AP) — Vernon DeLong of La Grande is the new president of the Oregon Dairy Breeders Assn.

Reader Opinions

Majority Rule Holds In County Plannings

MIL0 — A letter from Mrs. Desda Wisson, of Myrtle Creek represents the emotional approach to a public problem. None of the fears expressed by Mrs. Wisson, of being pushed around by a public agency, are held by those who have informed themselves on the subject of county zoning.

The county zoning laws being adopted by the more progressive counties of the Northwest states, are a reversion to the old New England town meeting. Everybody has his say and the majority rules. The advisory commission has neither legislative nor police powers. Its function is purely advisory. Its activities are confined to public hearings, and from these hearings, it makes recommendations to the board of county commissioners, or the county court. The responsibility of final action lies entirely with the latter body.

If an attractive rural home area decides it should protect itself against the intrusion of slaughter houses, beer halls, piggeries or other nuisances that injure the desirability of a home community, the residents have an instrument at hand to acquire this protection, under a county zoning law.

The procedure is simple. The citizens of the community circulate a petition among the neighbors. If the petition in favor carries a majority of names from homeowners, the petition is presented to the county zoning commission. The latter must post notice of meetings in the public press, for a hearing on the petition. At this public meeting any interested individual is entitled to have his say. If the commission is convinced the petition represents the majority viewpoint of the community in question, it recommends to the county court (notice this, they recommend) that the plea of the petitioners be granted and that a county ordinance be passed prohibiting the establishment of beer halls, piggeries, and such in this rural residential area. It is up to the county court to take final action.

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W. K. PEERY
Milo, Ore.

News-Review Praised—Except For Its Politics

SUTHERLIN — (To The Editor) — Douglas County is to be congratulated on having a daily newspaper of the caliber of The News-Review. Its news coverage is excellent, and its sports and feature sections on a par with most metropolitan dailies. Your editorials are timely and, for the most part, strive to benefit Douglas County and Southern Oregon. Most of your readers will, I believe, go along with your stand on transportation, particularly the service, or lack of it from the "Friendly" Southern Pacific; for more and better highways and timber access roads. All your editorials on game, fish and other natural resources. Most important of all is your demand for more and better schools. No one enjoys increased taxes, but The News-Review has had the courage to support education when you knew the tax increase would be unpopular.

So far so good, but what about the political blind spot that appears every time election day rolls around, Charlie?

One would think that a paper so fair and right on most issues could take an impartial and unbiased attitude on political matters. Unfortunately that is not the case. When election day nears The News-Review, to coin a phrase, goes simply nuts and puts on a display of tallness, tolerance and fairness by a blind jacks in a marijuana patch.

All we people who vote Democratic, and some of us have been here longer than you editor, are Pinks, socialists, radicals, or what have you. Anyone would think the G.O.P. would have enough of name-calling and character assassination after the mess McCarthy got them into last summer. But it seems they never learn. By the way, what happened to Joe anyway? Nixon is a sorry substitute for the real McCoy. If we Democrats are going to be called Reds this week, why doesn't the G.O.P. stalwarts bring on McCarthy instead of a second class name-caller like Nixon? After all, we are in the majority in this county and are entitled to the best.

Before the primary, The News-Review stated that the reason Oregon did not have a two-party system was that the Democrats didn't put out strong enough candidates. Of course, in pulling your leg, but I doubt the even if editor foresaw the impact of that statement. Immediately the Democratic party took the hint and came out with the best and strongest of candidates in Oregon history—Neuberger, Carson, Porter, Ashley, etc.—but do you appreciate the compliment, not just Charlie? Every day in the news in the ads, in the editorials, you still play the game by the old rules, which were set when Oregon was just a pawn on the Republican checkerboard.

JOHN F. MUSGROVE
Sutherlin, Ore.

Forestry Man Upholds Record Of Sen. Cordon

PORTLAND — Oregon voters should know the facts about Senator Guy Cordon's work in the Congress for conservation of natural resources. As a forester who has been in close touch with national and state programs, I want to call to public attention a few of the many things he has done for the welfare of people in all walks of life. During his term of office the Senator has been in the forefront of his State, Oregon. His statesmanship and ability have been repeatedly demonstrated in effective accomplishment. Only a man of stature can attain the chairmanship of a leading senate committee, such as that of Interior and Insular Affairs, and a position of prominence on the Appropriations Committee. He has won the confidence and respect of his colleagues in Congress on both sides of the aisle.

In matters relating to natural resources, Senator Cordon has been a prominent and vigorous leader. His judgment on resource development and protection, and on questions about public lands is sought after by both Republicans and Democrats, because they know from experience that he can be depended upon to give the straight facts.

As a conservation law maker, the record clearly shows his effectiveness in accomplishing what must be done. Whether it is funds to finance the forest protection or to battle the forest pests which ravage western forests, Senator Cordon's vigor and foresight are responsible for carrying on these great conservation programs. He was the one man in the Senate to whom Oregonians could turn to help carry on the fight to protect our forests. His statesmanship has been in safeguarding the State's and the Nation's interest in natural resources. To charge him with acting otherwise is rank nonsense, and reveals utter lack of knowledge and respect which stands for all men to read.

Senator Cordon's work in the interest of Oregon counties, his courageous battle on behalf of power development in the Northwest and his legislation to help the small "farmer," as well as his accomplishment for agriculture and irrigation are for magnificent record of conservation accomplishment.

The people of Oregon would be foolishly inclined to throw away thoughtlessly years of experience and the accomplishments of a great man which alone can assure the State of further progress and maintain its position of high esteem by other States. To toss aside a courageous and efficient leader for an unknown quantity would be a calamity and a setback to western progress from which it would take many years to recover.

STUART MOIR
Forest Counsel
Portland, Oregon

Spokane Demos Voice Objection To 'Nixon Day'

SPOKANE (AP) — Democratic leaders, stirred up over the designation of Saturday as "Nixon Day," demanded Thursday that under the circumstances the vice president make a non-political speech.

Mrs. E. Dawson Whitaker, Democratic county chairman, told the City Council that Mayor Arthur Meehan's proclamation of "Nixon Day" was "a direct insult to 30,000 Spokane County Democrats."

Meehan was not present when Mrs. Whitaker presented a party resolution which urged:

"That the mayor of Spokane, or any other official properly authorized, contact Vice President Nixon informing him of said proclamation and explaining that under the circumstances it will be necessary that his public speeches here be such as would be inoffensive to all political parties."

Mrs. Whitaker said the Democrats have no objection to a Nixon speech as vice president, but feel that no "Nixon Day" proclamation should have been issued when he is on a purely political tour three days before a major election.

Commissioner Kenneth Lawson, who has been feuding with Meehan on a local matter, told her the mayor's proclamation "was his own and that the council had nothing to do with it."

Nixon is expected to address a rally on a downtown street intersection Saturday noon.

JOURNAL MAN TO RETIRE

PORTLAND (AP) — The Oregon Journal said Wednesday that Arthur L. Crookham, associate editor of the editorial page, will retire at the end of this year. He will have been with the Journal 25 years.

Crookham, who will come under the newspaper's mandatory retirement at 65, said he and his wife will travel in Europe for several months early next year.

Voters Urged To Keep Sen. Cordon In Office

ROSEBURG (AP) — Wish to make a few comments on the senatorial race.

In the past Oregon seemingly has made some bad decisions in the election of their senators. Years ago after WWI they retired Senator George Chamberlain, Democrat, and the next year they retired Senator Charles Crookham, who will come under the newspaper's mandatory retirement at 65, said he and his wife will travel in Europe for several months early next year.

Senator Cordon in the past has been handicapped by having hands hampered, very nicely, by the fact that he is a Republican and in practice was often pitted against Guy. For quite a while, playing a forward position, I thought he was very nicely and threw a fair number of baskets. However, one time made a remark that made this Texas-born Oregonian a bit peeved and from then on, points over his guarding were very difficult and scarce. Perhaps Mr. Neuberger finds himself in the same predicament and wishes he had not stirred up such a fight.

Senator Cordon has worked to carry out President Eisenhower's program. If Senator Cordon's procedure is wrong, then the whole Eisenhower program is wrong. The force of this statement is evident without further comment. Senator Cordon has worked for an administration program alone in the senate, being not helped but hindered by his apostate colleague. His record along with that of Congressman Ellsworth, is one to be proud of.

Seniority and experience is what gives members power in congress. Senator Cordon is now in a position to do much for Oregon and the country as a whole. Let's keep him there.

MARK W. DUNHAM
Roseburg, Oregon

Owner Of Dog Wants Information On Killer

ROSEBURG — I would like to ask the daily who would not give her name, and who phoned one of my neighbors to report they had shot my dog, to give me more information. It was reported that the dog chased stock. The dog's name was Hope. I named him that because I hoped he would never lose him.

He was talking dog. He talked from his throat. He was a lot of company to me, as I have been sick a lot. We had a Douglas County license for him, also a Vancouver license.

The least human thing to do was to let us know and not keep it guessing. Or the dog control officer could have been called and we could have been made to pay for damage.

I have never known our little dog to do a thing like that. Whoever the people are who killed him, I would like to ask that they return his license and please let us know whether he was killed.

LOUISA HASEK
305 Chestnut St.
Roseburg, Ore.

Controversy On Posse Stinks, Opinion Given

ROSEBURG — The controversy between Sheriff Baird and his posse seems to stink. Apparently it revolves around an order to clean up gear. Sometimes not what is said, but how it is said, gets a fellow's dander up. Don't know why Judge Wimberly hasn't been quoted on this one. Also a word from brothers Ellsworth and Cordon would help purify the air.

Come on boys, let's get out and vote Nov. 2. We have the opportunity of cleaning out a corner of the state.

With more elections to come, more Louies and less Charlies in our local paper also would help.

DAVID S. CHURCHILL
Roseburg, Ore.