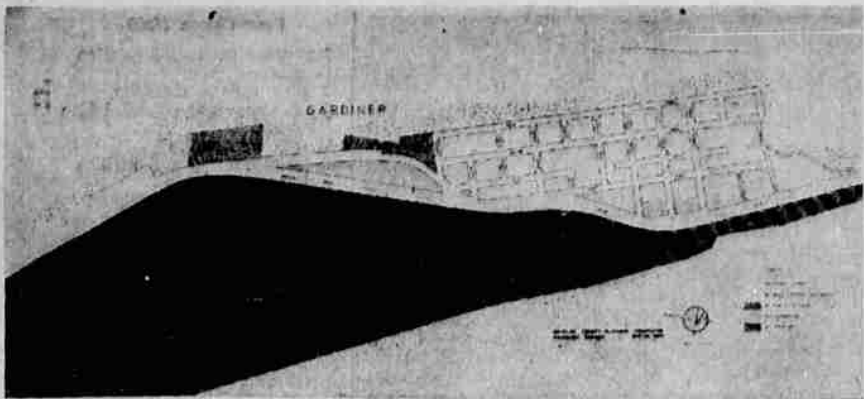




GARDINER, an unincorporated town site, has been included in the Douglas County coastal zoning area. As shown by the dark lines along the lower section of this map, most of the area around Gardiner has been zoned for industrial purposes.

Douglas County Has Zoning For Coast Area

A far-sighted action by the Douglas County Planning Commission may have a major effect on enabling residents of the county's coastal area to maintain private ownership privileges if the proposed Oregon Dunes National Park plan is adopted by Congress.

Working as the leading force in the Tri-County Zoning Commission, the Douglas County group has become the first to adopt a zoning plan for the coastal area. If this action is coupled with continuation of a U.S. Parks Service policy on national seashore areas adopted at the Cape Cod, Mass., National Seashore, chances of condemnation of privately-owned land or curtailing of business operations will be greatly reduced.

Condemnation Averted
Park Supt. Robert F. Gibbs of the Cape Cod National Seashore said the parks service generally found it unnecessary to condemn privately-owned land or businesses within that park because they had already been zoned and conformed to desirable use of the land.

The Parks Service objects to any commercial use of the land which turns a national park into a hodge-podge of "tourist traps." This is combatted effectively by zoning and persons who have entered business conforming with zoning regulations generally need not fear federal government condemnation.

Douglas County has adopted a zoning area for the land from the north city limits of Reedsport to the Douglas-Lane county line, which includes the new tourist-commercial land use classification drawn up by Douglas County Planner James Slattery. Lane and Coos counties are expected to adopt the same type of zoning ordinance.

Effect Desirable
Slattery points out that although the zoned area is in or adjacent to the proposed dunes National Seashore area, the zoning was carried out because of its desirable effect on the area regardless of whether or not the seashore plan is adopted.

The area involved, running from the center of the mouth of the Umpqua River northward to the county line, takes in 32,000 acres of land, the bulk of which is in the agricultural-forest lands classification. It is laid out so as to take in all of Lake Tahkenitch. It runs from the Pacific Ocean inland to a point four to five miles east of U.S. Highway 101.

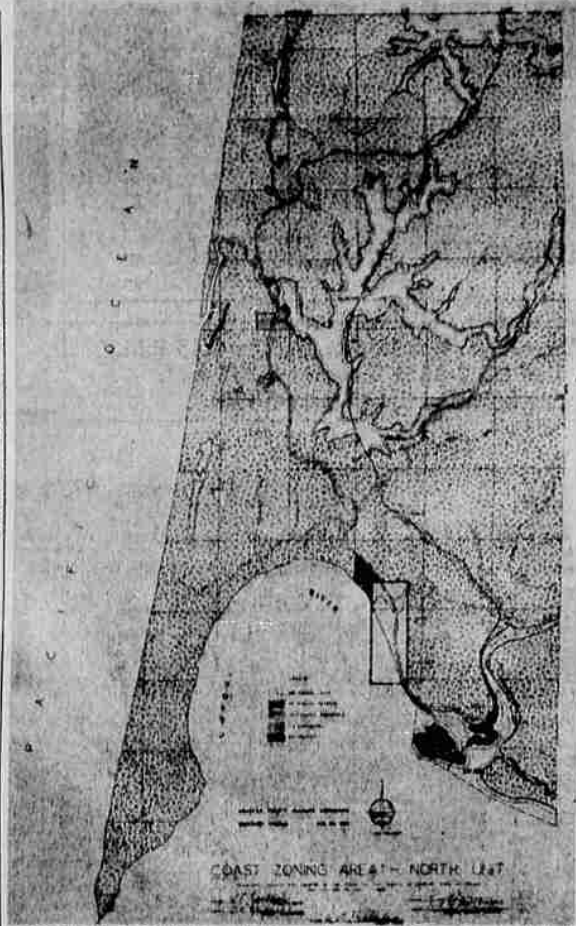
"There may be other areas ultimately developed as saturation and demand increases," Slattery said, "but at least for the foreseeable future, this will be the core development."

Boundaries Ignored
The plan ignores county boundaries and takes into consideration the recreational potential and tourist accommodation needs of the area. The Douglas County area now under zoning is known as the North Coast Zoning Unit and contains one commercial-tourist zone classification general area. There are five such units indicated in Coos County and three in Lane County.

Key to the development is the new tourist-commercial classification, which has been officially adopted by the Douglas County Court. The zoning was established in answer to a petition by residents of the coastal area and after a public hearing on the proposal had been held at Gardiner.

The zoning area is intended to provide for the uses that serve the tourist needs of the community. Such zones will be so located and designed and the uses will be so restricted as not to conflict unduly with any scenic values of the area. Slattery said he feels this zoning ordinance will bring about an orderly and scenic development of the area at the same time it closes the door on any possible hodge-podge of commercial enterprises that would detract from the natural beauty of the area.

Committee Started Work
The ordinance which is now in effect had its beginning with the formation of the Tri-County Zoning Advisory Committee, which was formed at the request of Gov. Mark



COASTAL ZONING AREA in Douglas County stretched from the north city limits of Reedsport to the Douglas-Lane County line. This is the first zoning project carried out on the Oregon coast and came as the result of studies by the Tri-County Planning Advisory Committee. Purpose of the zoning is to keep the area from developing into a hodge-podge of tourist traps and to protect property values in the area. The new commercial-tourist zone is located adjacent to Tahkenitch Lake.

Haftfield. Basic work on the development planning was done by the Bureau of Municipal Research, with each of the three counties sharing a portion of the cost of this study.

There are two variances to the classification in the Douglas County zone, one allowing for the withdrawal of water from Lake Tahkenitch for International Paper Co. developments at Gardiner and the other to allow for effluent treatment facilities for IPC.

The townsite of Gardiner (unincorporated) is included in the Douglas County unit. In the Developmental Plan Gardiner, along with Winchester Bay, are zoned for general commercial land use purposes with Reedsport recognized for its own co-ordinated municipal plan. Slattery says, however, he feels Winchester Bay should be considered for tourist-commercial uses.

Allowances Made
The tourist-commercial zone allows for construction of agate shops, art shops (gallery, studio supplies) gift shops, handicraft shops (retail), retail novelties and curios shops, photograph studios or galleries, pottery sales, retail sporting goods shops and single family residences, subject to the regulations and restrictions of the R-1 Zone, excepting that tourist-commercial zone setback provisions apply.

The Planning Commission may grant a conditional use permit under such conditions that it considers necessary for any use listed in the second section of the ordinance, after three major conditions have been met. Those conditions are:

1—Site plans and building plans shall be reviewed and found to conform with the intent and provisions of this C.T. Zone.
2—Off-highway or off-street parking is provided to prevent excessive on-highway or street parking, and that such area is to be treated to prevent dust emanation.

3—That landscaping is furnished, including planting, walls and other devices as may be necessary to make the uses compatible with the allowed uses of adjacent property.

Uses Listed
The uses permitted under conditional use permit are:
(1)—Aquarium.
(2)—Boat, charter and rentals.

WALDORF TOILET TISSUE

Four Roll Package

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White Satin Granulated

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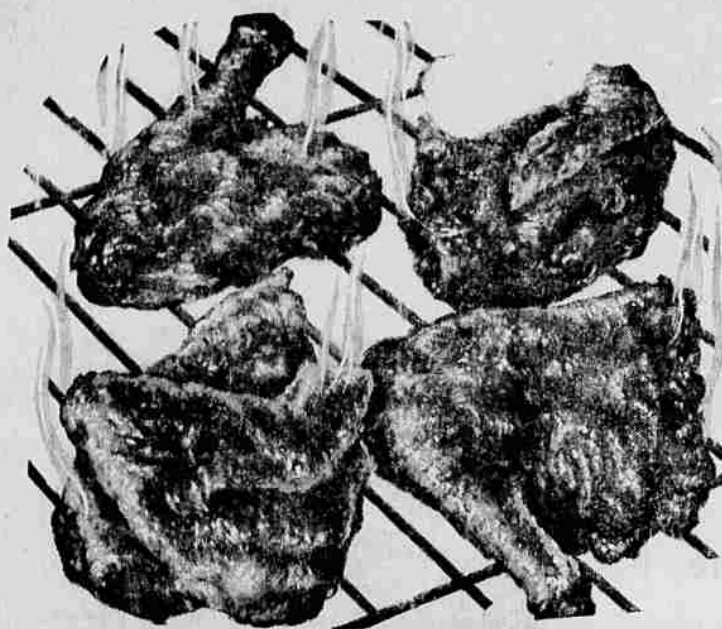
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No. 2 1/2 can

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Dundee
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1.69

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color stripes

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for hours and hours

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