

Planning commission hears warning

# Industrial land zoning deserves second look

By LORRAINE NELSON  
Of the Emerald

Area industrialists and realtors cautioned the Eugene Planning Commission Tuesday night to be wary of zoning residential areas adjacent to existing industrial plots and to take a second look at available industrial land.

The commission listened to public testimony on a revised West Eugene Industrial Area Study. The study, released last fall, was prepared by the planning department and Economic Consultants Ltd. to examine the best use for large, vacant, industrial zoned parcels in West Eugene.

The study recommends retaining large parcels with good access land for residential development.

Roughly, the West Eugene industrial area is bounded by Garfield and Terry Streets and Roosevelt Blvd. and W. 11th Ave. According to the study, the area contains 55 percent of the industrially used land in Eugene.

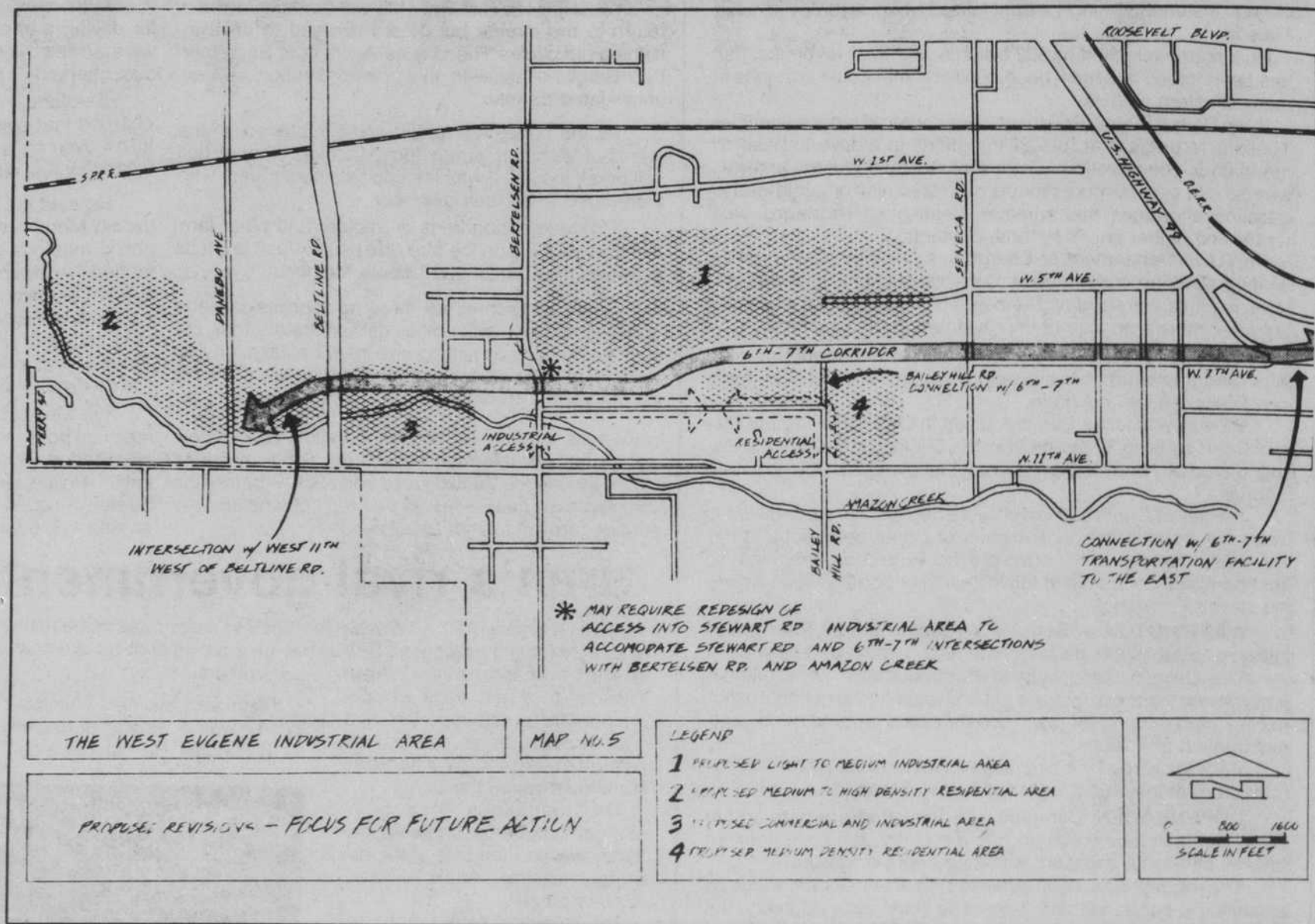
Much of the area was annexed and zoned for industrial use in the 1950s and 1960s. Recent concerns about the area have raised questions about alternative uses for the land.

Dave Van Fossen, an industrial realtor, criticized the study for failing to address the concerns of the Metropolitan 1990 Plan. The plan calls for an adequate supply of industrial land to meet the needs of a developing metropolitan area.

"We are short, very short of industrial owned property," Van Fossen said.

Jim Britton, 245 W. 25th, said he disagreed with a proposal to zone parcel number 2 (see map) for residential use, saying that it would encroach upon existing industry.

Harold Thorin, executive direc-



tor of Goodwill Industries, which owns 10 acres in parcel 2, agreed with Britton saying, "We don't want to bother people in their residences. We want to have room to grow when we need to grow again."

Ed Anderson of Superior Realty expressed concerns about the availability of industrially zoned land for attracting a light industrial

user to Eugene. Anderson said a high technology industry had asked for land in parcel 2 but "as long as we are considering rezoning, I don't see how they can purchase."

Other realtors echoed his concerns about the lack of appropriate parcels of land for attracting light industrial users to Eugene.

The planning commission will consider Tuesday's testimony before submitting a recommendation

to the city council. The council will also conduct a public hearing on the plan before it is adopted.

## Indian land, river rights disputed

PORTLAND (AP) — Attorneys argued before a federal appeals court today over whether the tribe may restrict hunting and fishing on non-Indian lands on the Crow Indian reservation and whether the tribe owns the Bighorn River.

Special Assistant Attorney General Urban Roth of Butte told the three-judge court that hunting and fishing are property rights that went along with the sale of reservation land to non-Indians in the 1920's.

Steve Carroll of the U.S. Justice Department said hunting and fishing is granted the Crows as an exclusive right by the 1868 treaty with the Crows.

"So is land," Roth said. "Why do you carve out an exception for hunting and fishing?"

Carroll said the 1868 treaty mention of the center of the Yellowstone River channel shows the government intended to grant the Bighorn River to the Crows.

Roth said navigable streams were not granted to Indian tribes without specific mention of intent and there is no such mention in the treaty.

The case before the 9th U.S. Circuit Court of Appeals is a challenge of a ruling by U.S. District Judge James Battin of Billings, Mont.

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