

Finding Land Problem for New Trailer Court

Zone Ordinances Fail To Provide For Mobile Homes

BY ERIC WENTWORTH
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(Last in a series)

The present Medford zoning ordinance permits the sale of house trailers in commercial zones.

But trailer courts, for people living in these trailers, are limited to light or heavy industrial zones.

As a matter of fact, there is no specific provision for trailer courts in the ordinance at all. "Trailer camps" are defined in the introductory section. But they are not mentioned elsewhere.

Quality For Zone
They qualify in light industrial zones because at this point the ordinance shifts from listing what can exist, which it does for residential and commercial zones, to what cannot exist.

And trailer courts, not being included on the list of what cannot exist in light industrial zones, are thus allowed.

Many trailer courts in Medford today are situated in commercial zones. Hence they are technically non-conforming.

And if the city enforced its ordinance, the owners would be restricted thereby from making structural improvements on their property.

Commercial Zones
Commercial zones are a step above industrial zones. But they are still subject to noises, odors and unpleasant sights from which residential areas are exempt.

Industrial areas are that much less appealing for the operation of a trailer park. For more than ever before, trailer owners are residents rather than transients, seeking a place to locate their homes for a period of a year or more.

Anyone seeking to start a trailer park from scratch is faced with the problem of finding suitable land. If he buys a tract in a residential district and seeks to have it re-zoned light industrial to permit his going ahead with



STANDARDS NEEDED - If trailer parks were to be allowed in multiple-family zones or other residential or semi-residential areas, high standards could be established to assure paved driveways, parking

facilities, spacing between trailer homes and other improvements to make them attractive. A crowded, unpaved park like this one might not qualify for location in such areas.

But where to set these minimums? If they are too high, trailer park owners unwillingly or financially unable to meet them will object strenuously. If they are too low, the less attractive parks could indeed jeopardize property values as well as lower the general appearance of the area.

And so, a third solution presents itself: a dual set of standards. To be located in a multiple-family or other semi-residential or residential area, a trailer park would have to meet a set of relatively high requirements. If it could still qualify by meeting the lower set for location in a commercial area.

Building Code
Meanwhile, a sizeable number of trailers in Medford

are still in effect. Few trailer-owners, however, bother to apply for building permits and fewer still have issued them. The building department apparently lacks manpower to keep track of all the trailers in Medford.

The council at its Sept. 4 meeting turned the matter over to the planning commission.

Special License
Several other cities in Oregon require a special license for individual trailers in residential neighborhoods, and set a time limit for their stay, two weeks being a common figure.

Robert A. Duff, Medford's city manager, and other city officials appear to recognize the need for bringing this city's regulation of trailers and trailer parks up to date.

A proof of this was the study undertaken this spring by Ned Langford, city planning technician. A lack of funds for his work on the project forced a halt, but he

Some say that making trailer parks a special use merely bypasses the central problem, which is to define the part trailer parks are to play in relation to other community phenomena.

The second solution is to classify trailer parks in an in-between zone, such as multiple family. This would place them in the same category roughly as court apartments, boarding houses, fraternity houses, hospitals and clinics, professional offices, churches, assembly halls and public buildings.

Standards Involved
Involved in the problem of zoning is that of setting standards. In order to qualify for location in a multiple-family zone, planners agree, a trailer park must meet certain minimums in respect to width and improvement of driveways, set-back and screening, service buildings, recreation areas and individual trailer-space dimensions.

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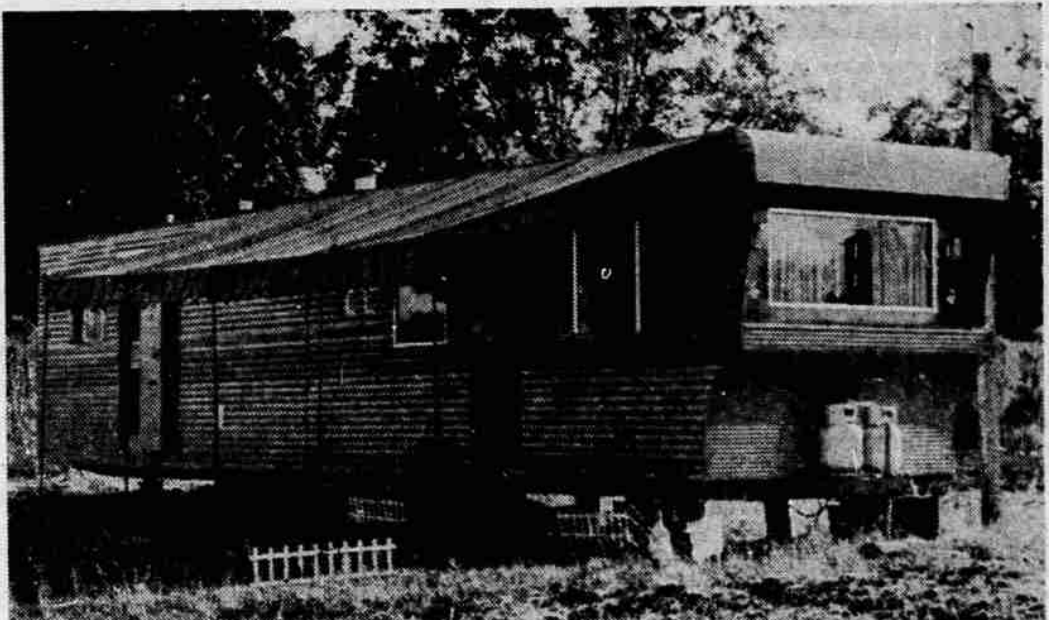
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LOOPHOLE - Scattered throughout Medford's residential areas are house trailers in back yards or, like this one, set on individual lots. The larger modern trailers can meet the building code's standards, and some city officials consider this a "loophole" in the 1942 trailer ordinance, which

is still in effect. Few trailer-owners, however, bother to apply for building permits and fewer still have issued them. The building department apparently lacks manpower to keep track of all the trailers in Medford.

This, some Medford officials feel, represents a "loophole" in the present regulations which they hope to see plugged in the not too distant future.

Most of these trailers, whether or not they would meet the building code standards, have not been issued permits, however, Oliver R. McNeel, Medford's building inspector, has stated he lacks the manpower to keep track of all the trailers.

One particular trailer-owner cited recently for code violations has appealed to the city council as a hardship case.

hauser and Miss Sharee Walsh.

Mr. and Mrs. Ardon Burns returned home Saturday from a two weeks' vacation. They drove first to Reno and Lake Tahoe, then to Bellflower, Calif., to visit their daughter and her family, Mr. and Mrs. Gene Adams, and another daughter, Miss Barbara Burns. Miss Sherrie Adams, who had spent the summer here with her grandparents, returned to her home at Bellflower with them. Their daughter, Barbara, a June graduate of Yreka High school, is employed at the Edison company in Huntington Park.

Mr. George McCann flew to Portland on Saturday with her sister and brother-in-law, Mr. and Mrs. Ned Putnam, and son, Tommy, of Klamath Falls. Mrs. McCann returned home the first of the week, while the Putnams remained to be with their other son, who was to have major surgery.

Mr. Marshall Horn returned Tuesday from San Francisco, where she had been with her sister, Mrs. James Marshall. Mr. Horn, who has been in the city for the past three weeks, while Mr. Cobain was convalescing from recent surgery. She also visited in Marysville enroute home, with her niece and nephew, Mr. and Mrs. Ray Phillips.

Mr. and Mrs. Oliver Fick of Fairfield, Calif., are spending a few days with their parents, Mr. and Mrs. Harry Chapman. On Sunday, the Chapmans were surprised and thrilled to receive a telephone call from their younger son, A/2c Frank Frick, from London, England. He was on leave from his base at Wethersfield, England, and was spending a few days in London, which he said was foggy and cold.

Miss Diane Ward was guest of honor at a turkey dinner, given by her mother, Mrs. Don Ward Aug. 10, honoring her 18th birthday. Guests were Frank Ward of Hornbrook, Mrs. Robert De Voe sons, Bobby and Johnny; Miss Clarice De Voe, and Mrs. Jackie McCollough of Medford; Miss Judy Gilchrist of Klamath Falls, her parents, Mr. and Mrs. Don Ward, and sister, Gayel. In the evening, birthday cake and punch was served to Misses Carol Garner and Helen Bower of Yreka and Rita Middleton. The girls drove to Medford where they attended a show. Miss Garner was an overnight guest at the Ward home.

A grass and brush fire burned over 120 acres and damaged a chicken house on the Mt. Crest Ranch recently. The fire of undetermined origin was battled nearly two hours by fire California division of forestry crews and men from the Fruit Grower's Supply Co. A north wind was blowing, causing the fire to spread rapidly.

Mr. and Mrs. Tony Marin and family have moved into the house vacated by the Marin family. Fenton is the third and fourth grade teacher of Hilts school.

Mr. and Mrs. James Cain and family were called to Oklahoma due to the death of Cain's mother.

William Kleaver III, son of Mr. and Mrs. William Kleaver visiting his grandparents, on Jr. of Yreka drowned recently in an irrigation ditch. Bill was the Franklin ranch near Granada, where he fell into an irrigation ditch. Mrs. Elizabeth Maguire, Hilts, is his great grandmother.

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HILTS Work Resumes at Plant

By MRS. M. F. CAVIN

Hilts — Work resumed at the various departments of the Fruit Grower's Supply Co., Tuesday morning, Sept. 2 after a two-week vacation, during which time maintenance crews did necessary repair work to equipment and buildings.

Many local employees and their families visited friends and relatives in various parts of the country, while others vacationed at parks, the coast, or drove through country new to them.

Mr. and Mrs. M. M. Hill left Saturday and drove to Dunsmuir where they boarded the train for the bay area. They were the guests of their son-in-law and daughter, Mr. and Mrs. John James, and daughters in San Francisco and of Mr. and Mrs. Jeri Brooks and son, Greg, in Vallejo. While there they attended a Major League baseball game and the Ice Follies.

They returned home the following Saturday.

Mr. and Mrs. Victor Van de Weghe and family left Tuesday for Millbrae, where they were guests of their son and daughter-in-law, Mr. and Mrs. Herbert Stickney and daughters. They also attended the Ice Follies and visited friends in Santa Cruz before returning home.

Mr. and Mrs. Rodney Eastman and daughter, Paula, left Monday, taking a route through Lassen park and Burney Falls, to Lake Tahoe and south to Yosemite Park. Driving west they arrived at the coast at Monterey and took a trip up the coast to San Francisco where they, too, attended the Ice Follies.

After spending several days at home they drove to Eureka where they were guests of Mr. and Mrs. Marius De Meyer. The Labor Day week end was spent with Eastman's mother, Mrs. Oza-belle Eastman, and son, Roger, in Klamath Falls.

Mr. and Mrs. R. M. Cavin and daughter, Marcia Kay, spent a week in San Francisco sightseeing and shopping. They returned home Saturday.

Mr. and Mrs. Francis Gwin and son, Leon, spent a week with relatives in San Francisco. They returned home Sunday.

Mr. and Mrs. Donovan Ward and daughter, Gayel, spent several days in Corning visiting Mrs. Ward's brother-in-law and sister, Mr. and Mrs. Clinton Gano and son, coming home they visited in Chico with Mrs. Willard Larson, Mrs. Ward's aunt. They also stopped in Redding at the John Barbara home, returning home Saturday.

Mr. and Mrs. M. F. Cavin and daughter, Janet, vacationed for several days on the Oregon coast. En route home

they visited in Yoncalla with Cavin's aunt, Mrs. Myrtle Applegate, who returned south with them for an indefinite stay with her brother-in-law and sister, Mr. and Mrs. Fred Cavin, in Hornbrook.

Spending several days at Smith River, where they did some fishing, were Mr. and Mrs. Mel Barron and daughter, Miriam, Mr. and Mrs. Audomar De Clerck and Barbara and Carleen, and Mr. and Mrs. Tom Shuck and son, Tommy.

Mr. and Mrs. Robert Ferguson and son, Bobby, visited her parents, Mr. and Mrs. E. E. Gibson, and family, on the Dead Indian rd. They returned home Monday.

Mr. and Mrs. H. G. Thompson drove to Medford Friday evening to return their daughter, Marilyn, home. She had been the guest of Miss Lona Taylor in Phoenix, the previous week.

Mr. and Mrs. Dario Ceccato and daughter, Alvia, visited in Antioch with Mrs. Ceccato's sister-in-law and brother, Mr. and Mrs. Bruno Favero and family.

Mr. and Mrs. Stuart Jones and daughters, Karen and Jan, of Reno, Nev., visited recently at the home of Jones Parents, Mr. and Mrs. Marvin Jones, whom the accompanied on a fishing trip to the lakes in Scott Valley. The Stuart Jones family are former residents and also called on old friends while here.

Sharon and Debbie Sletten of Medford visited several days at the home of their grandparents, Mr. and Mrs. Frank Ayris. They returned home Saturday evening.

Mr. and Mrs. Burton McAllister of Garden Grove, Calif., were guests for several days at the home of Mr. and Mrs. Joe Caston. On Tuesday they drove to Klamath Falls where they visited friends and to Talent where they called on Mr. and Mrs. Evan Mupin. They returned to their home the latter part of the week taking their son, Jackie, who has been a guest at the Caston home for the summer, with them.

Mr. and Mrs. Louis Dettmar drove to Mc Cloud Sunday where they met Mr. and Mrs. Weidman of Burney, parents of Julie, who has been a guest of her grandparents for the past two weeks.

Mr. and Mrs. Tony Sartori and family of San Francisco were guests several days last week of Mrs. Agnes Cunial, who makes her home with Mr. and Mrs. Rodney Eastman. This is the first time Mrs. Cunial has met the Sartori family, although they have corresponded for several years. Mrs. Sartori's mother is a friend of Mrs. Cunial and still resides in Italy.

Mr. and Mrs. Tony Marin

managed to prepare a well-documented "preliminary study to suggest standards sufficiently high to permit mobile home parks in residential neighborhoods."

His report offered possible standards for trailer parks, and closed with the suggestion that those meeting the standards be admitted into a sub-zone of the multiple-family zone which would be especially for the parks.

Work Forwarded
The results of Langford's work have been forwarded to the Bureau of Municipal Research and Service, which has reportedly undertaken a study of cities throughout the state. Local observers doubt, however, that a specific recommendation will be forthcoming from the bureau.

The bureau's practice, it is understood, is to present facts, figures and possible alternatives. It is up to each city to formulate its own action.

Medford, it would appear, has the opportunity to set an example for other communities by whatever action — if any — it may eventually choose to take.

Housewife Killed
Eugene—The Lane county sheriff's office reported here Friday that the death of Mrs. Catherine M. Draga apparently was caused by electrocution suffered as she cleaned behind her electric dryer with the metal wand of her vacuum cleaner.

The woman's body was found Friday by her husband, Frank. Sheriff's deputies said there apparently was a short in the electrical circuit of the dryer.

President George Washington signed the bill to establish the Navy in 1794.

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