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1958

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Effect of Ordinance Discussed by Group

(Continued from Page 1)

Both Duff and Anderson said the ordinance would involve some increased costs to the subdivider. Duff said they would not be very much. Anderson said the costs should be weighed against the advantages of orderly development.

Councilman Don Hansen, Ward II, asked if the costs of the improvements would not be more than offset by increased value to the lots in the subdivision.

Anderson replied it was a matter of personal opinion, but he himself thought they would.

Returned to Planners

The proposed ordinance was returned to the planning commission for continuance of a public hearing that began at its Nov. 10 meeting. Duff is expected to present recommendations on the changes requested by the surveyors.

At stake in the Farr property issue was whether the city is bound by deed restrictions in zoning property and whether the proposed change in trailer court zoning could remedy the particular situation.

The tract in question lies behind Farr's Valley Center Trailer court and within the Valley Center subdivision. Under the present zoning ordinance, the property must be zoned "light industrial" to permit extension of Farr's trailer court onto it.

Certain residents of the subdivision, led by William Doernbach, contended last summer that such zoning would open the door to blight conditions. Doernbach stated that deed restrictions on the tract prohibited industrial use.

City Attorney E. Roy Bashaw told last night's meeting that the city's zoning had nothing to do with deed restrictions. If the tract was actually used for industry, he said, then the adjacent residents could resort to civil action.

Allan Perry of the planning commission pointed out that the planners were seeking "a narrower breakdown in the various zones." Duff added that the planners were considering a division of the "multiple family" zone to permit trailer courts if they measured up to certain standards.

These standards would be embodied in a revised trailer ordinance, to be based on recommendations from the bureau of municipal research and service. Anderson said the bureau's recommendations would not be ready for another two or three months.

Councilman Robert Van Sickle, Ward III, and Planner Paul Selby said action should nevertheless be taken now, under present regulations, to permit relief to Farr. Planner Charles Cray asked if the area could be zoned "light industrial" for the time being and then rezoned when the new provision for trailers was adopted.

Bashaw said this could be done, on the planning commission's initiative. The matter is still before the city council for the present.

Hansen said he thought deed restrictions should be taken into consideration in any case.

The matter of sign variances involves first of all the specific issue of subdivision tract signs. Technically, as the zoning ordinance now reads, the council could only grant a variance if severe hardship would otherwise result.

"We think a tract sign is desirable," Duff said. "I do think there should be restrictions on length of time, size and whether it can be illuminated."

Suggest Amendment

He suggested that the zoning ordinance be amended to permit signs for this use, subject to restrictions. The matter was turned over to the planners for a recommendation.

Permitting signs for churches in residential areas was regarded as another matter. The First Church of the Nazarene has requested such permission. Duff, Perry and Planner Jack Edson spoke against it.

Action on the request is to be taken by the planning commission along with action on a sign variance request by the Big Y market for a billboard on Crater Lake highway.

Hansen discussed his position with regard to city zoning policy. Referring to a political science text, he stated that once a zoning plan is adopted the only valid reason

to change the ordinance would be a change of circumstances such that the rezoning would best serve the public interest.

He said that lack of opposition to a zone change request was not grounds for approving it. He said such lack should only place city officials more on their guard to protect the public.

"We have more than adequate commercial zoning now that is not being used," he said.

1959 Expected To Be Good Year for Oregon

Portland - (UPI) - Julius Jensen, Oregon director of planning and development, said Wednesday 1959 would be a "good year" for Oregon. Jensen told the Portland Realty Board that the lumber industry should benefit from a national increase in housing and that the tourist and retail trade would benefit from the 1959 Centennial and Trade Fair.

Formosa is about 240 miles in length and about 85 miles in width. It contains about the same land area as the Netherlands in Europe.

Committee Chairmen Named

D. J. Bolton, E. H. Hedrick, Sam Richardson and Dr. Larry Buonocore yesterday were named chairmen of committees for special Kiwanis projects.

Bolton was named by President Bill Singler to head the Telephone Santa Claus project. Details of the plan by which youngsters of the community may make their Christmas wishes known to Santa will be announced shortly.

Hedrick is chairman of the committee which will have charge of Kiwanis participation in the annual party for physically handicapped classes in the Medford schools. Richardson will head Kiwanis entry in the Salvation Army Christmas bucket rivalry among service clubs.

Party at Farm Home

Buonocore will have charge of the annual party Kiwanians put on for residents at the Jackson county farm home. Russ Jamison, Medford public relations man, spoke on the charter amendment election here Dec. 10. The measure is enabling legislation for the proposed off-street parking program. George Milligan, Mercy Flights chair-

man, discussed a subscription campaign for the air ambulance service.

It was reported that a Kiwanis division lieutenant governor's conference will be held at Southern Oregon college at 9 a.m. Sunday. Abe Neslin, Ashland, will become lieutenant governor of Division 15A in January.

Portland - (UPI) - Sen. Richard L. Neuberger (D-Ore.) said today his recent talk with Governor Mark Hatfield, Republican, could lead "to a new era of political maturity in Oregon."

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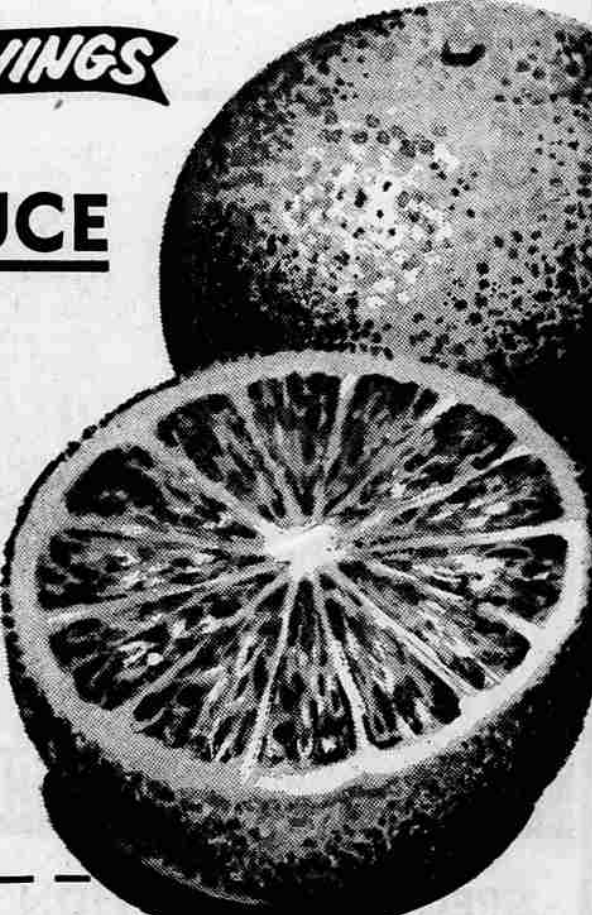
U.S. GRADED CHOICE STEER, CENTER CUT
Chuck Roast
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Pork Roast
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YOU PAY ONLY **57^c**
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