

Land-Use Plan: Preventing A Chaotic Condition Within A City

Classification of Uses Is to Promote Correct Utilization

By GREG NOKES
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Most of the people in these United States, and as for that matter, in the entire world, seem to have a natural distaste for government regulations. The people of Medford are no different in this respect.

Some common attitudes toward laws and regulations are: "They were made for somebody else—not me," "It's all right as long as I'm not caught at it," or "It's a stupid law—I'm not going to obey it."

But, regulations are necessary, and most people will begrudgingly admit this. It is one of the contradictions of government — that to insure freedom, the government must often regulate it.

This is not to say that a government should have unlimited power to regulate, or that all regulations are good regulations.

Need for Some Regulation

But, the need for some regulation per se should be kept in mind when considering Medford's new land-use plan which will be presented for public consideration in the near future.

A land-use plan is defined as a classification of land uses, which seeks to bring together those uses which are com-

patible, and separate those which are not. It has as its primary objective the promotion of the most appropriate utilization of land.

In other words, the city of Medford will be telling us, within limits, how we can use our land. Why?

Simply because if each property owner were free to

develop his land as he saw fit without regard to his neighbors wishes, then Medford would become a city of chaos. There would be such situations as junkyards in the middle of expensive residential districts; taverns next to schools; and main streets that look like jigsaw puzzles.

Many misuses of land al-

ready exist in the city, largely because of poor planning. As long ago as 1919, the Oregon state legislature recognized the need for cities to regulate land-use within their boundaries. It passed a law authorizing cities to adopt an ordinance to "regulate, restrict, and segregate" the location of all the many kinds of land uses.

In recent years attempts have been made to give cities, or counties, the power to control land-use outside, but near city boundaries.

Various Land-Use Plans

Medford has had various versions of land-use plans, and their corollaries, zoning ordinances, for many years. The history of the city's planning commission — whose responsibility it is to enforce the zon-

ing ordinance—dates back to the early 1920's. But, most of these plans proved inadequate, largely because of lack of support by the people; failure of the commission to enforce them; or inadequacies in the plan from the start.

The plan now under consideration by city officials, and soon to be presented to the public, was two years in the making. It was prepared by Medford's planning staff working under the bureau of municipal research and service at the University of Oregon.

Cost Is Shared

The cost has been shared jointly by the city and the U.S. Housing and Home Finance Agency under a federal planning assistance grant.

A generalized land-use plan is, in its own words, "a statement of city policy with reference to the future use of land." It is based on existing conditions and on estimates of future growth of the city.

The plan consists of a map and a text. The map suggests desirable relationships between existing and future uses of land in the city. The text set forth a number of policies that can be used by the city council and planning commission as a guide in the development of the city.

Provides a Framework

The plan also would provide the city with a framework within which more detailed plans can be made for various parts of the community, such as a major streets plan or a central business dis-

trict study. A land-use plan in itself is not a law; it would have to be enforced by zoning and related ordinances. The city's planning staff is already working on a revised zoning ordinance for the city that would carry out the intent of this plan.

The planning staff expects there will be some opposition to the plan when it is presented. Whenever there is a realignment of existing zones—as there will be with the new plan—opposition cannot be avoided.

It is hoped, however, that the majority of the people will see the new plan as a guide to the future growth of the city, and that they will agree with the future as the plan envisions it.

Better Acoustics Seen for Armory

Chances are good that the Medford National Guard armory will have improved acoustics and a public address system under the new Oregon Military Department budget, County Judge Earl M. Miller learned from a letter received Friday from Maj. Gen. Alfred E. Hintz, adjutant general of the National Guard.

This will permit fuller public use of the local armory for public meetings, by music groups and athletic organizations. Poor acoustics makes this almost impossible now. Bleacher seats to provide additional seating for 1,200 persons have been installed already.

Hintz wrote that the Medford armory was discussed during a recent executive session of the joint ways and means committee of the state legislature "and everything looks good at this point" toward approval of funds for installation of the acoustical improvements and public address system, the adjutant general wrote.

"Unless something comes up in a full meeting of the joint ways and means committee when the budget is formally approved, we will get acoustical material and the public address system in the department budget," Hintz wrote. "I am sure no problems will be encountered." The letter was dated March 16.

Requests Made

On Feb. 26, 1960, Miller said he had requested that armory improvements be included in the next budget for the Oregon Military department. He said he then had written the National Guard in 1959 requesting improvement of acoustics so the armory could be used for public purposes.

On March 11, 1960, Miller and Lt. Donald M. Ivie, commanding officer of Company E, Second Battle group, inspected the acoustical defects with Pete Logan, Dark Hollow rd., an authority on acoustics. Ivie said then allocation of \$8,000 for bleachers and \$800 for basketball backstops had been made.

The local National Guard unit commander noted that the S and W Floor Covering shop a year before had offered a bid of \$6,100 for acoustical improvements. This included installation of tile between ceiling and beams and backboard, with a two-inch fiber board behind it on the lower walls below the balcony. This was based on a survey made by Armstrong Cork company representatives.

Survey Made

In April, 1960, the Motorola Radio company, at Miller's invitation, took measurements and made a survey. Shortly after that 1,200 portable bleachers were installed and the National Guard agreed to seek more funds for bleachers and acoustical improvements.

In July, Miller said, he received a letter from the adjutant general of the Oregon National Guard and one from Gov. Mark Hatfield responding to further letters from the county judge. The letters indicated money would be provided for the acoustical improvements.

Hatfield wrote he would request funds for acoustical improvements during the next legislative session. He also suggested that the county court indicate its interest to the local legislative delegation so the senator and representatives would have a full understanding of the problem.

In July, 1960, also, Max Sig Communications and Products made a survey of the armory interior and estimated installation of the speaker and amplifier system would cost an estimated \$2,340.

W. P. Wright Elected Ashland Elks Ruler

Ashland — W. P. (Bill) Wright, Ashland realtor, was elected exalted ruler of Ashland Elks lodge at a Wednesday night's session. He succeeds Attorney Sidney Ainsworth.

Others selected, who will be officially inducted April 1, were Gordon Hays, leading knight; Phil Windsor, loyal knight; and Clyde Dickerson, lecturing knight. E. E. McLaughlin was re-elected treasurer; Oscar Low, tyler; and Jack Weaver, secretary. Past exalted rulers "Moon" Mullin and Jim Madison were named trustee and alternate to the grand lodge.

CERTIFICATES GRANTED
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