

History Of Zoning In Bonny Doon Area

(Editor's Note: The following is a story by Genevieve H. Beck, vice chairman of the Rural Bonny Doon association, in relation to the area's residents to have the area zoned to the association's desires.)

Bonny Doon is soon to be zoned! It would seem an opportune time to review the events which have led us to this point. Credit is due The Sentinel for its exceptionally accurate reporting during the latter half of our efforts. It has helped immeasurably in correcting the early false impression.

So much publicity has been given to our community and its efforts to protect its residents and provide for orderly growth. Not all of this publicity has been either favorable or accurate. In the early stages the picture presented to the public was one of backwoods mountaineers fighting to stay that way. Nothing is further from the truth.

Bonny Doon is a community of independent people. We have come here for various reasons but two or three reasons seem common to all. Bonny Doon's relatively untouched natural beauty makes it an obvious choice for those of us who love America as God made it. It offers unmatched privacy and a respite from one's neighbor's picture window or kitchen sink. It gives true rural living not the pseudo-country style of the suburban tract.

We are, likewise, a community of forward-looking people. We are the first community in Santa Cruz county to have any kind of zone. Our percentage attendance at the polls is far and away the highest in the county. All progressive measures on the ballot are passed in Bonny Doon. School bonds always pass and a large percentage of our residents do not have school age children. When the present boom in school

attendance began, Bonny Doon was ready with the money for a new schoolroom. The room was built by the time the pupils arrived. We want the best for our people, our children, and our community. We believe our present way of life is without peer and we want to preserve it for ourselves and those who come after us. We believe progress is the result of building for the future on the foundation of a good present.

It was Easter Week, 1955, that the residents here first became aware of a plan which would eventually change Bonny Doon irrevocably. One of the essential prerequisites for country-living is an adequate sized parcel of land. It is a physical impossibility to retain privacy, natural surroundings, and rural living on urban or even suburban sized lots. Therefore, when the first sign went up advertising a subdivision of small lots and with city restrictions, those property owners affected banded together under the banner of the Rural Bonny Doon association. At this time the county was without a zoning ordinance either permanent or temporary.

The association hired an attorney and a planner. Thanks to our attorney, it was established that tentative records of survey maps are not legal on parcels of less than one acre. And thanks to our planner, the present A-2 zone, with a 2½-acre minimum, was formulated and adopted as an interim zone. That portion of the Bonny Doon School district directly affected was put into this interim zone. And shortly thereafter the entire interim zoning ordinance for Santa Cruz county was adopted. This later became the present zoning ordinance in July, 1958.

After being zoned A-2 and with the balance of the school district zoned "Unclassified," a feeling of security settled on the area. We were all rudely awakened in November, 1957, by an application to have a small area in the Unclassified Zone changed to a city-type R-1 Zone with lot sizes of 10,000 square feet.

Again the property owners banded together and within 10 days 200 people had signed a petition protesting any such zone in our area. In addition, letters and telegrams from out-of-towners were sent to the planning commission. On the day of the hearing the room was packed solidly and standees spilled over half way down the hall. Needless to say the application was turned down.

After this second effort to "citify" Bonny Doon a permanent association was formed in January, 1958. As stated in its by-laws it was formed:

To keep Bonny Doon rural.
To cooperate with the planning commission to permanently zone the area to the best interests of the property owners.

To aid and cooperate with all state and county agencies whose functions in any way involve activities that could affect the welfare of the community.

To protect the Bonny Doon area and adjoining areas from the encroachment of things not in the best interest of

the property owners as a whole.

Mrs. Hulda McLean, our supervisor, who was present at the first meeting commended our association for its organization and representation.

The first order of business seemed to be protection for the unclassified portion. Accordingly a petition for A-2 zoning in this area was filed. But, for some reason, now the climate had changed. We met rebuff after rebuff. We appealed and had a re-hearing, but to no avail. We were told no emergency existed so no change would be made pending further studies.

We made a water survey. Thereafter, a water district was formed and Creegan and d'Angelo conducted a more detailed survey, incorporating our previous information into their report. The expense of this study was borne directly by a property tax in our district.

All through 1958 countless meetings were held, hours were spent studying and marking maps, contacting property owners, meeting with planning commissioners, planning consultants, supervisors. In short, no stone was left unturned to achieve our goal of protection for all of Bonny Doon. All parties concerned learned a great deal about zoning, about planning, about legislation, and about each other.

By the Fall of 1958 we thought we had a "freeze" on our area but discovered it was only a guide as to "policy" of the planning commission. Then, in January, 1959, initial studies for an automatic review zone were instituted by the planning commission.

The year 1959 again meant hours of work and meetings and requests. A pool of our residents was taken and out of 260 contacted 230 residents and property owners signed cards expressing their desire for a two-acre minimum for building sites in Bonny Doon. We felt this expression of the "will of the people" to be overwhelming. Even so, indiscriminate cutting up of property into four or less small parcels per year continued.

It took the threat of another subdivision with ¼ acre lots to demonstrate our vulnerability and to produce the passage of the automatic review zone and its application to our unclassified area. This was late December, 1959.

In the meantime, we had again applied for A-2 zoning, for AR zoning, for PROTECTION. Now we had it and with it the proviso that permanent zoning must be instituted before its six month term is over in late June.

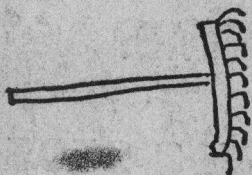
Our general plan has been presented and will soon be adopted along with objectives and a set of standards. We hope everyone here in Bonny Doon and in the rest of the county understands that the general maps are pictures of the county twenty-five years hence and not of the county in 1960.

We assume, and we trust, rightly, that the 1960 zoning used to implement the plan, will show Bonny Doon as it is today, a rural living environment, exceptionally beautiful, where the inherent right to agricultural pursuits is protected, and which will be a shining example of community effort in working with county planners towards preserving the beauty and the "good things in life" peculiar to our area, while at the same time planning for its ultimate future growth.

GENEVIEVE H. BECK

OLD CUP UNEARTHED

Berlin (AP)—An earthenware cup believed to be nearly 3000 years old has been dug up near Rathsford Village in the Polish border area, the East German News agency reports. The area was a burial place in the late Bronze and early Iron Ages.



THIS IS A RAKE AND MY DADDY SAYS YOU DO NOT LEAVE IT LAYING AROUND FOR SOME ONE TO STEP ON AND HURT HIS FOOT OR NOCK OUT HIS BRAIN AS THE CASE MAY BE AND YOU SHOUD HAVE LIBILTY INSURNCE WITH

C. E. Canfield

and Son

INSURANCE SINCE 1906

1396 Pacific Ave.

Phone GA 3-1822

JIMMIE R. SMITH

PLUMBING

4" TRANSITE
SEWER PIPE, per ft. ----

50c

Complete Line of
TRANSITE
FITTINGS

GLASS LINED GAS

WATER HEATERS with ANODE ROD

ONE-YEAR GUARANTEE

20-GAL. \$46.95

30-GAL. \$53.95

2215-41st Ave.

GR 5-4451