



### Taking a break

Silent Stone. City Manager Friend Stone, shown taking a break during the meeting, was about the only person present who didn't have something to say about the proposed zoning moratorium.

## Different view of progress among Scotts Valley citizens



### Former Mayor

M. W. Lotts, former mayor of Scotts Valley, speaks against the proposed moratorium--he also presented the council with petitions against the ban on zoning.

# Conflicting views on moratorium

(Continued From Page 1)  
After Mayor Couchman opened the meeting, former Councilman and Mayor Bill Lotts presented petitions bearing 364 signatures against the moratorium.  
Couchman then set ground rules, saying each side could speak in turn and asked speakers limit themselves to three minutes. Although there were some jeers and bickering at times, the crowd was, for the most part, orderly throughout the hearing.  
Rick Anderson led off for those in favor of the moratorium by saying it would

tended there would be no national parks and open space would be lost through private enterprise.  
"Hold indiscriminate development in check until we have a good look at where we are going," Russell urged the council.  
Another former councilman, Bill Graham, stirred up the crowd when he spoke in opposition to the proposal.  
"If McBain owned 10 acres of undeveloped and unzoned land, we would never see this brought to the council," Graham said. Both jeers and cheers were heard.

"This will not stop everything," Mell Ferris replied. He pointed out the moratorium would last only until the general plan is completed and accepted by the council. He added this would have to be done, under the new state law, by the first of the year.  
Mike Ericson said much study must be given to the effect of high density development on schools, the water supply, sewage disposal and police protection needs.  
Lotts maintained everything had been peaceful in the city in the past and it had grown with harmony.

Linda Van Der Werff brought down the house with her comment.  
"You can't buy John McBain but you could buy out Bill Graham's property and keep it green," she told the group.  
Graham joined in the laughter.  
R. A. Goodwin charged an element was creeping into the planning commission and council that was trying to stifle private enterprise.  
Mary Malott said development was dollar related and preserving the valley was more precious than money.

building on property if the builder complied with the zoning on it.  
This sparked a debate between McBain and Red Niefeldt, another member of the audience.  
"What is the purpose of the moratorium?" Niefeldt asked.  
"It's two-fold. It will give the planning commission a chance to learn what the community wants. The planning commission has not done anything as yet," McBain replied.  
"I don't want an advocate's position, I want an answer," Niefeldt interrupted.  
"You should go to the plan-

hearing continued.  
Those favoring the moratorium said it would give the community time to determine its direction and those opposed said it would stifle development. The organization of the Santa Clara Valley and the moratorium placed on development at Lake Tahoe were cited by one side and the rights of individuals to develop their private property were cited by the other side.  
Also given discussion was the response to questionnaires sent out regarding what future course the city should take. It was reported the planners



together a good general plan. This drew a reply from Ray Rotcliff who said he opposed the matter.

"America has become great through private enterprise. This is a definite threat to private rights. The moratorium will have a dampening effect on private enterprise," he declared.

Robert Russell then con-

questioned the validity of the proposal.

"The valley must change and the moratorium won't stop it. It will only be harassment and aggravation to the large landowners who will sell out. Let's get this squared away," she told the council.

Margaret Sereano said the area was growing and urged the council not to stop progress.

"If you stop people from coming in it will hurt the economy. People are disturbed about this. We should honor those who develop, not try to block the road," Lotte declared.

Supervisorial Candidate Pat Liteky said he supported the moratorium.

"Get your house in order before starting more growth. Decide where you want to go," he said.

landowner but didn't consider himself a bad guy.

"I have owned property here for 15 years and it is valued at \$300,000. I have spent \$85,000 in taxes and have not received any services. When the time comes for me to develop, I will adhere to good community planning but this moratorium is too restrictive," Tomaso said.

Some discussion on the present general plan followed with Bob Hutchinson asking if the present one is no good.

"I hope you don't expect an answer from me," Couchman said, pointing out everyone seemed to have a different opinion.

Bill Champion then warned the council might be heading for a lawsuit if it passed the moratorium.

"You better get your legal beaver up there ready with his scratchpad before you pass this moratorium," Champion declared. He related he planned to build a fine subdivision and others who were favoring the moratorium were not complying with the regulations regarding wells and septic tanks.

After more discussion, City Attorney Gary Gianini was called on to explain the moratorium would not stop

ing commission meetings," McBain retorted.

"I have been to commission meetings. You are misinformed," Niefeldt declared.

McBain complained Niefeldt was not letting him answer his questions and suggested Niefeldt sit down.

"I have the floor," Niefeldt. However, he was persuaded to allow McBain to speak to the questions.

McBain said the purpose of the moratorium was to stop rezoning in view of the people's feelings against indiscriminate zoning.

"Let's find out what the people want and halt rezoning until then. Wait until the general plan is updated and brought to the council," McBain said.

"What would we be gaining?" Niefeldt demanded.

McBain said Niefeldt was apparently unable to grasp the purpose of the moratorium.

"Would you be willing to set a date?" Niefeldt demanded.

"Yes, I would be willing to put on a time limit. Perhaps it should be brought to the council for consideration at its first meeting in August," McBain replied.

After McBain and Niefeldt finished their debate, the public

received only 85 responses from the city's 4,000 residents.

Mayor Couchman finally closed the public hearing at 9:20 p.m. and turned the issue over to the council.

C. R. Roberson said he couldn't make everybody happy but would not support the moratorium because it would be a retroactive ordinance.

Councilman Walter Schulte said he felt the main problem was high density and could not support a moratorium on everything.

"In some cases rezoning might be advantageous. The moratorium is too all encompassing," he told the council.

Councilman John Abbott said the city needed parks but no property had been donated.

"Don't harass the big property owners and they will produce something," Abbott declared.

Couchman said the proposal to allow emergency rezoning by a simple majority vote of the council would emasculate the entire idea of the moratorium.

"It would be immoral to make the people abide by a law which may be passed in the future," Couchman said.

McBain cast the only vote in favor of the resolution.



## End harrassment

"Harassment and aggravation will make the large property owners sell out to developers," Ruby Strong comments, in speaking against the moratorium.



## Landowner

"I'm a landowner but I don't think I'm a bad guy," Albert Tomaso (right) tells the meeting. Joy Roberts (foreground) appears unconvinced.



## A tough decision

The Scotts Valley council ponders the serious step of implementing a moratorium on zoning in the city. From left to right: Walter Schulte, John McBain, Mayor Paul Couchman, C. R. Roberson, and John Abbot. The council defeated the motion 4 to 1.



**Crowd pleaser**

Mrs. Hogan, of Pasatiempo Pines, makes an impassioned plea for everyone to join together in friendship to solve the problems in Scotts Valley.

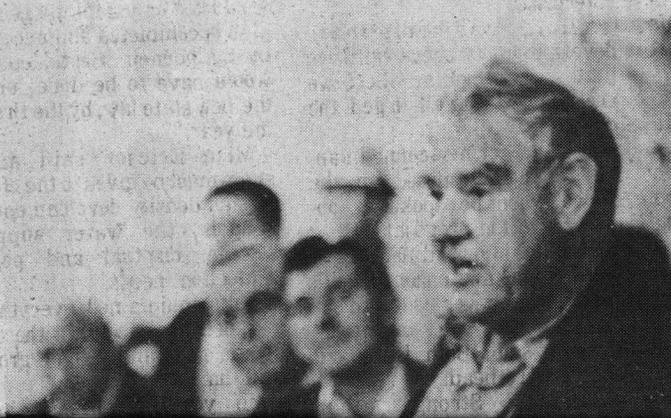
**The new council chambers  
(the hangar) overflow**



**A light moment**

Councilmen get a laugh at the cheerful appeal by Mrs. Hogan to pull everyone together to solve the city's problems. From left to right: Walter Schulte, John McBain and Mayor Paul Couchman.

**Valley Press Photos**





## Above the crowd

Mr. McCann makes a point from a ladder in favor of the moratorium on zoning.



## Champion

"You better get your legal beaver ready with his scratch pad," Bill Champion tells the council. He went on to say the proposed moratorium could lead to lawsuits.

**2 FULL WEEKS FOR 2 PEOPLE, PLUS \$200 CASH**

**FOR A LUCKY CHARTER MEMBER**

We're building a big new, luxurious Health Spa

We'll have:

- An indoor heated Roman type swimming pool
- A sunken hydro-therapy whirlpool
- A large redwood lined sauna
- A large Turkish steam room
- Eucalyptus inhalation room
- Private sun room
- Private showers
- Modern exercise and workout areas
- Individual instructions, diets & programs
- Dressing booths
- Many extras

Charter Memberships will cost only an average of about \$1.00 per week.

A Charter membership will make you eligible for a trip to Tahiti!

**HURRY! CHARTER MEMBERSHIP LIMITED TO 200 PERSONS**

**Women**  
Hours: 9-11; Sat. 9-8  
Wed., Fri. 10-11  
for appointment

## See or Call...



### Ken Newfarmer C.L.U.

338-3130 or 1-286-5000  
For Reliable Information

LIFE INSURANCE and , or  
INVESTMENTS

### When:

YOU NEED MONEY... IN THE  
FUTURE.

# MONEY

Mutual of New York  
The Mutual Life Insurance  
Company of New York



## Bill Graham

"If John McBain owned 10 acres of unzoned and undeveloped land, this matter would never be before the council," Bill Graham declares. Cheers and jeers followed his pronouncement. VALLEY PRESS PHOTO