

MULTNOMAH COUNTY PLANNING COMMISSION
SUBDIVISION REGULATIONS

Multnomah County Planning Commission
403 County Court House
Portland, Oregon 97204

SUBDIVISION REGULATIONS

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1.0 Preamble

These regulations are adopted for the purpose of protecting property values, furthering the health, safety and general welfare of the people of the community, and to provide uniform standards for the subdivision of land in Multnomah County as provided in Oregon Revised Statutes 92.010, 92.990, 215.150 and 215.170.

These regulations shall apply to the subdivision of all land within the unincorporated territory of Multnomah County.

It shall be unlawful hereafter to subdivide land into four (4) or more lots, except land for agricultural purposes of five (5) acres or more, or to accept a dedication of land for any public street or road or part thereof, until plans thereof are submitted to and approved by the the County Planning Commission.

2.0 Definitions

- 2.01 Alley: A minor way which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.
- 2.02 Cul de sac or dead-end street: A short street having one end open to traffic and being terminated by a vehicle turn-around.
- 2.03 Easement: A grant of the right to use a strip of land for specific purposes.
- 2.04 Cross Walk: A right-of-way across a block to facilitate pedestrian access to adjacent streets and properties.
- 2.05 Lot: A portion of a subdivision intended as a unit for transfer of ownership or for development.
- 2.06 Lot, Reversed Corner: A corner lot, the side street line of which is substantially a continuation of the front lot line of the first lot to its rear.
- 2.07 Lot, Through: A lot having frontage on two parallel or approximately parallel streets.
- 2.08 Owner: The individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest in the land to be subdivided to commence and maintain proceedings under these regulations.

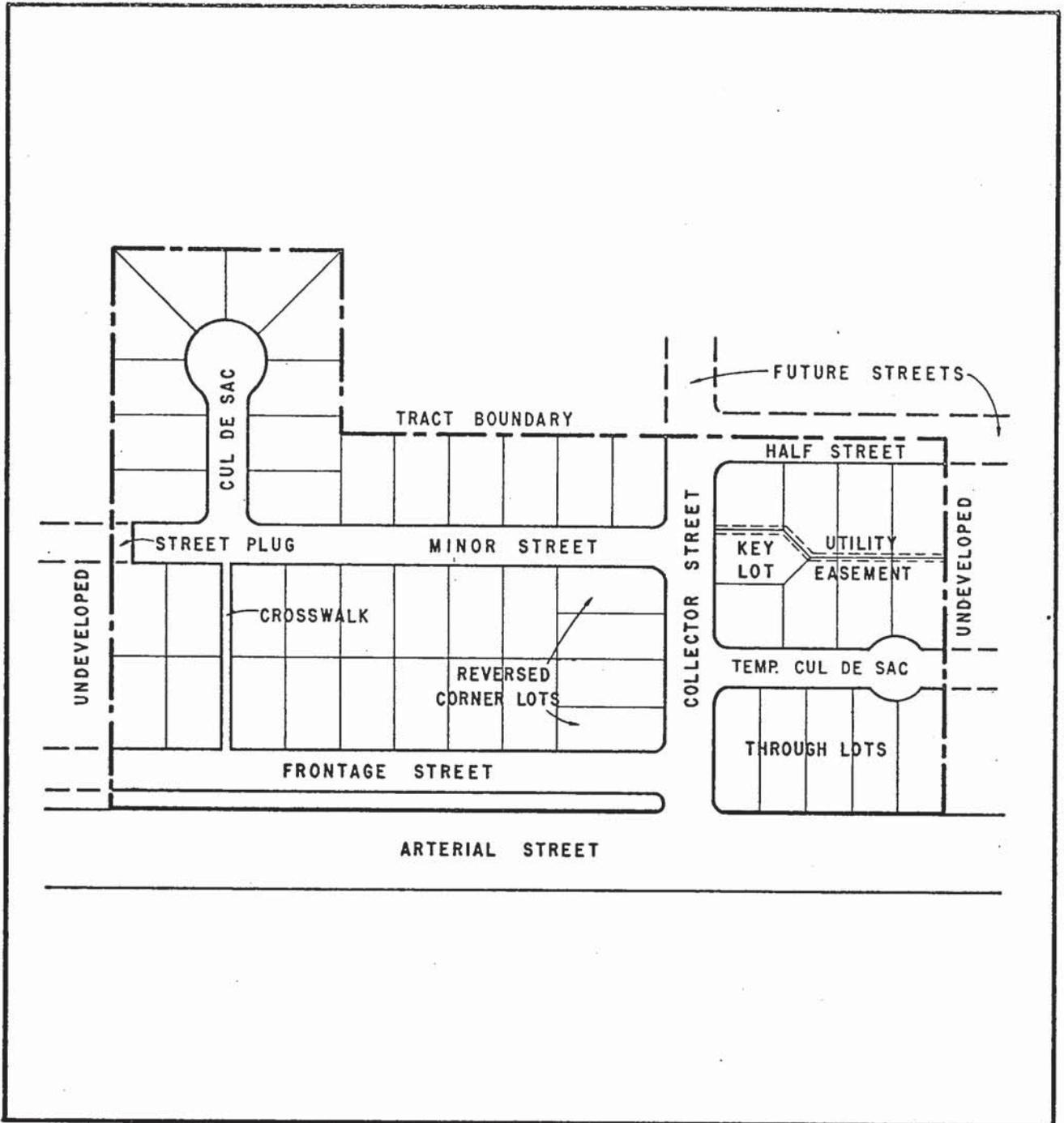


DIAGRAM OF DEFINITIONS

- 2.09 "Shall" means mandatory
- 2.10 Street: A right-of-way which provides vehicular and pedestrian access to adjacent properties. It shall include the terms, street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place and other such terms. A right-of-way less than twenty (20) feet in width shall not be considered a street.
- 2.11 Street, Half: A portion of the width of a street, usually along the edge of a subdivision where the remaining portion of the street could be provided in another subdivision.
- 2.12 Street, Arterial: A street used primarily for through traffic.
- 2.13 Street, Frontage: A minor street parallel to and adjacent to a major street providing access to abutting properties and protection from through traffic.
- 2.14 Street, Minor: A street used exclusively for access to abutting properties.
- 2.15 Street, Collector: A street used to some extent for through traffic and to some extent for access to abutting properties.
- 2.16 Subdivider: Any individual, firm, or group who undertakes the subdividing of a lot, tract or parcel of land for the purpose of transfer of ownership or development and including changes in street or lot lines.
- 2.17 Subdivision: As applied to these regulations, division of a lot, tract or parcel of land or portion thereof for other than agricultural purposes into four (4) or more lots, blocks or tracts or other divisions of land, or containing a dedication of any part thereof as a public street for the purpose immediate or future, of the transfer of ownership or development. The term shall include re-subdivision and, where appropriate to the context, shall relate to the process of subdividing or the land subdivided.

SEVEN STEPS from Raw Land....

- 1 SUBDIVIDER develops preliminary sketch plan based upon existing conditions
- 2 PLANNING COMMISSION staff reviews and discusses plan with subdivider
- 3 SUBDIVIDER surveys tract and prepares Preliminary Plat
- 4 PLANNING COMMISSION reviews Preliminary Plat and gives Conditional Approval
- 5 SUBDIVIDER stakes tract, prepares Final Plat, and signs improvement Commitment
- 6 PLANNING COMMISSION approves and signs Final Plat
- 7 SUBDIVIDER proceeds with development of tract and sale of tract lots

....to Good Community Development

3.0 Steps to Plat a Subdivision

3.1 Pre-Application Procedure

When a land owner or subdivider decides to subdivide a parcel of land, it is recommended that he or his agent call at the Planning Commission Office with a preliminary sketch of his proposed development. The Planning Commission shall provide information regarding procedures and general information having a direct influence on the proposed development, such as elements of the Development Pattern, existing and proposed state highways and county roads, and public utilities. The owner or subdivider should then have his property surveyed to record accurately all facts that will influence the proposed subdivision.

3.2 Preliminary Plat

- 3.21 Preparation: On reaching conclusions informally as recommended above, regarding the general program and objectives, the subdivider shall cause to be prepared a Preliminary Plat, together with improvement plans and other supplementary material as specified in the Preliminary Plat.
- 3.22 Purpose: The purpose of the Preliminary Plat is to present an early study of the proposed subdivision to the Planning Commission to receive its approval or recommendations for revision before incurring the expense of exhaustive surveys and calculations. Thorough analysis of the problems at this state will expedite approval of the Final Plat.
- 3.23 Scope: The Preliminary Plat should contain a Vicinity Map and a detail map which shows all pertinent information to scale, in order that the Planning Commission may properly review the proposed development.
- 3.24 Information Required: The Preliminary Plat shall include the following information:
- *3.241 Vicinity Map showing the relationship to the nearest major highways in the area at a scale of 1" = 1000' or larger.
 - 3.242 A detailed map preferably at a scale of 1" = 100', or 1" = 200' for areas over 100 acres, which shall contain the following information:

* To be supplied by the Planning Commission

3.243 General Information:

- (1) Name of the subdivision; this name must not duplicate or resemble the name of another subdivision in Multnomah County and shall be approved by the Planning Commission.
- (2) Date, northpoint, and scale of drawing.
- (3) Location of the subdivision by section, township, and range.
- (4) Names, addresses and telephone numbers of the owners, subdivider, designer of the subdivision, and the engineer or surveyor, with his seal, and the date of the survey.

3.244 Existing Conditions:

- (1) Approximate boundary lines of the tract, bearings, distances, and approximate acreage enclosed.
- (2) Streets: Location, name, present width, type of all streets, alleys, and rights-of-way on and abutting the tract.
- (3) Easements: Approximate width, location and purpose of all existing easements on and known easements abutting the tract.
- *(4) Utilities on and abutting the tract; location, size and invert elevation of sanitary, storm, and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone poles, and street lights; and names of water district, fire district and sanitary district. If water mains and sewers are not on or abutting the tract, indicate the direction and distance to the nearest ones.
- (5) Ground elevations shown by contour lines at five (5) foot vertical intervals for ground slopes exceeding five (5) percent.
- (6) Natural features such as rock outcroppings, marshes, wooded areas, etc.
- (7) Water courses on and abutting the property;

Approximate location of areas subject to inundation or storm water overflow, or all areas covered by water, and the location, width, and direction of flow of all water courses.

- (8) Existing uses of the property, including the location and use of all existing structures to remain on the property after platting.
- *(9) Abutting owners: Names and addresses of owners of abutting unplatted land.
- *(10) Zoning on and adjacent to the tract.

3.245 Proposed Improvements:

- (1) Streets: Location, names, right-of-way widths, approximate radii of curves.
- (2) Easements: Location, width and purpose of all easements.
- (3) Proposed Streets: Location of official plan lines of projected streets or highways as shown on the Development Pattern.
- (4) Lots: Approximate dimensions of all lots, minimum lot size, and proposed lot and block numbers.
- (5) Proposed uses of the property, including sites, if any, for multi-family dwellings, shopping centers, churches, industry, parks and playgrounds or other public or semi-public uses.
- (6) Deed Restrictions: Outline of proposed deed restrictions.
- (7) Improvements: Statement of the subdivision improvements proposed to be made or installed, including street tree planting, and the time such improvements are to be made or completed.
- (9) Sewage Disposal: Method of sewage disposal.
- (10) Written Statement: Such of the fore-going information as may not be shown practicably on the maps may be shown on the forms provided for the purpose, or in separate statements, accompanying the Preliminary Plat. (See Form #)

* To be supplied by the Planning Commission

3.25 Conditional Approval of Preliminary Plat

3.251 Submission: Copies of the Preliminary Plat and supplementary material specified shall be submitted to the Planning Commission with written application for Conditional Approval.

3.252 Plan Review: The Planning Commission shall furnish each of the following with a print of the proposed subdivision for review after being submitted by the subdivider:

- (1) County Roadmaster (street layout and drainage).
- (2) County Health Department (lot size, water supply, sewage disposal).
- (3) County Assessor (location, legal description),
- (4) State Highway Department (when development is adjacent to a State Highway and access to the highway is desired by the subdivider).
- (5) City Planning Commission (when development is abutting an incorporated city which has a Planning Commission).

Each of the agencies listed above and the Planning Commission Office will review the plan, and, within reasonable time, shall approve or suggest revisions. All plans together with the agency report will be returned to the County Planning Office.

3.253 Conditional Approval: Following review of the Preliminary Plat and supplemental material, as submitted or modified, the Planning Commission shall express any approval of the plat as Conditional Approval and state the conditions.

3.254 Notice of Approval: The action of the Planning Commission shall be noted on two copies of the Preliminary Plat. One copy shall be returned to the subdivider and the other retained by the Planning Commission.

3.255 Limitation of Approval: Conditional Approval of a Preliminary Plat shall not constitute approval of the Final Plat for record. Rather it shall be a guide to the preparation of the final plat which will be submitted for approval of the Planning Commission and for recording upon fulfillment of the requirements.

3.3 Final Plat

Many of the requirements listed below are prescribed by Oregon State Law which is quoted in the back of these regulations.

- 3.31 Time Limit: The Final Plat shall be recorded within one (1) year following the Conditional Approval given on the Preliminary Plat, and shall incorporate the recommendations made by the Commission. If the subdivider wishes to proceed with the subdivision of his land after the expiration of one (1) year period he shall re-submit the Preliminary Plat to the Planning Commission, and make any revisions considered necessary to meet changed conditions.
- 3.32 Partial Development: If desired by the subdivider, the Final Plat may constitute only that portion of the Approved Preliminary Plat which he proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations.
- 3.33 Drawings: The Final Plat shall be drawn in black India ink on good quality, white, cold pressed, double mounted drawing paper eighteen by twenty-four (18" x 24") inches with muslin extending three (3") inches at the left end for binding purposes. No part of the drawing shall be nearer to the edge of the sheet than one (1) inch. All of the drawing shall be on one side of the sheet, but dedication and other exhibits may be on the other side.
- 3.34 Prints: The Final Plat shall also include an exact copy thereof, made with black India ink or photocopy on good quality tracing cloth to the same scale and degree of legibility as the final map. Two prints of the plat made from this tracing shall accompany the application for approval of the Final Plat.
- 3.35 Information Required: In addition to the map specifications for the Preliminary Plat, the Final Plat shall also include the following information:
- (1) Dimensions: The length of all the arcs; radii, points of curvature, and tangent bearings.
 - (2) Lot Lines: All lot lines with dimensions in feet and hundredths and with bearings and angles to minutes.

KNOW ALL MEN BY THESE PRESENTS THAT A SINGLE MAN, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF NAME OF SUBDIVISION, AS DESCRIBED IN THE ACCOMPANYING ENGINEERS' CERTIFICATE, A TRUE AND CORRECT MAP AND PLAN THEREOF, ALL LOTS BEING OF THE DIMENSIONS SHOWN AND ALL STREETS OF THE WIDTHS THEREIN SET FORTH, AND HE DOES HEREBY DEDICATE, TO THE USE OF THE PUBLIC AS PUBLIC WAYS FOREVER ALL STREETS REPRESENTED ON SAID MAP.

WITNESS _____ WITNESS _____

STATE OF OREGON SS
 COUNTY OF MULTNOMAH
 THIS CERTIFIES THAT ON THIS _____ DAY OF _____ 19____ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED _____, WHO FIRST BEING DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED AND DESCRIBED IN THE FORGOING INSTRUMENT AND THIS IS THE CERTIFICATE THERETO, AND THAT HIS SIGNATURE AFFIXED TO SAID INSTRUMENT IS OF HIS OWN FREE ACT AND DEED.

NOTARY
 SEAL

NOTARY PUBLIC FOR THE STATE OF OREGON
 MY COMMISSION EXPIRES _____

NAME OF SUBDIVISION

IN SECTION 4 - T1N - R2E W.M.

SURVEYED _____ 19____ BY _____ REG. PROF. ENGR.

SCALE: 1" = 100'

NOTE: IRON PIPE SET AT ALL LOT CORNERS AND CURVE POINTS

APPROVED _____ 19____
 MULTNOMAH COUNTY COMMISSIONERS

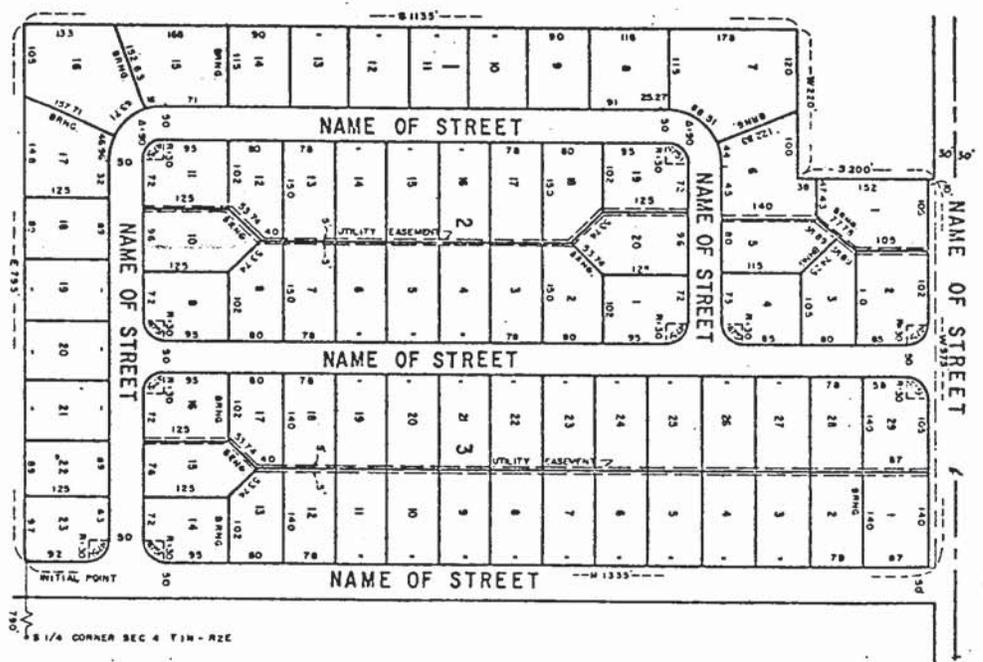
APPROVED _____ 19____
 MULTNOMAH COUNTY PLANNING COMMISSION
 BY _____

APPROVED _____ 19____
 MULTNOMAH COUNTY ROADMASTER
 BY _____ DEPUTY

ALL TAXES FROM _____ TO _____ BOTH INCLUSIVE ARE PAID
 MULTNOMAH COUNTY SHERIFF
 BY _____ DEPUTY

APPROVED _____ 19____
 MULTNOMAH COUNTY ASSESSOR
 BY _____ DEPUTY

ATTEST:
 MULTNOMAH COUNTY CLERK
 BY _____ DEPUTY



I, _____, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF NAME OF SUBDIVISION, THAT AS THE INITIAL POINT OF THE SURVEY I SET A GALVANIZED IRON PIPE 2" IN DIAMETER AND 36" LONG 6" BELOW THE SURFACE OF THE GROUND AT A POINT WHICH IS W130° FROM THE S 1/4 CORNER OF SECTION 4 T1P. 1N. R2E - W.M.; THENCE FROM SAID INITIAL POINT 1 RAN N135°; THENCE W375°; THENCE S200°; THENCE W220°; THENCE S 1135°; THENCE E 795° TO BEGINNING.

REG. PROF. ENGR. OF OREGON
 SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 19____

NOTARY PUBLIC FOR THE STATE OF OREGON
 MY COMMISSION EXPIRES _____

EXAMPLE OF A FINAL PLAT

- (3) Streets: Name and right-of-way width of each street or other right-of-way.
- (4) Easements: Location, dimensions and purpose of any easements.
- (5) Numbering: Blocks should be numbered consecutively throughout the tract and lots throughout each block.
- (6) Site Purpose: Land reserved for public use shall be indicated on the Plat.
- (7) Set-Back Lines: Minimum building set-back lines where not otherwise fixed by a zoning ordinance, building code or by County resolution.
- (8) Monuments: Monuments are to be of a type prescribed by and installed in accordance with Oregon State Law (ORS 92.060).
- (9) Certification by a civil engineer or land surveyor registered in the State of Oregon.
- (10) Legal description of the tract boundaries.
- (11) Plat shall be signed by fee owner or owners.
- (12) Dedications: Notarized statement by the owner dedicating streets, rights-of-way and any other areas for public use without any reservation or restriction whatever.
- (13) Restrictions: A copy of the protective deed restrictions shall be written on the face of the plat, or shall be recorded with the plat.
- (14) Improvements: A certificate signed by the County Roadmaster certifying that the subdivider has complied with one of the following alternatives:
 - (a) All improvements have been installed in accordance with the requirements of these regulations and with the action of the Planning Commission giving Conditional Approval of the Preliminary Plat, or
 - (b) A bond or certified check has been posted, which is available to the County and in sufficient amount to assure completion of all required improvements, or

- (c) Deed restriction to the effect that no lot may be sold until improvements are in or bond is posted, or other means approved by the Planning Commission giving full assurance that the improvements will be completed.

3.36 Procedure for Filing

3.361 Submission: The Final Plat shall be submitted to the Planning Commission for approval.

3.362 Planning Commission Approval: The Planning Commission shall check the Final Plat with the Conditionally Approved Preliminary Plat for conformity with recommended revisions. If approved, the plat shall be signed by the chairman, or the vice-chairman or the secretary of the Planning Commission.

3.363 County Approval: State Law and these regulations require signatures from the following offices:

- (1) County Planning Commission
- (2) County Sheriff
- (3) County Surveyor
- (4) County Roadmaster
- (5) Board of County Commissioners
- (6) County Assessor
- (7) County Clerk

4.0 Principles of Acceptability

4.01 Summary: The street and highway layout of each subdivision shall be based on the sections of the Development Pattern adopted or proposed for the portion of the County in which the subdivision lies, and shall be considered in relation to existing and planned streets, to topographic conditions, to public convenience and safety, and shall have an appropriate relation to the proposed uses of the land to be served by such streets. Where such is not shown in the Development Pattern, the arrangement of streets in a subdivision shall either:

4.011 Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or

4.012 Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topography or other conditions make continuance or conformance to existing streets impracticable.

4.02 Future Extension of Streets: Where a subdivision adjoins unsubdivided land, streets which, in the opinion of the Planning Commission, should be continued in the event of the subdivision of the adjoining land, will be required to be provided to the boundary lines of the tract.

4.03 Connection to Arterial: No plan for the replatting, subdivision, or dedication of any area shall be approved by the Planning Commission unless the streets shown therein are connected to an existing improved arterial street by a street that shall be the same or better than the County standard.

4.04 Partial Development: Where the plat to be subdivided contains only part of the tract owned by the subdivider, the Planning Commission may require a sketch of a tentative future street system for the unsubdivided portion.

4.05 Acreage Tract: Where a tract of land is subdivided into large parcels, the Planning Commission may require an arrangement of lots and streets such as to permit a re-subdivision into smaller lots in conformity with the street and lot requirements specified in these regulations. It may also require set-back lines in order to preserve future rights-of-way.

4.06 Reducing Traffic in Residential Districts: Collector and minor residential streets shall be so planned as to discourage their use by non-local traffic.

4.07 Frontage on Major Highways: Where a subdivision abuts or contains an existing or proposed arterial street, the Planning Commission may require frontage streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear property line, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

4.08 Half Street: Half streets may be approved when essential to the reasonable development of the subdivision when in conformity with the other requirements of these regulations, and when the Planning Commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Whenever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.

4.09 No street names shall be used which will duplicate or be confused with names of existing streets. Street names shall be subject to the approval of the Planning Commission.

4.11 Reserved Strips or Street plugs controlling the access to public ways will not be approved unless such strips are necessary for the protection of the public welfare or of substantial property rights or both, and in no case unless the

control and disposal of the land comprising such strips is placed definitely within the jurisdiction of the County under conditions approved by the Planning Commission.

5.0 Dimension and Layout Requirements

5.1 Minimum Right-of-Way Widths: Street right-of-way width shall be as shown on the Development Pattern, and, where not shown therein, shall be adequate for the type of street indicated by its function in the design of the land subdivision.

5.11 Width: Width of the right-of-way shall meet the minimum requirements shown in the following table:

<u>Type of Street</u>	<u>Right-of-Way Minimum</u>
For Multi-Family or Commercial Development	60'
Local Street	50'
Cul De Sac (dead-end street with turn-around)	50'
Turn-Around for Cul De Sac	50' radius
Alley	20'

5.2 Intersections

5.21 Horizontal intersection angle: 90° preferred; 60° minimum.

5.22 Sight distance; The Planning Commission may require such conditions as will establish and protect adequate sight distances for vehicular traffic at street intersections.

5.3 Blocks: The lengths, widths and shape of blocks shall be designed with due regard to:

5.31 Provision of adequate building sites suitable to the special needs of the type of use contemplated.

5.32 Needs for convenient access, circulation, control and safety of street traffic.

5.33 Limitations and opportunities of topography.

5.4 Pedestrian crosswalks may be required to provide circulation, access to schools, playgrounds, shopping centers, transportation, or other community facilities.

5.5 Lots

5.51 Lot dimensions shall in all cases conform to the minimum requirements of the Zoning Ordinance for the area, and the area of residential lots where not served by public sewer shall not be less than that required by the County Health Department. The width on corner lots shall be at least 5' greater than the minimum prescribed by the Zoning Ordinance, in R-7 districts.

5.52 Lot Side Lines: The side lines of lots shall run at right angles to the street on which the lots face, as far as is practicable, or on curved streets shall be radial to the curve as far as practicable.

5.53 Double frontage and reverse-frontage lots, should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.

5.54 Lots Subject to Re-Subdivision: In subdividing tracts which at some future time are likely to be re-subdivided, the location of lot lines and other details of the layout shall be such that re-subdivision may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of buildings within future street locations shall be made a matter of record if the Planning Commission considers it necessary.

5.6 Easements

5.61 Easements for Utility Lines: Easements for electric lines, or other public utilities may be required. Easements for utility lines shall be a minimum of ten (10) feet in width, and centered on rear or side lot lines. Poles for electric and telephone lines shall be installed along alleys or rear lot lines wherever possible.

5.62 Water Courses: Where a subdivision is traversed by a water course, drainage way, channel, or stream there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such course, and such further width or construction, or both, as will be adequate for the purpose. Parallel streets or parkways may be required therewith.

5.63 Pedestrian Ways: Pedestrian ways with a minimum width of ten(10) feet shall be provided wherever such walkways are essential for public convenience.

5.64 Planting easements may be required.

6.0 Required Improvements

6.1 Streets

6.11 Streets to be accepted for maintenance by Multnomah County shall require a street permit from the Roadmaster and shall be improved at the expense of the subdivider and in accordance with standards established by the Roadmaster.

6.12 Streets dedicated to the public but not accepted for maintenance by Multnomah County shall require a street permit from the Roadmaster for improvements and shall be graded, drained and surfaced with rock or gravel at the expense of the subdivider, and in accordance with standards established by the Roadmaster.

6.13 In lieu of these requirements, the subdivider may deposit with the County Treasurer, a performance bond equal to one and one-tenth times the Roadmaster's estimated cost of such improvements as a guarantee that within eighteen months after the recording of the final plat the improvements required by the Roadmaster will be installed unless an extension of time is granted by the Planning Commission. The Roadmaster may ask for a larger or smaller bond than the one previously required, at the time the extension is granted. If at the termination of eighteen months the work has not been completed, the bond shall be forfeited and the improvements constructed by the Roadmaster. If the work has been completed to the satisfaction of the Roadmaster, the bond shall be released.

6.14 These requirements shall apply to half-streets when such streets provide the sole access to any lot or lots.

6.15 No performance bond need be posted with the County Treasurer if such a bond or other commitment is required by some other governmental agency.

6.16 Minimum improvements for lots less than seven thousand (7,000) square feet in new subdivisions shall include curbs, sidewalks, and paving in accordance with standards established by the Roadmaster.

6.2 Alleys

6.21 Locations: Alleys shall be provided in commercial and industrial districts, unless other access to off-street parking and loading facilities are made as approved by the Planning Commission.

- 6.22 Width: The minimum width of an alley shall be twenty (20) feet.
- 6.23 Intersections: Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement.
- 6.24 Dead-Ends: Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn-around facilities as determined by the Planning Commission.
- 6.3 Water Supply: All subdivisions shall be served by an adequate water supply approved by the County Health Department and shall be installed according to Health Department requirements.
- 6.4 Sewage System: Method and extent of sewage disposal shall meet the standards of and be approved by the County Health Department. In the case of septic tanks and cesspools the Health Department may withhold approval of building permits for individual lots in a plat until the plat is sewered. In subdivisions contiguous to cities or sanitary districts allowing sewer connecting privileges and within a reasonable distance to an existing sanitary system, the subdivider may be required to make connection thereto.
- 6.5 Monuments: Monuments shall be placed at all lot and block corners, angle points, points of curves in streets, at intermediate points, and shall be of such material, size, and length as required by Oregon State Law (ORS 92.060).
- 6.6 Drainage: Such grading shall be done and such structures shall be provided by the subdivider as are deemed essential by the County Roadmaster, Health Department, Planning Commission or other proper County authority, to provide adequate drainage.
- 6.7 Pedestrian Ways: A five (5) foot walk strip shall be surfaced in all pedestrian ways.
- 7.0 Variations and Exceptions

Where the Planning Commission finds that extraordinary hardship may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation will not have the effect of nullifying the intent and purpose of the Development Pattern or these subdivision regulations.

- 7.1 Large Scale Development: The standards and requirements of these regulations may be modified by the Planning Commission in the case of a plan and program for a new town, a complete community, a neighborhood unit, a large-scale shopping center, or large industrial area development, which in the judgement of the Planning Commission provides adequate public spaces and improvements for the circulation, recreation, light, air, and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the plan.
- 7.2 Conditions: In granting variances and modifications, the Planning Commission may require such conditions as will, in its judgement, secure substantially the objectives of the standards or requirements so varied or modified.

8.0 Validity

If any article, section, sub-section, clause or sentence in these regulations shall for any reason be held invalid by a court of competent jurisdiction, it shall not nullify the remainder of these regulations, but shall be confined to the article, section, sub-section, clause or sentence to which it applies.

9.0 Penalties for Violations

Each violation of these Subdivision Regulations shall be punishable by a fine of one-hundred-dollars (\$100.00) in accordance with Oregon State Law.

10.0 Conflicting Resolutions

All previously adopted resolutions or parts of resolutions in conflict with these regulations to the extent of such conflict and no further, are hereby repealed.

11.0 Fee Schedule

11.01 For the purpose of partially defraying expenses involved in the administration and processing of subdivision applications, an application fee of \$10.00 or \$2.00 per lot, whichever is greater, shall accompany each application for preliminary approval. The fee shall be based on the number of lots shown on the preliminary plan. For more than 75 lots, the fee shall be payable one-half on application, one-half on filing, for those lots over 75.

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