

Provisions of Proposed County Subdivision Ordinance Reviewed

An ordinance which will allow county government to regulate land subdivisions outside city limits is due for public hearing before the county court soon.

The ordinance has been prepared by Hahn, Wise and Barber, planning consultants of Redwood City, Calif.

It has been referred to the county court after approval by the county planning commission.

A meeting between the county court and Hobart O. Pritchard of the California consultants firm is scheduled for Aug. 26. The court will obtain necessary information on the ordinance at the meeting.

Notice of a public hearing will be given later, according to Judge Rodney Keating.

Planning commission president John Pletsch has explained that the ordinance is not concerned with zoning and does not control use of the land.

If adopted, the ordinance will become effective in 30 days.

Objectives sought through the measure are: (1) better living conditions in new subdivisions; (2) development of only those areas which can be economically serviced and maintained; (3) simplification of land descriptions; (4) extension without expensive labor of necessary streets, utilities, and public areas; (5) enhancement of property values in subdivision and adjacent lands; (6) protection of purchasers from unexpected assessments.

Under the ordinance, the county planning commission will act as an advisory body to the county court in subdivision matters.

Creates Committee

The ordinance creates a subdivision committee of three commission members appointed by the commission president, plus the county surveyor as ex-officio member.

No legal entity (person, association, corporation) will be allowed to offer or sell any land subdivision or a part thereof in the county until it complies with all requirements of the ordinance.

A "subdivision" is defined as a parcel of land divided into four or more parcels of less than five acres each for transfer of ownership or building development. It must exist as a unit under single ownership on the tax rolls for the year preceding partitioning.

Minor Subdivision

A "minor subdivision" contains two or three parcels.

For minor subdivisions, two copies of a preliminary map must be filed with the planning commission. Approval by at least two members of the subdivision committee is needed.

Approval of the tentative map will be deemed final approval.

In cases of regular subdivisions, containing four or more lots, ten copies of a preliminary map and a statement of the proposed subdivision must be filed with the commission at least 20 days prior to the meeting at which consideration is desired. Filing fee is \$25.

County departments, cities within six miles of the subdivision, irrigation and other districts will be given copies by the commission.

Report to Commission

Within 10 days, each county department must report to the commission on the map's conformity with department regulations.

The commission, within 30 days after the map has been filed,

must approve, conditionally approve, or disapprove.

It may suggest the advisability of dedicating areas for parks, playgrounds, schools and other public building sites. The subdivision may be required to set aside areas for school sites for purchase within three years.

May Be Refused

Subdivision approval may be refused when the only use available for the property is prohibited by ordinance or law, or if the property is deemed by the health department unhealthful or unfit for human occupancy.

The subdivision must have the property surveyed and a final map prepared within six months after the preliminary map is approved or conditionally approved. Final map filing fee is \$15 plus \$1 per lot.

Contents of all maps are specified in the ordinance.

Submitted to Surveyor

The final map will be submitted to the county surveyor for examination. If the subdivision does not conform with ordinance requirements, he may advise the subdivision of needed changes and allow time for their completion.

If the surveyor approves, the map is given to the planning commission. The commission, upon approving the map, submits it to the county clerk.

The subdivision must then file with the county clerk an agreement or bond, or make a deposit. Following this, the map will be given to the county clerk.

The agreement is between the subdivision and the county, specifying the period within which improvement work will be completed. If work is not finished on time, the county may complete it and recover full cost from the subdivision.

Deems Sufficient

The bond is for such a sum as the county engineer deems sufficient to cover cost of improvements, engineering, inspection and incidental expense plus replacement and repair of existing streets and other improvements damaged in the development of the subdivision.

In lieu of the bond, the subdivision may deposit cash in an amount fixed by the county judge.

The county court must act on the map within 10 days after it is filed with the county clerk. If the court approves, the map is recorded by the clerk.

Altered Map

If the court denies approval, the subdivision has 30 days in which to file an altered map to meet specifications. It is filed with the planning commission and follows the same procedure as the first map.

General regulations for the design of subdivisions are included in the ordinance.

Streets and highways must conform in width and alignment to any master plan approved by the county court. Rights-of-way must be dedicated.

If the subdivision contains a portion of a right-of-way to be acquired for a public freeway or parkway, the county court will determine boundaries and the subdivision will dedicate the area within the right-of-way.

Existing Streets

All streets will be, as far as practicable, in alignment with existing adjacent streets. When continuation of the center line of an existing street is impracticable, the streets must be separated by at least 200 feet.

Streets must intersect one another at right angles where possible.

Where necessary, dead-end streets may be approved without turn-arounds, provided that control of access across the streets is vested in the county. In all other cases, a turn-around with a minimum 50-foot radius will be required.

Whenever a major street or state highway intersects any other street or highway, property lines at each block corner must be rounded with a curve of not less than 30 foot radius.

Street Intersections

Property lines at block corners on all other street intersections will be rounded with a curve of at least 20 foot radius.

No street or highway will have a grade of more than 12 per cent unless topographical conditions make one necessary.

Reserved strips which control access to public ways or which minimize values for special improvement assessment will not be approved unless necessary for protecting public welfare or substantial property rights.

Restrictions are listed for streets and highways not included in master plans:

Major streets or highways: minimum right-of-way, 86 feet in commercial areas, 80 feet in residential; minimum pavement width, 60 feet in commercial areas, 56 feet in residential.

Secondary streets or highways: minimum right-of-way, 60 feet, except up to 80 feet where the street may become a major street in the future; minimum pavement width, 40 feet.

Local Streets

Local streets: minimum right-of-way, 60 feet; minimum pavement width, 36 feet.

One-way streets: minimum right-of-way, 60 feet; minimum pavement width, 18 feet.

Hillside streets, with cross slopes more than 16 per cent and lot sizes more than 20,000 square feet: minimum right-of-way, 60 feet; minimum pavement width, 26 feet.

Two-level streets: rights-of-way, variable; minimum pavement width, two to 18 foot paved sections with room for proper slope between.

Dead-end streets and service roads, when not over 350 feet long: minimum right-of-way, 60 feet; minimum pavement width, 34 feet.

Parking Provisions

Parking provisions are included in the ordinance.

The subdivision will be required to dedicate and improve a service road to and from any lot proposed for commercial use which fronts on any major or secondary street or highway.

In place of this, he may dedicate and improve an area adjacent to such lots for off-street parking purposes.

The subdivision must dedicate and improve a service road to the front of any lot which fronts on any freeway, state highway or parkway.

Entrance to the rear of a lot will be prohibited when the rear of the lot borders on any major or secondary street, highway or parkway. When the rear of a lot borders on a freeway, state highway or parkway, the subdivision may be required to dedicate and improve a planting strip adjacent to the parkway or freeway.

Alley Required

An alley at least 30 feet wide will be required at the rear of any lot proposed for commercial use.

When a subdivision contains lots of an acre or more in size, the commission may require that blocks be capable of future division into parcels of normal size.

Easements of not less than five feet in width will be granted on each lot for public utility, sanitary sewer or drainage purposes.

Overhead wire line easements will be provided at the rear of all lots except where alleys are available.

Conform to Regulations

Size and shape of all lots in the subdivision must conform to any zoning regulations. Lots cannot be less than 50 feet wide, 80 feet deep, or 5,000 square feet in area. A 60 foot width is required for corner lots.

Side lines of all lots, so far as possible, must be at right angles to facing streets.

No lot can be divided by a city boundary line, nor will lots be permitted without frontage on a street.

Unusual Conditions

Lots other than corner lots may front on more than one street only where necessitated by topography or other unusual conditions.

The subdivision may be required to dedicate and improve walkways across long blocks or to provide access to schools, parks, or other public areas.

He must dedicate, subject to previous water rights, a right-of-way for storm drainage purposes, conforming with lines of any natural water course in the subdivision.

Adequate storm drain systems, levees or pumping systems to avert overflows or floods must be provided.

All improvements must conform to the "Standard Subdi-

vision Improvement Specifications."

Improvement Plans

Improvement work plans must be approved by the county engineer before work begins.

If construction of streets, service roads, alleys or highways will interfere with underground utilities, sanitary sewers or storm drains, the latter must be installed first.

Service connections must be placed so as to avoid disturbing street or alley improvements when connections are made.

Streets and highways will be paved to cross sections and grades approved by the county engineer. The subdivision must improve extensions of all subdivision streets, highways, or public ways to the intersecting paving line of any county road, city street or state highway.

Structures for drainage, access or public safety will be installed as determined by the county engineer.

Sidewalks Installed

Curbs, gutters and sidewalks must be installed by the subdivision. Sidewalks will have a minimum width of four feet.

Sanitary sewer facilities connecting with an existing city sewer system will be installed to serve each lot. No septic tanks or cesspools will be permitted without approval from the county health department.

Water mains and fire hydrants connecting to the water system serving the area will be installed. Street trees may be required by the commission.

Provisions will be made by the subdivision for all railroad crossings within the subdivision.

Map of Improvements

When improvements have been completed, a map with improvements included must be

filed with the county engineer.

Permanent iron pipe monuments will be set at each boundary corner of the subdivision, along the exterior boundary lines at intervals of not over 500 feet, and other points.

Concrete monuments depressed below street grade will be set at intersections of street center line tangents. Permanent elevation bench marks will be required at each street intersection.

The subdivider may obtain exception to parts of the ordinance.

To do so, he must file a petition with the preliminary map. The county court has final determination on granting exceptions.

Appeal Decision

Appeal may be made from any decision of the planning commission, subdivision committee, county engineer or county surveyor. The subdivider must file notice of appeal in writing with the county clerk within 10 days after the disputed decision.

A written report to the county court will be made by the party whose decision is being appealed.

Within 10 days of the appeal filing, the court will set a hearing date, to be within 10 days thereafter. The court will rule then on the appeal.

Three Face Death in Bombing Murders

Los Angeles — Three men Saturday face death or life imprisonment for the first bombing murder of six persons in a neighborhood bar last April 4.

A Superior Court jury Friday returned a verdict of first degree murder against ex-convict Clyde Bates, 36; Manuel Chavez, 25, and Manuel Hernandez, 18. The jury recommended the death penalty for Bates and Chavez, but requested that Hernandez be sentenced to life imprisonment.

The verdict was returned by jurors after three days of deliberations. Judge Maurice Sparling ordered the three to be returned to court Aug. 20 for sentencing.

Witnesses testified the defendants dumped a bucket of gasoline in the Club Mecca and set the fuel aflame after being thrown out of the bar earlier for annoying patrons.

The explosion and fire that swept through the tiny bar burned five patrons and a waitress to death.

NO PLACE LIKE HOME

Lyndhurst, N.J. — Edward Cizon wasn't worried when a dozen birds escaped from a cage in his auto after an accident Friday. The birds—homing pigeons—were waiting for him when he got home.

ILLINOIS VALLEY Veterans Name Delegates

By HELEN BOTTEL

Cave Junction — Delegates were named to the national convention of Veterans of World War I at a meeting last week.

They include Clem Arnold, Elwood Hussey, Blake Miller, Otto Tryon, and Charles Angevine, as alternate. The convention is set for Sept. 8, 9, 10, and 11 at Minneapolis, Minn.

At the World War I auxiliary meeting, Judy Rawson was appointed by President Charlotte Tyron as chairman of the booth and float committee for the Illinois Valley Jubilee.

Weekend guests at the home of Mr. and Mrs. Herbert E. Gage were Mrs. C. O. Arnold and her daughter, Mrs. Fannie Jirov.

Mrs. Arnold, an aunt of Mrs. Gage, is the wife of C. O. Arnold, a Pasadena jeweler. Mrs. Jirov is principal of the Linda Vista school in Pasadena. Mr. and Mrs. Gage visited them in Pasadena two years ago.

Mr. and Mrs. Marvin Cross returned Monday from Oak Harbor, Wash., where they attended the wedding of their daughter, Lybelle, to Henry Haga.

Over the weekend they visited relatives in Olympia, and stopped at the Errol Stephens home in Portland.

Also home from the Cross-Haga wedding are Mrs. Wayne Saffer and daughter, Loretta, who arrived Saturday.

Mr. and Mrs. Ted Milligan spent a recent weekend in Prineville, Ore., visiting relatives.

Mr. and Mrs. C. G. Wilhelms and sons, Bill and Bob, spent the weekend at Beaverton, where they visited Wilhelms' brother, Charles.

Mrs. Victor Brown of O'Brien is recuperating from an eye operation at the Medford hospital.

Guests last week at the Robert (Mike) Smith home in Kerby are Mrs. Smith's mother and step-father, Mr. and Mrs. Neal Kelder, of Los Angeles.

Portlanders Mr. and Mrs. Reno Franklin and son, Kim, left last week after spending a week with Mrs. Franklin's parents, Mr. and Mrs. George Simmons.

At the Guy Dick home last week are Guy's brother and family, Mr. and Mrs. John Dick, and a friend, Erna Vincent all of Los Angeles. Mrs. Dick's sisters, Mrs. Irene Robinson of Fairbanks, Alaska, and Mrs. Mildred Phelps of Torrance, Calif., also visited the Dick family, the

Mr. and Mrs. C. J. Etherton and Janice arrived home Tuesday from a trip around the Olympia Peninsula. En route they visited Mr. and Mrs. Fred Forward at Toledo, Wash.

Janice Masters, daughter of Mr. and Mrs. Claude Masters, of Grants Pass, was a recent guest at the E. V. Cooke home in Cave Junction.

Visiting relatives in the valley last week were Mr. and Mrs. Rufus Cooke of Seattle. Cooke is the cousin of Jim, Ed and Ellsworth Cooke; and of Mrs. Paul Fattig of Wonder.

Fuller Bennett, a former resident, is visiting his sister, Mrs. Bert Adams, this month. Recent guests at Mrs. Adams' home in Kerby were her two sisters, Eleanor Glass from Walnut Creek, Calif., and Lottie Woodcock of Ashland.

Visiting Mr. and Mrs. Ralph Smith at Rancho Park last week was Ralph's sister, Mrs. Harry Shetrone, of Simi, Calif. Mrs. Shetrone came to take her daughter, Dorothy, and her two nephews, Paul and James Smith, to their homes, after a summer in the Illinois valley.

Mr. and Mrs. Donald Sedam of Los Angeles visited Mr. and Mrs. A. E. Hutchison at Holland, and Al Brown at his mine on Althouse creek last Monday.

At the Paul Glines home this week are two of Mrs. Glines' brothers and their wives, Mr. and Mrs. Clinton R. Lewis of Los Angeles and Mr. and Mrs. Herbert Lewis of Seattle.

Holmes to Attend Meeting in Medford In Early September

Salem — Sixteen cities all over Oregon have been selected by Gov. Robert D. Holmes for his flying tour of the state next month to spur industrial and business development.

The governor, Development Department Director Julius Jensen and other state development leaders will make these stops:

Tuesday, Sept. 3, Eugene, meeting Eugene hotel, 10 a.m., luncheon, Eugene hotel, 12:15 p.m.; Coos Bay, meeting Coos Bay armory, 3:30 p.m., dinner, Tioga hotel, 6:15 p.m.

Wednesday, Sept. 4, Medford, meeting Medford armory, 10 a.m., luncheon, Hotel Jackson, 12:15 p.m.; Klamath Falls, meeting Klamath Falls armory, 3:30 p.m., dinner Winema hotel, 6:15 p.m.

Thursday, Sept. 5, Bend, meeting Bend armory, 10 a.m., luncheon Pilot Butte Inn, 12:15 p.m.; Ontario, meeting Ontario armory, 3:30 p.m., dinner, Moore hotel, 6:15 p.m.

Baker Meeting

Friday, Sept. 6, Baker, meeting Baker armory, 10 a.m., luncheon Baker hotel, 12:15 p.m.; La Grande, meeting La Grande armory, 3:30 p.m., dinner Hoke Hall, Eastern Oregon college, 6:15 p.m.

Tuesday, Sept. 10, The Dalles, meeting The Dalles armory, 10 a.m., luncheon, The Dalles hotel, 12:15 p.m.; Pendleton, meeting Pendleton armory, 3:30 p.m., dinner, LaFontaine's, 6:15 p.m.

Monday, Sept. 16, Albany, meeting and luncheon, Albany hotel, 10 a.m. and 12:15 p.m., Salem, meeting room 6, state

capitol building, dinner, Marion hotel.

Tuesday, Sept. 17, Tillamook, meeting new Moose temple, 10 a.m., luncheon, Victory house, 12:15 p.m.; Astoria, meeting and dinner Astoria hotel, 3:30 p.m. and 6:15 p.m.

Portland, Roseburg

Thursday, Sept. 19, Portland, time and place to be set.

Friday, Sept. 20, Roseburg, meeting at Roseburg armory, 10 a.m., luncheon site still to be set.

Hundreds of industrial, business, labor and public leaders are being invited to the regional sessions which are aimed at helping regain Oregon's economic growth through new and expanded industry.

"We plan to make this an opportunity for the free exchange of ideas for encouraging and developing new industry," the governor said in announcing the 16-stop list.



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