Ordinance Setting Standards for Land Subdivision Being Considered in City

An ordinance which would allow the city government to set standards for land subdivisions developed in Medford is under consideration by the city council.

The council has called a public hearing on the ordinance for Oct. 3.

Developed by Hahn, Wise and associates, planning consultants of Redwood City, Calif., the ordinance was recommended to the council following a public hearing before the city planning commission.

Objectives sought with the proposal are "better living conditions; development of only those areas which can be economically serviced and maintained; simplification of land descriptions; extension of necessary city streets, utilities and public areas without expensive land purchases; enhancement of property values in subdivision and adjacent lands, and protection of purchasers from unexpected assessments."

Approving Agency

Under the ordinance, the city planning commission is the approving agency for all subdivisions. The commission will have powers and duties covering tentative and final subdivision maps.

"Subdivision" is defined as a parcel of land divided into four or more parcels of less than five acres each for building development or transfer of ownership.

The land must exist as a unit under single ownership on the city tax roll for the year preceding partitioning.

"Minor subdivisions" contain only two or three parcels of less than five acres each.

Minor Subdivisions

In the case of a minor subdivision, two copies of a tentative map must be submitted to the planning commission. One copy will remain in commission files.

Dimensions of proposed lots plus any other information "deemed necessary by the commission" must be included. Approval of the tentative map will be final approval.

For regular subdivisions of four or more lots, ten copies of a tentative map accompanied by a statement of the proposed subdivision must be filed with the commission at least 15 days before the meeting at which the subdivision will be considered. A $25 fee must be paid at the time of filing.

Copies will be submitted by the commission to other departments of city government. Each department will report to the commission within 10 days whether the subdivision conforms with its own requirements.

Commission Action

Within 30 days after the tentative map is filed, the planning commission must approve, disapprove, or approve conditionally.

The commission may suggest to the subdivider the advisability of dedicating certain areas for parks, playgrounds, schools or other public building sites.

It may require the subdivider to set aside suitable areas for school sites for purchase within three years.

A tentative map may be disapproved when the only practical use which can be made of the property is prohibited by ordinance or law, or if the property is deemed by the city health department "unhealthful or unfit for human habitation."

Final Subdivision Map

Within six months after approval or conditional approval of a tentative map, the subdivision must be surveyed and a final map submitted.

Material and information to be included on both tentative and final maps are specified in the ordinance.

The planning commission will see that the subdivision, as shown on the final map, conforms with requirements. Afterwards, the subdivider will file with the city recorder an "agreement and bond," or make a deposit.

The commission will evacuate the proper certificate and approve the subdivision.

The "agreement" is between the subdivider and the city, and specifies the period within which the former must complete all improvement work. The bond is to assure "full and faithful performance," its amount to be determined by the city manager.

Require Reimbursement

If the subdivider fails to make specified improvements, the city will carry out the work and require reimbursement from the subdivider.

General regulations of subdivision design covered by the ordinance include streets and highways, easements, lots, blocks, water courses, a master plan, deed restrictions and land subject to inundation.

Subdivision street and highway design must conform with any master plan approved by the city council. If the subdivision contains a portion of a right-of-way to be acquired for a public freeway or parkway, the city council will determine the boundaries of the rights-of-way required, or the subdivider will dedicate or withhold this area from the subdivision.

Streets must be, as far as possible, in line with adjacent streets. They will be laid out to intersect at 90 degree angles wherever possible, and in no case less than 60 degrees.

Dead-end Streets

Dead-end streets may be approved without a turn-around, where necessary, to give access to or permit satisfactory future subdividing of adjoining land.

Property lines at each block corner must be rounded at street intersections. They will be rounded with a greater curve Where major streets or state highways intersect with other streets than at normal intersections.

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

Reserved strips will not be approved except where necessary for protection of the public welfare or a substantial property right.

Minimum Measurements

If the council or commission has not prepared a master street and highway plan affecting the subdivision, minimum measurements included in the ordinance are:

Major streets or highways, rights-of-way, 80 feet in commercial areas and 68 in residential areas; pavements widths, 66 feet in commercial areas, 52 feet in residential areas.

Secondary streets or highways, rights-of-way, 60 feet. The planning commission may require up to 80 feet where a major street might develop later. Minimum pavement widths, 44 feet.

Local streets, rights-of-way, 60 feet; pavement widths, 36 feet. The commission may approve a minimum right-of-way width of 50 feet under certain conditions.

Hillside streets, where cross slopes are more than 15 per cent and lots exceed 20,000 square feet, rights-of-way, 40 feet; pavement widths, 26 feet.

Two-level Streets

Two - level streets, rights-of-way, widths variable. Paved sections must be 2 to 18 feet with sufficient room for proper slope between.

Dead-end roads and service roads, when not more than 350 feet in length, rights-of-way, 60 feet; pavement widths, 36 feet.

The ordinance provides for service roads and off - street parking.

When the front of any lot proposed for commercial use fronts on a major or secondary street or highway, the subdivider will dedicate and improve a service road to and from the lot.

In lieu of this, the subdivider may dedicate for public use and improve an area adjacent to such lots for off-street parking.

Service roads must be provided at the front of any lots proposed for residential use that front on a freeway, state highway or parkway.

Off-street parking

The planning commission may require adequate off-street parking space for all lots proposed for commercial use.

When the rear of any lot borders on a major or secondary street, highway or parkway, the subdivider may be required to prohibit entrance or exit rights across the side lines of the street or highway.

The subdivider may be required to dedicate and improve a planting strip adjacent to such parkways or freeways.

Alleys at least 20 feet wide and adequate for truck traffic will be required at the rear of lots proposed for commercial or industrial use.

In lots of an acre or more, the planning commission may require that blocks be of size and shape sufficient to provide streets and alleys in subsequent divisions into lots of normal size.

Granting Easements

The subdivider must grant easements not less than five feet in width for public utility, sanitary sewer and drainage purposes, wherever necessary. Easements for overhead wire lines must be provided where necessary at the rear of lots.

Easements will be dedicated to the city.

Lots in the proposed subdivision must conform with zoning regulations. They must not be less than 60 feet wide, 80 feet deep, or 6,000 square feet in area.

Side lines of lots must be, as far as possible, at right angles to facing streets. No lot can cross a city boundary line.

Lots must have frontage on a street.

Blocks will not exceed 1,320 feet in length except those adjacent to arterial streets. The subdivider may be required to dedicate and improve ten foot walkways across blocks more than 600 feet long, or to provide access to schools, parks, or other public areas.

Storm Drainage

The subdivider must dedicate rights-of-way for storm drainage conforming with lines of any natural water course crossing the subdivision, or provide for disposal of surface or storm waters.

This is subject to previous water rights.

A copy of deed restrictions applicable to the subdivision must be filed with the planning commission.

All improvements must conform with the "Standard Subdivision Improvement Specifications" adopted by the city council.

Plans for improvement work must be submitted to the city for approval before actual work is begun. The city will inspect all required improvements.

Underground Connections

Underground connections must be placed so streets or alleys will not be disturbed when service connections are made.

All streets and highways must be graded and paved to cross sections. The subdivider must improve extensions of all subdivision streets or public ways to the intercepting paving line of any county, city, or state road.

Structures must be installed as deemed necessary by the city for drainage, access or public safety.

Curbs, gutters and sidewalks will be installed by the subdivider, and sanitary sewer facilities to connect with the existing city sewer system will be provided to serve each lot. No septic tanks or cess pools will be permitted.

Mains, Fire Hydrants

The subdivider must install water mains and fire hydrants to connect with the water system of the city.

Street trees must conform with the Medford street tree plan. Provision must be made for all railroad crossings, with costs borne by the subdivider.

Upon completion of improvements, the subdivider must file a map showing all improvements with the city manager.

Regarding monuments, permanent iron pipe monuments must be set at each boundary corner of the subdivision. Concrete monuments depressed below street grades, with cast iron rings and covers, will be set at street center line tangent intersections. Permanent elevation bench marks must be set at each street intersection.

Conditional Exceptions

The planning commission may authorize conditional exceptions to any of the ordinance requirements. A certified petition for exception must first be made by the subdivider.

Appeal from any decision of the planning commission may be made to the city council. Appeals must be filed with the city recorder within 10 days of any such decision.

The city council will set a hearing date on appeals, to be within 20 days, and may overrule planning commission decisions.

Violation of the ordinance will be punishable by a fine not to exceed $100 or imprisonment in city jail not to exceed 50 days, or both.

Efficiency Causes Lower Egg Prices

Champaign, Ill. — (AP) — The more efficient the poultry farmer, the lower the price he should expect to receive for his product, according to a University of Illinois agricultural economist.

E. E. Broadbent said that poultrymen must be ready to receive lower prices because efficient operation enables them to raise more chickens with less feed.

Broadbent explained that growers of broilers produce 100 pounds of chicken with less than 275 pounds of feed, while hog-raisers produce the same amount with 426 pounds of feed on the average.

He said that consumers buy the kind of meat that seems to give them the most for their money and that broilers top many other meat products in consumption since 1940.

The consumption of broilers has risen 1,000 per cent, while beef has risen about 50 per cent, veal about 30 per cent and pork has dropped about 10 per cent.

PRESENT BOOK—Members of the Medford Barracks 540, Veterans of World War I, recently purchased and presented to the Medford Public library a bound volume of all issues of Stars and Stripes published from Feb. 8, 1918, to June 17, 1919. The Stars and Stripes is an armed forces newspaper, first published in Europe during World War I, and in it are stories of troop action, pictures and cartoons, aimed at boosting the morale of soldiers overseas. In the picture above, Pat Graham, left, quartermaster of the Medford Barracks, and Commander Charles J. Meyers present the bound volume to Head Librarian Miss Helen Webster. The Medfort Barracks are now putting on a membership drive which will terminate with a Veteran's Day breakfast in the Pioneer room of the Jackson hotel.

AN AMERICAN SCENE—This is one of the first family pictures of Clifton Truman Daniel, grandson of former President Harry S. Truman, showing the three-month-old boy with his parents. He is being fed by his dad, Clifton Daniel, as his mother, the former Margaret Truman, looks on in their New York apartment.

The Bottomless Lakes in southeastern New Mexico were given their name by 19th Century cowboys who were unable to touch bottom with weighted lariats. Scientific sounding techniques have found the lakebeds to be from 40 to 60 feet below the surface.

The U. S. dollar is the monetary unit of the Dominican republic.

SURVIVES 50-FOOT FALL

Pittsburgh —(AP)— Grandmother Cellisie Snak of nearby Federal fell 50 feet from roof to bedroom while tarpapering Friday. Said the 73-year-old woman, who received only a scratched hand, "oh well, it would take a sledge hammer to kill me."

An Italian developed a crude camera with a lens in 1568.

ADMITS KIDNAPING—George Edward Collins, 20, hangs his head as he is led into County Jail at Everett, Wash., where he was booked on suspicion of kidnaping 8-year-old Lee Crary from his home at Edmonds, Wash. Collins signed a statement admitting the crime. He had asked $10,000 ransom.

GOLD HILL

Health Unit Sets Meeting

By MRS. CLYDE KELL

Gold Hill — The Gold Hill Health unit will meet at the home of Mrs. Paul Molloy on Second ave. Tuesday, Oct. 1, at 1 p.m. Mrs. George Dorman and Mrs. Loyd Dusenberry will assist Mrs. Molloy.

"Human Heritage," a film on the story of life, will be shown following the business meeting.

According to Mrs. Ed Knapp, president of the unit, the hospital bed and mattress, which is owned by the local unit is now stored in the Community hall. Those in need of the use of a hospital bed, are asked to contact Mrs. Knapp or the secretary, Mrs. Roy Cameron, for information.

Boy Scout Troop 43 will meet Tuesday, Oct. 1, at 7 p.m. in the scout hall, under the supervision of Scoutmaster James Coward and Assistant Scoutmaster Ray Dusenberry.

Amethyst Rebekah lodge will meet Wednesday, Oct. 2 at 8 p.m.

A special program has been arranged by Mrs. Jerry Herrington, program chairman. She has announced that the program will be held at 8 p.m., before the opening of lodge. All members are urged to attend.

Mrs. Clarence Parsley and Mrs. Cecil Johnson will be in charge of refreshments.

Boy Scout Explorer Post 43 will meet Wednesday, Oct. 2 at 7:30 p.m. in the scout hall on Fourth ave. Roy Schmidt is the post adviser.

Friends here of L. O. Linquist received word last week of his death in Overton, Neb. Linquist was a former resident of Sardine creek.

Mrs. Maye K. Jones has returned to her home in Medford following a two week's visit in the home of her son and daughter-in-law, Mr. and Mrs. Bill Jones.

Sherman Newman of Grants Pass was a visitor in the home of Mr. and Mrs. Mike Van Houten Sept. 25. Mrs. Van Houten is his aunt.

Other recent visitors in the Van Houten home were Mrs. Rose Simons of Merced, Calif., and Mrs. Ida Moore, of Grants Pass.

Mr. and Mrs. J. A. Bonney of Lampman rd. have returned to their home following a week's vacation in Washington, where they visited relatives at Toutle and attended the state fair at Puyallup. Their son and daughter-in-law, Mr. and Mrs. Ralph Boussum, of Grants Pass, went with them.

Mrs. William Ellson of Myra's Hobby shop, Phoenix, was a visitor at the home of her parents, Mr. and Mrs. J. A. Bonney, recently.

Curtis Payne and Glen Taylor returned last week end to their homes here. Both men were employed by the forest service near Drain the past summer. Mrs. Floyd Taylor and daughter, Irita, and Mr. and Mrs. Sid Payne and daughter, Cindy, went last Friday to bring Curtis and Glen home.

Mr. and Mrs. William Stadt of Grand Rapids, Mich., were overnight guests Sept. 23 in the home of Mr. and Mrs. Paul Molloy and sons, David and Donald. Mrs. Molloy is their niece.

Recent week end house guests in the home of Mrs. Jessie Hayes were her son and daughter-in-law, Mr. and Mrs. Cecil Hayes, of Checo, Calif.

Mrs. Hayes was host to a family dinner. Those present were Mr. and Mrs. Fred Baker and son, Lavern Baker, Mrs. Nora Baker, all of Medford, Mrs. Ruby Quakenbush and Mr. and Mrs. Charles Rosecran and daughters, Susan and Carol, all of Gold Hill, and the house-guests, Mr. and Mrs. Cecil Hayes.

Gold Hill volunteer firemen were called at 4:30 p.m. Thursday to a Copco pole fire, at the alley of Sixth st. behind the Stewart property. Firemen extinguished the fire and stood by until a Copco crew arrived. Many residents on the north side of town were without electricity until about 7:30 p.m. while the crew repaired the damaged pole.

Local volunteers, who responded to the alarm and assisted Fire Chief Clyde Kell were Assistant Chief Wilmer Bailey and Vaughn Whitmore and William Golden.

Mr. and Mrs. Ray Lipscomb have returned to their home in Encinitas, Calif., following a week visiting Mr. and Mrs. Harry Quinn at their home on Pacific Highway 99, north.

WORKER KILLED

The Dalles — (AP) — Paul Julius Schroeder, 53, an electrician at the Harvey Aluminum company plant under construction here, was killed Friday when an A-frame beam collapsed and struck him on the head. Wasco County Coroner Ken Libby said the man suffered a compound skull fracture.

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