

Planners, Council to Discuss Proposed Subdivision Ordinance

The Medford planning commission and the city council will hold a joint public meeting on Wednesday, Oct. 30, to discuss and probably modify the proposed subdivision ordinance for the city.

Action by the council was postponed earlier this month until the Nov. 15 meeting to give councilmen more time to study the proposed ordinance, and for possible modification in a joint session with the planning commission.

Several persons, at a public hearing Oct. 3, expressed opposition to the proposed ordinance. Some of them believed it was too stringent, and would hinder development in some areas.

Some Modification

City officials pointed out that some modification may be necessary regarding sewers in subdivisions a distance from the city limits if a county subdivision ordinance is not adopted. The proposed ordinance was drawn up to apply within the city, officials said, since the city would not have jurisdiction within the six-mile area if a county ordinance is adopted.

State statute provides that "land within six miles outside the corporate limits of a city is under the jurisdiction of the city for the purpose of giving approval of plans or plats of subdivisions." When the governing body of a county has appointed a county planning commission and has adopted regulations for subdivision control, land within the six-mile limit will be under the jurisdiction of the county.

The proposed ordinance, city officials said, put into writing what the planning commission has been requiring on most subdivision plats before the plat receives final approval. The majority of regulations in the proposed ordinance define more specifically many requirements included in present state statutes.

Major Differences

The major differences between present state regulations and those in the proposed ordinance are: the city ordinance would require a tentative plat, and provides for improvements such as sewer lines and paved streets.

State law provides that the term "plat" includes a "final map, diagram, drawing, replat or other writing containing all the descriptions, locations, specifications, dedications, provisions and information concerning a subdivision."

"Subdivide land" in state

statutes "means to partition a parcel of land into four or more parcels of less than five acres each for the purpose of transfer of ownership or building development, whether immediate or future, when such parcel exists as a unit or contiguous units under a single ownership as shown on the tax roll for the year preceding the partitioning."

In the proposed city ordinance, a "minor subdivision" is defined as "a division of a parcel of land into two or three parcels of less than five acres each for the purpose of transfer of ownership or building development, whether immediate or future."

Authorized By State

City officials pointed out that minor subdivisions are authorized by state law. "The governing body of a county or a city may, when reasonably necessary to accomplish the orderly development of the land within the jurisdiction . . . to promote the public health, safety and general welfare . . . adopt regulations or ordinances requiring approval of the partitioning of land not otherwise subject to approval," according to state law.

Statutes provide that requirements for minor subdivisions may include standards authorized for subdivisions, or different standards, so long as they are no more stringent than those imposed in connection with subdivisions.

The section on tentative maps required by the city ordinance is new. Although there is no specific requirement in state law providing for tentative plats, the planning commission has required filing tentative plats before final approval.

Specific Needs
The section provides for tentative maps for both minor subdivisions and subdivisions, and specifies what will be included. For minor subdivisions, if requirements have been met, approval of the tentative map may be deemed as final approval and no final map need be submitted. However, in the case of regular subdivisions, a final plat has to be submitted within six months after approval of the tentative map. An extension of time is provided in the proposed ordinance.

Location of streets, sewers, other utilities, widths of streets, and other factors in developing land are required on the maps, including size of lots, lot lines, block lines and boundary lines. The latter are not now required by state law, but it has been the

policy of the planning commission not to approve a plat until lots and line, block and boundary lines are shown.

Error of Closure

The proposed city ordinance provides that the error of closure "shall be within the limits of one foot in 10,000 feet." State law provides that the error of closure be one foot in 4,000 feet.

Form of the final map is specified in state law, and the proposed city ordinance elaborates in more detail. Many of them concern city requirements regarding city streets and alleys adjacent to or in the proposed subdivision. The proposed ordinance also requires that contour lines be included.

All dedication certificates, engineer's certificates, and those for execution by the city engineer, city planning commission

by any irrigation districts, and by the county assessor, sheriff, county surveyor, county clerk and recorder are required by state law.

Improvements

The provision for an agreement and bond for improvements is new in the proposed ordinance. Such agreements and bonds are authorized in the state statutes.

State law provides that "standards may include, taking into consideration the location and surrounding area of the proposed subdivisions, requirements for placement of utilities, for the width and location of streets or for minimum lot sizes and such other requirements as the governing body considers necessary for lessening congestion in the streets, for securing safety from fire, flood, pollution or other dangers, for providing adequate

light and air, for preventing over-crowding of land or for facilitating adequate provision of transportation, water supply, sewerage, drainage, education, recreation or other needs."

The proposed city ordinance provides that the subdivision or his contractor shall "complete all improvement work to the satisfaction of that city," and if it is not done, the city may complete the work, and "recover the full cost and expense thereof from the subdivider."

The agreement would provide for construction of improvements in units, for termination of the agreement for construction of improvements in units, for completion of proceedings under an assessment district act for construction of improvements deemed by the city to be at least the equivalent of improvements specified in the agreement and required by the subdivider, and for progress payments to the subdivider from any deposit money which the subdivider may have made in lieu of providing a surety bond.

Regulations, Design

General regulations and designs for streets, sanitary sewers, storm sewers, and other utilities required in a subdivision are those established by city council policy.

The subdivider also is required to grant easements not less than five feet wide for public utility, sanitary sewer and drainage purposes on each side of rear lot lines, along side lots and in planting strips, where necessary.

The subdivider may also be required to dedicate and improve 10-foot walkways across blocks more than 600 feet long or provide access to schools, park and other public areas. Storm sewer rights-of-way also must be dedicated by the subdivider.

Exceptions Included

Not provided in state law but is included in the proposed ordinance are exceptions. "The planning commission may authorize conditional exceptions to any of the requirements and regulations set forth" in the proposed ordinance.

Applications for such exceptions would be made by a certified petition of the subdivider stating the grounds of the application and the facts relied upon by the petitioner.

Provision also is made in the proposed ordinance for appeal from any decision, determination or requirement of the planning commission. This is not provided in state regulations. After a hearing, the council may over-rule or modify the decision appealed.

Party Lines Set On Tax Cut Duel To Start Monday

Salem — Party lines were drawn here Saturday for the tax cut duel that will open Monday when the state Legislature convenes in special session to reduce an embarrassing stockpile of money in the state treasury.

Pat Dolley, speaker of the House, described the Democratic party program when he referred to a "reverse surtax" by which the Democrats would propose a flat 10 per cent cut from the 1937 tax schedules but leave the present high schedules untouched.

Sen. Warren Gill, the Lebanon Republican who has become the GOP tax spokesman, said his party was unalterably opposed to the percentage plan.

Republicans, he said, would stand firm for a reduction in the tax schedules themselves, "so that it will have a measure of permanence."

Gill declared, "the Democrats just want to pacify the taxpayer ahead of the 1938 election and then have the high rate schedule still there to clobber him with a few months later."

The present schedules have resulted in a flood of tax money expected to burgeon to nearly 70 million dollars by the end of June and to 73 million dollars a year later. That is in excess of budgeted expenditures.

Gov. Robert D. Holmes recently accused Republicans of "making love" to taxpayers for the GOP insistence that all the surplus collections should be turned back to the people who paid it with the exception of a 10 to 20-million-dollar cushion. Gov. Holmes hopes to retain some 50 million dollars as a start for budgetmakers of the 1939 Legislature.

Another kernel of controversy lies in the proposal to increase basic school support funds with a portion of the surplus. Republicans generally support a plan to increase the support, provided it is accompanied by a hard and fast assurance of property tax relief on the county level. Democrats hope for a simple increase in the support figure, without reopening the fight over a distribution formula.

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Diagnosis of "Mongoloid" Children

At the recent meeting of the American Roentgen Ray Society, Dr. John Caffey, of New York City, told 2,000

physicians that commonly today an x-ray man can tell by studying the pelvic bones of an infant whether or not it is mongoloid or perhaps has some other form of mental retardation. Some mentally retarded children are called mongoloid because of their slanted eyes and Oriental look. Usually all that can be done for these children is to train them to perform such tasks as they are capable of performing. Often they tend to be good-natured youngsters.

The books tell us that these children tend to be born to mothers over 40, and this is true. But there must be other factors, and I have seen a number of mongoloid children born to young mothers in their early 20s. In all of the few cases I have seen there was some nervous abnormality in the family. For instance, in the case of such a child I saw, the father tells me he has been somewhat upset mentally all his life, and another of his children is feeble-minded.

A curious feature of the disease is that sometimes the father has what is called a simian crease in his hand. Instead of the usual lines on the hand, he will have one big groove running across the hand near the base of the fingers.

Recently I read that Drs. William Krivit and R. A. Good, of the Variety Club Hospital, University of Minnesota, Minneapolis, have many times now found an association between mongolism and the blood cancer, leukemia. This observation is so interesting that I would urge all parents of mongoloid children who have had a case of leukemia in the family, immediately to write either to Dr. Krivit or to me, telling about it.

Dr. Alvarez hopes his readers will understand that it would be impossible for him to answer for information or to attempt to diagnose by mail.

(Released by The Register and Tribune Syndicate, 1937)

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It is an unusual occasion when Greyhound buses pass through the Applegate community, and previously it has meant that that flood conditions have routed them here, but a few days ago it was another occasion that brought two chartered buses to this area. About 60 members of the Roaring Rogue Boy Scouts from Josephine county made a geology tour to the Jacksonville and Little Applegate areas. They studied granite and limestone quarries and placer mines and dug fossils from sandstone.

Mr. and Mrs. Frank Ditsworth of Medford visited recently at the home of Mrs. Ditsworth's brother, Bert Harr, and other relatives.

Miss Betty Ramsay of Carlsbad, Calif., spent several days here with her brother, Ed Ramsay, while en route to Canada. Miss Ramsay is a secretary at Camp Pendleton, Calif.

Mr. and Mrs. O. M. DeHeart, who resided on Upper Applegate for the past month, have left for Pueblo, Colo., to spend the winter. They expect to return to southern Oregon in the spring.

Mrs. George Redhead substituted in the upper grade room at Ruch school for a short time last week during the absence of Boyd Gibson, who attended a principals' conference in Salem. Marvin Throne, who also teaches in that room was ill with flu.

Several farmers here have completed cutting their corn and alfalfa silage. W. H. R. Nostrand of Applegate farms has established a record, with his fifth cutting of alfalfa in the silo. Nostrand, who is introducing polled Herefords into his herd, will be among those attending the Western Polled Hereford conference in Medford Sunday and Monday.

Pfc. Ronald Bigelow, who is with the anti-aircraft force in Greenland, is visiting here at the home of his parents, Mr. and Mrs. Lloyd Bigelow of Copper. Bigelow, in the service for two years, will receive his discharge in another month. A brother, Pfc. Lloyd Bigelow Jr., also has returned from Germany after three years with the army engineers. He also is with his parents now and expects to attend a trade school in Portland. Mr. and Mrs. Bigelow Sr. came here in June from Coos county.

Mr. and Mrs. Ben Twiss left

Willard Wilson of Upper Applegate store and a number of other people have been smoking cigars with the inscription, "It's a girl." Byron Peffley, clerk at Star range station, whose wife gave birth to a seven pound daughter Thursday, is responsible for the cigars. One recipient of a cigar lost a bet on the new arrival when it turned out to be a girl. Mr. and Mrs. Peffley also have two small sons.

Rural reflections: Kenneth Nivens and Ed Ramsay, in the middle of an important meeting, were discussing the fellows who are staking claims on the moon, and decided they won't know whether they are getting irrigated ground or in what condition it will be.

Three Men Injured In As Many Mishaps

R. L. Rushton, 66, of 2235 West Prune st., suffered a fractured vertebra Wednesday afternoon when he fell from a ladder at Triangle Lumber and Feed company, Crater Lake highway. Rushton was reported in fair condition at Rogue Valley hospital.

Virgil Conner, 53, route 1, box 350, Eagle Point, was hospitalized at Sacred Heart hospital Wednesday following an accident at Elk Lumber company. He was reported in good condition and suffering from bruises received when he was hit by a load on a carrier in the mill yard.

James William Dorsey, 41, post office box 195, Jacksonville, was reported in "fairly good" condition at Sacred Heart hospital Friday after he received injuries Wednesday afternoon when the farm tractor he was operating rolled on him on Dark Hollow rd.

The three men were taken to local hospitals by Medford ambulance service.

Court Records

DISTRICT COURT
Mildred Ann Spauk, Holland Hotel, Medford, driving while under the influence of intoxicating liquor, \$255 bail.
William Clayton Calloway, defective warning device, \$10, bail.
Anthony Schleiss, violation of basic rule, \$15.
Anthony Schleiss, violation of basic rule, \$15.
Jack Wayne Dennis, no muffler, \$15.
Russell O'Neil Brown, overload, \$41, bail.
Jack A. C. Thomas, shooting from the highway, \$30.

MARRIAGE LICENSE APPLICATIONS
Manford Charles Knutzen, Portland, and Karen Lorraine Townley, Albany.

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