

Subdivision Bill Designed for Protection

Regulates Street, Sanitary, Other Factors in Area

By JOE COWLEY
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A car with California license plates rolls up to a new house on a lot a few miles from a southern Oregon city. The father gets out and stands a minute looking out over the green acres of nearby farmland and takes a long deep breath.

This is the new home for he and his family away from the smog-poisoned air of southern California.

As the family hurriedly unpacks the car and the children rush into the house to

The Jackson County planning commission Wednesday, Feb. 11, will hear questions concerning the proposed subdivision ordinance during its regular meeting.

A public hearing on the proposed ordinance will be held March 11.

see their rooms they don't realize they may have left behind old problems to face some new ones.

Troubles Start

After a comparatively short time they may have septic tank troubles, a road has to be constructed to the main road, a house goes up on either side and he suddenly realizes his narrow lot doesn't give his children room enough to play and his wife enough garden area.

There are dead-end street problems, sewer and street assessments, lack of nearby recreation areas or parks and schools.

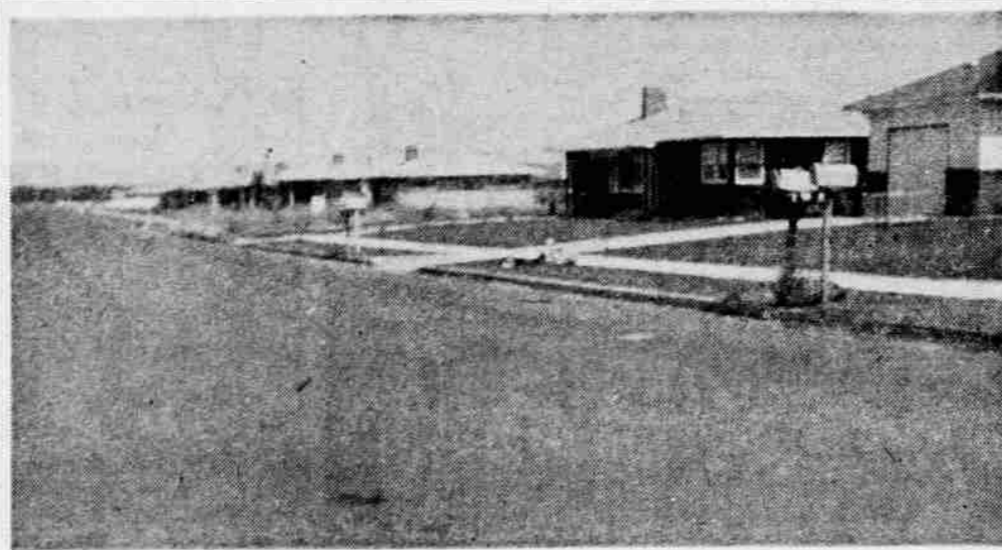
It may take much longer than a few months for one of the most serious problems to show up in this inadequately planned subdivision—sanitation. Disease may break out and too often does through inadequate sewage disposal facilities. This may even contaminate the water supply.

One new residential district in Seattle, Wash., for example, had a peculiar smell during late spring and summer when the residents watered lawns. Since drain fields could not absorb effluent from septic tanks the sewage material would seep up through the ground when lawns were watered.

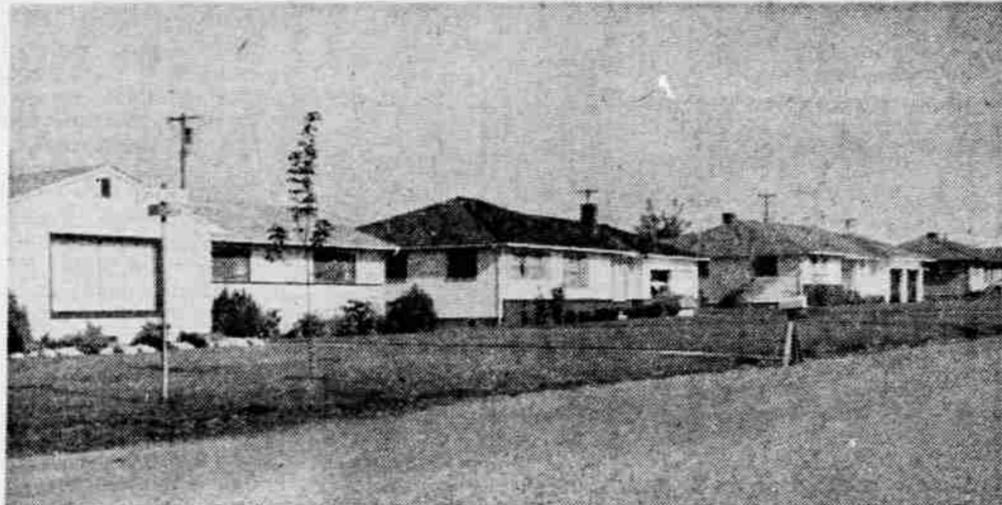
Could Be Prevented
This could have been prevented through proper inspection of the subdivision and enforcement of sanitation laws through a proper subdivision ordinance.

A subdivision ordinance is for regulation or guidance of land subdivision development through public authority. This is preferably done by a planning agency and enforced usually through the power to withhold privilege of public record from plats which do not meet established requirements and standards.

It's difficult to separate needs for a subdivision ordinance from those of a zoning ordinance. The two of them seem to dovetail. Land development covers a wide range of problems, all of them inter-related.



WELL-PLANNED SUBDIVISION—This is an example of a well-planned subdivision with broad streets and adequate curbs and sidewalks. Houses are provided with adequate setbacks.



PLANNED SUBDIVISION—This is an example of a planned subdivision without curbs and sidewalks. It shows power lines on the rear of the properties. The homes in this area show a uniformly attractive appearance which enhances the property values of the entire area.

How Large is City

"Just how large an area cities occupy no one knows, for no one can say where a city ends," wrote M. Mason Gaffney, associate professor of agricultural economics, University of Missouri. "The United States census defines urbanized areas roughly as those in and around cities of at least 50 thousand inhabitants."

This problem of land development affects the farmer as well as the city dweller. Cities gobble up farmland. The "city frontier" has been advancing recently about 400 thousand acres a year into the heart of United States farmlands, according to various estimates.

Scattering of non-farm houses along country roads also brings problems to the taxpayers. As these little communities burst upon the scene many improvements are needed at once. These include roads, streets, schools, libraries, water and sewage facilities.

Taxes Increased
Assessments and taxes are increased to pay for this new and larger demand for public services.

A few of the farmers make their profits from land sales to subdivisions and get out. Those farmers who stay in the subdividing area face higher taxes for public improvements and services they may not need or want.

New highways bypass congested areas and develop the less settled areas. Professor Gaffney wrote, "These open wide new areas to hunt-and-peck development and these scattered settlements merge and develop into towns."



NARROW ROADWAY—This road measures 16 feet in width between fences making it difficult if not impossible for two cars to pass. The road serves eight houses. The road dead-ends with no turn-around provided.

And the University of Missouri professor asks are they efficient cities? Transportation and utility lines to join these scattered pieces cost billions, the University of Missouri professor stated. As commerce meets obstacles, it results in a wider farm-market spread.

So what happens to the small farmer as these developments string out? He struggles to pay off his land through his farming. High prices for urban development force him out of the market. Strict enforcement of an adequate subdivision ordinance may at least slow down haphazard development.

Sanitation requirements and regulations for more orderly development as enforced through a subdivision ordinance tends to leave land for the uses for which it is best intended.

How does a subdivision ordinance work generally? A planning agency such as the Jackson county planning commission reviews a land subdivision layout.

It checks such important things as arrangement and width of streets, length and depth of blocks, of lots; provision of required public open spaces for parks, playgrounds and public building sites, provision of sewerage and water-supply systems; grading and surfacing of the streets, and enough easements for utility installations. As they make this review the planning commission members bear in mind the master plan set up for all-county development.

More Important
A subdivision ordinance is even more important to rural areas than city areas.

"In practically all communities of the United States, a large part of the new growth is taking place outside the city limits, and it is there that most of the new land subdivisions are taking place," according to a publication of the International City Managers' association.

"When the city extends its municipal boundary lines, this territory may become a part of the city. Even if it remains forever outside the political boundaries of the city it is, in many respects, a part of the city."

Surplus lots become tax delinquent and before long the accumulation of unpaid taxes and special assessments force their abandonment and a resulting increase in taxes for

the rest of the community property.

Premature Division

One remedy for premature and excessive land subdivision is to require the subdivider or contractor to install immediately at his own expense all essential utilities and to grade and surface streets or roads through his subdivision.

If such regulations are not enforced the subdivider may sell lots after only staking out the streets and lots. The average home buyer does not realize what his house may require to make it livable, serviceable, and an important part of the community. He buys the roughly developed land and the burden of unexpected assessments may force him out of his home.

However, adequate subdivision design cannot be standardized and applied to all tracts, only the basic principles and minimum design standards.

More Livable
A subdivision ordinance will not guarantee the purchaser of a lot a high quality piece of ground for his home, but it will make his lot more livable.

Proper subdivision regulations benefit the community, subdivider and purchaser, according to planning experts. One subdivider in Sacramento, Calif., found that he could make much more money when he was forced to revise his layout of narrow streets and lots.

In Akron, Ohio, suggested changes followed by the subdivider increased his profits by \$11,000, according to the International City Managers' association.

One of the more important parts of the proposed Jackson county subdivision ordinances is the section on personal surety. This requires that the final plat shall be approved before installing improvements. The subdivider posts the cash bond or personal surety to make sure that the required improvements are made in each plat.

Without bonding nobody can be sure that roads and utilities will be installed according to county standards, according to Lloyd Anderson, bureau of municipal research and service.

Permits Improvements
The clause mentioned before permits improvements to be made without bonding prior to sale of property. This clause is workable, Anderson said, if some government

agency can enforce any violation of property sale prior to bonding.

If a subdivider sold a lot either on contract or deed the assessor would have a record of the sale. The assessor would only have to notify the district attorney of any sale violation.

To comply with the regulations of the proposed subdivision ordinance, a subdivider must follow the following preapplication procedure:

The subdivider should request information on procedures and general information from the planning commission office. This would include information on the elements of the master plan, existing and proposed state highways and county roads and public utilities.

Preliminary Map

After discussing the general program and objectives, the subdivider would prepare a preliminary map with improvement plans and other supplementary material as specified in the preliminary map.

The name of the subdivision shall not duplicate or resemble the name of any other subdivision in the county.

No platting of an addition would be permitted unless the land is next to and platted by the same party that platted the subdivision or unless written permission is obtained from the person plating the subdivision. The plat or addition must continue the block numbers of the plat of the same name last filed.

The planning commission, under the regulations of the subdivision ordinance, may suggest certain public use areas be set aside such as that for playgrounds and school.

Following the advice of a school district, the planning commission may require the subdivider to set aside school sites for purchase by the district in three years. The amount for purchase of the site or sites would be determined by an appraisal board.

Final Map

Another section of the proposed ordinance directs how the final map shall be prepared providing space for certificates, notations, dedications, easements, recordation and other requirements.

Corners of adjoining subdivisions must be identified by lot and block numbers, subdivisions name and place of record, or other proper designation.

The final map must show the line of high water if the subdivision is next to a stream, channel or any other body of water which may flood.

Certificates for the final map, according to state law and this ordinance, must be provided by the county planning commission, county assessor, county sheriff, county surveyor, county clerk, and the county court.

Map Submitted

After the final map is submitted to various county departments for their approval it must be approved or rejected within five days. Reasons for departmental disapproval must be given in writing to the planning commission which will notify the subdivider.

If the final map conforms to the ordinance and state law, it is forwarded within five days to the county clerk, then the county court. The county court must approve the map during its first meeting following its receipt. The county court is also required to give reasons in writing if the map is turned down.

Then the subdivider may file an amended map within 30 days of rejection of the first one. The same procedure is followed in referring the amended map.

Outline First Area

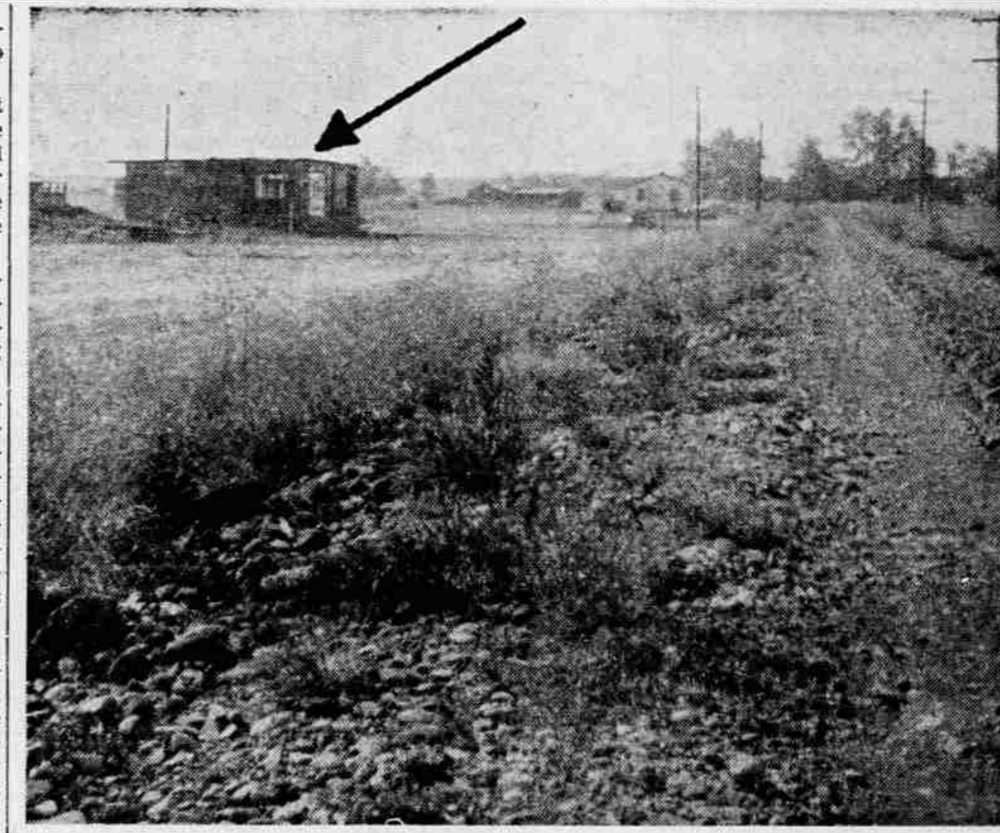
Although the subdivider is required to submit a map of the whole subdivision, he may outline that portion which will be developed first. Improvements must not be less than a block long, or 300 linear feet.

After the surety for development of the first portion is released, it may be applied to each succeeding part, depending on the amount of estimated costs. In other words, the whole tract does not have to be developed at once.

One of the more important parts coming under the section on design regulations pertains to streets.

This section requires that streets conform to overall design. Streets in a subdivision next to undeveloped land must be brought to the boundaries of the subdivision so they can be continued if the neighboring land is developed in the future.

Intersections
Streets must also intersect each other as nearly as possible at right angles. Half streets may be allowed when



POOR CONDITIONS—These generally poor conditions are what enforcement of a subdivision ordinance would prevent. The partly finished shack-like appearance of the house, the narrow, poorly surfaced road with choked up ditches give the area a poor appearance and depress property values.



BLIGHT AREA—This is a good example weed infested, unkempt grounds present of the beginnings of a blight area. The anything but an attractive appearance. house located off a private area and the

it is determined they are necessary to a reasonable development of the subdivision and conform with other ordinance requirements.

Streets must extend to the subdivision boundary and dead-end streets must be provided with a circular turn-around area of 50-foot radius. Turn-arounds may be eliminated when the county is given control over access of such dead-end streets.

Those subdivisions with large parcels of land must allow for development of smaller lots and the necessary street and lot requirements for the smaller areas, according to the ordinance. However, no subdivision may be resubdivided without the planning commission's approval.

Minimum curb to curb widths of streets, surfacing widths and sidewalk widths will be determined according to the state highway minimum width of right-of-way surfacing requirements.

The sanitation requirements of the subdivision ordinance are designed to save both the subdivider and resident from future grief and expense and to safeguard public health.

If the subdivision is not connected to a sewer system the subdivider must consult with the planning commission staff which will make a study of the subdivision with county health department officials.

They will study the soil types, soil structure, soil depth, topography, water table, water wells and drainage to determine if the land is suitable for septic tank use and the area of drain field required.

Where conditions on lots up to five acres make it practical to install individual sewage disposal systems the subdivider may install sanitary sewerage disposal facilities to develop the subdivision. However, these must comply with the state board of health regulations.

The proposed ordinance provides for exceptions if these would not prove harmful to public health and welfare and would not nullify the intent of the subdivision ordinance.

A subdivider may appeal any planning commission decision or that of any county department. Written notice of appeal and the grounds shall be given the commission 15 days prior to the regular meeting. An appeal may be carried further to the county court.

Kaiser Interests Gain Two Firms

Portland—UPI—Henry Kaiser interests have purchased two Portland building companies, Pacific Building Materials and Ready Mix Concrete.

The price involved was in excess of \$1,500,000. The purchase was by Glacier Sand and Gravel, Seattle, a wholly-owned subsidiary of Permanent Cement.

Glacier said the purchase includes substantially all assets of the two Portland firms including two Portland sand and gravel plants and three concrete plants, two in Portland, and one in Vancouver, Wash.

They will continue to operate under their present names as divisions of Glacier.

Melvin Erland, former president and general manager of Pacific and executive of Ready Mix, will continue as head of both operations. Negotiations were completed on his recent trip to Hawaii where he met with Kaiser officials.

61 Measles Cases Reported Last Week

Sixty-one cases of measles, 54 of them in Medford, were reported to the Jackson county department of health last week, Dr. A. Erin Merkel, county health physician, has reported.

Five measles cases were reported in Phoenix and two in Prospect.

There were 58 cases of influenza reported in Jackson county. Of the total, 47 were in Medford, 6 in Phoenix, 4 in Trail and 1 in Ashland.

Other cases of communicable diseases reported included chicken pox, Medford, 10; Central Point 2, Eagle Point 1; strep throat, Butte Falls, 1; Rouge River 1; scarlet fever, Medford 2; pneumonia, Medford 2; Eagle Point 1; mumps, Prospect 4, Medford 3, Phoenix 2, Shady Cove 1; German measles, Medford 14, Ashland 1; whooping cough, Medford 2; and pink eye, Central Point 3.

JOHNSTON VISITS JAPAN
Tokyo—UPI—Eric Johnston, president of the Motion Picture Association of America, arrived here by plane yesterday for a one-week visit to Japan.

Red Cross Chapter Commended for Job by Volunteers

Raymond Vester, national vice chairman of the American Red Cross fund raising campaign, commended the Jackson county chapter on its volunteer services at a meeting of the board of directors at the chapter house, 60 Hawthorne ave., last week.

He pointed out that the Jackson county chapter's strength has been recognized not only throughout the state, but also at national headquarters in Washington, D.C.

Dr. Robert Buck, Medford, reviewed the importance of the blood program and uses of blood. He noted that there is an increasingly larger number of pints of blood used by the medical and surgical professions.

Reports Given

Reports were given by Mrs. Robert W. Shepherd, hospital council for Camp White; Bud Quinney, Junior Red Cross; services; Mrs. Raymond Reter, United Medford Crusade; Jennings Pierce, public information; Mrs. J. W. Burba, blood program, and Miss Helen Bullis, emergency warehouse.

Prior to the board meeting, members of the executive and budget committee met to determine certain policies to be presented to the board for approval.

Attending were Manville Heisel, Seth Bullis, chairman of the house committee, Mrs. E. A. Littrell, Mrs. Frank Fairweather, Joseph Moore, Kenneth MacDonald, Edward Branchfield, Mrs. Burba, Mrs. E. O. Eden, vice chairman for disaster, and Mrs. Helen A. Wilson, executive secretary.

Holman Joins Staff Of Radio Station

Phil Holman, who became known as "Holman the Poleman" when he conducted a record show from on top of a flag pole in San Francisco, has taken a position with radio station KDOV, Medford.

In addition to broadcasting a show a from on top the 70-foot flag pole, Holman also conducted a show while seated in a trapeze-type rig swinging out over a three story building in San Francisco.

He is married and has two children, a boy four years old and a girl five years old. His wife and children are expected to arrive in Medford in about a week.

Holman is working the morning shift at station KDOV.

The power of amateur radio stations in the U.S. is limited to 1,000 watts output and some use as little as 10 watts.

A Third KMED Winner



Mrs. Jack Russell of Hanley rd., Central Point, receives her check for \$100.00 from KMED Disc Jockey, Robbie Robbins. Mrs. Russell was the 3rd person to correctly identify KMED's "Better Music" Mystery Tunes.

You, too, can
WIN \$100.00 CASH
On KMED'S
"Better Music" Mystery Tune
CONTEST

Sponsored by
BURELSON'S and JOHNSTON STORES

Tune KMED for Details

NBC **KMED** 1440

"Medford's Memory Music Station"

**A Tribute to
Our Boy Scouts!**

When Lord Robert Baden-Powell, the Englishman, conceived the idea of the Boy Scouts and later our own American, Dan Beard, furthered and promoted the idea here, neither, we suspect, ever dreamed what world wide fountains of Youth he was putting in action! Today the Boy Scouts are the flower of young manhood in every quarter of the globe. Their deeds are legion. Their clean, manly characters shine forth from their scrubbed faces and the trim uniforms they wear. How very proud we fathers and mothers of Boy Scouts should be! Their merit badges are a symbol of sincerity, eagerness to serve and pride in their organization. God bless them all. They'll be leaders tomorrow!

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