

ORDINANCE NO. 416A

Introduced by Commissioner Quincy Robinson

AN ORDINANCE RELATING TO THE SUBDIVISION AND THE PLANS OF PLATS; PROVIDING STANDARDS FOR THE SUBDIVISION OR PARTITIONING OF LAND WITHIN THE CITY OF WARRENTON AND WITHIN SIX MILES THEREOF; PRESCRIBING PROCEDURE FOR THE APPLICATION OF SUCH STANDARDS; AND PROVIDING PENALTIES FOR VIOLATIONS.

WHEREAS, the following standards prescribing procedure for surveying, platting and recording subdivisions in the City of Warrenton and the area of Clatsop County within six miles of the Warrenton city limits are authorized and in conformity with Oregon Revised Statutes, Chapters 92 and 227, and

WHEREAS, the City Planning Commission and the City Commission have approved the following standards for the subdivision or partitioning of land in the City of Warrenton and within six miles thereof,

NOW THEREFORE, THE CITY OF WARRENTON DOES ORDAIN AS FOLLOWS:

Section 1. Whenever it is proposed to subdivide land into four or more parcels of less than five acres each for the purpose of transfer of ownership for development, whether immediate or future, when such parcel exists as a unit or contiguous units under single ownership as shown on the tax roll for the previous year preceding the partitioning, four copies of the preliminary plans for the proposed subdivision shall be filed with the City Manager to turn over to the City Planning Commission at least eleven (11) days prior to the Planning Commission's regular meeting at which time Petition will be considered, together with four copies of a tentative map showing the general design of the proposed subdivision. Map shall show, amongst other things:

- a (1) Vicinity map.
- (2) Shall be complete as shown by state law and City of Warrenton law and shall show a complete survey by a licensed surveyor.
- (3) Shall show among other things, streets, location of utilities, public areas, size of lots or tracts, drainage, and other pertinent data tied into the surrounding area.

(4) Subdivision.

Section 2. All the standards, rules, regulations and requirements of law as now set out for subdivisions in Oregon Revised Statutes shall be followed by the subdivider and are incorporated herein by reference.

GENERAL REGULATIONS

Section 3. Streets and Highways. Streets, roads, or highways shall be in alignment with existing streets in the vicinity of the proposed subdivision, either by prolongation of existing centerlines or by connection with suitable curves, shall conform to the location, alignment, and width as indicated on any official map of streets and highways now or hereafter adopted by the City of Warrenton,^{or} by Clatsop County. Streets or roads should intersect at or as near right angles as practicable. These regulations may be modified where the commission determines that the topography, or the small number of lots involved, or other unusual conditions, justify such modification.

Section 4. Dedication of a Right-of-Way. If a parcel of land to be subdivided includes a portion of a right-of-way, highway, or road, the location of which has been determined, the subdivider shall dedicate such right-of-way for the purpose of use proposed.

Section 5. Dead End Streets. When it appears necessary to continue a street into a future subdivision or adjacent acreage, streets shall be platted to the boundary of a subdivision without a turnaround. In all other cases, dead end streets shall have a turnaround with a radius of not less than 45 feet to the property line.

Section 6. Streets shall be not less than Sixty (60) feet wide and shall be in alignment with existing streets or roads in the vicinity. Main arteries may be required to be Eighty (80) feet wide.

Section 7. Water mains shall be established to the standards of the City of Warrenton Water Ordinance and City of Warrenton Water Department policy and shall be sufficient to provide for residential needs.

Section 8. Blocks and Lots. Each Block shall be 200 feet by 400 feet and where lots are used, lots shall be not less than 50 feet by 100 feet, and no tract shall be less than 100 feet by 100 feet.

Section 9. Drainage. At least adequate to carry normal flow and normal rainfall.

Section 10. Elevation. Sufficient for the proper operation of septic tanks to state standards.

Section 11. This Ordinance shall be applicable to all lands within the corporate limits of the City of Warrenton and all lands within six miles of the external boundaries of the City of Warrenton, in accordance with State of Oregon law.

Section 12. Validity. If any provision of this Ordinance shall for any reason be held invalid or unconstitutional by a Court of competent jurisdiction, the judgment shall not affect the validity of the remaining portion.

Section 13. Penalties for Violation. Any person who violates or fails to comply with any provision of this Ordinance shall, upon conviction thereof, be punished by a fine of not more than \$300.00 or by imprisonment for not more than thirty days, or both.

Passed by the City Commission this 15 day of Aug, 1960.

Approved by the Mayor this 15 day of August, 1960.

ATTEST:

E. P. Salas
Auditor and Police Judge.

W. S. Gandy
Mayor