

ORDINANCE NO. 1030

AN ORDINANCE providing subdivision standards and procedures and providing for a penalty for violation thereof.

THE CITY COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section 1

- (1) Definitions. As used in this ordinance the masculine includes the feminine and neuter and the singular includes the plural. The words and phrases below shall have the following meanings, unless it is apparent from the context that different meanings are intended:
- (2) Building line. A line on a plat indicating the limit beyond which buildings or structures may not be erected.
- (3) Comprehensive plan. Plans, maps, reports, or any combination thereof, adopted by the planning commission for the guidance of growth and improvement of the city, including modifications or refinements which may be made from time to time.
- (4) Easement. A grant of the right to use land for specific purposes.
- (5) Lot. A parcel of land intended as a unit for transfer of ownership or for development.
 - (a) Reversed corner lot. A corner lot, the side street line of which is substantially a continuation of the front lot line of the first lot to its rear.
 - (b) Through Lot. A lot having frontage on two parallel or approximately parallel streets other than alleys.
- (6) Pedestrian Way. A right-of-way for pedestrian traffic connecting two streets other than at an intersection.
- (7) Person. An individual, firm, partnership, corporation, company, association, syndicate or any legal entity, including any trustee, receiver, assignee, or other similar representative thereof.
- (8) Planning Commission. The planning commission of the City of Camas.
- (9) Planning control area. An area in a state of incomplete development within which special control is to be exercised over land partitioning.

(10) Plat. The map or drawing on which the subdivider's plan of subdivision is presented and which he submits for approval and intends in final form to record.

(11) Right-of-way. The area between boundary lines of a street or other easement.

(12). Roadway. The portion of a street right-of-way developed for vehicular traffic.

(13) Sidewalk. A pedestrian walkway with permanent surfacing to city standards.

(14) Sidewalk area. The portion of a street right-of-way between proposed curb line and adjacent lot line.

(15) Street. The entire width between the boundary lines of every way which provides for public use for the purpose of vehicular and pedestrian traffic, including the placement of utilities.

(a) Alley. A narrow street through the middle of a block primarily for vehicular service access to the back or side of properties otherwise abutting on another street.

(b) Arterial. A street of considerable continuity which is primarily a traffic artery for intercommunication among large areas.

(c) Collector. A street supplementary to the arterial street system and a means of intercommunication between this system and smaller areas; used to some extent for through traffic and to some extent for access to abutting properties.

(d) Cul-de-sac (Dead-end street). A short street having one end open to traffic and being terminated by a vehicle turn-around.

(e) Half street. A portion of the width of a street, usually along the edge of a subdivision where the remaining portion of the street could be provided in another subdivision.

(f) Marginal access street. A minor street parallel and adjacent to a major arterial street providing access to abutting properties, but protected from through traffic.

(g) Minor street. A street intended exclusively for access to abutting properties.

(16) Subdivide land. To partition a parcel of land into five 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.

(17). Subdivision. Either an act of subdividing land or a tract of land subdivided as defined in this section.

Section 2.

Procedure. All subdivision plats and all streets or ways created for the purpose of partitioning land shall be approved by the planning commission in accordance with these regulations. Within any established planning control area, all changes in property boundary lines shall be in accordance with these regulations. A person desiring to subdivide land, desiring to partition land by creation of a street or way or desiring to sell any portion not the whole of a parcel of land within a planning control area shall submit preliminary plans and final documents for approval as provided in this ordinance and the state law.

Section 3.

Preliminary Plat.

(1) Preparation. The subdivider shall prepare a preliminary plat together with improvement plans and other supplementary material as may be required to indicate the general program and objectives of the project. To assure knowledge of existing conditions and city requirements and to obtain compliance with existing city development plans, the subdivider may confer with the city engineer prior to preparation of the preliminary plat.

(2) Scope. The preliminary plat need not be a finished drawing but it should show all pertinent information to scale, in order that the planning commission may properly review the proposed development.

(3) Partial development. Where the plat to be subdivided contains only a part of the tract owned or controlled by the subdivider, the planning commission may require a sketch of a tentative layout for streets in the unsubdivided portion.

(4) Information required. The preliminary plat shall include the following information:

(a) Detailed map. The preliminary plat shall be drawn at a scale of one inch equals 100 feet or, for areas over 100 acres, one inch equals 200 feet.

(b) General information. The following general information shall be shown on the preliminary plat:

1. Proposed name of the subdivision. This name must not duplicate nor resemble the name of another subdivision in the county and shall be approved by the planning commission.

2. Date, northpoint and scale of drawing.

3. Appropriate identification clearly stating the map is a preliminary plat.

4. Location of the subdivision by section, township and range and a legal description sufficient to define the location and boundaries of the proposed tract or the tract designation or other description according to the real estate records of the county assessor.

5. Names and addresses of the owner or owners, subdivider, engineer or surveyor, and land planner or landscape architect.

(c) Existing conditions. The following existing conditions shall be shown on the preliminary plat.

1. The location, widths and names of all existing or platted streets or other public ways within or adjacent to the tract; railroad rights-of-way and other important features, such as section lines and corners, city boundary lines and monuments.

2. Contour lines having the following minimum intervals:

a. One foot contour intervals for ground slopes less than 5%.

b. Two foot contour intervals for ground slopes between 5% and 10%.

c. Five foot contour intervals for ground slopes exceeding 10%.

d. Contours shall be related to the City of Camas or other datum approved by the city engineer.

3. Location and direction of all water courses.

4. Natural features, such as rock outcroppings, marshes, wooded areas and isolated preservable trees.

5. Existing uses of the property, including location of all existing structures to remain on the property after platting.

(d) Proposed plan of land partitioning. The following information shall be included on the preliminary plat:

1. Proposed streets. Location, widths, names, approximate radii of curves. The relationship of all streets to any projected streets as shown in the comprehensive plan, or if there is no complete comprehensive plan, as suggested by the city engineer.

2. Easements. Location on the site or abutting property, showing the width and purpose of all existing and proposed easements.

3. Lots. Approximate dimensions of all lots.

4. Proposed land use. Sites, if any, allocated for:

a. Multiple family dwellings.

b. Shopping centers.

c. Churches.

d. Industry.

e. Parks, schools, playgrounds.

f. Public or semi-public buildings.

(e) Explanatory information. Any of the following information which may be required by the planning commission and which may not be shown practicably on the preliminary plat may be submitted in separate statements accompanying the preliminary plat:

1. Proposed deed restrictions in outline form.

2. Approximate center line profiles showing the finished grade of all streets as approved by the city engineer including extensions for a reasonable distance beyond the limits of the proposed subdivision.

3. Typical cross sections of proposed streets showing widths of roadways, curbs, location and width of sidewalks and the location and size of utility mains.

4. Approximate plan and profiles of proposed sanitary and storm sewers with grades and pipe sizes indicated and plan of the proposed water distribution system, showing pipe sizes and the location of valves and fire hydrants.

Section 4.

Submission of Preliminary Plat.

(1) Submission. The subdivider shall file six prints of the preliminary plat with the city clerk at least 10 days prior to the planning commission meeting at which consideration of the plat is desired.

(2) Approval of preliminary plat. Within 40 days from the first regular planning commission meeting following submission of the plat, the planning commission shall give tentative approval to the plat in its preliminary form as submitted or as it may be modified or, if disapproved, shall express its disapproval and its reasons therefor. Approval of the preliminary plat shall indicate the planning commission's approval of the final plat provided there is no change in the plan of subdivision as shown on the preliminary plat and there is full compliance with all requirements of this ordinance, and any conditions or modifications deemed necessary by the planning commission. The action of the planning commission shall be noted on 2 copies of the preliminary plat, including reference to any attached documents describing any conditions. One copy shall be returned to the subdivider and the other retained by the planning commission within 60 days from date of filing thereof, unless the applicant has filed written consent for a longer period in which to act thereon.

(3) Notice to the Director of Highways. Proposed land plats located adjacent to the right-of-way of state highways, which are submitted to the planning commission, shall be submitted for approval to the director of highways for his review and consideration and recommendation to the planning commission of such matters as he deems necessary for inclusion before such proposed plat is approved by the planning commission.

(4) Notice of hearing on application. Upon filing of a preliminary plat and payment of a Ten Dollar (\$10.00) fee, the city clerk shall at once, cause not less than three (3) notices of a hearing thereof to be posted in conspicuous places on or near the land to be affected. The Notice shall state the time and place where the hearing is to be held, and shall be posted not less than seven (7) days before the hearing. The city clerk shall give additional notice by mail to the adjacent landowners or others, as he deems necessary.

Section 5.

Final Plat.

(1) Time limit. The official plat shall be prepared and submitted within one (1) year following the approval given on the preliminary plat by the planning commission and it shall incorporate the recommendations made by the commission. If the owner or subdivider wishes to proceed with the subdivision of his land after the expiration of the one (1) year period following the approval of the preliminary plat by the planning commission, he shall resubmit his preliminary plat to the planning commission and make any revisions considered necessary to meet changed conditions.

(2) Preparation. The final plat shall be submitted in the form required by these regulations and state laws, including R. C. W. Chapters 58.16 and 58.18 covering the methods of making the survey and accuracy thereof.

(a) Basic information required. In addition to that specified by state law, the following information shall be shown on the final plat:

- (1) Date, northpoint and scale of drawing.
- (2) Legal description of the tract boundaries.
- (3) Name and address of the owner or owners, subdivider, engineer or surveyor, and land planner or landscape architect.
- (4) Tract boundary lines, right-of-way lines of streets and lot lines with dimensions, bearings or deflection angles and radii, arcs, points of curvature and tangent bearings. All bearings and angles shall be shown to the nearest 10 seconds and all dimensions to the nearest 0.01 foot.

5. Location, dimensions and purpose of all easements.

6. Any building setback lines if more restrictive than the city zoning ordinance.

7. Location and purpose for which sites, other than residential lots, are dedicated or reserved.

8. Easements and any other areas for public use dedicated without any reservation or restriction whatever.

9. A copy of any deed restrictions written on the face of the plat or prepared to record with the plat with reference on the face of the plat.

(b) Supplementary information required.

1. Certification of title showing ownership of the land and also written proof that all taxes and assessments on the tract are paid to date.

2. A certificate by the city engineer certifying that the subdivider has complied with one of the following alternatives:

a. All improvements have been installed in accordance with the requirements of these regulations and with the action of the planning commission giving conditional approval of the preliminary plat, or

b. A bond or certified check has been posted, with the city clerk in sufficient amount to assure such completion of all required improvements.

Section 6.

Submission of Final Plat.

(1) Submission. The subdivider shall file the original drawings, the cloth copy and at least one print of the final plat and any supplementary information with the city clerk. The city clerk shall promptly submit the plat to the city engineer.

(2) Review. The city engineer shall examine the plat and all required information to determine that the subdivision as shown is substantially the same as it appeared on the approved preliminary plat and as required by this ordinance and that the plat as prepared is technically correct.

(3) Planning commission approval. Approval of the final plat shall be indicated by the signatures of the chairman of the planning commission and by the city engineer.

If the city engineer determines that the final plat is in full conformance with the approved preliminary plat and other regulations, he shall so advise the chairman of the planning commission. The chairman and secretary of the planning commission and the city engineer may then sign the plat without further action by the planning commission. If the final plat is not in full conformance, or, if the city engineer elects, he shall submit the plat to the planning commission. If the final plat is referred to the chairman for signature without submission to the planning commission, the chairman may elect to submit the plat to the planning commission for further review. When submitted to the planning commission, approval of the final plat shall be by a majority of those present. If the plat is signed without further review by the planning commission, the action shall be reported to the planning commission by the chairman of the commission at the next regular meeting. In the absence of the chairman, his duties and powers with respect to action on final plats shall be vested in the vice-chairman.

The approval of the final plat shall not be deemed to constitute or effect an acceptance by the public of the dedication of any street or other easement or way shown on the plat.

(4) Surveys, notes and sketches. The final plat shall be accompanied by a complete survey of the section in which it is located, with complete field notes and computations showing all calculations and accuracy of closures as indicated in R. C. W. 58.16.110.

Section 7.

Filing of Final Plat.

Time Limit. Approval of the final plat by the city as provided by this ordinance shall be conditioned on its prompt recording. The subdivider

shall, without delay, submit the final plat to the county auditor for recording. Approval of the final plat shall be null and void if the plat is not recorded within 30 days after the date the last required approving signature has been obtained.

Section 8.

Creation of Streets.

(1) The planning commission may approve the creation of a street to be established by deed without full compliance with these regulations provided such conditions as are necessary to preserve the objectives of the standards of this ordinance are accepted and provided either of the following conditions exists:

(a) The establishment of such street is initiated by the city council and is declared essential for the purpose of general traffic circulation and the partitioning of land is an incidental effect rather than the primary objective of the creation.

(b) The tract in which the street is to be dedicated is an isolated ownership of one acre or less.

(2) The creation of all other streets shall be in conformance with requirements for subdivision.

Section 9.

Creation of Ways.

The planning commission may approve an easement of way to be established by deed without full compliance with these regulations provided such an easement is the only reasonable method by which a portion of a lot large enough to warrant partitioning into two parcels may be provided with access. If the existing lot is large enough so that two or more parcels not having frontage on an existing street may be created, an easement of way will not be acceptable and a street must be dedicated.

Section 10.

Planning Control Area.

There is hereby created within the city of Camas a planning control area consisting of all area within the city shown on the official map known as the zoning map. The regulation of land partitioning in such planning control area shall be as follows:

(1) Land Partitioning. From the date these regulations and the official zoning map is filed with the city clerk of the city, a parcel of land or contiguous parcels under a single ownership within such area shall not be partitioned for transfer of ownership or building development so as to conflict with applicable standards for subdivisions as set forth in Sections 11 - 15 of this ordinance. Every partitioning of land within the planning control area must be approved in accordance with this ordinance and regulations of the planning commission until such time as the planning commission determines such approval is no longer necessary to the accomplishment of the comprehensive plan.

(2) Requirements for subdivision remain constant. Subdivision or the creation of a street or way shall be subject to the same requirements in the planning control area as in other areas of the city.

(3) Minor partitioning procedure for approval. Land partitioning other than subdivision or the creation of a street or way shall be known as minor partitioning and in a planning control area shall be approved under the following procedure:

(a) There shall be submitted to the city clerk four (4) copies of a sketch map $8\frac{1}{2}$ by 11 inches, or multiple thereof, in size with the following information:

1. The date, northpoint, scale and sufficient description to define the location and boundaries of the parcel to be partitioned and its location in the planning control area.

2. Name and address of the record owner or owners and of the person who prepared the sketch map.

3. Approximate acreage of the parcel under a single ownership or, if more than one ownership is involved, the total contiguous acreage of all owners of land directly involved in the minor partitioning.

4. For land adjacent to and within the parcel to be partitioned show locations, names and existing widths of all streets and easements of way; location, width and purpose of all other existing easements; and location and size of sewer and water lines, and drainage ways.

5. Outline and location of existing buildings to remain in place.

6. Lot lay-out showing size and relationship to existing or proposed streets and utility easements.

7. Such additional information as required by planning commission procedures.

(b) The sketch maps shall be submitted to the planning commission for review and determination that the proposal will be compatible with the comprehensive plan. The planning commission may require such dedication of land and easements and may specify such conditions or modifications in the sketch plan as are deemed necessary to carry out the comprehensive plan. In no event, however, shall the planning commission require greater dedications or conditions than could be required if the entire parcel were subdivided. If the partitioning provided in the sketch map results in complete accomplishment of those parts of the comprehensive plan which would be affected by partitioning of the parcel, the planning commission shall designate on the sketch map that future partitioning within the area shown on the sketch map may occur without submission for approval of the planning commission.

(4) Disposition of approved sketch maps. When a sketch map has been approved all copies shall be marked with the date and conditions, if any, of approval. Two copies shall be returned to the applicant, one copy shall be retained in the planning commission files.

(5) Large parcels; may require subdivision. If the parcel of land to be partitioned in a planning control area exceeds 5 acres and is being partitioned into more than 2 parcels within a year any one of which is less than one acre, full compliance with all requirements for subdivision may be required if the planning commission should determine, in its judgment, that the entire parcel being partitioned is in the process of being divided into small parcels.

Section 11.

Design Standards and Principles of Acceptability.

The subdivision shall be in conformity with the comprehensive plan and shall take into consideration any preliminary studies thereof or applying thereto. The subdivision shall conform with the requirements of state laws and the standards established by this ordinance.

Section 12.

Streets.

(1) General. The location, width and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets.

(2) Minimum right-of-way and roadway widths. Unless otherwise indicated in the comprehensive plan, the width of streets and roadways shall not be less than the minimums shown in the following table:

<u>Type of Street</u>	<u>Minimum Width (ft.)</u>	
	<u>Right-of-Way</u>	<u>Roadway</u>
Primary arterials	80	64
Secondary arterials / collector streets	60	40
Other lesser streets	60	36
Cul-de-sac: Radius for turnaround	45	30
Alley	20	As per city engineer's standards.

(3) Reserve strips. Reserve strips or street plugs controlling the access to streets will not be approved unless such strips are necessary for the protection of the public welfare or of substantial property rights or both, and in no case unless the control and disposal of the land composing such strips is placed definitely within the jurisdiction of the city under conditions approved by the planning commission.

(4) Alignment. All streets other than minor streets or cul-de-sacs, shall as far as practical, be in alignment with existing streets by continuations of the center lines thereof.

(5) Future extension of streets. Where a subdivision adjoins unplatted acreage, streets which in the opinion of the planning commission should be continued in the event of the subdivision of the acreage will be required to be provided through to the boundary lines of the tract. Reserve strips and street plugs may be required to preserve the objectives of street extensions.

(6) Intersection angles. Streets shall intersect one another at an angle as near to a right angle as practical, and no intersections of streets at angles of less than 30 degrees will be approved unless necessitated by topographic conditions. When intersections of other than 90 degrees are unavoidable, the right-of-way lines along the acute angle shall have a minimum corner radius of 15 feet. All right-of-way lines at intersections with arterial streets shall have a corner radius of not less than 12 feet.

(7) Existing streets. Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision.

(8) Half streets. Half streets while generally not acceptable may be approved where essential to the reasonable development of the subdivision, when in conformity with the other requirements of these regulations, and when the planning commission finds it will be practical to require the dedication of the other half when the adjoining property is subdivided. Whenever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract. Reserve strips and street plugs may be required to preserve the objectives of half streets.

(9) Cul-de-sacs. A cul-de-sac shall be as short as possible and shall in no event be more than 400 feet long.

(10) Grades and curves. Grades shall not exceed 6 percent on major or secondary arterials, 10 percent on collector streets, or 15 percent on any other street. In flat areas allowance shall be made for finished street grades having a minimum slope of 1/2 per cent. Center line radii of curves shall be not less than 300 feet on primary arterials, 200 feet on secondary arterials, or 100 feet on other streets.

(11) Marginal access streets. Where a subdivision abutts or contains an existing or proposed arterial street, the planning commission may

require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear property line, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

(12) Alleys. Alleys shall be provided in commercial and industrial districts, unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the planning commission.

Section 13.

Blocks.

(1) General. The lengths, widths, and shapes of blocks shall be designed with due regard to providing adequate building sites suitable to the special needs of the type of use contemplated, needs for convenient access, circulation, control and safety of street traffic, and limitations and opportunities of topography.

(2) Sizes. Blocks shall not exceed 1200 feet in length, except blocks adjacent to arterial streets or unless the previous adjacent layout or topographical conditions justify a variation. The recommended minimum distance between intersections on arterial streets is 1800 feet.

(3) Easements.

(a) Utility lines. Easements for electric lines or other public utilities may be required. Easements for utilities shall be a minimum of 10 feet in width, and centered on rear or side lot lines. Tie-back easements 6 feet wide by 20 feet long shall be provided for utility poles along lot lines at change of direction points of easements.

(b) Water courses. Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width as will be adequate for the purpose. Streets parallel to major water courses may be required.

(c) Pedestrian Ways. In any block over 750 feet in length a pedestrian way with a minimum width of 10 feet or combination pedestrian way and utility easement shall be provided through the middle of the block. If unusual conditions require blocks longer than 1200 feet, 2 pedestrian ways may be required. When essential for public convenience, such ways may be required to connect to cul-de-sacs. Long blocks parallel to arterial streets may be approved without pedestrian ways if desirable in the interests of traffic safety.

Section 14.

Lots.

(1) Size and shape. The lot size, width, shape, and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

(2) Minimum lot sizes.

(a) Lot sizes shall conform with requirements of the city zoning ordinance.

(b) In areas that cannot be connected to sewer trunk lines, minimum lot sizes shall be greater than the minimum herein specified, if necessary because of adverse soil structure for sewage disposal by septic tanks. Such lot sizes shall conform to the requirements of the County Health Department unless provisions are made for sanitary sewers.

(c) Where property is zoned and planned for commercial or industrial use, in conformance to the intent of the comprehensive plan, other lot dimensions and areas may be permitted at the discretion of the planning commission.

(3) Lot side lines. The side lines of lots shall run at right angles to the street upon which the lots face, as far as practicable, or on curved streets they shall be radial to the curve.

(4) Resubdivision. In subdividing tracts into large lots which at some future time are likely to be resubdivided, the location of lot lines and other details of the layout shall be such that resubdivision may readily take place without violating the requirements of these regulations and without interfering with the orderly development of streets. Restriction of building locations in relationship to future street right-of-way shall be made a matter of record if the planning commission considers it necessary.

(5) Double Frontage Lots. Residential lots which have street frontage along two opposite lot lines shall be avoided, except for lots which provide separation of a residential development from a traffic arterial, in which case additional lot depth of at least 20 feet will be provided to act as a buffer strip between the lot and the traffic arterial.

Section 15.

Public Use or Interest, and Open Space.

(1) Public interest considered by planning commission. Before approval of the plat or subdivision the planning commission shall see that appropriate provision is made in the plat or subdivision for adequate streets and other public ways, parks, playgrounds, sites for schools and school grounds, and shall consider all other facts deemed by it relevant and designed to indicate whether or not the public interest will be served by the platting, subdividing or dedication.

(a) Due consideration shall be given by the subdivider to the allocation of suitable areas for schools, parks and playgrounds to be dedicated for public use.

(b) Where a proposed park, playground, school or other public use shown in the comprehensive plan is located in whole or in part in a subdivision, the planning commission may request the dedication or reservation of such area within the subdivision in those cases in which the planning commission deems such requirements to be reasonable.

Section 16.

Improvements.

(1) Requirements. The following improvements shall be installed at the expense of the subdivider in accordance with city requirements:

(a) Streets, including drainage.

(b) Sanitary sewers, unless the area is not accessible to a trunk line.

(c) Water distribution lines.

(d) Sidewalks in pedestrian ways.

(e) Sidewalks in sidewalk area as per conditions hereinafter set forth.

Other public improvements installed at the option of the subdivider shall conform to city requirements.

(2) Streets

(a) All streets, including alleys, within the subdivision and streets adjacent but only partially within the subdivision shall be improved.

(b) All streets shall be constructed to city standards for permanent street and alley construction. Catch basins shall be installed and connected to drainage tile leading to storm sewers or drainage ways as approved by the city engineer. Upon completion of the street improvement, monuments shall be re-established and protected in monument boxes at every street intersection and all points of curvature and points of tangency of street center lines.

(c) In a residential area if the city requires a subdivider to install a street with pavement width greater than 36 feet to provide an arterial traffic route, the city will pay that portion of the cost in excess of the cost of a 36 foot roadway.

(3) Surface drainage and storm sewer system.

(a) Drainage facilities shall be provided within the subdivision and to connect the subdivision drainage ways or storm sewers outside the subdivision.

(b) Capacity, grade and materials shall be as provided by the city engineer's design. Design of drainage within the subdivision shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision and to allow extension of the system to serve such areas.

(4) Sanitary sewers.

(a) Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to existing mains. In the event it is impractical to connect the subdivision to the city trunk sewer system, the planning commission, in conjunction with the county sanitarian, may authorize the use of septic tanks if lot areas are adequate considering the physical characteristics of the site and the sub-surface ground conditions. The septic tanks shall be of a design and capacity designated by the county sanitarian.

(b) Capacity, grade and materials shall be as provided by the city engineer's design. Design shall take into account the capacity and grade to allow for desirable extension beyond the subdivision. The city will not require the subdivider to pay the extra cost of required oversize sewer mains or excessive depth of mains necessary to provide for extension beyond the subdivision.

(c) If required sewer facilities will, without further sewer construction, directly serve property outside the subdivision, the following arrangements will be made to equitably distribute the cost:

1. If the area outside the subdivision to be directly served by the sewer line has reached a state of development to justify sewer installation at the time, the planning commission may recommend to the city council construction as an assessment project, with such arrangement with the subdivider as is desirable to assure financing his share of the construction.

2. If the installation is not made as an assessment project, the city will reimburse the subdivider an amount estimated to be the proportionate share of the cost for each connection made to the sewer by property owners outside of the subdivision for a period of 10 years from the time of installation of the sewers. The actual amount shall be as determined by the planning commission at the time of approval of the plat, considering current construction costs.

(5) Water system.

(a) Water lines serving the subdivision and connecting the subdivision to city mains shall be installed.

(b) Materials, size and location of water mains, valves and hydrants shall be in accordance with city standards and the city engineer's design. Design shall take into account provisions for extension beyond the subdivision and to adequately grid the city system. The city will not require the subdivider to pay for the extra cost of mains in excess of six inches in diameter not necessary to serve the subdivision.

(c) If required water mains will directly serve property outside the subdivision, the city will reimburse the subdivider an amount estimated to be the proportionate share of the cost for each connection made to the water mains by property owners outside the subdivision for a period of 10 years from the time of installation of the mains. The actual amount shall be as determined by the planning commission at the time of approval of the plat, considering current construction costs.

(6) Sidewalks in pedestrian ways.

(a) Sidewalks shall be installed in any pedestrian ways within the subdivision.

(b) All sidewalks constructed within the subdivision shall be to city standards and at grades established by the city engineer.

(7) Sidewalks in sidewalk areas.

(a) All sidewalk areas shall be brought to sub-grade by subdivider at time of improving streets.

(b) Sidewalks shall be installed as per ordinance and Camas City Code.

(8) Other.

(a) Curb cuts and driveway installation are not required of the subdivider but, if installed, shall be according to city standards.

(b) Street tree planting is not required of the subdivider but, if planted, shall be according to city requirements and of a species compatible with the width of planting strip.

Section 17.

Variations and Exceptions.

(1) Hardship. Where the planning commission finds that extraordinary hardship may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation will not have the effect of nullifying the intent and purpose of the comprehensive plan or these regulations.

(2) Large scale development. The standards and requirements of these regulations may be modified by the planning commission in the case of a plan and program for a complete community, a neighborhood unit, a large-scale shopping center or large industrial area development, which in the judgment of the planning commission provides adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the developed tract and its relation to adjacent areas and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the comprehensive plan.

(3) Conditions. In granting variances and modifications, the planning commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements to be varied or modified.

Section 18.

Validity.

If any provision of this ordinance shall for any reason be held invalid or unconstitutional by a court or competent jurisdiction, such judg-

ment shall not affect the validity of the remaining portion of this ordinance.

Section 19.

Penalties for Violation.

Any person offering to sell, contracting to sell or selling land contrary to the provisions of these subdivision regulations shall be punished by a fine not to exceed \$300.00 or by imprisonment in the City jail not to exceed ninety (90) days, or by such fine and imprisonment.

PASSED by the Council and APPROVED by the Mayor
this 11th day of October, 1965.

APPROVED: Willard J. Sampson
Mayor

ATTEST: Dale E. Scarborough
City Clerk

APPROVED as to form:

Robert W. Odell
City Attorney

Filed for record with the City Clerk.

Dale E. Scarborough
Dale E. Scarborough
City Clerk