

BEFORE THE BOARD OF COUNTY COMMISSIONERS

MULTNOMAH COUNTY, OREGON

Ordinance No. 112

An ordinance amending the Subdivision Regulations of Multnomah County, originally enacted by the Board of County Commissioners on the 19th day of April, 1955.

Multnomah County ordains as follows:

Section 1. Purpose

- A. The Board of County Commissioners of Multnomah County recognizes that the Subdivision Regulations are in need of periodic revision, finds that such revisions at this time are necessitated in part by the adoption of a Planning and Zoning Hearings Council Ordinance which transfers certain powers and duties from the Planning Commission to said Hearings Council and further are necessitated by the amendment of Oregon State Statutes concerning the regulation of the division of land, and in the interest of the public health, safety and general welfare of Multnomah County citizens, the Board does hereby determine the necessity of amending the Subdivision Regulations as hereinafter more particularly described.
- B. The Board further determines and takes public notice that the Planning Commission of Multnomah County, Oregon has initiated and proposed these changes, by resolution dated October 21, 1975, has held a public hearing and has recommended to the Board of County Commissioners that the changes be enacted.

Section 2. Amendment to Section 1.0 Preamble.

Section 1.0 is amended to read as follows:

"These regulations are adopted for the purpose of furthering the health, safety and general welfare of the people of the County, and to provide standards for the subdivision of land in the unincorporated area of Multnomah County as provided in Oregon Revised Statutes, Chapters 92 and 215.

It shall be unlawful hereafter to divide an area or tract of land into four or more lots within a calendar year when such area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year until a plat of subdivision has been approved as specified herein and acknowledged and recorded by the Department of Administrative Services."

Section 3. Amendment of Section 2.0 Definitions.

Section 2.17 is amended to read as follows:

"Subdivision: As applied to these regulations, division of an area or tract of land into four or more lots within a calendar year when such area of tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year. The term shall include resubdivision and, where appropriate to the context, shall relate to the process of subdividing or the land subdivided."

Section 4. Changing Planning Commission to Hearings Council.

The words "Hearings Council" are substituted for the words

"Planning Commission" or "Commission" in the following sections:
3.22; 3.23; 3.243(1); 3.253; 3.254 first sentence; 3.31;
3.35(14) (a) and (c); 4.012; 4.02; 4.03; 4.04; 4.05; 4.07;
4.08; 4.09; 4.11; 5.22; 5.54; 6.13; 6.21; 6.24; 6.6; 7.0;
7.1 and 7.2.

Section 5. Changing Planning Commission to Division of Planning
and Development.

The words "Division of Planning and Development" are substituted for the words "Planning Commission" in the following sections: 3.1; 3.251; 3.254 second sentence and the footnotes related to Sections 3.241; 3.244(4), (9) and (10).

Section 6. Changing Planning Commission to Planning Director.

The words "Planning Director" are substituted for the words "Planning Commission" in the following sections: 3.255 and 3.361.

Section 7. Changing Development Pattern to Comprehensive Plan.

The words "Comprehensive Plan" are substituted for the words "Development Pattern" in the following sections:

3.1; 3.245(3); 4.01; 5.1 and 7.0.

Section 8. Changing Roadmaster to Engineer.

The words "County Engineer" are substituted for the words "County Roadmaster" or the word "Roadmaster" in the following sections:

3.35(14); 6.11; 6.12; 6.13; 6.16 and 6.6.

Section 9. Changing Health Department to Sanitation Section.

The words "Sanitation Section" are substituted for the words "Health Department" in the following sections:

5.51; 6.3; 6.4 and 6.6.

Section 10. Changing County Treasurer to Department of
Environmental Services.

The words "Department of Environmental Services" are substituted for the words "County Treasurer" in the following sections:

6.13 and 6.15

Section 11. Amendment of Section 3.252 Plan Review.

Section 3.252 is amended to read as follows:

"The Division of Planning and Development shall furnish a copy of the Preliminary Plat to each of the following for review and comment:

1. Multnomah County Agencies -
 - a. Engineering Services
 - b. Assessment and Taxation
 - c. Sanitation Section
2. Local Districts in which the subject tract is located -
 - a. School District
 - b. Water District
 - c. Fire Protection District
 - d. Other Districts (drainage, water control, etc.)
as specified in ORS 92.110
3. Other Agencies -
 - a. Federal Housing Administration
 - b. State Sanitary Engineer
 - c. City Planning Commission, when subject tract is
within one-half mile of a city boundary
 - d. State Highway Division, when subject tract is
adjacent and has access to a State Highway

The Division of Planning and Development shall request that each of the above listed agencies review the Preliminary Plat and return their comments thereon to the Division within 15 days of their receipt thereof."

Section 12. Amendment of Section 3.33 Drawings.

Section 3.33 is amended to read as follows:

"The final plat shall:

1. Be made in black India ink, upon material that is 18 inches by 24 inches in size, that is suitable for binding and copying purposes, and that has such characteristics of strength and permanency as may be required by the Division of Planning and Development under ORS 92.044. The plat shall be of such a scale, and the lettering of the approvals thereof, and of the dedication and affidavit of the surveyor, shall be of such a size or type as will be clearly legible, but no part shall come nearer any edge of the sheet than one inch. The plat may be placed on as many sheets as necessary, but a face sheet and an index page shall be included for plats placed upon two or more sheets. Plat materials may be placed on both sides of a sheet. (ORS 92.080).
2. Be accompanied by an exact copy thereof, made with black India ink or photocopy upon a good quality of linen tracing cloth or any other suit-

able drafting material having the same or better characteristics of strength, stability and transparency. The engineer or surveyor who made the plat shall make an affidavit to indicate that the photocopy or tracing is an exact copy of the plat.

(ORS 92.120)"

Section 13. Amendment of Section 3.362.

Section 3.362 is amended to read as follows:

"Planning Director Approval: The Planning Director or authorized agent shall check the Final Plat with the conditionally approved Preliminary Plat and, if found in substantial conformance thereto, shall indorse the Final Plat and the exact copy."

Section 14. Amendment of Section 3.363.

Section 3.363 is amended to read:

"The Final Plat shall be indorsed by the following officers or their authorized delegate:

1. Planning Director
2. County Engineer
3. Board of County Commissioners
4. Director, Division of Assessment and Taxation
5. County Recording Officer
6. The Board of Directors of any district specified in ORS 92.110 when the subject tract is located within the boundaries thereof."

Section 15. Deletion of Sections 4.10 and 11.02.

Section 4.10 relating to dedication of land for parks and Section 11.02 relating to County Clerk Fees are deleted.

Section 16. Amendment of Section 9.0 Penalties for Violation.

Section 9.0 is amended to read:

"Violation of these regulations is punishable, upon conviction, by a fine of not less than \$50 nor more than \$500 or imprisonment in the County jail for not less than 25 days nor more than 50 days, or both

(ORS 92.990)."

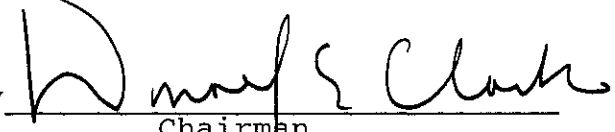
Section 17. ADOPTION.

This ordinance is necessary for the health, safety and welfare of the people of Multnomah County for the immediate implementation of its purposes, an emergency is declared and this ordinance shall take effect on the day of its second reading, pursuant to Section 5.50 of the Charter of Multnomah County.

ADOPTED this 13th day of November, 1975,
being the date of its second reading before the Board of County Commissioners of Multnomah County, Oregon.

BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

By


Chairman