

CHAPTER 17.36 DESIGN STANDARDS

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17.36.010 Compliance Required

Except as otherwise set forth in a zoning ordinance, all land divisions and roads shall be in compliance with the design standards set forth in DCC 17.36, ~~and in~~ DCC 17.48, and Title 12.

HISTORY

Adopted by Ord. PL-14 §7.010 on 11/1/1979

Repealed & Reenacted by Ord. 81-043 §§1, 6.010 on 12/31/1981

Amended by Ord. 95-082 §2 on 12/13/1995

Amended by Ord. 2025-008 §8 on X/X/XXXX

17.36.020 Streets

- A. The location, width and grade of streets shall be considered in their relation to existing and planned streets, topographical conditions, public convenience and safety, and the proposed use of land to be served by the streets. The street system shall assure an adequate traffic circulation system for all modes of transportation, including pedestrians, bicycles and automobiles, with intersection angles, grades, tangents and curves appropriate for the traffic to be carried, considering the terrain. The subdivision or partition shall provide for the continuation of the principal streets existing in the adjoining subdivision or partition or of their property projection when adjoining property which is not subdivided, and such streets shall be of a width not less than the minimum requirements for streets set forth in DCC 17.36.
- B. Streets in subdivisions and partitions shall be dedicated to the public, unless located in a destination resort, planned community or planned or cluster development, where roads can be privately owned. Planned developments shall include public streets where necessary to accommodate present and future through traffic.

~~C. Streets in partitions shall be dedicated to the public.~~

HISTORY

Adopted by Ord. [PL-14](#) §7.020 on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.015(1) on 12/31/1981

Amended by Ord. [90-003](#) §1 on 1/8/1990

Amended by Ord. [93-012](#) §31(A) on 8/4/1993

Amended by Ord. 2025-008 §8 on X/X/XXXX

17.36.040 Existing Streets

- A. General/Discretionary Standards: Whenever existing streets, adjacent to or within a tract, are of inadequate width to accommodate the increase in traffic expected from the subdivision or partition or by the County roadway network plan, additional rights of way shall be provided at the time of the land division by the applicant. During consideration of the tentative plan for the subdivision or partition, the Planning Director or Hearings Body, together with the Road Department Director, shall determine whether improvements to existing streets adjacent to or within the tract, are required. If so determined, such improvements shall be required as a condition of approval for the tentative plan. Improvements to adjacent streets shall be required where traffic on such streets will be directly affected by the proposed subdivision or partition.

B. Clear and Objective Standards pursuant to DCC 22.08.040:

1. Wherever existing streets are within, adjacent to, or provide access to a property proposed for subdivision or partition, those existing streets must be improved to the standards of DCC 17.48, and Title 12.
2. During consideration of the tentative plan for the subdivision or partition, the Planning Director or Hearings Body shall determine whether improvements to existing streets adjacent to or within the tract are necessary to meet the DCC 17.48, and Title 12

standards. If so determined, such improvements shall be required as a condition of approval for the tentative plan.

3. Improvements to streets outside of the subdivision or partition shall be required where the traffic impact study, if required by DCC 17.16.030(C)(16), indicates that traffic on such streets will be impacted by the proposed subdivision or partition.

HISTORY

Adopted by Ord. [PL-14](#) §7.020(4) on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.015(3) on 12/31/1981

Amended by Ord. [90-003](#) §1 on 1/8/1990

Amended by Ord. [93-012](#) §33 on 8/4/1993

Amended by Ord. 2025-008 §8 on X/X/XXXX

17.36.060 Minimum Right Of Way And Roadway Width

The street right of way and roadway surfacing widths shall be in conformance with standards and specifications set forth in DCC 17.48, and Title 12. Where DCC 17.48, and Title 12 refers to street standards found in a zoning ordinance, the standards in the zoning ordinance shall prevail.

HISTORY

Adopted by Ord. [PL-14](#) §7.020(5) on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.015(1) on 12/31/1981

Amended by Ord. [97-005](#) §2 on 6/4/1997

Amended by Ord. 2025-008 §8 on X/X/XXXX

17.36.070 Future Re-Subdivision

A. General/Discretionary Standards: Where a ~~tract of land is divided~~ partition or subdivision will create ~~into~~ lots or parcels with a lot area of an acre or more, the Planning Director or Hearings Body may require an arrangement of lots or parcels and streets such as to permit future re-subdivision in conformity to the street requirements and other requirements contained in DCC Title 17.

A.B. Clear and Objective Standards pursuant to DCC 22.08.040: Where a partition or subdivision will create individual lots or parcels with a lot area greater than or equal to two times the minimum lot area of the underlying zone(s), such lots or parcels shall have a lot area and lot width which will allow for their future partitioning or subdividing. The applicant shall demonstrate such lots or parcels could be further divided or replatted in the future to create lots or parcels that conform to the lot area and dimensional standards of DCC Title 18 through 21, and facilitate streets and blocks in conformance with DCC 17.36, 17.48, and Title 12.

HISTORY

Adopted by Ord. [PL-14](#) §7.020(3) on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.015(2) on 12/31/1981

Amended by Ord. [90-003](#) §1 on 1/8/1990

Amended by Ord. 2025-008 §8 on X/X/XXXX

17.36.080 Future Extension Of Streets

- A. General/Discretionary Standards: When necessary to give access to or permit a satisfactory future division of adjoining land, streets shall be extended to the boundary of the subdivision or partition.
- B. Clear and Objective Standards pursuant to DCC 22.08.040: When a proposed partition or subdivision abuts land capable of being divided in compliance with the current minimum lot area acreages, but the abutting land does not have sufficient road access to accommodate a land division, road right-of-way shall be dedicated to the public through the proposed partition or subdivision, sufficient to permit future division of that land under Title 17.

HISTORY

Adopted by Ord. [PL-14](#) §7.020(7) on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.015(6) on 12/31/1981

Amended by Ord. [2025-008](#) §8 on X/X/XXXX

17.36.100 Frontage Roads

If a land division abuts or contains an existing or proposed collector or arterial street, the Planning Director or Hearings Body may require frontage roads, reverse frontage lots or parcels with suitable depth, screen planting contained ~~in a non-access reservation~~ along the rear or side property line, or other treatment necessary for adequate protection of residential properties and to afford separation of through and local traffic. All frontage roads shall comply with the applicable standards of ~~Table A of~~ DCC Title 17, and Title 12 unless specifications included in a particular zone provide other standards applicable to frontage roads.

HISTORY

Adopted by Ord. [PL-14](#) §7.020(12) on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.015(7) on 12/31/1981

Amended by Ord. [93-012](#) §35 on 8/4/1993

Amended by Ord. [93-057](#) §1 on 11/10/1993

Amended by Ord. [97-005](#) §3 on 6/4/1997

Amended by Ord. [2025-008](#) §8 on X/X/XXXX

17.36.120 Street Names

Except for extensions of existing streets, street names shall comply with the standards of DCC 16.16.030, Procedures For Naming New Roads and shall require approval from the County Property Address Coordinator. ~~no street name shall be used which will duplicate or be confused with the name of an existing street in a nearby city or in the County. Street names and numbers shall conform to the established pattern in the County and shall require approval from the County Property Address Coordinator.~~

HISTORY

Adopted by Ord. [PL-14](#) §7.020(10) on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.015(11) on 12/31/1981

Amended by Ord. [93-012](#) §36 on 8/4/1993

Amended by Ord. 2025-008 §8 on X/X/XXXX

17.36.130 Sidewalks

- A. Within ~~an urban growth boundary~~ areas subject to City Joint Management Agreements, sidewalks shall be installed on both sides of a public road or street and in any special pedestrian way within the subdivision or partition, and along any collectors and arterials improved in accordance with the subdivision or partition approval.
- B. ~~Within an urban area~~ When sidewalks are required based on the road standards provided in DCC 17.48, and Title 12, sidewalks shall be required along frontage roads only on the side of the frontage road abutting the development.
- C. Sidewalk requirements for areas outside of urban areas are set forth in DCC 17.48.175. In the absence of a special requirement set forth by the Road Department Director under DCC 17.48.030, sidewalks and curbs are never required in rural areas outside unincorporated communities as that term is defined in DCC Title 18.

HISTORY

Adopted by Ord. PL-14 §8.030(5) on 11/1/1979

Repealed & Reenacted by Ord. 81-043 §§1, 6.015(12) on 12/31/1981

Amended by Ord. 88-015 §3 on 5/18/1988

Amended by Ord. 90-003 §1 on 1/8/1990

Amended by Ord. 93-012 §37 on 8/4/1993

Amended by Ord. 96-003 §11 on 3/27/1996

Amended by Ord. 2025-008 §8 on X/X/XXXX

17.36.140 Bicycle, Pedestrian And Transit Requirements

Pedestrian and Bicycle Circulation within Subdivision.

A. Tentative Plan.

1. General/Discretionary Standards: The tentative plan for a proposed subdivision shall provide for bicycle and pedestrian routes, facilities and improvements within the subdivision and to nearby existing or planned neighborhood activity centers, such as schools, shopping areas and parks in a manner that will:

1-a. Minimize such interference from automobile traffic that would discourage pedestrian or cycle travel for short trips;

2-b. Provide a direct route of travel between destinations within the subdivision and existing or planned neighborhood activity centers, and

c. Otherwise meet the needs of cyclists and pedestrians, considering the destination and length of trip.

2. Clear and Objective Standards pursuant to DCC 22.08.040: The tentative plan for a proposed subdivision shall provide multi-use paths within the subdivision.

a. These multi-use paths shall be:

1. Two-way facilities with a standard width of 10 feet. These paths shall meet County multi-use path standards in DCC 17.48, and Title 12, and shall provide connections to:

a. Each lot in the subdivision;

b. Multi-use path facilities, located on the subject property, designed to facilitate access to existing or planned neighborhood activity centers, such as schools, shopping areas, and parks, within one-half mile of the subdivision; and

c. Public roads adjacent to the subdivision.

2. Subject to maintenance responsibility assigned to landowners or homeowners associations by covenant or agreement pursuant to ORS 105.

A.B. Subdivision layout.

1. Cul-de-sacs.

a. General/Discretionary Standard: Cul-de-sacs or dead-end streets shall be allowed only where, due to topographical or environmental constraints, the size and shape of the parcel, or a lack of through-street connections in the area, a street connection is determined by the Planning Director or Hearings Body to be infeasible or inappropriate. In such instances, where applicable and feasible, there shall be a bicycle and pedestrian connection connecting the ends of cul-de-sacs to streets or neighborhood activity centers on the opposite side of the block.

a.b. Clear and Objective Standard pursuant to DCC 22.08.040: Cul-de-sacs or dead-end streets shall be allowed only where it is not feasible to construct a street connection that does not exceed the maximum grade allowed by DCC 17.48, and Title 12. In such instances, there shall be a bicycle and pedestrian connection connecting the ends of cul-de-sacs to streets or neighborhood activity centers on the opposite side of the block.

1.2. Bicycle and pedestrian connections between streets shall be provided at mid-block where the addition of a connection would reduce the walking or cycling distance to an existing or planned neighborhood activity center by 400 feet and by at least 50 percent over other available routes.

2.3. Local roads shall align and connect with themselves across collectors and arterials. Connections to existing or planned streets and undeveloped properties shall be provided at no greater than 400-foot intervals.

3.4. Connections shall not be more than 400 feet long, ~~and shall be as straight as possible.~~

B.C. Facilities and Improvements.

1. Bikeways ~~may shall~~ be provided by either a separate paved path or an on-street bike lane, consistent with the requirements of DCC ~~Title-17.48.140, and Title 12.~~
2. Pedestrian access ~~may shall~~ be provided by sidewalks or a separate paved path, consistent with the requirements of DCC ~~Title-17.36.130 and applicable standards in DCC 17.48, and Title 12.~~
3. Connections shall have a 20-foot right of way, ~~with at least a 10-foot usable surface and shall meet the applicable dimensional standards of DCC 17.48, and Title 12.~~

HISTORY

Adopted by Ord. [PL-14](#) §7.030(3)(C) on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.015(13) on 12/31/1981

Amended by Ord. [93-012](#) §38 on 8/4/1993

~~Amended by Ord. 2025-008 §8 on X/X/XXXX~~

[17.36.150 Blocks](#)

- A. General. The length, width, and shape of blocks shall accommodate the need for adequate building site size, street width, and direct travel routes for pedestrians and cyclists through the subdivision and to nearby neighborhood activity centers, and shall be compatible with the limitations of the topography.
- B. Size. Within an urban growth boundary, no block shall be longer than 1,200 feet between street centerlines. In blocks over 800 feet in length, there shall be a cross connection consistent with the provisions of DCC 17.36.140.

HISTORY

Adopted by Ord. [PL-14](#) §7.030 on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.020(1) and (2) on 12/31/1981

Amended by Ord. [93-012](#) §38(A) on 8/4/1993

Amended by Ord. [95-082](#) §3 on 12/13/1995

~~Amended by Ord. 2025-008 §8 on X/X/XXXX~~

[17.36.160 Easements](#)

- A. Utility Easements. Easements shall be provided along property lines when necessary for the placement of overhead or underground utilities, and to provide the subdivision or partition with electric power, communication facilities, street lighting, sewer lines, water lines, gas lines or drainage. Such easements shall be labeled "Public Utility Easement" on the tentative and final plat; they shall be at least 12 feet in width and centered on lot lines ~~where possible~~, except utility pole guyline easements along the rear of lots or parcels adjacent to unsubdivided land may be reduced to 10 feet in width.
- B. Drainage. If a tract is traversed by a watercourse such as a drainageway, channel or stream, there shall be provided a stormwater easement or drainage right of way conforming substantially with

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the lines of the watercourse, or in such further width as will be adequate for the purpose.

~~Streets or parkways parallel to major watercourses or drainageways may be required.~~

HISTORY

Adopted by Ord. [PL-14](#) §7.030(3) on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §1, 6.020(3) on 12/31/1981

Amended by Ord. [90-003](#) §1 on 1/8/1990

Amended by Ord. 2025-008 §8 on X/X/XXXX

17.36.170 Lots; Size And Shape

A. General/Discretionary Standards: The lot area size, lot width, and orientation of lots or parcels shall be appropriate for the location of the land division and for the proposed type of development and use(s), ~~contemplated~~ and shall be consistent with the lot area requirements of the underlying zone(s) pursuant to or parcel size provisions of DCC Title 18 through 21, with the following exceptions:

1. ~~If proposed lots or parcels are in areas not to be~~ served by a ~~public community~~ sewer system, ~~the~~ minimum ~~lot area and parcel sizes~~ shall ~~ensure~~ permit compliance with the requirements of the Department of Environmental Quality and the County Onsite Wastewater Supervisor Sanitarian, and shall be sufficient to permit adequate onsite sewage disposal. Any problems posed by soil structure and water table and related to sewage disposal by septic tank shall be addressed and resolved in the applicant's initial plan.
2. Where property is zoned and planned for business or industrial use, other lot widths and lot areas may be permitted by the Planning Director or Hearings Body. ~~Depth and~~ The lot width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the proposed type of use(s) and development ~~contemplated~~.

B. Clear and Objective Standards pursuant to DCC 22.08.040:

1. A Professional Engineer registered in the State of Oregon shall confirm in writing that the lot area, lot width, and orientation of lots or parcels shall be appropriate for the location of the land division and for the proposed type of development and use(s); and
2. The County Onsite Wastewater Supervisor shall confirm in writing, in areas not to be served by a public sewer system, the proposed lot areas will be sufficient to permit adequate onsite sewage disposal in compliance with the requirements of the Department of Environmental Quality.

HISTORY

Adopted by Ord. [PL-14](#) §7.040(1) on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.025 on 12/31/1981

Amended by Ord. [90-003](#) §1 on 1/8/1990

Amended by Ord. 2025-008 §8 on X/X/XXXX

17.36.180 Road Frontage

A. General/Discretionary Standards: Each lot or parcel shall abut upon a public road, or when located in a planned development or cluster development, a private road, for at least 50 feet, except for lots or parcels fronting on the bulb of a cul-de-sac, then the minimum frontage shall be 30 feet, and except for partitions off of U.S. Forest Service or Bureau of Land Management roads. Frontage for partitions off U.S. Forest Service or Bureau of Land Management roads shall be decided on a case by case basis based on the location of the property, the condition of the road, and the orientation of the proposed parcels, but shall be at least 20 feet. In the La Pine Neighborhood Planning Area Residential Center District, lot widths may be less than 50 feet in width, as specified in DCC 18.61, Table 2: La Pine Neighborhood Planning Area Zoning Standards. Road frontage standards in destination resorts shall be subject to review in the conceptual master plan.

B. Clear and Objective Standards pursuant to DCC 22.08.040: Each lot or parcel shall abut upon a public road, or when located in a planned development or cluster development, a private road, and have at least 50 feet of road frontage.

~~B.C. All side lot lines shall be at right angles to street lines or radial to curved streets, wherever practical.~~

HISTORY

Adopted by Ord. PL-14 §1.010(33)(H) on 11/1/1979

Repealed & Reenacted by Ord. 81-043 §§1, 6.030(1) and (2) on 12/31/1981

Amended by Ord. 90-003 §1 on 1/8/1990

Amended by Ord. 93-012 §39 on 8/4/1993

Amended by Ord. 2003-029 §1 on 9/24/2003

Amended by Ord. 2004-025 §2 on 12/20/2004

Amended by Ord. 2006-007 §5 on 8/29/2006

Amended by Ord. 2025-008 §8 on X/X/XXXX

17.36.190 Through Lots

A. General/Discretionary Standards: Lots or parcels with double road frontage should be avoided except where they are essential to provide separation of residential development from major street or adjacent nonresidential activities to overcome specific disadvantages of topography and orientation. A planting screen easement of at least 10 feet in width and across which there shall be no right of access may be required along the front lot lines of lots or parcels abutting such a traffic artery or other incompatible use.

A.B. Clear and Objective Standards pursuant to DCC 22.08.040: Lots or parcels with double road frontage shall be prohibited except where necessary to avoid creation of residential lots or parcels with road frontage on collector or arterial streets. A planting screen easement of at least 10 feet in width and across which there shall be no right of access shall be required along the front lot lines of lots or parcels abutting a collector or arterial.

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HISTORY

Adopted by Ord. [PL-14](#) §§1.010(33)(H), 7.040(3) on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.030(3) on 12/31/1981

Amended by Ord. [90-003](#) §1 on 1/8/1990

Amended by Ord. 2025-008 §8 on X/X/XXXX

[17.36.210 Solar Access Performance](#)

A. General/Discretionary Standards:

1. As much solar access as feasible shall be provided each lot or parcel in every new subdivision or partition, considering topography, development pattern and existing vegetation. The lot lines of lots or parcels, as far as feasible, shall be oriented to provide solar access at ground level at the southern building line two hours before and after the solar zenith from September 22nd to March 21st. If it is not feasible to provide solar access to the southern building line, then solar access, if feasible, shall be provided at 10 feet above ground level at the southern building line two hours before and after the solar zenith from September 22nd to March 21st, and three hours before and after the solar zenith from March 22nd to September 21st.
2. This solar access shall be protected by solar height restrictions on burdened properties for the benefit of lots or parcels receiving the solar access.
3. If the solar access for any lot or parcel, either at the southern building line or at 10 feet above the southern building line, required by this performance standard is not feasible, supporting information must be filed with the application.

A-B. Clear and Objective Standards pursuant to DCC 22.08.040: A Professional Engineer registered in the State of Oregon shall confirm in writing the solar access for residential development will be feasible in accordance with DCC 18.116.170, 18.116.180, 19.88.210, and 19.88.220.

HISTORY

Adopted by Ord. [PL-14](#) §7.040(6) on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.030(5) on 12/31/1981

Amended by Ord. [83-039](#) §7 on 6/1/1983

Amended by Ord. [90-003](#) §1 on 1/8/1990

Amended by Ord. 2025-008 §8 on X/X/XXXX

[17.36.220 Underground Facilities](#)

A. General/Discretionary Standards: Within an urban growth boundary, all permanent utility services to lots or parcels in a subdivision or partition shall be provided from underground facilities; provided, however, the Hearings Body may allow overhead utilities if the surrounding area is already served by overhead utilities and the proposed subdivision or partition would create less than 10 lots. The subdivision or partition shall be responsible for complying with requirements of DCC 17.36.220, and shall:

1. Obtain a permit from the Road Department for placement of all underground utilities.

~~1.2.~~ Make all necessary arrangements with the utility companies and other persons or corporations affected by the installation of such underground utilities in accordance with the rules and regulations of the State Public Utility Commission.

~~3.~~ All underground utilities, sanitary sewers and storm drains installed in streets shall be constructed prior to the surfacing of such streets to the extent practicable, and sanitary sewers shall be placed to such length as will obviate the necessity for disturbing the street improvements when service connections are made.

B. Clear and Objective Standards pursuant to DCC 22.08.040: Within an urban growth boundary, all permanent utility services to lots or parcels in a subdivision or partition shall be provided from underground facilities. The subdivision or partition shall :

1. Obtain a permit from the Road Department for placement of all underground utilities;

2. Make all necessary arrangements with the utility companies and other persons or corporations affected by the installation of such underground utilities in accordance with the rules and regulations of the State Public Utility Commission; and

4.3. Construct all underground utilities, sanitary sewers and storm drains installed in streets prior to the surfacing of such streets and sanitary sewers shall be placed to such length as will obviate the necessity for disturbing the street improvements when service connections are made.

HISTORY

Adopted by Ord. [PL-14](#) §7.120 on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.030(6) on 12/31/1981

Amended by Ord. [90-003](#) §1 on 1/8/1990

Amended by Ord. [2006-007](#) §5 on 8/29/2006

Amended by Ord. 2025-008 §8 on X/X/XXXX

[17.36.230 Grading Of Building Sites](#)

Grading of building sites shall conform to the following standards, ~~unless physical conditions demonstrate the property of other standards:~~

A. General/Discretionary Standards: Unless a variance is approved under DCC 17.56:

1. Cut slope ratios shall not exceed one foot vertically to one and one-half feet horizontally.

~~1.2.~~ Fill slope ratios shall not exceed one foot vertically to two feet horizontally.

~~1.3.~~ The composition of soil for fill and the characteristics of lots and parcels made usable by fill shall be suitable for the purpose intended.

~~1.4.~~ When filling or grading is ~~contemplated~~ proposed by the subdivider, ~~he~~ they shall submit plans showing existing and finished grades for the approval of the Community Development Director. In reviewing these plans, the Community Development Director shall consider the need for drainage and effect of filling on adjacent property. Grading

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shall be finished in such a manner as not to create steep banks or unsightly areas to adjacent property.

B. Clear and Objective Standards pursuant to DCC 22.08.040:

1. Cut slope ratios shall not exceed one foot vertically to one and one-half feet horizontally.
2. Fill slope ratios shall not exceed one foot vertically to two feet horizontally.
3. A Professional Engineer registered in the State of Oregon shall confirm in writing that fill and grading will meet the requirements of the Oregon Structural Specialty Code, Oregon Residential Specialty Code, and Central Oregon Stormwater Manual pertaining to grading, fill, slope stability, drainage, compaction and erosion control, as applicable.

HISTORY

Adopted by Ord. [PL-14](#) §7.050 on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.040 on 12/31/1981

Amended by Ord. [90-003](#) §1 on 1/8/1990

Amended by Ord. 2025-008 §8 on X/X/XXXX

[17.36.250 Lighting](#)

Within an urban growth boundary, the subdivider shall provide underground wiring to ~~the County~~ standards of the Oregon Electrical Specialty Code, and a base for any proposed ornamental street lights at locations approved by the affected utility company.

HISTORY

Adopted by Ord. [PL-14](#) §8.030(8) and (9) on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.035(1) on 12/31/1981

Amended by Ord. 2025-008 §8 on X/X/XXXX

[17.36.260 Fire Hazards](#)

A. General/Discretionary Standard: Whenever possible, a minimum of two points of access to the subdivision or partition shall be provided to provide assured access for emergency vehicles and ease ~~resident-occupant~~ evacuation.

A-B. Clear and Objective Standard pursuant to DCC 22.08.040: A minimum of two points of access to the subdivision or partition shall be provided to provide assured access for emergency vehicles and ease occupant evacuation.

HISTORY

Adopted by Ord. [PL-14](#) §7.130 on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.035(2) on 12/31/1981

Amended by Ord. [90-003](#) §1 on 1/8/1990

Amended by Ord. 2025-008 §8 on X/X/XXXX

17.36.270 Street Tree Planting

A. General/Discretionary Standard: Street tree planting plans, if proposed, for a subdivision or partition, shall be submitted to the Planning Director and receive ~~his~~ approval before the planting is begun.

B. Clear and Objective Standard pursuant to DCC 22.08.040: Street tree planting is not permitted.

HISTORY

Adopted by Ord. [81-043](#) §§1, 6.035(3) on 12/31/1981

Amended by Ord. [90-003](#) §1 on 1/8/1990

Amended by Ord. 2025-008 §8 on X/X/XXXX

17.36.300 Public Water System

In any subdivision or partition where a public water system is required or proposed, plans for the water system shall be submitted and approved by the ~~appropriate state or federal agency~~ Oregon Health Authority. A ~~community-public~~ water system shall be required where proposed lot ~~are~~ or parcel sizes are less ~~than~~ one acre or where potable water sources are at depths greater than 500 feet, excepting land partitions. Except as provided for in DCC 17.24.120 and 17.24.130, a required water system shall be constructed and operational, with water lines extended to the lot line of each ~~and every~~ lot or parcel depicted in the proposed subdivision or partition plat, prior to final approval.

HISTORY

Adopted by Ord. [PL-14](#) §7.100(2) and (3) on 11/1/1979

Repealed & Reenacted by Ord. [81-043](#) §§1, 6.035(6) on 12/31/1981

Amended by Ord. [90-003](#) §1 on 1/8/1990

Amended by Ord. [93-012](#) §43 on 8/4/1993

Amended by Ord. 2025-008 §8 on X/X/XXXX