

Title 12 - STREETS, SIDEWALKS, AND PUBLIC PROPERTY
CHAPTER 12.08 SIDEWALK, CURB AND DRIVEWAY CONSTRUCTION

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Sec. 12.08.010. Application for permit.

No sidewalk, driveway, or curb shall be laid down or constructed in the City right-of-way without first acquiring a permit from the ~~eCity building department~~ Public Works Department. The applicant must present a diagram showing the description of the contiguous property and the location of the intended construction in relation thereto, description of adjoining properties, name and address of the contractor, time of beginning and estimated time of completion of such construction and such other information as may be required by the ~~eCity~~.

(Ord. No. 8-73, § 1, 1973)

Sec. 12.08.020. Grade to be established.

No person may construct a sidewalk, driveway, or curb until a definite grade ~~therefor~~ has been established. No permit for such construction may be issued until a grade has been ~~so~~-established.

(Ord. No. 8-73, § 2, 1973)

Sec. 12.08.030. Grade level survey.

Upon application for a permit, the ~~building official~~ Public Works Department ~~shall inform the city engineer, who~~ shall set the grade or approve the grade as set by another registered professional engineer or registered professional land surveyor. Upon receipt of the approval or upon the completion of the grade survey, the ~~building official~~ Public Works Department may grant the permit.

(Ord. No. 8-73, § 3, 1973)

Sec. 12.08.040. Cost of survey or approval.

~~One half of the~~ The total cost of a survey or approval of a survey shall be borne by the applicant, ~~and the other half shall be borne by the city.~~

(Ord. No. 8-73, § 4, 1973)

Sec. 12.08.050. Sidewalk to be constructed in different ~~location~~ manner.

If, ~~at the time of application,~~ the applicant ~~indicates to the building official that he~~ desires to construct a sidewalk in a different ~~location manner in the sidewalk area~~ than is provided for in ~~this chapter~~ Section 12.08.080, ~~the applicant shall first follow the procedures in Title 17 of the Sandy Municipal Code to obtain approval for such change, prior to obtaining a permit for construction under this Chapter.~~ the building official shall notify the applicant that the matter may be presented to the planning commission. If the applicant desires to have the matter presented to the planning commission, he shall file a request for a variance and the administrative office

¹State law reference(s)—For statutory provisions regarding sidewalk improvement districts, see ORS 223.880.

shall schedule a public hearing before the planning commission. The administrative office shall notify the applicant of the time and place of hearing before the planning commission.

(Ord. No. 8-73, § 5, 1973)

~~Sec. 12.08.060. Planning commission consideration of a variance.~~

~~If at the hearing the planning commission finds that, by reason of existing construction of buildings or sidewalks, it would be impractical or undesirable from a planning viewpoint to require sidewalk to be placed as provided in Sections 12.08.080, 12.08.090 and 12.08.100, the planning commission shall determine that a permit be granted for a variance. If the planning commission finds that such conditions do not exist, the request for a variance shall be denied.~~

(Ord. No. 8-73, § 6, 1973)

Sec. 12.08.070. Expense of construction.

All sidewalk, driveway, and curb construction pursuant to a permit required by this chapter shall be made and done at the sole expense of the owner of the property contiguous to such construction, and such construction shall include the cost of ~~laying drain pipe~~ all drain piping in connection with the driveway, and also the ~~reasonable actual~~ reasonable actual cost and expense of supervision and inspection by the ~~City~~. The ~~city property owner~~ shall ~~be held~~ hold the City harmless from all such expenses or any part thereof. Thereafter, such owner shall keep said construction in good condition and repair. The ~~building official~~ Public Works Department shall have general supervision over sidewalk construction.

(Ord. No. 8-73, § 7, 1973)

Sec. 12.08.080. Sidewalk areas.

~~Sidewalk areas within the city shall be and are defined and established as being ten feet in width extending from the property line to the outer edge of the curb. Minimum width of paving in commercial zones shall be six feet, normal paving width in residential zones is five feet. Unless otherwise modified using the processes set forth in Title 17, sidewalk widths and locations shall adhere to Chapter 17.84 of Title 17 of the Sandy Municipal Code and landscape strips shall be a minimum of five feet in width.~~

(Ord. No. 8-73, § 8, 1973)

~~Sec. 12.08.090. Residential sidewalks.~~

~~The sidewalk areas in residential districts of the city are designated and established for the use of the public in the following manner:~~

- ~~A. — Except as provided in subsection B. of this section, the first five feet in width outward from the street line or property line is reserved for the use of the city and other utilities in laying water, sewer, electric, gas and telephone lines, or such other uses as the city may determine from time to time. Subject to such use, the area shall be available for pedestrian travel, beautification of surroundings, or such other use by the owner or occupant of the abutting property as may be authorized by the city. The next five feet in width of the sidewalk area is reserved as the portion over which shall be constructed and laid the main walkway for pedestrian travel.~~

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~~B. In any block where an existing sidewalk does not conform to the requirements of subsection A. of this section, any additional sidewalk constructed along an extension of the line of such nonconforming sidewalk in the same block shall be aligned with the existing sidewalk.~~

(Ord. No. 8-73, § 9, 1973)

~~Sec. 12.08.100. Commercial zones.~~

~~The entire width of the sidewalk area is designated as the area upon which shall be constructed the main walkway for pedestrian travel, subject, however, to such other uses, such as planting strips, as may be determined and authorized by the city from time to time, with the outer six inches being the curb.~~

(Ord. No. 8-73, § 10, 1973)

Sec. 12.08.110. General specifications.

Sidewalks and curbs shall be composed of a concrete mixture of not less than five and one-half sacks per yard and shall meet a test of 3,000 pounds per square inch after a 28-day cure. Foundations upon which concrete shall be laid shall be of a substantial construction, of sufficient depth, and of suitable material to properly carry the concrete overload intended without sinking or spreading, as determined by the ~~building official or the city engineer~~ [Public Works Department](#). Expansion joints shall be provided in curbs and sidewalks at each end of each radius, on each side of each driveway, and otherwise shall be spanned so as to be no more than 15 feet apart.

(Ord. No. 8-73, § 11, 1973)

Sec. 12.08.120. Method of sidewalk and driveway construction.

Sidewalks shall be concrete with a minimum thickness or depth of four inches and shall present an even, smooth surface and shall be laid with the necessary joints as to prevent bulging or cracking by contraction or expansion, [as determined by the Public Works Department](#). Driveways, as heretofore referred to, shall be a minimum thickness of six inches and shall slope from a grade five inches below the top grade of the curb, which point shall be one inch above the gutter line and uniformly back to the property line which shall be a slope of seven and one-half inches in a width of ten feet. The lateral driveway lines shall slope upward to gradually merge with the plane of the sidewalk and at all such places or merger there shall be included an expansion joint. Sidewalks shall have a gradual slope of one-fourth inch to the foot of width with the higher edge thereof being the edge toward the property line and the lower edge being to the plane of the curb, except where-by reason of a variance [granted under Title 17](#) a stepped curb is to be built.

(Ord. No. 8-73, § 12, 1973)

Sec. 12.08.130. Method of curb construction.

Curbs shall be constructed with the top plane of the curb to be on the same surface level as the constructed sidewalk, except where-by reason of a variance [granted under Title 17](#) a stepped curb is to be built. Curbs shall be six inches wide at the top, nine inches wide at the bottom, and not less than 16 inches deep. Curbs at driveways and alley crossings shall be cut away [slopingly at a slope](#) for a distance of three feet. Curbs shall be cut away to a depth of five inches from the top line of the curb and the gutter line shall be ~~six~~ [seven](#) inches from the top of the curb. Curbs at street intersection corners shall be rounded so as to curve on the basis of a ten-foot minimum radius.

(Ord. No. 8-73, § 13, 1973)

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Sec. 12.08.140. Driveways and entrances to alleyways.

Driveways and entrances to alleyways for vehicular travel over sidewalk areas may be constructed and laid down for proper ingress and egress to and from alleys and property contiguous to the sidewalk area. Such driveways shall slope from the grade of the sidewalk down ~~gradually~~ to the street gutter grade at the outer line of the street curb with a slope not to exceed 1:8. The lateral driveway lines shall slope upward gradually to merge with the surface plane of the contiguous sidewalks and curbs.

(Ord. No. 8-73, § 14, 1973)

Sec. 12.08.150. City removal of sidewalk.

In addition to any other penalty that may be imposed, sidewalk construction performed in violation of this chapter may be removed by order of the ~~e~~City ~~e~~Council. The adjacent property owner and any contractor doing the construction shall be jointly and severally liable for the cost of such removal.

(Ord. No. 8-73, § 15, 1973)

Sec. 12.08.160. Violation—Penalty.

A person cited for a violation of any provisions of this Chapter shall be fined per Chapter 1.18 of the Sandy Municipal Code. Each day that a violation exists shall be considered a separate violation. ~~Any person or persons violating any of the provisions of this chapter shall upon conviction thereof be punished by a fine not to exceed \$100.00, or imprisonment of not to exceed ten days, or both.~~

(Ord. No. 8-73, § 16, 1973)