



CITY OF ROSEBURG

BOUNDARY LINE ADJUSTMENT REVIEW

APPROVAL CRITERIA

APPLICATION FILING FEE: \$ _____

PURPOSE

Boundary Line Adjustment allows shifting of property lines between existing lots and/or parcels.

PROCEDURE

Boundary Line Adjustment is a ministerial decision by the Director of Community Development. Decisions of the Director can be appealed to Planning Commission upon filing a "Notice of Review." Depending on type of project and/or community interest, the Director may refer the application to Planning Commission for review and action.

TYPE OF REVIEW

Ministerial decision by the Director allows approval upon compliance with Roseburg Municipal Code (RMC) and state law. If the case is referred to Planning Commission, notice is mailed twenty days prior to the hearing date to property owners within 300 feet of the subject site and published in the newspaper.

APPROVAL CRITERIA

Boundary Line Adjustment shall be granted if the following are met:

- Information required by this section has been provided
- Design and development standards of RMC and the Comprehensive Plan are met
- Adjusted lots are no more non-conforming than original lots with respect to minimum lot area, dimensions, and building set back requirements for the given zone
- Adjustments are within the same given zone and not between different zones
- No substandard lots are created
- Adjustment does not affect or impede public rights-of-way or recorded easements
- Adjustment does not result in change to number of lots

ADDITIONAL RMC PROVISIONS

- Within one year of preliminary approval, final plat shall be submitted to Community Development Director for review and signature.
- Within 30 days of approval, plat shall be filed with Douglas County Clerk or approval will be invalidated.
- Within 30 days of recordation, applicant shall provide City of Roseburg Community Development Department copies of filed maps and deeds.