

M 182-78A+B

EXHIBIT A  
BEFORE THE COMMUNITY DEVELOPMENT DIRECTOR  
OF THE CITY OF ROSEBURG

FILED

DEC 4 1986

COUNTY SURVEYOR  
DOUGLAS COUNTY, ORE.

IN THE MATTER OF application of N-R )  
OLSON INVESTMENTS for a Minor Land )  
Partition of 1.02 acres into 3 lots, )  
for that property located at 1770, )  
1772, 1774, 1776, 1778, and 1780 )  
S.E. Douglas Avenue, Tax Lot 3800, )  
Township 27 South, Range 5 West, )  
Section 19AB, W.M. )

FINDINGS OF FACT AND DECISION

FILE NO. MLP-85-2

1. This matter comes before the Community Development Director for administrative decision pursuant to Section 2.060 of Roseburg Land Use and Development Ordinance No. 2363.
2. Notification of the proposed Minor Land Partition was sent to record owners of property on January 30, 1985. Notices of the request were posted in the vicinity of the subject property on February 4, 1985.
3. No letters of remonstrance or any other correspondence were received regarding the Minor Land Partition application.
4. The Director takes official notice of the Roseburg Urban Area Comprehensive Plan adopted in Ordinance No. 2345, and of Roseburg Land Use and Development Ordinance No. 2363, as both may have been amended.
5. The subject property consists of a rectangularly shaped parcel sloping gently toward Deer Creek to the north. The property contains 1.02 acres with 100 feet of frontage on S.E. Douglas Avenue. Access to all three existing duplexes is via a private drive along the east property line. Access easement rights need to be granted to Parcel 1 and Parcel 3 by Parcel 2.  
  
Sanitary sewer is provided by a single private building sewer line along the rear (west side) of the units.  
  
The Roseburg Urban Sanitary Authority will require at owner's expense, a separate building sewer to each individual duplex, or a main extension and easement to serve said duplexes.  
  
Water service is provided in front (the east side) of the buildings.  
  
The subject property is zoned MR-18 (Medium Density Multi-Family).

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6. S.E. Douglas Avenue adjacent to the subject property has an existing right-of-way width of 60 feet with curb and gutter along the frontage.
7. Drainage of the subject property is north to Deer Creek. Drainage easements, or drainage releases, need to be granted by Parcel 3 to Parcel 1, Parcel 2, and by Parcel 2 to Parcel 1.
8. Minor Land Partitions are reviewed for preliminary approval pursuant to Chapter 4 of Roseburg Land Use and Development Ordinance No. 2363, which requires that certain development standards be met, and that development be consistent with the purposes of the Ordinance and the Comprehensive Plan, adopted in Ordinance No. 2345.
9. The applicant is proposing to partition one parcel into 3 lots so each existing duplex is on a separate lot. Each lot would use the existing central driveway for access via access easements.
10. The three proposed lots meet the size and frontage requirements as stated in Section 4.300 and Section 3.10.150 by virtue of each lot being greater than 6000 square feet.
11. Sufficient right-of-way exists on S.E. Douglas Avenue adjacent to the subject property, therefore no dedication of property is required.

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DECISION

In light of the exhibits received and the findings and conclusions, preliminary approval of the Minor Land Partition is hereby GRANTED, subject to the following conditions:

1. Granting access easement rights to Parcel 1 and Parcel 3 by Parcel 2.
2. At owners expense, provide a separate building sewer to each individual duplex with easements, or a main extension and easement to serve said duplexes. All work shall include obtaining appropriate permits and approval from the Roseburg Urban Sanitary Authority.
3. Drainage easements or drainage releases need to be granted by Parcel 3 to Parcel 1 and Parcel 2, and by Parcel 2 to Parcel 1.

DATED THIS 10 DAY OF APRIL, 1985.



PETER T. DONAHUE  
Community Development Director