

E-RECEIVED

June 8, 2026

OWRD



Amended
6/5/24
CJH (LUCS form)

1036 SE Douglas Avenue | Room 106 - Justice Building | Douglas County Courthouse | Roseburg, Oregon 97470
(541) 440-4289 | planning@douglascountyor.gov

Planning and Sanitation Worksheet

Worksheet Number: 251109

Type: Other Action

Applicant / Owner

Applicant: Matt Hatfield
Address: 301 Little Pheasant Lane
City/State/Zip: Roseburg, OR 97470
Phone: 541-530-6533
Email: matthatfield24@gmail.com

Owner: John M Hatfield & Susan K
Hatfield Joint Revocable Living
Trust dated 12/10/2020
Address: 5377 Sunshine Rd
City/State/Zip: Roseburg, OR 97470,
Phone:
Email:

Site Information

Site Address: 0 Stillwater Rd
City/State/Zip: Roseburg, OR 97470,
Proposed Use: Land Use Compatibility
Statement

Property ID No: R69729
MTL: 260526A00300

Improvement/Description: LUCS for OWRD
Existing Structures (Number and Type): vacant

Planning Department Information

Zoning: FG
Overlays: FP
Flood Plain: Yes NA
Floor Height Above Ground: NA
Sanitation: N/A
Water: N/A
Access: Public Access Permit Not Req'd

Setbacks
Front: 30'
Side: 10'
Rear: 10'
Exterior Side: NA
Height: None Established
Special: NA
Riparian: Greater than 50'

Sign Code: No Sign Proposed

Parking Spaces Required: NA

Conditions of Approval:

LUCS for Oregon Dept of Water Resources for new domestic water right for future dwelling on property; no structural development authorized through this LUCS; must meet all requirements and permitting from all applicable agencies.

Refer To: None

Approved By: Lisa Hawley
Receipt #: 5338

Approval Date: 12/09/2025
Expiration Date: 12/09/2026

Sanitation Information

Remarks:

Entity:

Signature/Date:

As, for, or on behalf of, all property owners

12/05/2025

Applicant Signature

Date

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Land Use Information Form

OREGON

WATER RESOURCES
DEPARTMENT

Oregon Water Resources Department

725 Summer Street NE, Suite A

Salem, Oregon 97301-1266

(503) 986-0900

www.oregon.gov/OWRD

WS251109 - Amendment
6/5/26
OK

NAME <i>Matt Hatfield</i>		PHONE <i>541 530 6533</i>	
MAILING ADDRESS <i>301 Little Pheasant Ln.</i>			
CITY <i>Roseburg</i>	STATE <i>OR</i>	ZIP <i>97470</i>	EMAIL <i>matthatfield24@gmail.com</i>

A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts, may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
<i>26S</i>	<i>5W</i>	<i>26</i>	<i>NE NE</i>	<i>300 + 400</i>	<i>AGG - Agriculture</i>	☒ Diverted	☒ Conveyed	☒ Used	<i>Residential</i>
						☐ Diverted	☐ Conveyed	☐ Used	
						☐ Diverted	☐ Conveyed	☐ Used	
						☐ Diverted	☐ Conveyed	☐ Used	

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

Douglas

NOTE: A separate Land Use Information Form must be completed and submitted for each county and city, as applicable.

B. Description of Proposed Use

Type of application to be filed with the Oregon Water Resources Department:

- ☒ Permit to Use or Store Water
 ☐ Water Right Transfer
 ☐ Permit Amendment or Ground Water Registration Modification
☐ Limited Water Use License
 ☐ Exchange of Water
 ☐ Allocation of Conserved Water

Source of water:
☐ Reservoir/Pond
☐ Ground Water
☒ Surface Water (name) *N. Umpqua*

Estimated quantity of water needed: _____
☐ cubic feet per second
☐ gallons per minute
☐ acre-feet

Intended use of water:
☐ Irrigation
☐ Commercial
☐ Industrial
☒ Domestic for *1* household(s)
☐ Municipal
☐ Quasi-Municipal
☐ Instream
☐ Other _____

Briefly describe:

For new future water right

Note to applicant: For new water right applications only, if the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt on the bottom of page 4 and include it with the application filed with the Oregon Water Resources Department.

See Page 4 ➔

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For Local Government Use Only

Amended
6/5/26

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land use plan. Do not include approval for activities such as building or grading permits.

Please check the appropriate box below and provide the requested information

- ☐ Land uses to be served by the proposed water use(s), including proposed construction, are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): _____
- ☒ Land uses to be served by the proposed water use(s), including proposed construction, involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) If approvals have been obtained but all appeal periods have not ended, check "Being Pursued."

Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
Non-Farm Dwelling*	LUPD Article 43-	☒ Obtained	☒ Being Pursued
* Single family dwelling not in conjunction with farm use.	County decision Issued on 4/24/26 (attached)	☐ Denied	☐ Not Being Pursued
		☐ Obtained	☐ Being Pursued
		☐ Denied	☐ Not Being Pursued
		☐ Obtained	☐ Being Pursued
		☐ Denied	☐ Not Being Pursued

Local governments are invited to express special land use concerns or make recommendations to the Oregon Water Resources Department regarding this proposed use of water in the box below or on a separate sheet.

R69729 & 1269736 2016: (FA) CFU-Grazing	DOUGLAS COUNTY PLANNING DEPARTMENT ROOM 106, JUSTICE BUILDING DOUGLAS COUNTY COURTHOUSE ROSEBURG, OR 97470
--	--

Name: Lisa Hawley Title: Senior Planner

Signature: Lisa Hawley Date: 12/9/25 6/5/26

Governmental Entity: Douglas County Phone: 541-440-4289

Receipt Acknowledging Request for Land Use Information

Note to Local Government Representative:

Please complete this form and return it to the applicant. For new water right applications only, if you are unable to complete this form while the applicant waits, you may complete this receipt and return it to the applicant. If you sign the receipt, you will have 30 days from the date of OWRD's Public Notice of the application to submit the completed Land Use Information Form to Oregon Water Resources Department. Please note while OWRD can accept a signed receipt as part of intake for an application for a new permit to use or store water, a completed Land Use Information Form is required for all other applications.

Applicant Name: _____

Staff Name: N/A Title: _____

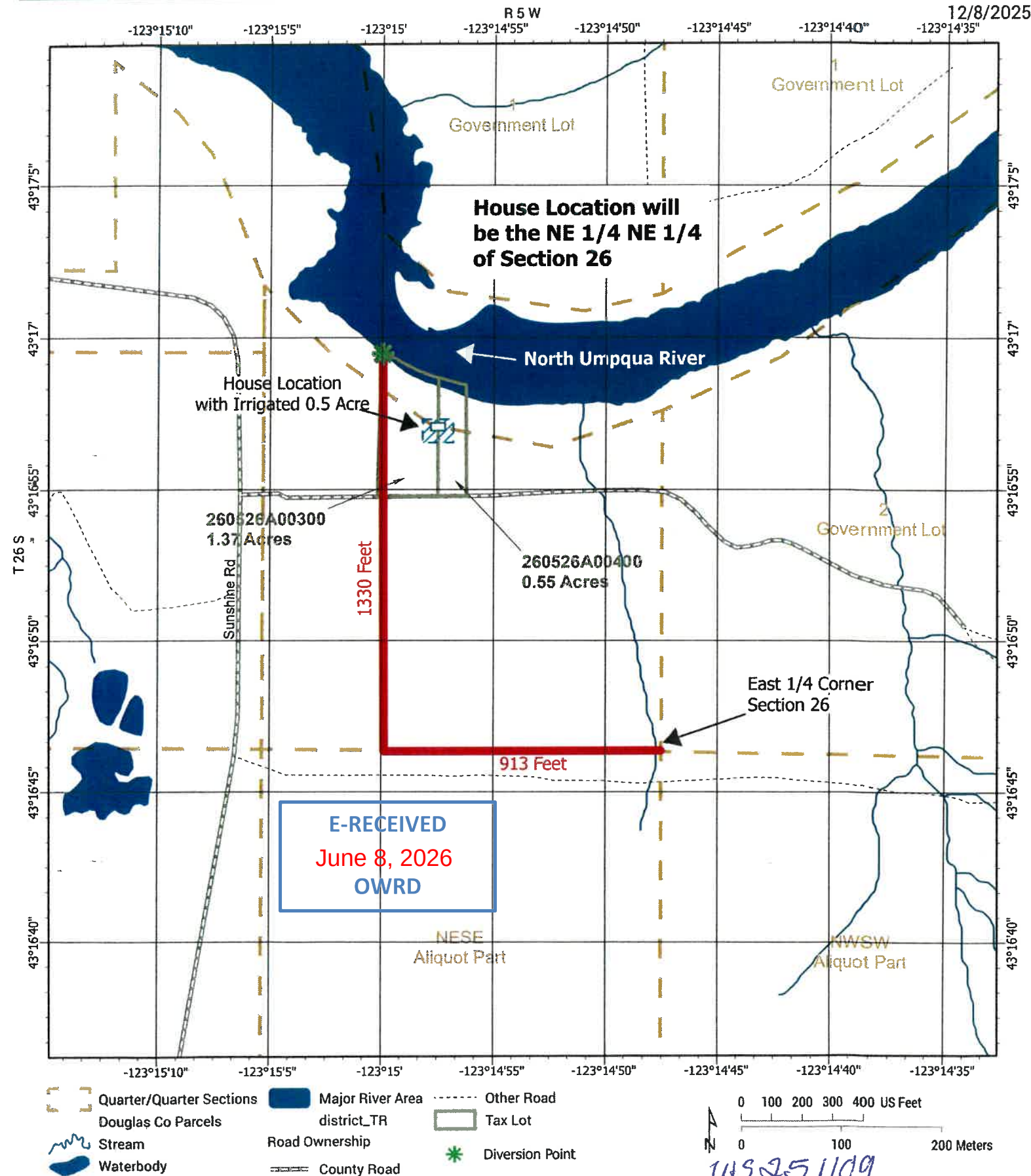
Staff Signature: _____ Date: _____

Governmental Entity: _____ Phone: _____

Water Right T26S R05W Section 26

Oregon

12/8/2025



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(541) 440-4289 | planning@douglascountyor.gov

April 24, 2026

MEMORANDUM

TO: Applicant and All Interested Individuals

RE: **MATT HATFIELD**, request for a single-family dwelling not in conjunction with farm use (Nonresource Dwelling) on a 1.92 acre unit of land located on the north side of Stillwater Road (County Road 58A), east of its intersection with Sunshine Road (County Road 58), approximately 4.5 miles northeast of the City of Roseburg. The subject property is described as Tax Lots 300 and 400 in Section 26A of T26S, R5W, W.M.; Property ID Nos. R69729 (300) and R69736 (400). The property is designated Agriculture (AGG) by the Comprehensive Plan, is zoned (FG) Exclusive Farm Use – Grazing and is subject to the Floodplain and Riparian Vegetation Corridor Overlays and possible mapped wetlands. North Umpqua Planning Advisory Committee (PAC). **Planning Department File No. 26-007.**

Official notice is hereby given of the Administrative Decision of the Douglas County Planning Director in the matter of the Nonfarm Dwelling Review for which Administrative action was completed on April 24, 2026.

The above application has been **APPROVED**, subject to the following conditions:

1. The nonfarm dwelling and its essential or accessory improvements and structures (including septic system and water source) shall be sited in substantial conformance with the plot plan provided with the application.
 - The nonfarm dwelling and its essential or accessory improvements and structures, including the well and septic system that will serve the subject dwelling, shall be located entirely within the area of generally unsuitable soils identified on the submitted soil study and site plan.
2. The applicant/property owner(s) shall submit an approved Access Permit from Douglas County Public Works confirming that the proposed access onto Stillwater Road (County Road 58A) meets County standards.
3. The property owner(s) shall sign and record with the Douglas County Clerk a Restrictive Covenant that consolidates the subject property into one legal lot-of-record for development purposes. Upon recording of the required document, the subject property will no longer be considered three separate units of land.
 - The required form may be obtained from the Planning Department. A copy of the recorded document shall be submitted to the Planning Department.
4. The property owner(s) shall sign and record with the Douglas County Clerk a Restrictive Covenant for Resource Management. Such covenant shall run with the property and shall specify that owners of adjacent and nearby land will be allowed to conduct normal resource management practices on their properties and that the owner (and subsequent owners) of the subject property waive all right to object to legal resource management activities.
 - The required form may be obtained from the Planning Department. A copy of the recorded document shall be submitted to the Planning Department.

5. The applicant/property owner(s) shall provide documentation from the Douglas County Assessor's office that the subject property has been disqualified from receiving special farm or forest tax assessments in accordance with ORS 215.236.
6. The proposed dwelling shall be located a minimum of 50 feet from the bank of the North Umpqua River in accordance with the provisions of the Riparian Vegetation Corridor Overlay.
7. The proposed dwelling shall comply with the applicable provisions of Article 30 for residential development in the Floodplain Overlay. The applicant/property owner(s) shall submit an Elevation Certificate from an Oregon licensed engineer or surveyor to verify the location of the homesite in relation to the floodplain.
 - The Planning Clearance Worksheet to authorize the dwelling may be conditioned to require submittal of a post-construction EC prior to final occupancy being issued for the dwelling.
8. Once the appeal period has expired and the above conditions have been met, the applicant/property owner(s) shall contact the Planning Department to obtain a Planning Clearance authorization for the construction or placement of the nonfarm dwelling.
 - Planning clearance will allow the applicant/property owner(s) to proceed with the Onsite Services (OSS) for sanitation and the Building Department for the necessary permits to authorize the dwelling on the property.
9. The applicant/property owner(s) shall coordinate with the Oregon Department of State Lands (DSL), as well as with a recommended wetland consultant, to verify if the construction/placement of the proposed dwelling will be located outside of identified wetlands, or if a potential wetland delineation or wetland mitigation is required, as outlined in comments from DSL dated April 23, 2026.

ADVISORY STATEMENTS

1. The applicant/property owner(s) are advised that the nonfarm dwelling must comply with the provisions of ORS 215.236, which includes the subject property being limited from any future farm or forest assessments.
2. The applicant/property owner(s) are advised that future structural development on the subject property, including the authorized Nonfarm Dwelling, shall meet the *ultimate setback* from the right-of-way of Stillwater Road (County Road No. 158A) to meet Local Road standards.
 - For the *ultimate setback*, no structure other than a fence or sign shall be located closer than 40± feet from the right-of-way of Stillwater Road. The *ultimate setback* includes 30 feet for the required setback from right-of-way in the FG zone plus 10 feet for the additional width to bring the right of way up to the required road standard.
 - The Planning Department electronic comments shall be noted.

If no appeal is filed, the applicant/property owner(s) will have **four (4) years from the date of the decision in which to meet the conditions of approval, or the approval will become null and void.** An extension of up to two (2) years, pursuant to LUDO §2.800, may be granted by the Director, if the applicant submits, prior to the expiration of such approval, a written request stating the reason(s) why the applicant was unable to complete the conditions of approval within the original time limitation and why an extension should be granted.

A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and the applicable criteria are available for inspection at no cost and will be provided at reasonable cost subject to a public records request.

Memorandum/HATFIELD
Page 3
April 24, 2026

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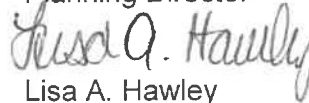
A copy of the Douglas County Planning Director's Findings of Fact, Conditions and Decision is attached to this notice. The Findings, Conditions and Decision were signed by the Douglas County Planning Director on April 24, 2026. This Administrative Decision will not become final until the period for filing an appeal has expired.

Any persons who are entitled to written notice, pursuant to LUDO §2.065, or who are adversely affected or aggrieved by the decision may appeal the decision within twelve (12) days from the date the written notice of decision was mailed by filing a timely written statement with the Director and submitting the required fee. Any person who is mailed written notice of this decision cannot appeal the decision directly to the State Land Use Board of Appeals under ORS 197.830.

This Administrative Decision will become effective the day after the appeal period expires unless review is sought pursuant to LUDO §2.400. Please contact Lisa Hawley at 541-440-4289 if you have questions concerning this Administrative Decision. An information sheet for appeal is attached to this notice.

Sincerely,

Joshua M. Shaklee
Planning Director


Lisa A. Hawley
Senior Planner

Enclosure

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**INFORMATION SHEET
APPEAL OF A PLANNING DIRECTOR DECISION
(for an initial hearing to the Planning Commission)**

This form is designed to assist those who wish to appeal a decision of the Planning Director regarding a land use matter.

The Douglas County Land Use and Development Ordinance, Section 2.400, provides a strict procedure which must be followed to appeal a Planning Director decision regarding land use matters. This procedure must be followed, or an appeal cannot be accepted.

Appeal of a Planning Director decision requires:

1. Filing a written Notice of Appeal with the Planning Director no later than 12 days following the date the decision was sent.
2. The Notice of Appeal shall contain:
 - a. A reference to the application sought to be appealed;
 - b. A statement as to how the petitioner qualifies as a party;
 - c. The specific grounds relied upon in the petition request for review; and
 - d. The date of the final decision on the action.
3. The Notice of Appeal shall be accompanied by a non-refundable fee of \$250.00.

The Planning Commission reviews appeals at a public hearing. The public hearing will be held at the next timely, regularly scheduled meeting after receipt of the appeal. Notice of the hearing will be given as provided in Section 2.065.1 of the Douglas County Land Use and Development Ordinance. The appeal hearing shall be de novo. In making its decision, the Planning Commission will state its findings in writing and all parties to the appeal will receive copies.

Please contact the Planning Department if you have questions or wish assistance in preparing or participating in an appeal.

ADMINISTRATIVE ACTION OF DOUGLAS COUNTY PLANNING DIRECTOR

Matt Hatfield, Findings of Fact and Decision, Planning Department File No. 26-007.

This matter was reviewed by the Douglas County Planning Director on April 24, 2026, in the Planning Department Office in Roseburg, Oregon.

The applicant submitted the proper application and evidence sufficient to warrant Administrative review and action as provided for in Section 2.060 of the Douglas County Land Use and Development Ordinance. The Planning Director takes official notice of the following:

1. The Douglas County Comprehensive Plan, including the implementing Douglas County Land Use and Development Ordinance, adopted by the Douglas County Board of Commissioners December 31, 1980, effective April 1, 1981, and as later amended, which has been acknowledged by the Land Conservation and Development Commission on December 21, 1982, and by Compliance Acknowledgment Order 83-ACK-12 dated January 18, 1983.
2. The records of the Planning Department of Douglas County concerning publication of mailing notice.

PROCEDURAL FINDINGS OF FACT

1. The submitted application was deemed completed on February 24, 2026.
2. Notice of an Administrative Land Use Action before the Planning Director was given in accordance with Section 2.065 of the Douglas County Land Use and Development Ordinance (LUDO).

FINDINGS OF FACT

Notice

1. Notice was sent to affected property owners of record within 750 feet, service providers, governmental agencies, and the North County Planning Advisory Committee (PAC) on March 11, 2026. One written response was received:
 - a. The Oregon Department of State Lands (DSL) submitted auto-generated comments addressing the submittal of any necessary Wetland Land Use Notice (WLUN) for the application. No specific comments related to the application were provided.
 - There are wetlands (hydric soils) identified on the DSL mapping on the property, including the area of the proposed homesite. A WLUN was submitted to DSL as part of this request. See Finding No. 10 for more information on wetlands.

Comprehensive Plan and General Ordinance Compliance

2. The subject 1.92 acre property is designated Agriculture (AGG) by the Comprehensive Plan and zoned (FG) Exclusive Farm Use - Grazing. The property is vacant of development.
 - a. The subject property is identified as three pre-existing lots within an old subdivision (Lots A, B and C of Plat H, Riverview Park Subdivision (Volume 5, Page 24, Plat Records, Douglas County, Oregon, December 1914)). As a condition of approval, the three lots will have to be consolidated into a single unit of land in order to ensure that the nonfarm dwelling, including its essential or accessory improvements or structures, will be located on the same lot-of-record.
 - As a condition of approval, the property owner(s) shall sign and record with the Douglas County Clerk a Restrictive Covenant that consolidates the subject property into one legal lot-of-record for development purposes. Upon recording of the required document, the subject property will no longer be considered three separate units of land.

- The required form may be obtained from the Planning Department. A copy of the recorded document shall be submitted to the Planning Department.
- b. The FG zone requires that no structure other than a fence or sign shall be located closer than 30 feet from the right-of-way of a public road and 10 feet from all other property lines (except as governed by §3.35.020.4 for fences and retaining walls).
- The proposed dwelling will be located 110± feet from the right-of-way of Stillwater Road. Future structural development of the subject property will be required to meet the setbacks for the FG zone.

Article 43 Review and Associated Findings

3. In the FG zone, LUDO §3.3.075.9 permits a single-family dwelling not in conjunction with farm use [nonfarm dwelling], subject to the criteria of Article 43, Section 3.43.100.
4. The criteria of Article 43 and associated findings are outlined as follows. The findings are based on the analysis contained in the submitted application.
 - a. *Any permitted nonfarm dwelling shall not force a significant change in or significantly increase the cost of accepted farming practices on nearby land devoted to farm or forest uses.*

The application addresses this criterion, in part, as follows:

... no new parcels will be created because of this application. For purposes of this application, the lands that are considered to be "nearby" include all parcels wholly or partially within the 750 foot administrative notice area as determined by the Planning Department...

There are presently 10 dwellings on 22 separate ownerships within the 2,120.04 acre study area twelve of which are vacant. 3 dwellings are classified as farm-related dwellings, while the remaining 7 are classified as non-farm dwellings because the properties are less than ten acres in size and/or are not receiving EFU farm tax assessment benefits.

In addition to the 7 non-farm dwellings presently in the study area, there is a large area zoned for residential use northwest of the subject property and study area. These non-resource properties were not included in the study area because of their non-resource zoning, but they serve to illustrate the degree to which the area is developed with rural residential and non-farm uses....

There is a wide range of parcel sizes in the study area including parcels as small as 0.18 acres and as large as 817.32 acres. There are no parcels more than ten acres and less than 40 acres in size. 64% of the total number of parcels are ten acres or less in size. As previously noted, a number of the smaller properties in the study area are classified as non-farm parcels with non-farm dwellings ... Considering the overall land use pattern of the study area, the area in general, and the degree to which many properties in the surrounding area are devoted to non-resource residential use, the proposed non-farm dwelling will not result in the introduction of a new type of land use, nor will Applicant's proposal alter the character of the area to such a degree as to force a significant change in, or significantly increase the cost of, accepted farming or forest practices on other lands in the area that are devoted to farm use.

The study area boundaries were set using properties of the same general character as the subject property. The lands considered for analysis are mixed use including grazing, hay and cropland. There is no meaningful forestry in the study area. The overall study area is situated along the south side of the North Umpqua River east of Roseburg. The topography of the majority of lands within the study area is generally flat to rolling. There is some increase in slope along its southwest and west boundaries. There are also a number of smaller parcels not zoned for resource use in close proximity to the subject property and adjacent to the study area boundary that were excluded from the analysis due to their zone classification. Since these properties are themselves classified as non-farm parcels, they will not be adversely impacted, in terms of resource management, by the non-farm dwelling to be developed by Applicant.

There are three resource-zoned parcels within the study area boundary and the 750 foot administrative notice area as determined by the Planning Department zone for resource use and numerous parcels outside the study area zoned for rural residential use and not included in this analysis due to their non-resource zoning. The North Umpqua River forms the north boundary of the study area. The three farm parcels in the 750 foot area of impact range in size from 44.91 acres to 94.88 acres in size and the non-farm parcels range in size from 0.73 acres to 1.34 acres. Of these parcels, there is one vacant non-farm parcel and two non-farm parcels with dwellings to the east. There is one vacant farm parcel to the east with the remaining two farm parcels containing dwellings. Neither of the vacant parcels have potential for a non-farm dwelling based on the NRCS data and date of creation. Due to factors such as distance, vegetation and natural and man-made features coupled with the requirement that Applicant record a Restrictive Covenant for Resource Management, the proposed non-farm dwelling is consistent with the area development pattern and will not force a significant change in or significantly increase the cost of farming or forest practices on other properties in the area which is predominantly committed to non-farm uses.

As previously noted, there are areas of non-resource zoned properties near the subject property that are unaffected by the proposed non-farm dwelling due to the non-resource nature of those adjacent properties. Furthermore, there is no evidence that those uses or other existing non-farm dwellings in the surrounding area have caused any interference with farm use activities that are being conducted on nearby resource lands.

Based on the analysis herein, the proposed non-farm dwelling will be in close proximity to a number of other non-resource lands and dwellings that are also not employed in commercial resource-related use. The land within the non-farm parcel is not needed to allow farm or forest management activities to be conducted on other lands in the area. The proposed dwelling will not be out of character with the land use pattern presently existing throughout the study area. The proposed non-farm dwelling will not result in any material change in the way farming or forest management practices are presently being conducted in the study area. Consequently, the proposed non-farm dwelling will not force a significant change in or significantly increase the cost of accepted farming or forest management practice on nearby lands devoted to farm or forest use.

- The subject property is located in an area with a mix of resource and rural residential designated properties. The immediately surrounding properties are zoned (FG) Exclusive Farm Use – Grazing. The FG zone permits a variant of farm and forest uses. Many of these surrounding resource parcels are developed with single family dwellings and the majority of the parcels are managed for farm uses and ranch operations (including livestock and hay production). Within a ¼ mile to the northwest along Sunshine Road (County Road No. 58) lies a small enclave of rural residential properties (North Umpqua PAC Committed Land Site No. 10).

Farther northwest across the North Umpqua along North Bank Road (County Road No. 200) lies a large enclave of rural residential properties (North Umpqua PAC Committed Land Site No. 8). These nearby properties are zoned (RR) Rural Residential – 2 Acre and (5R) Rural Residential – 5 Acre, respectively, and are developed primarily with single family dwellings.

The application asserts the proposed nonfarm dwelling will not be out of character with the existing land use pattern in the area. The application further asserts that the introduction of the proposed nonfarm dwelling will not result in any material change in farming or forest management practices presently being conducted in the area. As stated in the application, the land proposed for the nonfarm dwelling is not needed as part of farm or forest management activities being conducted on the remainder of the subject property or on other resource lands in the area.

- Based on the submitted analysis, staff finds the proposed residential use (nonfarm dwelling) on the existing 1.92 acre property will not force a significant change in or significantly increase the cost of accepted farming or forest practices on adjacent or nearby lands devoted to farm or forest use.

b. *The dwelling, including essential or accessory improvements or structures, will be situated upon a lot or parcel, or in the case of an existing lot or parcel, upon a portion of a lot or parcel, that is generally unsuitable for the production of farm crops and livestock or merchantable tree species, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the tract.*

- (1) *A lot or parcel, or portion of a lot or parcel, shall not be considered unsuitable solely because of size or location if it can reasonably be put to farm or forest use in conjunction with other adjacent land.*
- (2) *A lot or parcel, or portion of a lot or parcel, is not generally unsuitable simply because it is too small to be farmed profitably by itself. If a lot or parcel, or portion of a lot or parcel, can be sold, leased, rented or otherwise managed as part of a commercial farm or ranch it is not generally unsuitable.*
- (3) *A lot or parcel, or portion of a lot or parcel, is presumed to be suitable if it is composed of predominately Class I-IV soils.*
- (4) *A lot or parcel, or portion of a lot or parcel, being unsuitable for one farm use does not mean it is unsuitable for all farm uses.*
- (5) *If the parcel is under forest assessment, the dwelling shall be situated upon generally unsuitable land for the production of merchantable tree species recognized by the Forest Practices Rules.*
- (6) *If under Forest Assessment, a lot or parcel, or portion of a lot or parcel, is not generally unsuitable for forest production because it is too small to be managed profitably by itself. If a lot or parcel, or portion of a lot or parcel, under forest assessment can be sold, leased, rented or otherwise managed as part of a forestry operation it is not generally unsuitable.*
- (7) *A lot or parcel, or portion of a lot or parcel, under forest assessment, is presumed to be suitable if it is composed predominantly of soils capable of producing 50 cubic feet of wood fiber per acre per year.*

- As part of this request, the applicant has submitted an Order I soil survey and onsite soil investigation, prepared by Paul Kennedy, a Certified Professional Soils Scientist and Soil Classifier (CPSS/CPSC #355840), which determined that 1.40 acres of the 1.92± acre Area of Interest (AOI) was found to be generally unsuitable for farm and forest uses. This AOI is located in the west-northwest portion of the property, with the proposed dwelling and improvements to be located in the central portion of the property, approximately 110± feet north of Stillwater Road. Mr. Kennedy found that 74% of the study area was comprised of generally unsuitable farm and forest soils (Fordice very cobbly loam, 0-12 percent slope; Class Vle), while the remaining 26% of the study area was comprised of generally suitable farm and forest soils (Waldo silty clay loam, 0-3 percent slope; Class Illw). Based upon the submitted soils report, the majority of the study area was determined to be generally unsuitable for the production of farm crops, livestock or merchantable timber production (see pages 18-20).

This onsite Order I survey was reviewed by the Oregon Department of Land Conservation and Development (DLCD) and was found to be consistent with OAR 660-033-0030 and 0045 for the soil reporting requirements, based upon review by DLCD staff on February 23, 2026, and which is part of the application materials.

**** Staff Note:** The submitted soil survey inadvertently included one additional tax lot immediately to the east on Stillwater Road (TL 500, R69743), which is not part of this application. Removal of that portion from the AOI will slightly increase the amount of generally unsuitable farm and forest soils to more than 74% by removing a portion of the generally suitable farm and forest soils.

- The application provides the following response to the above criteria:

The proposed non-farm dwelling, together with its related improvements, will be located on soils within a parcel that have been determined to be unsuitable for farm or forest use due to poor soil conditions. A review of the official Natural Resource Conservation Service (NRCS) soil map, the subject property is composed of soils in the "Fordice" series (NRCS No. 82C) and the "Waldo" series (NRCS No. 257A). These soils type have some farm and/or forest capabilities per the NRCS data.

It is Applicant's intent to establish the dwelling and its related improvements, including the septic system and water source, at locations within the subject property that are known to be unsuitable for farm or forest use due to adverse, site-specific conditions not reflected by the generalized NRCS soils map for the area. Consequently, Applicant retained the services of Paul Kennedy, a certified soil scientist, CPSS #355840, to conduct a more detailed analysis of the soils within the proposed site. Mr. Kennedy completed specific onsite analysis and found a 1.40 acre portion of the subject property that consists of poor soils. He states, in part, "The Fordice map units are incapable of producing crops with low soil water holding capacity, without intensive and elaborate soil, nutrient and water management practices. This also makes the soils economically unsuited for farming and forestry activities." Mr. Kennedy's findings confirm poor soil conditions for farm crops, grazing and livestock, as well as commercial tree species. The soils within this proposed homesite are not suitable for the production of farm crops, livestock or merchantable tree species as set out in the attached soils report.

Based on the soils data in the Kennedy report cited above, the area proposed for the home site, septic and water source were found to be composed of soils having no agricultural or forest capability. The soils are, subsequently, unsuitable for the production of farm crops and livestock, or for growing merchantable tree species, and do not otherwise fall within the definition of either farmland or forest land. A copy of Mr. Kennedy's report, including the detailed findings and conclusions from his onsite analysis for the subject parcel, is attached to this application document....

- Under the provisions of Article 43, the proposed nonfarm dwelling, together with the essential or accessory improvements or structures that will serve the dwelling (including the associated water system and septic disposal system), must be located entirely on the portion of a subject property found to be generally unsuitable for the production of farm crops and livestock or merchantable tree species.
 - The subject property has a land class of 512, which indicates that the property is being assessed for farm assessment but not for any forest assessments from the Douglas County Assessor. The applicant asserts that the portion of the subject property for the proposed nonfarm dwelling is not being managed for forestry and is generally unsuitable for the production of merchantable timber due to low water capacity and cobbly soils. The applicant further asserts that the area for the proposed dwelling site is too small to be managed profitably by itself or in conjunction with another forestry operation.
 - Based upon the submitted application and soils analysis, staff finds that the proposed nonfarm dwelling will be situated upon a portion of the subject property that is generally unsuitable for production of farm crops and livestock or merchantable tree species, either alone or in conjunction with other adjacent or nearby lands.
- c. *The dwelling will not materially alter the stability of the overall land use pattern of the area. LUDO requires the applicant to identify a study area by which to create a cumulative impact analysis. In this, the applicant must explain why the selected study area is representative of the land use pattern surrounding the subject parcel and is adequate to conduct the required analysis and describe the types of farm use being conducted in the study area.*
- Describe the study area and explain why the selected area is representative of the land use pattern surrounding the subject parcel and is adequate to conduct the required analysis.

The lands considered for analysis are mixed use including grazing, hay and cropland and are situated along the North Umpqua River east of Roseburg. The topography of the majority of lands within the study area is generally flat to rolling.
 - In describing the general location and proximity of dwellings in the study area in relation to the location of the subject parcel, the application states, in part:

The proposed non-farm dwelling site is situated in the center of the study area east and west and along its north boundary. There is a total of 10 existing dwellings dispersed throughout the study area. Of these dwellings, 7 (70%) are classified as non-farm dwellings situated on non-farm parcels, while the remaining 3 dwellings (30%) are classified as farm-related dwellings on parcels devoted to some type of farm use.

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As previously noted, there are a number of properties surrounding the subject property and throughout and around the study area, that are either non-resource or rural residential in nature. None of the parcels zoned for non-resource use listed above were included within the study area boundary. There are twelve vacant parcels in the study area seven of which are non-farm parcels. There are two non-farm dwellings and two farm dwellings in the study area boundary within 750' of the subject property. The remaining dwellings are scattered throughout the study area and located between one-quarter mile and one and one-half miles distant from the subject property including one that is classified as "post-1993" dwelling. There is no evidence that the existing non-farm dwellings have caused any interference with the kinds of farming practices and other resource management activities that are being conducted on nearby lands. The land within the proposed non-farm dwelling site is not needed to allow farm or forest management activities to be conducted on either the applicant's property or on other lands in the surrounding area....

- To address the potential for additional nonfarm or owner-of-record dwellings and nonfarm parcels within the study area, the application states:

There are twelve vacant parcels within the study area. All but one appear to be ineligible for either an Owner of Record dwelling or a Non-farm dwelling.

- In identifying how many parcels within the study area are larger than the minimum parcel size and may be divided to create new non-farm parcels for non-farm dwellings, the application states:

There are seven properties in the study area that are larger than the 80 acre minimum parcel size, however, only one of them has potential for further development (564.68 acres, R69848). This parcel has sufficient acreage and contains areas of non-farm soils which could potentially allow creation of two new non-farm parcels with associated dwellings.

One parcel was created in 2021 and is not eligible for a non-farm division or dwelling. The remaining five parcels (817.32 acres, R47060; 166.06 acres, R123249; 160.00 acres, R47767; 160.00 acres, R122526; 81.31 acres, R47018) are composed of farm and or forest class soils or are owned by the government or resource management companies.

- The potential for nonfarm divisions and/or dwellings in the study area:

Potential nonfarm dwellings: 2
Potential nonfarm parcels: 2
Potential owner of record dwellings: 0

- On those parcels where it is concluded no potential dwellings will be sited, the application explains:

There are 22 ownerships within the entire 2,120.04 acre study area. There are twelve vacant parcels of which eleven do not have the potential to qualify for an Owner of Record dwelling or a non-farm dwelling identified as R47060, 817.32 acres; R123249, 166.06 acres; R47767, 160.0 acres;

R118792, 94.88 acres; R69743, 0.73 acres; R69848, 564.68 acres; R70058, 0.18 acres; R70065, 0.23 acres; R70072, 0.32 acres; R70079, 0.25 acres; R70086, 0.43 acres; and R70093, 0.20 acres. All of these parcels are composed entirely of farm/forest class soils or are owned by government or resource management companies and therefore appear to be ineligible for further development. The remaining parcels in the study area contain 80 acres or less and already contain one or more dwellings, and so they too have no potential for additional dwellings.

- To address what the study area looks like now and what the study area will look like if all potential development occurs, the application explains:

The study area used for the applicant's land use stability analysis contains a total of 2,120.04 acres and consists of 22 ownerships that range in size from 0.18 acres to 817.32 acres. Most of the larger properties in the study area are managed for livestock grazing, hay cropland or crop production.

There are a few larger properties in the study area, however, the median parcel size is only 5.04 acres. Overall, 14 of the ownerships (64%) contain 10 acres or less; 0 parcels (0%) contain between 10 and 20 acres; 0 parcels (0%) contain between 20 and 40 acres; 1 parcel (4%) contain between 40 and 80 acres and 7 parcels (32%) are larger than 80 acres. Among the 22 separate ownerships in the study area, there are 7 non-farm related dwellings and 3 farm-related dwellings.

- To address whether or not the potential nonfarm and owner-of-record dwellings, together with existing nonfarm dwellings, will materially alter the stability of the land use pattern in the study area, the application concludes, in part:

The cumulative impact of Applicant's proposed non-farm dwelling, together with the other potential non-farm parcels and non-farm dwellings (2 parcels and 2 dwellings) will leave the overall ratio of dwellings essentially unchanged and therefore will be relatively insignificant within the context of existing conditions in the entire study area. As previously noted, many of the parcels in the study area are already significantly smaller than the minimum size allowed by their resource zoning as evidenced by the 5.04 acre median parcel size in the study area. Many of these small parcels are developed with non-farm dwellings or are ineligible for such a dwelling as set out above, thus rendering them ineligible to be further divided or to otherwise qualify for additional dwellings.

On the basis of the foregoing land use stability analysis, the number of existing and potential new non-resource parcels with dwellings and non-farm dwellings on existing parcels will not diminish the number of tracts or acreage presently in farm use in a manner that will destabilize the overall character of the study area. The cumulative impact for the proposed non-farm dwelling is not sufficiently significant to impact the availability of irrigation water. Most farm properties in the area irrigate with water pumped from the North Umpqua River. The river is also the water source for the subject property under permit for a domestic water right. Thus, the proposed dwelling will have no significant impact on ground water resources in the area.

There will be no physical change in the way Applicant's land is used today with respect to farm or forest use activities, nor will there be any change in the character of other lands in the study area as a result of one new non-farm dwelling as set out above.

Applicant's proposed non-farm dwelling will be located on a site composed of non-farm and non-forest soils. There will be no land removed from farm or forest use nor will there be a change in use of the property. Consequently, there will be no change in the character of other farmlands in the study area as a result of developing the property with one non-farm dwelling.

It is noted that many of the ownerships in the study area cannot be considered commercial farm parcels because of their small size and the very limited amount for agricultural activity that is being or can be conducted. The limited number of farm parcels in the study area are intermingled with non-farm parcels containing non-farm dwellings. The cumulative impact of one additional non-farm dwelling, when considered with other potential for development in the entire study area, will be insignificant within the full context of existing conditions.

Only seven of the ownerships in the study area meet the eighty acre minimum parcel size established for farm parcels, while sixty-four percent of the parcels in the study area contain less than ten acres. The analysis shows that historically the area has been subdivided and partitioned into numerous small parcels that are devoted primarily to non-farm use.

- Based upon the submitted documentation, it was determined there is potential in the study area for two additional nonfarm parcels (each to contain a nonfarm dwelling), no additional nonfarm dwellings on existing vacant parcels, and no additional owner-of-record dwellings.
- The cumulative effect of existing and proposed nonfarm dwellings in the study area will not make it more difficult for the types of farms existing in the area to continue to operate due to diminished opportunities to expand, or to purchase or lease farmland.
- The cumulative effect of existing and potential nonfarm dwellings in the study area will not diminish the number of tracts or acreage in farm use in a manner that will destabilize the overall character of the study area.
- The cumulative effect of existing and potential nonfarm dwellings in the study area will not make it more difficult for the existing types of farms in the area to acquire water rights.
- Based upon the data and information contained in the submitted analysis, together with the preceding findings, staff determines that the cumulative effect of approval of the proposed nonfarm dwelling, together with two potential additional nonfarm parcels and two potential nonfarm dwellings in the study area, will not materially alter the stability of the overall land use pattern in the study area.

d. *The proposed site of the nonfarm dwelling has been disqualified in accordance with ORS 215.236 and final approval shall not be granted until the requirements of ORS 215.236 have been met.*

- The subject property is currently listed with a County land class of 512, indicating farm assessment. Prior to final approval, the applicant/property owner(s) will be required to provide documentation from the Douglas County Assessor's office that the subject property has been disqualified from receiving special farm and forest assessments in accordance with ORS 215.236.
- The applicant/property owner(s) will be advised that approval of the nonfarm dwelling on the subject property must comply with the provisions of ORS 215.236, which includes the subject property being limited from future farm or forest assessments.

e. *The dwelling complies with other conditions as the approving authority considers necessary.*

The proposed nonfarm dwelling will be located in the FG zone; therefore, the Siting Standards of LUDO §3.3.160 are applicable to this request. These standards are addressed later in the staff report.

- Based on the application and analysis submitted by the applicant, staff finds that the proposed nonfarm dwelling will meet the criteria of Article 43, as addressed in the preceding findings. The nonfarm dwelling will be located on a portion of the property that is comprised of soils which have been determined to be generally unsuitable for farm or forest use (comprising 1.40± acres of the property); therefore, staff finds the proposed dwelling will be sited on the generally unsuitable portion of the subject property. As such, the farm and forest potential of the subject parcel will not be changed from that which already exists for the property. With the proposed dwelling location and the existing non-resource uses in the study area, the proposed nonfarm dwelling site will not force a significant impact on any adjacent or nearby farm and forest operations, nor significantly increase the cost of those farm and forest operations in the area. In addition, the proposed dwelling site will not materially alter the stability of the overall land use pattern of the area considering the documentation submitted for the cumulative impact analysis and the associated findings. Furthermore, staff finds that approval of the nonfarm dwelling will not lead to the creation of other nonfarm parcels to the detriment of agricultural practices in the area.
- Pursuant to LUDO §3.43.100.1.b., the proposed nonfarm dwelling and its essential or accessory improvements or structures (including water system and septic system) shall be sited in substantial conformance with the plot plan provided with the application and shall be located entirely within the area of generally unsuitable soils identified on the submitted soil study and site plan.

Siting Standards of the FG Zone

5. The Siting Standards of §3.3.160 are applicable to this request. LUDO Article 5, §3.3.160, Siting Standard for Dwellings provides,

The following siting standard shall apply to all new dwellings and other specified uses for the purpose of preserving resource lands for resource purposes.

1. *To ensure that forest operations and accepted farming practices will not be curtailed or impeded, a nonexclusive resource management covenant shall be filed by the property owner with the County Clerk prior to development authorization for a dwelling or other use where specified. Such*

covenant shall specify that owners of adjacent and nearby land shall have: 1) the right to conduct forest operations consistent with the Forest Practices Act and Rules; 2) the right to conduct normal farming practices; and 3) the right to extract aggregate or rock resources on their properties and that the owner (and subsequent owners) of the subject property waive all rights to object to legal resource management activities.

- The property owner(s) shall sign and record with the Douglas County Clerk a signed Restrictive Covenant for Resource Management as outlined above. The required form may be obtained from the Planning Department. A copy of the recorded document shall be submitted to the Planning Department.

6. In addition, the GIS-mapping and the records of the County Assessor identify the subject property is located within the boundaries of a Rural Fire Protection District (Central Douglas Fire and Rescue, formerly known as Douglas County Fire District No. 2). No annexation is required.

Access and Right-of-Way Widths

7. LUDO §4.100.5.a provides that a unit of land shall be considered to have access by way of a street, either private or public, if the unit of land abuts on the street, has legal right to the use the street, and the street provides actual physical access for the unit of land.

- a. The subject property accesses directly onto Stillwater Road (County Road 58A), an existing County-maintained public road.

- b. Stillwater Road (County Road 58A) is designated a Local Road in the Comprehensive Plan. The minimum right-of-way required for a Local Road in a rural area is 60 feet. Stillwater Road has an existing right-of-way width of 40± feet, which does not meet the required standard. Additional right-of-way of 20 feet is required for the roadway to meet County standards, with approximately 10 feet coming from each side of the existing right-of-way.

- In the land division process, the “offer-to-sell” is an appropriate method for reserving future right-of-way for eventual purchase by the County. Where appropriate, an applicant may choose to agree to additional setbacks in lieu of the offer to sell.

- Since this request is not for a division of land, the requirement for additional right-of-way is not justified at this time; however, it is appropriate to advise the applicant/property owner(s) that future structural development on the subject property, including the authorized Nonfarm Dwelling, shall meet the ultimate setback from the right-of-way of Stillwater Road (County Road 58A) to meet Local Road standards.

- For the ultimate setback, no structure other than a fence or sign shall be located closer than 40± feet from the right-of-way of Stillwater Road. The ultimate setback includes 30 feet for the required setback from right-of-way in the FG zone plus 10 feet for the additional width to bring the right of way up to the required road standard.

- The Planning Department electronic comments shall be noted.

- c. Pursuant to LUDO §3.35.050.7, the applicant/property owner(s) shall submit an approved Access Permit from Douglas County Public Works confirming that the proposed access onto Stillwater Road (County Road No. 158A) meets County standards.

- d. The proposed access is consistent with the Comprehensive Plan and meets the applicable access requirements of LUDO §4.100.

Overlays

8. The **Floodplain Overlay** (LUDO Article 30) has been applied to the subject property.
 - a. Article 30 provides applicable standards for residential development in the 100 Year Floodplain and Federal Floodway. Based upon the County's floodplain mapping, approximately the northeasterly half of the subject property lies within the boundaries of the floodplain and federal floodway. This mapped area is identified as an AE zone on the FEMA mapping (FEMA Map Panels 41019C1370F and 41019C1390F, effective 2/17/2010). There are no existing structures on the property. As proposed, the dwelling site will be located approximately 110± feet north of Stillwater Road and 170± feet from the bank of the river.
 - The proposed dwelling will be required to comply with the applicable provisions of Article 30 for residential development in the Floodplain. The applicant/property owner(s) shall submit an Elevation Certificate (EC) from an Oregon licensed engineer or surveyor to verify the location of the homesite in relation to the floodplain.
 - The Planning Clearance Worksheet to authorize the dwelling may be conditioned to require submittal of a post-construction EC prior to final occupancy being issued for the dwelling.
9. The **Riparian Vegetation Corridor Overlay** (LUDO §3.32.200) has been applied to the subject property.
 - a. LUDO §3.32.200 provides for all structural development a 50-foot building setback from the bank of all identified perennial and intermittent water courses, unless a lesser setback is approved and authorized by the Oregon Department of Fish and Wildlife (ODFW). If an agreement with ODFW cannot be reached, then a Variance, pursuant to Article 40, shall be required to reduce the setback, and reduction of the setback will not jeopardize stream bank stability or water quality.
 - The overlay has been applied for the North Umpqua River, which lies adjacent to the northeast boundary of the property. The dwelling site will be located approximately 110± feet north of Stillwater Road and 170± feet from the bank of the river.
 - The proposed dwelling shall be located a minimum of 50 feet from the bank of the North Umpqua River in accordance with the provisions of the Riparian Vegetation Corridor Overlay.
10. There are potential wetlands/hydric soils mapped on the property, as identified from the wetlands mapping from the Oregon Department of State Lands (DSL) statewide wetlands inventory.
 - a. Due to the location of the proposed homesite in an area of potential wetlands/hydric soils, a required Wetland Land Use Notice (WLUN) was submitted to DSL on March 24, 2026.
 - DSL commented on the submitted WLUN on April 23, 2026, stating in relevant part,

"An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the site has wetlands or other waters that may be regulated....

There is some difficulty in determining whether the 50 cubic yard threshold for wetland impacts will be met with this project. The proposed dwelling and driveway are located in an area that is mapped as a predominantly hydric soil. The dwelling and driveway also do not have dimensions presented to calculate the total removal and fill volume. If the total removal and fill volume for the dwelling and access is 50 cubic yards or more, a wetland delineation is advised to determine the potential and extent of wetlands within the project area..."

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- The applicant/property owner(s) shall coordinate with the Oregon Department of State Lands (DSL), as well as with a recommended wetland consultant, to verify if the construction/placement of the proposed dwelling will be located outside of identified wetlands, or if a potential wetland delineation or wetland mitigation is required, as outlined in comments from DSL dated April 23, 2026.

DECISION

Based on the Planning Director's review of the submitted application materials and analyses, exhibits received in evidence and the above Findings of Fact, the Nonfarm Dwelling has been found to be in sufficient compliance with the applicable provisions of the Douglas County Land Use and Development Ordinance to warrant tentative approval.

The requested application is hereby **APPROVED**, subject to the following conditions:

1. The nonfarm dwelling and its essential or accessory improvements and structures (including septic system and water source) shall be sited in substantial conformance with the plot plan provided with the application.
 - The nonfarm dwelling and its essential or accessory improvements and structures, including the well and septic system that will serve the subject dwelling, shall be located entirely within the area of generally unsuitable soils identified on the submitted soil study and site plan.
2. The applicant/property owner(s) shall submit an approved Access Permit from Douglas County Public Works confirming that the proposed access onto Stillwater Road (County Road 58A) meets County standards.
3. The property owner(s) shall sign and record with the Douglas County Clerk a Restrictive Covenant that consolidates the subject property into one legal lot-of-record for development purposes. Upon recording of the required document, the subject property will no longer be considered three separate units of land.
 - The required form may be obtained from the Planning Department. A copy of the recorded document shall be submitted to the Planning Department.
4. The property owner(s) shall sign and record with the Douglas County Clerk a Restrictive Covenant for Resource Management. Such covenant shall run with the property and shall specify that owners of adjacent and nearby land will be allowed to conduct normal resource management practices on their properties and that the owner (and subsequent owners) of the subject property waive all right to object to legal resource management activities.
 - The required form may be obtained from the Planning Department. A copy of the recorded document shall be submitted to the Planning Department.
5. The applicant/property owner(s) shall provide documentation from the Douglas County Assessor's office that the subject property has been disqualified from receiving special farm or forest tax assessments in accordance with ORS 215.236.
6. The proposed dwelling shall be located a minimum of 50 feet from the bank of the North Umpqua River in accordance with the provisions of the Riparian Vegetation Corridor Overlay.
7. The proposed dwelling shall comply with the applicable provisions of Article 30 for residential development in the Floodplain Overlay. The applicant/property owner(s) shall submit an Elevation Certificate from an Oregon licensed engineer or surveyor to verify the location of the homesite in relation to the floodplain.

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- The Planning Clearance Worksheet to authorize the dwelling may be conditioned to require submittal of a post-construction EC prior to final occupancy being issued for the dwelling.
8. Once the appeal period has expired and the above conditions have been met, the applicant/property owner(s) shall contact the Planning Department to obtain a Planning Clearance authorization for the construction or placement of the nonfarm dwelling.
- Planning clearance will allow the applicant/property owner(s) to proceed with the Onsite Services (OSS) for sanitation and the Building Department for the necessary permits to authorize the dwelling on the property.
9. The applicant/property owner(s) shall coordinate with the Oregon Department of State Lands (DSL), as well as with a recommended wetland consultant, to verify if the construction/placement of the proposed dwelling will be located outside of identified wetlands, or if a potential wetland delineation or wetland mitigation is required, as outlined in comments from DSL dated April 23, 2026.

ADVISORY STATEMENTS

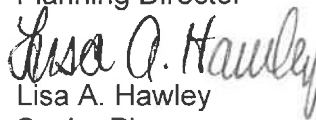
1. The applicant/property owner(s) are advised that the nonfarm dwelling must comply with the provisions of ORS 215.236, which includes the subject property being limited from any future farm or forest assessments.
2. The applicant/property owner(s) are advised that future structural development on the subject property, including the authorized Nonfarm Dwelling, shall meet the *ultimate setback* from the right-of-way of Stillwater Road (County Road No. 158A) to meet Local Road standards.
 - For the *ultimate setback*, no structure other than a fence or sign shall be located closer than 40± feet from the right-of-way of Stillwater Road. The *ultimate setback* includes 30 feet for the required setback from right-of-way in the FG zone plus 10 feet for the additional width to bring the right of way up to the required road standard.
 - The Planning Department electronic comments shall be noted.

Dated this 24th day of April 2026.

DOUGLAS COUNTY PLANNING DEPARTMENT

Sincerely,

Joshua M. Shaklee
Planning Director


Lisa A. Hawley
Senior Planner