



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: 08/26/2014
Jurisdiction: Douglas County
Local file no.: 14-013
DLCD file no.: 001-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 08/25/2014. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 41 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us

DLCD FORM 2



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION



Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See OAR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: DOUGLAS COUNTY

Local file no.: **14-013**

Date of adoption: 8-20-14

Date sent: 8/22/2014

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 3-7-14

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

NO.

Local contact (name and title): CHERYL GOODHUE, PLANNING MANAGER

Phone: 541-440-4289

E-mail: cagoodhu@co.douglas.or.us

Street address: RM 106, JUSTICE BLDG, DC COURTHOUSE

City: ROSEBURG

Zip: 97470

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from AGC	to CO	21.83 acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): T27S, R6W, Sec. 4 & 5

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from FC	to CRE	Acres: 21.83
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: MRO	Acres added:	Acres removed: 63
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Location of affected property (T, R, Sec., TL and address): T27S, R6W, Sec. 4 & 5

List affected state or federal agencies, local governments and special districts: ODFW, DSL, DOGAMI, ODOT, DO. CO. FIRE DIST 2, UMPQUA BASIN WATER ASSN., AVISTA UTILITIES, PACIFIC POWER, CHARTER COMMUNICATIONS, ROSEBURG SCHOOL DISTRICT NO. 4.

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

BOARD ORDINANCE & ORDER, PLANNING COMMISSION FINDINGS OF FACT, MAP ATTACHMENTS.

AN ORDINANCE ADOPTING A PLAN AMENDMENT AND ZONE CHANGE TO)
REMOVE A PORTION OF MINERAL RESOURCES OVERLAY SITE #17; A)
PLAN AMENDMENT FROM AGRICULTURE TO COMMERCIAL WITH A ZONE)
CHANGE FROM (FC) FARM CROPLAND TO (CRE) RURAL COMMERCIAL)
ON A 21.83± ACRE PORTION SUBJECT TO APPLICATION OF THE DESIGN)
REVIEW OVERLAY; A CONDITIONAL USE PERMIT FOR A 163-SPACE RV)
PARK IN THE CRE ZONE, AND; A CONDITIONAL USE PERMIT FOR AN 18-)
HOLE GOLF COURSE, ALL ON A 159.4± ACRE PROPERTY LOCATED AT)
THE END OF SHADY DRIVE, NORTHWEST OF ROSEBURG.PD FILE #14-013)
APPLICANT: CALLAHAN RIDGE LLC) **ORDINANCE # 2014-08-01**

AUG 20 2014

PATRICIA K. HITT, COUNTY CLERK

RECITALS

- A. Callahan Ridge LLC, request for the following land use applications on a 159.4± acre property located at the end of Shady Drive approximately two miles northwest of Roseburg: 1) A Comprehensive Plan Map Amendment and Zone Change to remove the Mineral Resources Overlay(MRO) from a portion of Site No. 17 of the Douglas County Mineral Resources Inventory (MRI); 2) A Comprehensive Plan Map Amendment on a 21.83± acre portion from (AGC) Agriculture to (CO) Commercial and Zone Change from (FC-1) Farm Cropland-20 Acres to (CRE) Rural Commercial based on a Non-resource Determination and subject to application of the Design Review Overlay (AC); 3) A Conditional Use Permit to allow a 163-space RV Park in the CRE zone; 4) A Conditional Use Permit to allow an 18-hole Golf Course on the remaining acreage.
- B. The Douglas County Planning Commission held a public hearing in the matter on April 17, 2014 and signed a Findings of Fact and Decision document approving the request on June 17, 2014.
- C. The Board of Commissioners considered the matter on August 20, 2014 at a hearing held pursuant to Section 6.900.2 of the Douglas County Land Use & Development Ordinance. The Board affirmed the Planning Commission decision and ordered that the request be granted.

THE DOUGLAS COUNTY BOARD OF COMMISSIONERS ORDAIN AS FOLLOWS:

SECTION ONE: The Callahan Ridge LLC request as captioned above is GRANTED. The Plan Amendment and Zone Change approvals shall be filed in the County Court Journal. MRI Site #17 shall be amended and a portion of the MRO shall be removed as described in the attached **Exhibit A**. The Comprehensive Plan and Zoning maps shall be shall be changed from AGC to CO and FC-1 to CRE and the Design Review Overlay (AC) shall be applied to the 21.83± acre portion as described in the attached **Exhibit B** to address vehicular access and land use compatibility of future proposed uses in the CRE zone. .

SECTION TWO: The "Findings of Fact and Order" of the Board (attached, dated August 20, 2014) and the "Findings of Fact and Decision" of the Douglas County Planning Commission (attached, dated July 17, 2014), are ADOPTED and, by reference, made part of this Ordinance.

DATED this 20th day of August, 2014.

**BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY, OREGON**

REVIEWED AS TO FORM

By [Signature]
Office of County Legal Counsel

Date: 8/15/2014

[Signature]
Chair

[Signature]
Commissioner

[Signature]
Commissioner

**BEFORE THE BOARD OF COMMISSIONERS
OF DOUGLAS COUNTY, OREGON**

Callahan Ridge LLC, request for a Plan Amendment and)
Zone Change to remove a portion of Mineral Resource)
Overlay Site #17; a Plan Amendment from (AGC) Agriculture)
to (CO) Commercial with a Zone Change from (FC) Farm)
Cropland to (CRE) Rural Commercial on a 21.83± acre)
portion subject to application of the Design Review Overlay;)
a Conditional Use Permit for a 163-space RV park in the)
CRE zone, and; a Conditional Use Permit for an 18-hole)
Golf course, all on a 159.4± acre property located off of)
Melrose County Road #13, at the end of Shady Drive,)
northwest of Roseburg. The property is described as Tax)
Lots 1102 and 1200 in Section 4 of T27S, R6W, W.M., and)
Tax Lot 100 in Section 5 of T27S, R6W, W.M., Property ID)
Nos. R71742, R143085 and R71924. PD File No. 14-013.)

**FINDINGS OF FACT
AND ORDER**

INTRODUCTION & PROCEDURAL FINDINGS

1. This matter came before the Board of County Commissioners (“the Board”) at a public hearing on August 20, 2014, in Room 216 of the Douglas County Courthouse, Roseburg, Oregon, pursuant to Section 6.900.2 of the Douglas County Land Use and Development Ordinance.
2. The matter originally came before the Douglas County Planning Commission on application filed by Callahan Ridge LLC. The Planning Commission’s public hearing was held on April 17, 2014 and continued to June 19, 2014, at which time the Commission approved the application.
3. The Planning Commission memorialized its decision to approve the request in a Findings of Fact and Decision document dated July 17, 2014. No appeal of the Planning Commission decision was filed.
4. At the Board meeting on August 20, 2014, the public hearing on this matter was opened and parties were given an opportunity to speak on the record. The Board subsequently deliberated to a decision to affirm the Planning Commission decision at the August 20, 2014 public meeting.

FINDINGS

1. Upon considering evidence and exhibits entered as part of the Planning Commission record, including the written submittals from the applicant and parties, the written Staff Report and the Findings of Fact and Decision signed by the Planning Commission on July 17, 2014, and in consideration of proceedings of the August 20, 2014 Board hearing, the Board finds that the applicable decision criteria, as established in the Staff Report dated April 9, 2014, have been adequately addressed by the applicant.

2. The Board finds that the relevant facts raised in this matter support the findings, conclusions and decision reached by the Planning Commission in their Findings of Fact and Decision, dated July 17, 2014.
3. The Board adopts the Planning Commission Findings of Fact and Decision, attached hereto, as its own.

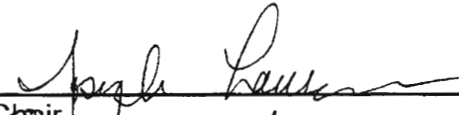
ORDER


Based on the foregoing, it is hereby ordered by the Board of Commissioners that the Planning Commission decision is affirmed and the application is GRANTED.

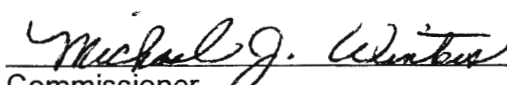
The Plan Amendment and Zone Change approvals shall be filed in the County Court Journal and the Douglas County Comprehensive Plan and Zoning maps shall be changed accordingly for the subject property, as described in the attached **Exhibit A and Exhibit B**.

DATED this 20TH day of August, 2014.

BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY, OREGON


Chair


Commissioner


Commissioner

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BEFORE THE PLANNING COMMISSION OF
DOUGLAS COUNTY, OREGON

Re: CALLAHAN RIDGE LLC request for four land use actions on a 159.40-acre property: (1) a comprehensive plan map amendment and zone change to remove a portion of the mineral Resources Overlay (MO); (2) a comprehensive plan map amendment to change 21.83+/- acres of the property from Agriculture to Commercial and a zone change from (FC) Exclusive Farm Use – Cropland to (CRE) Rural Commercial based on a non-resource determination; (3) a conditional use permit for a 163-space RV park on the same 21.83-acre property; and (4) a conditional use permit for an 18-hole golf course on the remaining 137.57 acres. The land consists of two lots of record at the north end of Shady Drive near Umpqua Sand & Gravel approximately 2 miles northwest of the City of Roseburg. The property is described as Tax Lots 1102 and 1200 in Section 4 of T27S, R6W, W.M., and Tax Lot 100 in Section 5 of T27S, R6W, W.M., Property ID. Nos. R71742, R143085, and R71924. The property is subject to the Mineral Resources, Floodplain, Bird Habitat, and Riparian Vegetation Corridor Overlays. Callahan Planning Advisory Committee (PAC). Planning Department File No. 14-013.

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FINDINGS AND DECISION

We adopt the following findings of fact and decision.

INTRODUCTION

Application

Callahan Ridge LLC, the applicant, requests approval to construct an 18-hole golf course and a 163-space RV park on its 159.40 acre property. The property consists of two lots of record located at the north end of Shady Drive near Umpqua Sand and Gravel. The property is presently designed as Agriculture in the Douglas County Comprehensive Plan and is zoned (FC) Exclusive Farm Use – Cropland.

The applicant requests four land use actions:

1. A comprehensive plan map amendment and zone change to remove a portion of the Mineral Resources Overlay (MO).
2. A comprehensive plan map amendment to change approximately 21.83 acres of the property from Agriculture to Commercial and a zone change from (FC) Exclusive Farm Use – Cropland to (CRE) Rural Commercial based on a non-

1 resource determination.

2 3. A conditional use permit for a 163-space RV park on the same 21.83 acres.

3 4. A conditional use permit for an 18-hole golf course on the remaining 137.57
4 acres.

5 **Requested Land Use Actions**

6 1. Removal of Mineral Resources Overlay (MO). – The applicant requests a
7 comprehensive plan map amendment to Site No. 17 (72+/- acre site) of the Douglas County
8 Mineral Resources Inventory (MRI) to remove approximately 63 acres from the MRI, and to
9 remove the Mineral Resources Overlay (MO) from the property. The property is developed as a
10 commercial aggregate removal operation. The aggregate operation has been in existence for the
11 past 50 years and is a pre-existing use under the FC zoning. The applicant proposes to place a
12 golf course and RV park on the 63 acres portion, which is no longer used for aggregate removal.

13 The purpose of the MO is to conserve prime mineral resource sites from conflicting uses
14 and promote non-preemptive uses of these needed sites. After 50 years of aggregate removal at
15 this location, the aggregate resource has been exhausted on the 63 acres. A resource viability
16 study by David M. Leonard, a professional engineer, demonstrates that no economically viable
17 aggregate resource remains on the 63-acre portion of the property. The removal of the MO will
18 allow the highest and best use of the land.

19 2. Map and Zone Change. – The applicant requests a comprehensive plan map
20 amendment to change 21.83 acres from (AGC) Agriculture to (CO) Commercial and a zone
21 change from (FC) Exclusive Farm Use – Cropland to (CRE) Rural Commercial based on a non-
22 resource determination. This portion of the property was part of the aggregate operation and has
23 since been backfilled with reject earth, concrete, and asphalt.

1 The purpose of the AGC designation is to conserve and maintain prime agricultural lands
2 for farm use. The past 50 years of aggregate operation has changed the 21.83 acres to non-
3 resource land which is not protected as prime agricultural land to be conserved for possible farm
4 use. The applicant requests the change in plan designation and zoning in order to establish an
5 RV park on the site.

6 3. Conditional Use Permit for RV Park. – The applicant requests a conditional use
7 permit to allow a 163-space RV park to be constructed in three phases. The first phase will have
8 50 RV spaces; the second phase an additional 50 spaces; the third phase 63 spaces.

9 The RV park is proposed for the 21.83-acre section of property for which the plan map
10 and zoning change is requested in the preceding section, and is contingent upon approval of that
11 change and upon removal of the Mineral Resources Overlay.

12 RV parks are conditionally permitted uses within the CRE zone. The application must
13 satisfy the standards of LUDO Article 39 for Conditional Use Review.

14 4. Conditional Use Permit for Golf Course. – The applicant requests a conditional
15 use permit to allow an 18-hole golf course on the remaining 137.57 acres of the subject property.
16 Like the RV park, the golf course is proposed to be located on property that was once part of the
17 aggregate operation, but has been exhausted of all economically viable aggregate resource. The
18 conditional use permit for the golf course is contingent upon removal of the Mineral Resources
19 Overlay. Golf courses are conditionally permitted uses within the FC zone if the property is not
20 high value farmland.

21 The NRCS soil data indicate that the subject property is not predominately composed of
22 soils classified as high value farmland soils by DLCD. The subject property has been part of a
23 long standing aggregate operation and there is no substantial acreage of high value farmland.

1 Contingent upon this determination, the golf course application must satisfy the standards of
2 LUDO Article 39 for Conditional Use Review.

3 **APPLICABLE CRITERIA**

4 (A) The criteria for quasi-judicial plan amendments are set forth in LUDO 6.500.2.:

5 1. The Statewide Planning Goals and applicable administrative rules including the
6 Transportation Planning Rule (TPR).

7 To comply with the TPR, the applicant must show the proposed land use designations,
8 densities, or design standards are consistent with the function, capacity, and performance
9 standards for roads identified in the county Transportation System Plan. The county may require
10 a traffic impact study by a traffic engineer to support the findings.

11 2. The amendment provides a reasonable opportunity to satisfy a local need for a
12 different land use.

13 3. The subject property is suited to the proposed use.

14 (B) The process for removing the mineral resources inventory designation is
15 referenced in OAR 660-023-0040, Procedures and requirements for complying with Goal 5.

16 (C) The criteria in LUDO 3.38.100.2. for a zone change are as follows.

17 1. The rezoning will conform with the comprehensive plan.

18 2. The site is suitable to the proposed zone.

19 3. There has been a conscious consideration of the public health, safety, and welfare
20 in applying the specific zoning regulations.

21 (D) Following a zone change, development review is subject to LUDO 3.38.200,
22 which allows the county to impose reasonable conditions necessary to insure the compatibility of
23 a zone change to surrounding uses and to fulfill the general and specific purposes of LUDO.

1 (E) The criteria for a conditional use permit are provided by LUDO 3.39.050.

2 1. The proposed use is or may be made compatible with existing adjacent permitted
3 uses and other uses permitted in the underlying zone.

4 2. The proposed use complies with the development approval criteria of the
5 underlying zone.

6 (F) LUDO 3.39.100 allows the county to impose reasonable conditions necessary to
7 ensure the compatibility of the proposed conditional use to adjacent permitted uses and to fulfill
8 the purpose of conditional use review in LUDO 3.39.000.

9 (G) LUDO 3.32.100 provides the standards for uses in the Mineral Resources Overlay
10 (MO); however, the application requests removal of this overlay.

11 (H) That portion of the property lying within the Riparian Vegetation Corridor
12 Overlay (RVCO) is subject to LUDO 3.32.200, which requires a 50-foot set back from the bank
13 of the South Umpqua River.

14 (I) The property lies within the Special Bird Habitat Overlay (BH) and is subject to
15 LUDO 3.32.500, which requires coordination with ODFW for developments within, *inter alia*,
16 600 feet of a heron rookery.

17 (J) That portion of the property within the 100 Year Flood District is subject to the
18 standards of LUDO 3.30.510, which allows structures and improvements designed for human
19 occupancy where the lowest floor (including basement) elevation is one foot above the base
20 flood elevation, and other structures that are flood proofed or otherwise protected to an elevation
21 at or above the regional flood height.

22 (K) That portion of the property within the Floodway District is subject to LUDO
23 3.30.520, which prohibits encroachments such as fill, new construction, substantial

1 improvements, and other development unless an Oregon civil engineer certifies that such
2 encroachments will not result in any increase in flood levels during a regional flood.

3 PROCEDURAL HISTORY

4 The application in this matter was filed February 3, 2014. Notice of the application and
5 the public hearing was duly given to owners of property within 500 feet of the subject property,
6 affected public districts, and the Callahan PAC. Notice of the plan amendment was duly given to
7 DLCD prior to the first evidentiary hearing before the Planning Commission in this matter.

8 The Callahan PAC conducted a public meeting on the application on March 17, 2014.
9 After receiving public testimony, the PAC voted 3-2 to recommend approval of the application.

10 The Planning Commission held the first public hearing on April 17, 2014. Prior to the
11 hearing, the commission inspected the subject property and proposed access. None of the
12 commissioners was challenged as unable to hear the application. The commission proceeded to
13 hear the staff's report, the applicant's testimony, and the testimony of numerous citizens who
14 supported or opposed the application.

15 The applicant requested and received a 60-day continuance to address issues raised in
16 public testimony. The applicant submitted rebuttal evidence and more public testimony was
17 heard at the continued hearing on June 19, 2014. The hearing was closed.

18 The Planning Commission reviewed the evidence and deliberated to a decision. After an
19 initial motion by commissioner Ware that varied slightly from the present decision failed,
20 Commissioner Ware moved to approve the application in the form here, and commissioner
21 Seonbuchner seconded the motion. After discussion, the commission voted 7-0 to approve the
22 application, with chairman Goirigolzarri and commissioners Brosi, Duckett, Hawks, Murphy,
23 Seonbuchner, and Ware voting aye.

1 **OFFICIAL NOTICE**

2 The commission takes official notice of the constitutions of the United States and the
3 State of Oregon, the Douglas County Comprehensive Plan (the comprehensive plan), the
4 Douglas County Land Use and Development Ordinance (LUDO), and the applicable maps and
5 supporting documents pertaining to the foregoing.

6 **FINDINGS OF FACT**

7 The headings in this document are provided for convenience. The document is intended
8 to stand as a whole to support the decision. The location of particular text within a specific
9 heading does not limit the findings to that heading, if it is applicable in support of the decision as
10 to a topic discussed under a different heading.

11 **Statewide Planning Goals**

12 **Goal 1 (Citizen Involvement)**

13 The proposal has been processed as a quasi-judicial application through the county's
14 acknowledged public process for site-specific plan amendments, zone changes, and conditional
15 use permits. Citizen comment and participation regarding this request have been solicited by the
16 planning department in the form of notification to property owners, affected agencies, the
17 Callahan PAC, and by publication in the local daily newspaper. The process has been open to
18 citizen involvement and comment.

19 The decision complies with Goal 1.

20 **Goal 2 (Land Use Planning)**

21 The Douglas County Board of County Commissioners has adopted a plan amendment
22 and zone change procedure which implements Goal 2. This application is being processed in
23 compliance with the established procedures for required notice and a quasi-judicial public

1 hearing.

2 No exception is being proposed to any resource goal. Nonresource land is land that is not
3 subject to Goals 3, 4, 16, 17, or 18. Goals 15 (Willamette River Greenway), 16 (Estuarine
4 Resources), 17 (Coastal Shorelands), 18 (Beaches and Dunes), and 19 (Ocean Resources) are not
5 applicable because the resources they protect are not present or near the subject property.

6 The decision complies with Goal 2.

7 **Goal 3 (Agricultural Lands)**

8 Goal 3 applies to the requests to remove the Mineral Resources Overlay from 63 acres
9 and to change the plan designation and zoning on 21.83 acres.

10 "Agricultural Land" in western Oregon is defined by Goal 3 and OAR 660-033-0020 as:

11 (1) **Predominant Soil Types:** Land classified by NRCS as predominately Class I, II,
12 III, and IV soils — OAR 660-033-0020(1)(a)(A);

13 (2) **Other Suitable Lands:** Land in other soil classes that is suitable for farm use as
14 defined in ORS 215.203(2)(a), taking into consideration soil fertility, suitability for grazing,
15 climatic conditions, existing and future availability of water for farm irrigation purposes, existing
16 land use patterns, technological and energy inputs required, and accepted farming practices —
17 OAR 660-033-0020(1)(a)(B);

18 (3) **Necessary for Adjacent Farming:** Land that is necessary to permit farm practices
19 to be undertaken on adjacent or nearby agricultural lands — OAR 660-033-0020(1)(a)(C); and

20 (4) **Farm Unit:** Land in capability classes other than I-IV that is adjacent to or
21 intermingled with lands in capability classes I-IV within a farm unit — OAR 660-033-
22 0020(1)(b).

23 Although the requests concerning the 63-acre portion and the 21.83-acre portion overlap

1 substantially, they are analyzed independently under Goal 3. Both portions were part of an
2 aggregate mining operation for the past 50 years which resulted in a landscape of mining pits,
3 waste deposits, and water ponds that drastically reduce potential soil fertility and render the area
4 unsuitable for livestock grazing, haying, field crops, row crops, orchards, and other accepted
5 farming activities.

6 The NRCS soil maps show that the 63 acres with the Mineral Resources Overlay are
7 classified as:

8 Pits (191) – Class VIII, 50.34 acres

9 Water (ZZ900) – No classification, 11.77 acres

10 Neither of these soils has any significant value for agricultural use. There has been no
11 agricultural use of the property for the past 50 years. The property is not necessary to permit
12 farm practices on adjacent or nearby agricultural lands, and is not part of a farm unit.

13 The NRCS soil maps show that the 21.83 acres being proposed for a plan map
14 designation change from Agricultural to Commercial are classified as:

15 Pits (191) – Class VIII, 7.21 acres

16 Water (ZZ900) – No classification, 14.02 acres

17 Evans Loam (78A) – Class II, 0.6 acres

18 This shows that 97% of the property has soil with no significant value for agricultural use. The
19 remaining 0.6 acres is incapable of supporting a farm use, and no testimony suggested otherwise.

20 As with the 63 acres, there has been no agricultural use of the property for the past 50 years. The
21 property is not necessary to permit farm practices on adjacent or nearby agricultural lands, and is
22 not part of a farm unit.

23 The soils on the property have low fertility. Although fertility could be improved

1 through application of fertilizer, all topsoil was removed from the property during aggregate
2 mining and replaced with varying levels of strata and back-fill of discarded reject soil (sand),
3 concrete, and asphalt. Supplemental fertilization is impracticable as an accepted farming
4 practice.

5 The two major soils on the 63-acre and 21.83-acre portions of the property (Pits and
6 Water) have no crops listed as suitable or commonly grown on them. Only 0.6 of an acre has the
7 ability to produce a crop and in turn support livestock. A significant amount of supplemental
8 feed would be required to support any viable level of animal grazing. The low productivity of
9 the land for grazing results from the soil conditions produced by the aggregate operation. No
10 practical pasture area is located on the property.

11 Although the property has water rights that would produce sufficient levels of water for
12 farm irrigation, irrigation and the growing season for the site are irrelevant because the soil
13 conditions are grossly unsuited to an economically feasible farming use.

14 Before effective farm use could occur, such as livestock grazing, significant
15 improvements would be needed, including fencing, watering facilities, transportation equipment,
16 and handling and storage facilities. The cost could not be justified in view of the unsuitability of
17 the site. Improvements could not overcome the poor soil conditions that are predominant on the
18 property. No practicable combination of technological and energy inputs could convert the
19 subject property into a viable resource unit, given the limiting characteristics inherent in the soil.

20 The subject property is surrounded by parcels designated for agricultural use and
21 committed to varying levels of agricultural production. The property is isolated from immediate
22 farming activity to the north by the South Umpqua River which lies along the north boundary of
23 the property. The property is buffered from agricultural use to the east, south, and west by the

1 portion of the aggregate removal operation owned by Umpqua Sand & Gravel that will continue
2 to operate on the remaining section of the MO adjacent to the subject property. The surrounding
3 agricultural operators support the proposed application and agree that the property does not need
4 to be maintained in a resource designation to allow the continuation of farm practices on nearby
5 lands.

6 Attempts to farm the property in the past have been unsuccessful. The historical use of
7 the property as an aggregate operation has left the site with severely limited soil capability as
8 reflected in the NRCS mapping. Regardless of the improvements or methods that would
9 constitute acceptable farming practices on the property, the feasibility of an economically viable
10 farming operation ultimately hinges upon the soil capabilities of the property, which are non-
11 existent as a result of aggregate mining. The long history of aggregate mining on the site has
12 resulted in the removal or deep burial of all productive farm soil from the property. Quarrying
13 operations have transformed the soil on the subject property into a radically different character
14 from the soils on farms in the surrounding area. The soils on surrounding farms to the north,
15 east, and west contain deep alluvial soils that are very favorable to agriculture (USDA capability
16 classes I and II). Operations on these farms are geared to intensive use of highly productive
17 soils. Extending such operations to the subject property's sterile, infertile, unproductive soils
18 would not be practical.

19 The commission adopts the supplemental application document as part of the findings.

20 Neither the 63-acre nor the 21.83-acre portion is agricultural land protected by Goal 3.
21 The decision complies with Goal 3.

22 **Goal 4 (Forest Lands)**

23 Forest lands are those lands suitable for commercial forests uses, including adjacent or

1 nearby lands which are necessary to permit forest operations or practices and other forested lands
2 that maintain soil, air, water, and fish and wildlife resources.

3 The subject property is not designated as forest land nor is it employed in a forest use.
4 The report dated April 15, 2014, by Rick Barnes, a consulting forester, indicates the property is
5 unsuitable for growing commercial tree species because of the unsuitable soils and the high
6 water table. No adjacent property is in forest use.

7 The most important determinant of a site's suitability for commercial forestry is the soil
8 found on the site. The Pits and Water soil types are unsuitable for tree species. No sign of
9 significant forestry growth was observed. Barnes reported only one conifer tree on the property,
10 and that one was in poor condition, showing signs of stress due to the high water table. The
11 site's nearly level topography along the inside of a river bend assures a perennial high water
12 table across the entire site, inimical to commercial tree growth.

13 All adjacent or nearby resource properties are designated and utilized for agricultural uses
14 and consequently the subject property is not necessary in order to permit forest operations or
15 practices on them. The subject property plays no particular role in maintaining soil, air, water, or
16 fish and wildlife resources in the area.

17 The commission adopts the Barnes report as part of the findings.

18 The decision complies with Goal 4.

19 **Goal 5 (Open Space, Scenic and Historic Areas, and Natural Resources)**

20 Goal 5 protects 12 resource classes. The subject property includes three significant
21 resources protected under Goal 5. These specific resources are also protected under overlay
22 districts within LUDO Article 32 (Supplementary Provisions for Natural Resource Areas). The
23 overlays are designed to provide additional development standards in protected areas. The

1 resources, as identified within their respective overlays, are:

- 2 1. Mineral Resources Overlay (MO)
- 3 2. Riparian Vegetation Corridor Overlay (RVCO)
- 4 3. Special Bird Habitat (BH)

5 Mineral Resources. – Goal 5 requires the county to analyze and classify aggregate and
6 mineral resource sites. The county Mineral Resource Inventory (MRI) reflects this process in
7 Douglas County. The applicant requests amendment of Site No. 17, a 72+/- acre mineral site.
8 Site No. 17 is one of 28 “3C” aggregate or mineral resource sites in the county protected by the
9 Mineral Resources Overlay (MO). In order to amend an inventoried 3C mineral site, the ESEE
10 (economic, social, environmental, and energy consequences) process must be applied.

11 The steps in the ESEE process are as follows:

- 12 (a) Identify conflicting uses;
- 13 (b) Determine the impact area;
- 14 (c) Analyze the ESEE consequences; and
- 15 (d) Develop a program to achieve Goal 5.

16 Only subsection (c) of the ESEE is addressed under a request to remove the MO from the
17 property. The ESEE process is designed to provide guidance when assessing the potential
18 impacts of placing a site into the MRI, rather than removing the site from the MRI.

19 Perhaps the most significant aspects of the ESEE analysis in this instance are that the
20 portion of the site for which the request is made has no significant remaining aggregate resource
21 (and therefore would not have been part of the inventoried area had that been the case when the
22 site was inventoried), and the surrounding remaining mineral operation is in affiliated ownership
23 with the subject property, and the owner fully supports the application (indicating no conflict).

1 The MO identified on the subject property is inappropriate due to the absence of any
2 viable aggregate resource on the site. David Leonard, a licensed engineer, performed an
3 assessment of the property to determine whether any aggregate resource was present at the
4 location. The assessment included a site visit and excavation of fifteen test pits distributed
5 throughout the site.

6 The Executive Summary contained within the Resource Viability Study and Report
7 submitted in the application, prepared by Mr. Leonard states the following,

8 "It is our opinion, supported by research, field investigations, laboratory tests and
9 geotechnical analysis that the approximately 150 acre portion of the existing
10 Umpqua Sand & Gravel Quarry proposed for redevelopment as a golf course and
11 recreational vehicle resort has reached the end of its economic life. We do not
12 consider continued mineral extraction in this area to be cost effective."

13 The commission adopts the Leonard report as part of the findings.

14 The purpose of the ESEE process is to determine the consequences of removing the MO
15 from the subject property. Since no viable aggregate resource exists on the property, no major
16 consequences resulting from the direct removal of the MO are anticipated.

17 Removal of the MO will enable the development of a golf course and RV park, helping
18 stimulate Douglas County's recreation and tourism industry, which is an integral part of the
19 social structure and economy of Douglas County.

20 The social consequences will be seen in the 21 full time equivalent jobs produced by the
21 project, which will help to generate approximately \$750,000 into the local labor market. It is
22 anticipated that the average annual wage will be \$39,000 including benefits. It is expected that
23 construction of phase 1 of the project will generate a demand for approximately \$3,500,000 in
24 labor and materials.

25 The environmental impacts generated by the proposal are minimal. The site is extremely

1 degraded from its original state, with virtually all soil and aggregate having been removed and
2 backfilled with waste earth. The environmental resources necessary to operate the proposed
3 facilities will consist of irrigation water, electricity, and organic and inorganic fertilizers. The
4 majority of the property will be utilized for the proposed golf course and as a result will continue
5 to maintain an agricultural designation. Proper management of the golf course and RV park will
6 reduce soil erosion and sedimentation that might otherwise migrate to the South Umpqua River,
7 resulting in a positive environmental impact.

8 The proposed project will not result in negative energy consequences in the surrounding
9 area. The property is located in an area where the full range of needed services is available,
10 including an abundant labor pool. The plan amendment and zone change will not adversely
11 affect energy resources, public facilities, or services.

12 In conclusion, the ESEE analysis demonstrates that the proposed golf course and RV
13 park, when compared to any potential for aggregate resource on the property, would result in a
14 far more economically, social, environmental, and energetically beneficial use of the property
15 than would attempts to continue mining an economically unviable deposit or to leave the land
16 abandoned. The proposed uses should be allowed, provided the remainder of Site No. 17 is
17 protected. This protection will be achieved with a restrictive covenant for resource management
18 that waives the right to object to mining operations on the remaining Site No. 17.

19 Riparian Vegetation. – Goal 5 requires conservation of water areas, wetlands, and
20 watersheds. The property is bounded on the north by the South Umpqua River. The water area
21 is subject to a number of regulatory measures in order to protect it as a natural resource. Douglas
22 County has applied a Riparian Vegetation Corridor Overlay to the property along the river.
23 LUDO 3.32.200.3. requires a building setback of 50 feet from the bank of the river.

1 All structural development in the golf course and RV park will be further than 50 feet
2 from the bank of the South Umpqua River, in compliance with the Riparian Vegetation Corridor
3 Overlay.

4 Wildlife Areas and Habitat. – Goal 5 protects wildlife areas and habitat. The Bird
5 Habitat Overlay has been applied to the portion of the property lying within 600 feet of a heron
6 rookery. LUDO 3.32.500.3. requires the owner to devise a management plan in cooperation with
7 ODFW prior to the county issuing a development permit.

8 The applicant has coordinated with ODFW regarding the proposed development and will
9 conduct all onsite activities in accordance with ODFW recommendations. The removal of the
10 MO and the change in the plan designation from Agriculture to Commercial on the proposed
11 21.83 acres of property will not negatively impact the heron rookery.

12 The commission adopts the Goal 5 analysis in the application as supplemental findings to
13 the foregoing.

14 The decision complies with Goal 5.

15 **Goal 6 (Air, Water, and Land Resource Quality)**

16 Goal 6 requires that air, water, and land resources be protected by assuring that future
17 development does not violate applicable environmental quality standards and does not exceed the
18 carrying capacity, degrade the resource quality, or threaten resource availability.

19 Future development of the property will be required to comply with applicable
20 environmental quality standards, which will assure that the proposed plan amendment and zone
21 change do not adversely impact carrying capacity, resource quality, or resource availability.

22 Douglas County, the State of Oregon, and the United States have sufficient regulatory
23 measures in place to ensure that future development and use of the subject property will not

1 produce unanticipated negative impacts on Goal 6 resources.

2 The decision complies with Goal 6.

3 **Goal 7 (Natural Disasters and Hazards)**

4 The subject property has been identified within the 100-Year Floodplain of the South
5 Umpqua River and is subject to LUDO Article 30, Floodplain Overlay. The purpose of the
6 Floodplain Overlay is to minimize public and private losses due to flood conditions in specific
7 areas.

8 Initial floodplain studies were performed in this area before 1978 when Douglas County
9 began participating in the National Flood Insurance Program. Only minor changes to the
10 floodplain maps have occurred from their initial delineation at that time. Since that date, the
11 topography of the subject site changed dramatically due to aggregate removal. Aggregate
12 removal and back-fill has occurred under a DOGAMI permit since 1975. The applicant provided
13 a detailed site map showing the topographic changes created areas above the 100-year floodplain
14 level. It is these higher areas above the base flood elevation (BFE) where structural development
15 is planned.

16 As a condition of approval, the applicant will obtain a Letter of Map Revision (LOMR)
17 (or a Letter of Map Amendment, LOMA, as appropriate) from FEMA, for these existing
18 identified locations. A LOMR is FEMA's official revision to an effective Flood Insurance Rate
19 Map (FIRM). LOMR's are generally based on physical features that affect the hydrologic
20 characteristics of a flooding source and result in modifying the existing regulatory floodway or
21 the effective BFE.

22 All other future alterations of the land associated with the proposed golf course and RV
23 park identified below the BFE within the floodway will require that the applicant obtain as a

1 condition of approval a Conditional Letter of Map Revision (CLOMR) from FEMA. The
2 CLOMR is FEMA's comment on a proposed project that would, upon construction, affect the
3 hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of
4 the existing regulatory floodway. The letter does not revise an effective NFIP map, but indicates
5 whether the project would comply with FEMA requirements.

6 Such authorization would enable the applicant to conduct the grading, fill, removal, and
7 other earthwork necessary to construct the golf course and RV park within the floodway.

8 Although the property may be subject to some degree of flooding, the regulatory
9 provisions of LUDO Article 30 will help prevent loss of life or property from a major flood
10 event. Compliance with FEMA standards, including the issuance of a LOMR and CLOMR for
11 the subject property, ensures that the decision is consistent with Goal 7.

12 We adopt the applicant's memorandum on seismic hazards dated June 6, 2014, as
13 findings, showing no dangerous seismic hazards on the property.

14 The decision complies with Goal 7.

15 **Goal 8 (Recreational Needs)**

16 The requested actions will facilitate the establishment of a golf course and RV park on
17 the property, which will provide new recreational opportunities for the area. The proposed
18 amendments will enhance recreational opportunities in the area consistent with Goal 8.

19 The decision complies with Goal 8.

20 **Goal 9 (Economy of the State)**

21 Goal 9 is intended to promote future economic growth by ensuring a sufficient amount of
22 suitable land planned and zoned for commercial and industrial uses.

23 The proposed plan amendments will have a positive impact on the county by increasing

1 the commercial inventory of land for economic development. Several million dollars will be
2 injected into the local economy as part of the overall project. It is estimated that construction of
3 phase 1 will expend \$3,500,000 in labor and materials in the local market. Once the project is
4 completed, 21 full time equivalent jobs will be supported, generating \$750,000 in local payroll.

5 The decision complies with Goal 9.

6 **Goal 10 (Housing)**

7 The subject property is presently vacant. No existing housing will be displaced as a
8 result of the proposed plan amendments. The proposed plan amendment will have no effect on
9 rural housing stock in the county and will not directly result in population growth nor increase
10 housing demand beyond current projections. No additional homesites will result from the
11 proposed plan amendments.

12 The decision complies with Goal 10.

13 **Goal 11 (Public Services)**

14 The facilities and services necessary to promote orderly rural development are or will be
15 available to the subject property, as follows.

16 Water – Umpqua Basin Water Association (UBWA)

17 Sewer – On-site Septic System

18 Electric – Pacific Power and Light

19 Telephone – Century Link

20 Solid Waste – Roseburg Disposal

21 Police – Douglas County Sheriff

22 Fire – Douglas County Fire District No. 2

23 Road Access – Shady Drive (local road/private road)

1 The applicant has coordinated with UBWA to serve the subject property with potable
2 water has occurred. UBWA has the capacity to provide water to the property, but it will require
3 the new installation of an 8-inch water line to the property from the existing water main along
4 Melrose Road. The applicant will consult with UBWA and will pay for the improvement.
5 Verification of potable water service from UBWA to the subject property shall be required for
6 the proposed golf course and RV park.

7 There are no public sanitary sewers available to the subject property. To provide sewer
8 services, the applicant will install an approved on-site septic system in accordance with the
9 Department of Environmental Quality. Verification of a DEQ authorized site evaluation for the
10 required on-site septic system will be a condition of approval for the golf course and RV park.
11 The DEQ approvals may be staged as development proceeds, and need not be obtained for the
12 entire project prior to any development whatsoever.

13 The requested removal of the property from the MO and change in plan designation will
14 not adversely impact the present or future provision of public facilities and services in the
15 surrounding area. This conclusion is based on the existing public service delivery system within
16 the surrounding area, which is intended to ensure proper coordination regarding the types,
17 locations, and delivery of public facilities and services necessary to support existing and
18 proposed land uses in the area.

19 The proposed Plan Amendment and zone change will not adversely impact the present or
20 future provision of public facilities and services in the surrounding area, consistent with Goal 11.

21 The decision complies with Goal 11.

22 **Goal 12 (Transportation)**

23 Primary access to the subject property from Melrose County Road No. 167 is via the

1 dedicated public portion of Shady Drive and a private extension north of the public portion.

2 The roadways providing access to the subject property can be divided into four segments:

3 (1) Melrose County Road No. 167, (2) Shady Drive (dedicated public right-of-way segment), (3)
4 Shady Drive (private road extension), and (4) gated emergency access onto Busenbark Lane.

5 The requirements for access that are outlined in LUDO Section 6.500.2.a.(1) state:

6 "The applicant shall certify the proposed land use designations, densities or
7 design standards are consistent with the function, capacity and performance
8 standards for roads identified in the County Transportation System Plan.

9 (a) The applicant shall cite the identified Comprehensive Plan function,
10 capacity and performance standard of the road used for direct access and provide
11 findings that the proposed amendment will be consistent with the County
12 Transportation System Plan.

13 (b) The jurisdiction providing direct access (County or ODOT) may require
14 the applicant to submit a Traffic Impact Study certified by a Traffic Engineer that
15 supports the findings used to address §6.500.2.a(1)(a)."

16 The transportation element of the comprehensive plan identifies the functional classification of
17 roads in the county.

18 Melrose Road. – Melrose County Road No. 167 is classified as an arterial and is
19 maintained by the Douglas County Public Works Department. Regarding arterials the
20 comprehensive plan states:

21 "The Arterial network will provide through traffic movement (including public
22 transportation) and its distribution from Principal Highways on to the Collector
23 and Local Streets network. As with Principal Highways, Arterials provide
24 connection between major communities in the County. Arterials are subject to
25 regulation and control of parking, turning movements, entrances, exits, and curb
26 uses. Access control and on street parking are a function of the number of lanes,
27 lane and shoulder width, design speed, traffic volumes, and land use. Traffic
28 volumes on major arterial streets can reach up to 30,000 vehicles per day."

29 The applicant submitted a Traffic Impact Study (TIS) performed by Kittelson & Associates, Inc.,
30 licensed traffic engineers. The study analyzed traffic patterns at three intersections – Garden
31 Valley/Melrose Road, Melrose Road/Shady Drive, and Melrose Road/Old Melrose Road. The

1 study also evaluated the capacity of Shady Drive to accommodate the anticipated traffic from the
2 golf course and each phase of the RV park.

3 The Kittelson study found that due to the low volume of traffic associated with the
4 requested amendment, no special traffic control or other mitigation measure is required for the
5 access road system, including Shady Drive.

6 The applicant supplied additional data of current ambient neighborhood and quarry
7 operation traffic on Shady Drive. A 48-hour traffic count was conducted March 18-19, 2014.

8 The average daily trip (ADT) counts of ambient and proposed traffic are as follows:

9 Ambient traffic - 560
10 Golf Course - 643
11 RV Park, 1st Phase - 162
12 RV Park, 2nd Phase - 162
13 RV Park, 3rd Phase - 204
14 Total - 1,731

15 The TIS and the additional traffic data were reviewed by Mike Lutrell, Engineering and
16 Construction Division Manager of the Douglas County Public Works Department. The position
17 of the Public Works Department is:

18 "The completion of Phase I will result in the traffic volume on Shady Dr. to
19 increase by almost two and a half times the current volume and couple that with
20 the existing truck traffic and proposed RV traffic, as a condition of approval the
21 Applicant will be required to construct a west bound deceleration lane on Melrose
22 Road at Shady Dr. prior to final approval. Construction plans and permits will
23 need to be coordinated with the Engineering Division of Public Works."

24 The most recently conducted traffic counts near the intersection of Shady Drive and Melrose
25 Road completed in 2008 by the Public Works Department indicate the average daily trip count
26 for Melrose Road is 6,285. This operating number is well below the traffic volume of 30,000
27 vehicles per day which is typical of major arterial roads. The additional ADTs generated by the
28 proposed golf course and RV park will not exceed the functional capacity of Melrose Road.

1 Because of the increase in traffic of 1,171 ADTs, many of which will be large RV's, a west
2 bound deceleration lane on Melrose Road at Shady Drive will be necessary for public safety
3 considerations.

4 Shady Drive (Public Segment). – Shady Drive is a dedicated public road classified as a
5 Local Road in the comprehensive plan. Shady Drive is 1,300 feet long and has a 60-foot wide
6 right-of-way. Shady Drive serves pre-existing urban-like subdivisions within a rural area. The
7 function of a local road is stated by the comprehensive plan:

8 “Local roads are intended to provide direct access to abutting property and move
9 traffic from its origin to the major road network. The through movement of
10 traffic on local roads is to be discouraged. Traffic volumes on local roads are
11 generally less than 1,500 ADT.”

12 Based upon the ADTs at full build-out with ambient traffic, average daily traffic will exceed
13 1,500 ADT that is typical of local roads. However, the plan definition notes that traffic volumes
14 on local roads are *generally* less than 1,500 ADT, which is not an approval criterion but rather
15 simply descriptive. At peak build out, Shady Drive could expect 1,731 ADT, which is 231 more
16 than what is generally found on a local road, but this does not change the functional
17 classification of Shady Drive as a local collector, in that the road will continue to provide direct
18 access to abutting property and allow access to Melrose Road. There will be no change in the
19 use of the road, as all new traffic will be using the road for the same purpose as existing traffic to
20 the subject property, i.e., access.

21 The volume to capacity ratio (V/C) of a road is a key parameter in the county
22 transportation system plan. The maximum allowable V/C for a rural local collector is 0.90. At
23 proposed build out, the Shady Drive/Melrose Road intersection will have a maximum V/C of
24 0.31 which is far below the allowable V/C. This is another indication that the functional
25 classification of Shady Drive will remain unaltered by the proposed development and that the

1 road has sufficient reserve capacity to serve the proposed use at full build-out.

2 Field measurements at 100-foot intervals along Shady Drive show the paved portion of
3 the roadway is 22 to 23 feet in width. New local roads in rural areas are required to have an
4 improved 28-foot wide roadbed, including two 12-foot travel lanes, two 1-foot paved shoulders,
5 and two 1-foot unpaved shoulders. LUDO 4.410.2.a.

6 Traffic from the golf course and the first phase of the RV park will increase ADTs on
7 Shady Drive from 560 to 1,365. To accommodate this increase, the applicant will widen the
8 travel surface to an improved 28-foot roadbed as required in LUDO 4.410.2.a. The road
9 widening will ameliorate public safety needs arising from increased traffic from the proposed
10 uses. The recommended road improvements are roughly proportional to the increased traffic.

11 The Callahan PAC recommended approving the application with the condition that speed
12 bumps be installed to slow traffic along Shady Drive. The policy of the Douglas County Public
13 Works Department prohibits construction of speed bumps along public local roads, because of
14 potential county liability.

15 The applicant expressed a willingness to implement other possible mitigation measures to
16 increase driver awareness, slow traffic flow, and improve safety for pedestrians and bicyclists.
17 The applicant suggested vertical median panels, traverse rumble strips, pavement speed markers,
18 signage alerting drivers to children, and curb extension bulb-outs.

19 The public portion of Shady Drive is not maintained by the county. No neighborhood
20 road association has been formed to address maintenance issues. Historically, Umpqua Sand &
21 Gravel has maintained Shady Drive on a voluntary basis. The applicant is willing to maintain
22 the public portion of Shady Drive or to enter into a road maintenance agreement with the
23 surrounding neighborhood, obligating the applicant, its successors and assigns, to participate in

1 the road maintenance agreement and share the cost of maintenance in proportion to use.

2 Shady Drive (Private Section). – Shady Drive becomes a private road north of the public
3 section that serves the Willow Ranch and Jay-Zee Acres subdivisions. The subject property is
4 connected at the north terminus of the public local road by the stem of a 20-foot wide flag shaped
5 parcel. An additional 10-foot easement to the east over neighboring property provides a 30-foot
6 right-of-way for vehicular traffic continuing north from Shady Drive. In addition, the applicant
7 acquired a 15' easement to the west of the 20-foot strip during this proceeding. The 10-foot
8 easement, 20-foot strip, and 15-foot easement continue north along Shady Drive for 300 feet at
9 which point before the property opens allowing for the owner to fully maintain the road without
10 the necessity of an easement.

11 LUDO does not contain specific road standards for private roads serving proposed RV
12 parks or golf courses on existing properties. Based on the projected number of users for the
13 private portion of Shady Drive, the road standards for streets within mobile home park
14 developments are the most appropriate guides within LUDO for the private segment of Shady
15 Drive. An RV park is similar enough to a mobile home park to apply those road standards to the
16 private portion of Shady Drive. LUDO 3.51.150.2 states:

17 “A park street shall connect each mobile home site to a public street or road. The
18 park street shall be a minimum of thirty feet in width, with a surface width of at
19 least twenty feet if no parking is allowed, and thirty feet if parking is allowed on
20 one side only.”

21 Based on these criteria, the applicant will be required to provide a recorded easement providing
22 vehicular ingress and egress to the subject property, with a right-of-way width of no less than 30
23 feet and a paved travel surface with no parking allowed, of no less than 20 feet.

24 Gated Emergency Access (Busenbark Lane). – A secondary private access point will be
25 provided south of the proposed RV park through a large orchard to access Busenbark Lane. This

1 roadway will be utilized for emergency access purposes only and will remain gated unless an
2 emergency occurs. The roadway will be designed with an all-weather driving surface and will be
3 at least 20-feet in width. This roadway will be adequate for emergency use and provide a
4 secondary exit to the development.

5 The proposed plan amendments necessary to develop the RV park and golf course will
6 not exceed the function, capacity, or performance standard of the area's transportation system.
7 In further support of the decision, we adopt the Kittelson report and the applicant's memorandum
8 on access easements dated June 19, 2014, as findings.

9 The decision complies with Goal 12.

10 **Goal 13 (Energy)**

11 The subject property is located in an area devoted to a mixture of resource and residential
12 uses and is relatively close to the city of Roseburg. As a result, the proposed golf course and RV
13 park will promote an efficient use of energy by using existing public facilities and services.

14 The site is in proximity to an identified urban area and is free of significant physical
15 constraints that would otherwise require more energy to develop and use the property than would
16 other property in the general area. Specific energy conservation policies and development
17 standards within the comprehensive plan and LUDO ensure that the statewide energy
18 conservation goal is implemented on a site-specific basis at the time of development.

19 The decision complies with Goal 13.

20 **Goal 14 (Urbanization)**

21 The subject property is located 2 miles outside of the City of Roseburg UGB. The
22 proposed plan amendment does not involve the conversion of rural area to urban uses. There is
23 no proposal to amend the UGB. The services and uses of the proposed development will be rural

1 in character.

2 The subject property is classified as rural because it is located outside the UGB. The
3 purpose of amending the plan designation from Agriculture to Commercial is to accommodate
4 the future commercial use of an RV park. The removal of the mineral resources overlay does not
5 involve Goal 14.

6 Because the property is in a rural designated area, (CRE) Rural Commercial is the only
7 commercial zone designation which can be applied. The CRE zone provides for rural
8 commercial uses that are consistent with the intent of the rural area, and is intended to create and
9 enhance opportunities for rural resource related commercial uses. The proposed amendment
10 therefore provides an orderly transition from urban to rural land use as required by Goal 14.

11 The decision complies with Goal 14.

12 **Public Need Criteria**

13 The proposed plan amendment must provide a reasonable opportunity to satisfy a local
14 need for a different land use, and the subject property must be suited to the proposed use. LUDO
15 6.500.2.b., c.

16 Due to the property's history as an aggregate removal operation, it is no longer farmland
17 under Goal 3. Removing the mineral resources overlay and amending the plan designation from
18 agricultural to commercial would result in the highest and best effective use of this low value
19 land and will provide a reasonable opportunity to satisfy a local need for a different land use than
20 would otherwise be possible under the current plan designation and overlay protection.

21 The subject property is suitable for the proposed golf course and RV park because it is no
22 longer farmland; it is well positioned in the center of the county as a recreational resource; the
23 terrain is suitable for a golf course and RV park; there is adequate physical, social, and economic

1 infrastructure to support the proposed use; and the proposed use may be made compatible with
2 other allowed or existing nearby uses.

3 The golf course and RV park will support a growing tourism and recreational industry
4 and provide employment opportunities and economic growth to the county. Large-scale
5 agricultural operations in the surrounding area including Blue Heron Vineyards, Melrose
6 Vineyards, and Kruse Farms reviewed the proposal and supported it. Agricultural support for the
7 proposal shows collaboration and partnership between farming activities and tourism and
8 recreational operations.

9 The proposal to remove the mineral resources overlay and amend the plan designation
10 from Agriculture to Commercial on the subject property satisfies a local need to provide
11 recreational and tourism opportunities in a rural area.

12 The decision complies with LUDO 6.500.2.b.,c.

13 Zone Change Criteria

14 A zone change must show (a) compliance with the comprehensive plan; (b) the suitability
15 of the site to the proposed zone; and (c) consideration of public health, safety, and welfare.
16 LUDO 3.38.100.2.

17 Compliance with Comprehensive Plan. – The proposed plan amendment and zone
18 change conform to the Statewide Planning Goals, as shown above. A chief purpose of the
19 comprehensive plan is to establish conformity and compliance with the Statewide Planning
20 Goals. Each of the plan elements parallels a specific goal for this reason. In addition to the
21 proposal's compliance with the Statewide Planning Goals, it also complies with the plan.

22 The proposed rezoning to (CRE) Rural Commercial also complies with the amendment to
23 Commercial plan designation.

1 Site Suitability. – The suitability of the site for the CRE zone is demonstrated by the
2 extensive analysis provided by the applicant. The application and supporting materials submitted
3 by the applicant are adopted in support of the findings.

4 As shown by compliance with the Statewide Planning Goals, the site is suited for the
5 CRE zone because of its unsuitability for resource use (farming, forestry, mining); its suitable
6 location for recreation and tourism; the support of local farms for the proposal; local need for
7 economic growth; and adequate physical, social, and economic infrastructure support. The site is
8 adequately protected from natural hazards, and does not unduly impact natural resources or
9 environmental quality.

10 Public Health, Safety, and Welfare. – As shown by compliance with the Statewide
11 Planning Goals, public health, safety, and welfare have been consciously considered in the
12 proposed zone change. In particular, the commission evaluated the proposal as to economic
13 impact, environmental carrying capacity, flood hazards, seismic danger, water distribution,
14 sewage and solid waste disposal, fire and police protection, power and communications utilities,
15 traffic, and access.

16 The decision complies with LUDO 3.38.100.2.

17 Conditional Use Criteria

18 A conditional use must be, or be made, compatible with existing adjacent permitted uses
19 and other uses permitted in the underlying zone; and must comply with other development
20 approval criteria of the zone. LUDO 3.39.050.1.,2.

21 The applicant requests conditional use permits for an RV park and for a golf course,
22 which are reviewed separately.

23 **RV Park**

1 The Applicant requests a 163-space RV park that would be open year round and include
2 amenities such as a clubhouse building, laundry room, swimming pool, picnic locations, and
3 other sporting and recreational areas. The RV park will be constructed in three phases: the first
4 phase will have 50 RV spaces, the second phase an additional 50 spaces, and the third phase 63
5 spaces.

6 The RV park will be constructed on the 21.83-acre section of property for which the plan
7 designation and zone change are requested. The conditional use permit for the RV park is also
8 contingent on removing the mineral resources overlay.

9 Within the CRE zone, RV parks are permitted conditionally.

10 The proposed RV park is compatible with the existing adjacent permitted uses and other
11 uses in the underlying zone. The proposed use has three chief areas of impacts: visual, noise,
12 and public facilities and services.

13 Visual Impacts. – The site is immediately surrounded by the existing aggregate
14 operation. Properties north, east, and west of the South Umpqua River are screened from the site
15 by natural vegetation and trees along the river. The residential neighborhood to the south is
16 2,000 feet away and will be screened from the site by an existing orchard.

17 The proposed RV park will be a high-end facility that will enhance the neighborhood and
18 improve the overall character of the area.

19 The visual impacts of the RV park will be sufficiently minimal to make the use
20 compatible with existing adjacent uses and other uses permitted in the underlying zone.

21 Noise Impacts. – The potential impacts resulting from the noise typically generated by
22 an RV park will be insignificant to the adjoining and surrounding properties.

23 The sound will be significantly less than that generated by the existing aggregate

1 operation on the adjacent property. The noise levels emanating from the site for the recreational
2 vehicle park during periods of activity will not significantly increase from what already exists as
3 a result of the existing development in the area.

4 The noise impacts of the RV park are anticipated to be less intrusive than what currently
5 exists from the quarry operation and will be compatible with existing adjacent uses and other
6 uses permitted in the underlying zone.

7 Public Facilities and Services. – All public services and facilities can be or are currently
8 serving the property. The applicant will secure an on-site evaluation authorization from DEQ
9 for a suitable on-site septic system. Existing potable water service from Umpqua Basin Water
10 Association is adequate for the anticipated RV park.

11 Access to the property from Melrose Road and Shady Drive was sufficiently addressed
12 under Goal 12. With the required deceleration lane on Melrose Road, access will be adequate for
13 the proposed RV park, golf course, and existing residential, agricultural, and mining uses.

14 **Golf Course**

15 The applicant requests a conditional use permit for an 18-hole golf course on the
16 remaining 137.57 acres of the subject property. The golf course is proposed on property that is
17 an exhausted aggregate operation. To qualify for a conditional use permit, the mineral resources
18 overlay must be removed.

19 Within the (FC) Exclusive Farm Use – Cropland zone, golf courses are permitted
20 conditionally. Golf courses in the FC zone must meet the definition of golf course in OAR 660
21 Division 33, and cannot be located on property which is predominantly high-value farmland.

22 OAR 660-033-0130(20) defines a golf course as:

23 “‘Golf Course’ means an area of land with highly maintained natural turf laid out
24 for the game of golf with a series of nine or more holes, each including a tee, a

1 fairway, a putting green, and often one or more natural or artificial hazards. A
2 'golf course' for purposes of ORS 215.213(2)(f), 215.283(2)(f), and this division
3 means a nine or 18 hole regulation golf course or a combination nine and 18 hole
4 regulation golf course consistent with the following:

5 (a) A regulation 18 hole golf course is generally characterized by a site of
6 about 120 to 150 acres of land, has a playable distance of 5,000 to 7,200 yards,
7 and a par of 64 to 73 strokes"

8 The applicant proposes a regulation 18-hole, par 72 golf course with a 6,500 yard playing
9 distance. The course will be constructed on approximately 137.57 acres, will include 18-holes,
10 each with four tees, a fairway, rough areas, and interspersed artificial hazards.

11 The proposed golf course meets the definition of a regulation 18-hole golf course in OAR
12 660-033-0130(20).

13 The golf course will include a driving range, practice putting, and chipping areas. It will
14 also include a clubhouse which will consist of a pro-shop, locker rooms, restaurant area, and golf
15 cart parking area.

16 OAR-660-033-0130(2)(a) prohibits enclosed structures with a design capacity greater
17 than 100 people on designated agricultural land lying within three miles of a UGB.

18 The Applicant indicated that besides minor incidental maintenance structures, the
19 clubhouse will be the only enclosed building used by both staff and guests. The clubhouse
20 building will be two stories high, 8,000 square feet, and designed for an occupancy not to exceed
21 100 people.

22 The proposed clubhouse will comply with OAR-660-033-0130(2)(a).

23 According to NRCS soil data, the 137.57-acre property is comprised of four soil types:

- 24 1. Chapman-Chehalis Complex (37A) – Class I and II, 9.25 ac
- 25 2. Evans Loam (78A) – Class II, 27.26 ac
- 26 3. Pits (191) – Class VIII, 59.12 ac

1 4. Water (ZZ900) – No classification, 41.94 ac

2 Over 50% of the property is non-high value farmland soil. Only 36.51 acres or 27% of the
3 property is high value farmland. The remaining 101.06 acres or 73% is classified as non-high
4 value farmland. The property for the golf course does not consist of predominantly high-value
5 farmland.

6 The proposed golf course must be or be made compatible with existing adjacent
7 permitted uses and other uses permitted in the underlying zone. The FC zone has additional
8 standards in LUDO 3.4.150:

9 “The use would not:

- 10
11 a. Force a significant change in accepted farm or forest practices on
12 surrounding land devoted to farm or forest use; or
13
14 b. Significantly increase the cost of accepted farm or forest practices on
15 surrounding lands devoted to farm or forest use.”

16 Key issues with potential to change or increase the cost of accepted farming or forest practices
17 have been addressed under the RV park findings above, along with the impacts on the residential
18 neighborhood to the south. No forest use activity occurs in the immediate area. The key
19 potential impacts of the proposed golf course on adjacent properties are visual, transportation,
20 fire, environmental, and nuisances.

21 Visual Impacts. – The golf course will generally lie along the South Umpqua River to
22 the north and east. The river and riparian vegetation will visually buffer the golf course.
23 Reclamation ponds from the aggregate operation lie south of the golf course. These large ponds
24 will be incorporated into the golf course and will also visually buffer the adjoining farming and
25 residential activity. The golf course will be surrounded by the remaining aggregate operation
26 and the proposed RV park, which will add to the visual buffer. The residential neighborhood

1 lying 2,000 feet to the south is further screened by an existing orchard.

2 The visual impacts of the golf course will be sufficiently minimal to make the use
3 compatible with existing adjacent uses and not force a significant change or increase the cost of
4 neighboring farming and residential activity.

5 Transportation Impacts. – The transportation impacts of the golf course and RV park are
6 sufficiently addressed under Goal 12.

7 Fire Hazard. – The property lies within the Douglas County Fire District No. 2 fire
8 protection district. Adequate access to the golf course is through Shady Drive, with secondary
9 emergency access via Busenbark Lane. Fire danger to the area will be minimal because of the
10 high level of landscaping maintenance of the golf course, which reduces fuel loading. Irrigation
11 water is also available for fire suppression.

12 Environmental Impacts. – The applicant has outlined the operational practices intended
13 for the golf course to show that the natural environment will be protected. The *Integrated Pest*
14 *Management Plan* covers turfgrass cultural practice, tree management, composting, organic
15 materials management, and pesticide specifications. The *Best Management Practices* discusses
16 buffer zones, horticultural management, fertilization, irrigation, and waste management. These
17 practices will help prevent sediment erosion and chemical migration, and will protect wildlife
18 habitat.

19 Nuisances. – Farm uses within the area are conducted at varying levels of intensity. The
20 existing aggregate operation, reclamation ponds, and South Umpqua River provide buffers
21 between the golf course and adjoining agricultural uses. Property west of the golf course and
22 south of the river does not have such a buffer. This property is used for grazing and row crops.
23 Fencing will help prevent offsite impacts relating to grazing. Tilling, spraying, and fertilizing

1 the row crops will be similar to golf course maintenance activities. It is not anticipated that the
2 golf course will create lawsuits that might otherwise change or increase the cost of farming
3 activity in the area. To protect the rights of nearby property owners to conduct legal resource
4 management activities, the applicant will be required to record a restrictive covenant for resource
5 management.

6 The proposed RV park and golf course will comply with all development standards
7 within the zone; specific review of parking, signs, setbacks, and the like will occur during the
8 planning clearance review process.

9 The proposed RV park and golf course will comply with all development standards
10 within their respective zones. The proposed conditional use request will be compatible with
11 surrounding permitted uses and the existing development pattern in the general area as required
12 by LUDO 3.39.050.

13
14 The Commission considered other permitted uses that could come in under the CRE zone
15 in the future and determined it appropriate to apply the Design Review Overlay (DRO) to the
16 21.83+/- acre portion of the property for which the CRE zone has been requested. Under the
17 DRO, any subsequent permitted use proposed in the CRE zone (i.e., other than the RV park and
18 accessory uses approved herein), will be subject to design review to address vehicular access and
19 land use compatibility, prior to Planning clearance authorization for development. Due to
20 neighbor concern and remonstrance regarding access and compatibility issues for this site, notice
21 of a design review decision shall be issued, with opportunity for review by the Planning
22 Commission.

1 **DECISION**

2 We approve the four requested land use actions:

- 3 1. Comprehensive Plan Map Amendment and Zone Change removing a 63-acre portion of
4 the Mineral Resources Overlay (MO) Site No. 17 from the subject property.
- 5 2. Comprehensive Plan Map Amendment and Zone Change changing 21.83+/- acres of the
6 property from Agriculture to Commercial plan designation and from (FC) Exclusive
7 Farm Use – Cropland to (CRE) Rural Commercial based on a non-resource
8 determination, subject to application of the Design Review Overlay (DRO).
- 9 3. Conditional Use Permit to allow a 163-space RV park in three phases.
- 10 4. Conditional Use Permit to allow an 18-hole golf course.

11 **Approval Conditions**

12 The approvals are subject to the following conditions.

- 13 1. The owner(s) of the subject property shall record with the County Clerk's Office a
14 Restrictive Covenant for Resource Management to protect adjacent and nearby property
15 owners' rights to conduct legal resource management activities.
- 16 2. The applicant shall obtain an access permit from Douglas County Public Works
17 Department to construct a west bound deceleration lane on Melrose Road at Shady Drive.
18 Prior to issuing a planning clearance worksheet, the applicant shall provide a copy of the
19 final approved access permit from the Public Works Department verifying that the
20 improvements have been completed and inspected to the satisfaction of Public Works.
- 21 3. The applicant shall submit an engineer's certification indicating that the roadbed along
22 the public portion of Shady Drive has been widened to 28 feet in accordance with the
23 road improvement standards of LUDO 4.410. 2.a.

- 1 4. The applicant shall be required to fully maintain the public portion of Shady Drive or
2 enter into a road maintenance agreement with the users of Shady Drive, obligating the
3 applicant, its successors and assigns, to participate in the road maintenance agreement
4 and share the cost of maintenance with the neighborhood proportionate to the benefits of
5 their respective properties.
- 6 5. The applicant shall provide a recorded easement providing vehicular access to the subject
7 property for the private portion of Shady Drive with a right-of-way width of no less than
8 30 feet in width to the boundary line of the subject property.
- 9 6. The applicant shall submit an engineer's certification indicating that the paved roadbed
10 along the private portion of Shady Drive has been improved to 20 feet in width, with no
11 provision for parking.
- 12 7. The applicant shall provide a recorded easement providing vehicular access to Busenbark
13 Lane from the subject property for emergency access only. The emergency access will
14 be required to be gated at all times except in emergencies.
- 15 8. The applicant shall submit approved DEQ site evaluations for use of each phase of the
16 163-space RV park and for use of the golf course prior to obtaining Planning clearance
17 authorization for construction of each such part of the project.
- 18 9. The applicant shall be required to submit an authorization letter from the Umpqua Basin
19 Water Association indicating potable water is available to the subject property for the
20 163-space RV park and golf course.
- 21 10. The applicant shall submit an authorized Letter of Map Revision (LOMR) from FEMA
22 for any existing areas identified within the application as being located above the base
23 flood elevation.

- 1 11. The Applicant shall submit an authorized Conditional Letter of Map Revision (CLOMR)
2 from FEMA for all other portions of the subject property located below the base flood
3 elevation prior to conducting any grading, fill, removal, or other earthwork necessary to
4 construct the golf course, RV park, and related structures within the floodway.
- 5 12. The proposed golf course clubhouse shall have an occupancy capacity of no more than
6 100 people as required by OAR 660-033-0130(2)(a).
- 7 13. After the above conditions have been met, the applicant shall obtain planning clearance
8 authorization for the construction of each phase of the proposed RV park.
- 9 14. After the above conditions 1-12 have been met, the applicant shall obtain planning
10 clearance authorization for the construction of the proposed golf course.
- 11 15. The Plan Amendment to (CO) Commercial and Zone Change to the CRE zone granted on
12 the 21.83+/- acre portion of the property shall be subject to application of the Design
13 Review Overlay (DRO) to the CRE-zoned site. Under the DRO, any proposed use (other
14 than the 163-space RV park and its accessory uses approved by PD 14-013), shall be
15 subject to Design Review to address vehicular access and land use compatibility. Notice
16 of a Design Review decision shall be issued to all those included on the Routing Sheet
17 (Staff Exhibit No. 3) for PD 14-013, with opportunity for review by the Planning
18 Commission.

19 Date: July 17, 2014

DOUGLAS COUNTY PLANNING COMMISSION

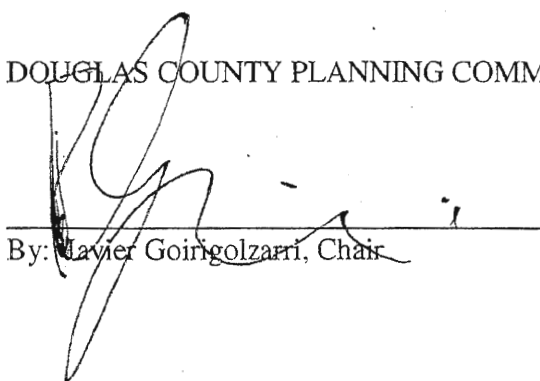
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By: Javier Goirigolzarri, Chair

EXHIBIT A

Legal Description of Area of Mineral Resources Overlay to be Removed

All of the Mineral Resources Overlay of Site No. 17 of the Douglas County Mineral Resources Inventory, **EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION:**

Beginning at a point on the Southwesterly high bank of the South Umpqua River from which the Most Easterly Northeast corner of ADJUSTED UNIT 2 of that Restrictive Covenant recorded as Instrument Number 2014-2005, Deed Records of Douglas County, bears South $80^{\circ}44'09''$ West, 171 feet, more or less;

Thence Southerly along the North boundary of said ADJUSTED UNIT 2 of Instrument Number 2014-02006, South $80^{\circ}44'09''$ West, 171 feet, more or less, to the aforementioned Most Easterly Northeast corner of said ADJUSTED UNIT 2 of Instrument Number 2014-02005;

Thence along the Westerly boundary of said ADJUSTED UNIT 2 of Instrument Number 2014-2006 the following courses: South $09^{\circ}15'51''$ East, 213.00 feet;

Thence South $80^{\circ}44'09''$ West, 444.644 feet;

Thence South $03^{\circ}26'19''$ West, 486.54 feet;

Thence leaving said Westerly boundary, North $90^{\circ}00'00''$ East, 664.01 feet to a point on the Westerly boundary of PARCEL 2 of Partition Plat 2006-0025, Plat Records of Douglas County, from which the internal "L" Corner of the William McKinney Donation Land Claim No. 50 bears South, 4265.4 feet;

Thence Northerly along said Easterly boundary, North, 637.57 feet, more or less to the Southwesterly high bank of the South Umpqua River;

Thence Northwesterly along said high bank, 208.48 feet, more or less, to the POINT OF BEGINNING and there terminating.

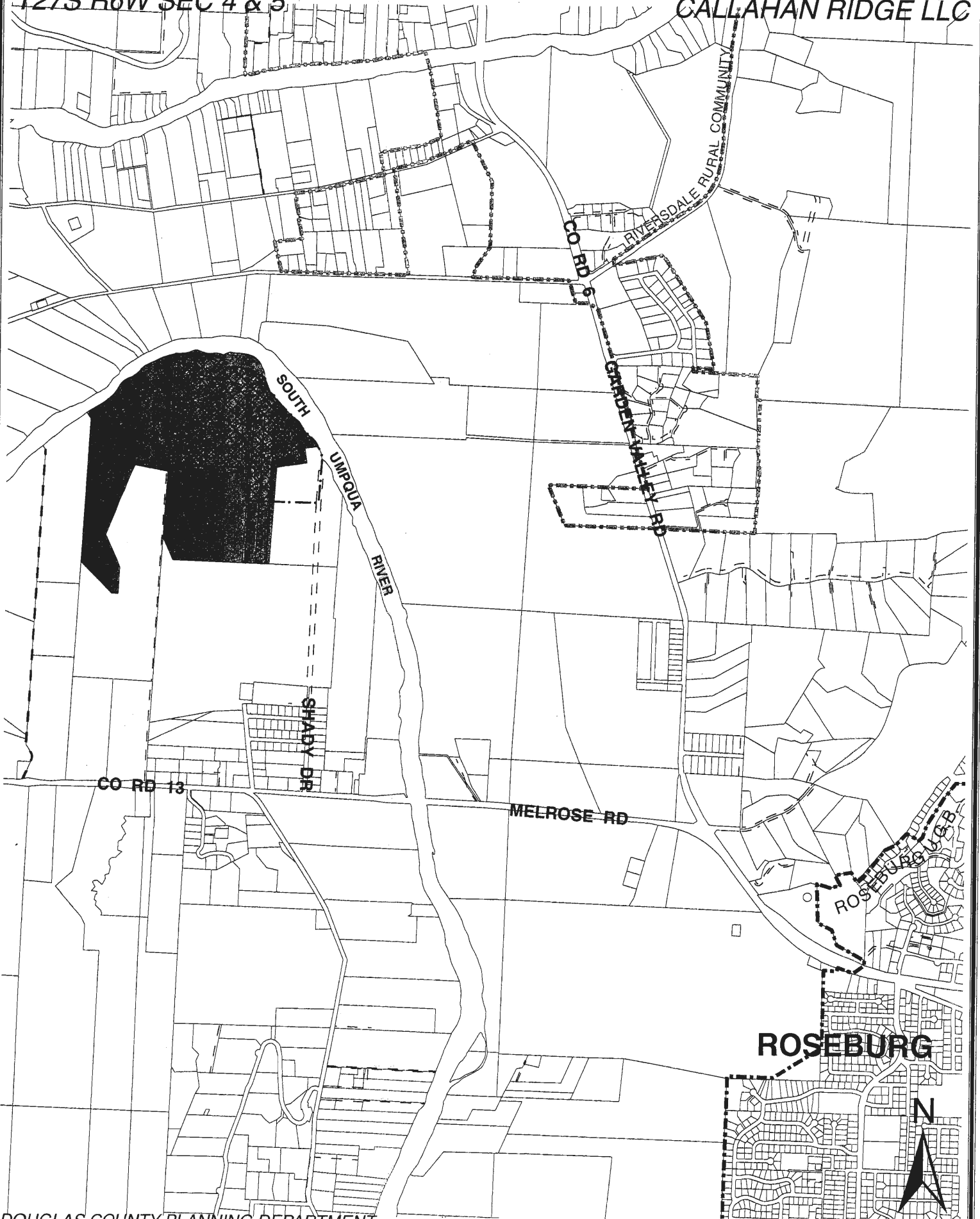
EXHIBIT B

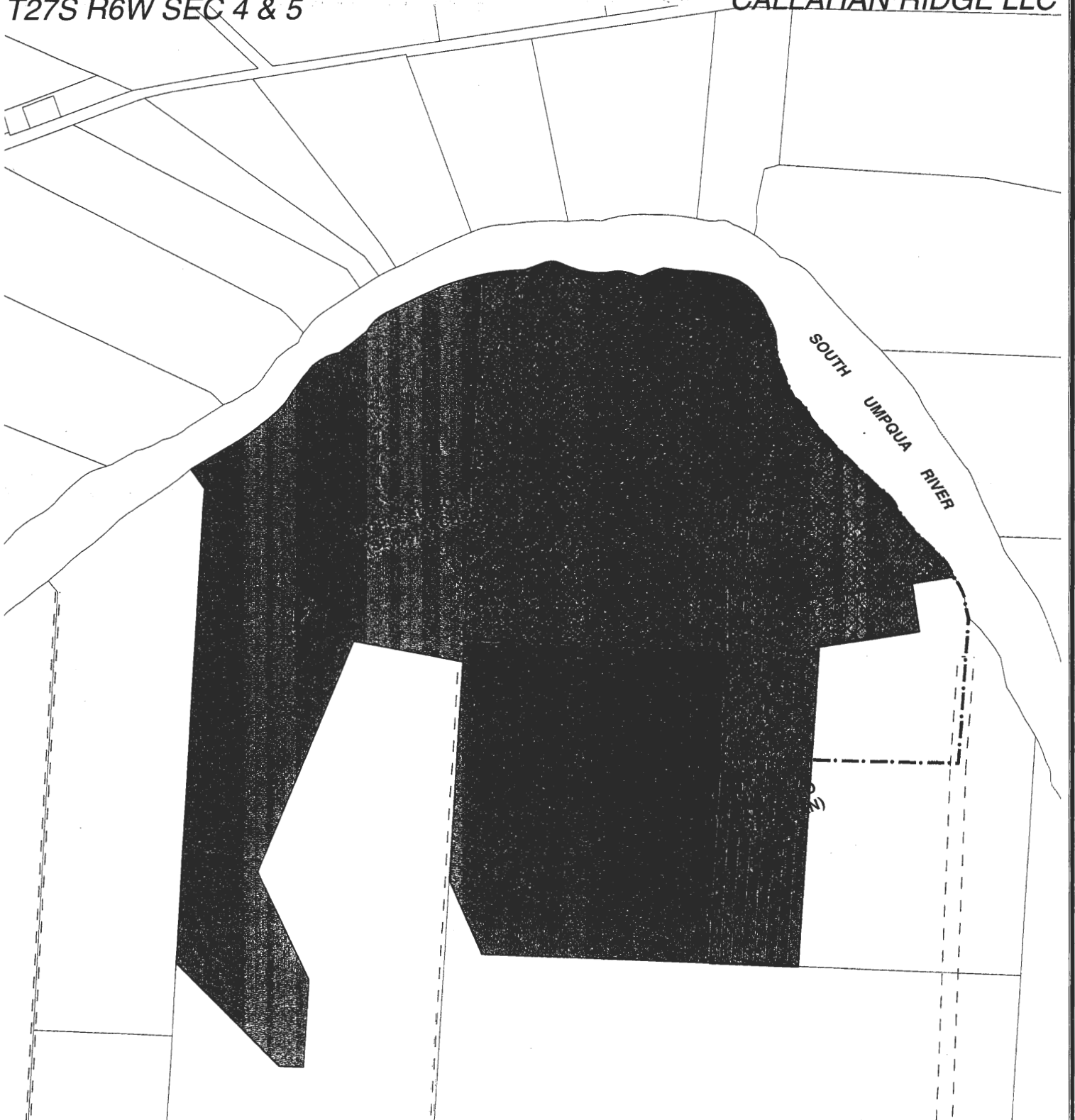
Legal Description of 21.83± Acre Area of Plan Amendment and Zone Change from AGC to CO and FC-1 to CRE with application of the Design Review Overlay (AC)

Commencing at a point on the Section Line common to Sections 4 and 5, Township 27 South, Range 6 West, from which the Northwest corner of said PARCEL 2 of Partition Plat 2006-0025 bears South 3°26'19" West, 499.84 feet; Thence leaving said Section Line, South 24°11'24" East, 350.20 feet to a point; Thence Easterly along the South boundary of the land described as said ADJUSTED UNIT 1, being parallel with the North line of said PARCEL 2 of Partition Plat 2006-0025, South 88°14'17" East, 1010.10 feet to the TRUE POINT OF BEGINNING; Thence leaving said South boundary, North 03°26'19" East, 1330.17 feet; Thence North 00°35'06" West, 322.43 feet; Thence North 25°52'53" West, 84.57 feet; Thence North 42°23'44" West, 219.58 feet; Thence North 23°17'02" West, 110.07 feet; Thence North 67°54'00" East, 451.34 feet; Thence South 73°17'40" East, 103.69 feet; Thence South 52°28'13" East, 281.66 feet; Thence South 08°59'20" East, 50.09 feet; Thence South 59°17'21" West, 471.65 feet; Thence South 06°24'17" West, 103.71 feet; Thence North 80°44'09" East, 712.19 feet; Thence South 09°15'51" East, 213.00 feet; Thence South 80°44'09" West, 444.64 feet; Thence South 03°26'19" West, 1412.05 feet to a point on the aforementioned South boundary of said ADJUSTED UNIT 1; Thence Westerly along said South boundary, North 88°14'17" West, 393.46 feet to the Point of Beginning and there terminating.




VICINITY MAP
T27S R6W SEC 4 & 5

P/D 14-013
CALLAHAN RIDGE LLC





Legend

-  Existing Mineral Resources Overlay (MO) Boundary
-  Proposed PA/ZC to remove portion of MO Overlay
-  Proposed PA/ZC AGC to CO/FC1 to CRE and CUP for RV Park

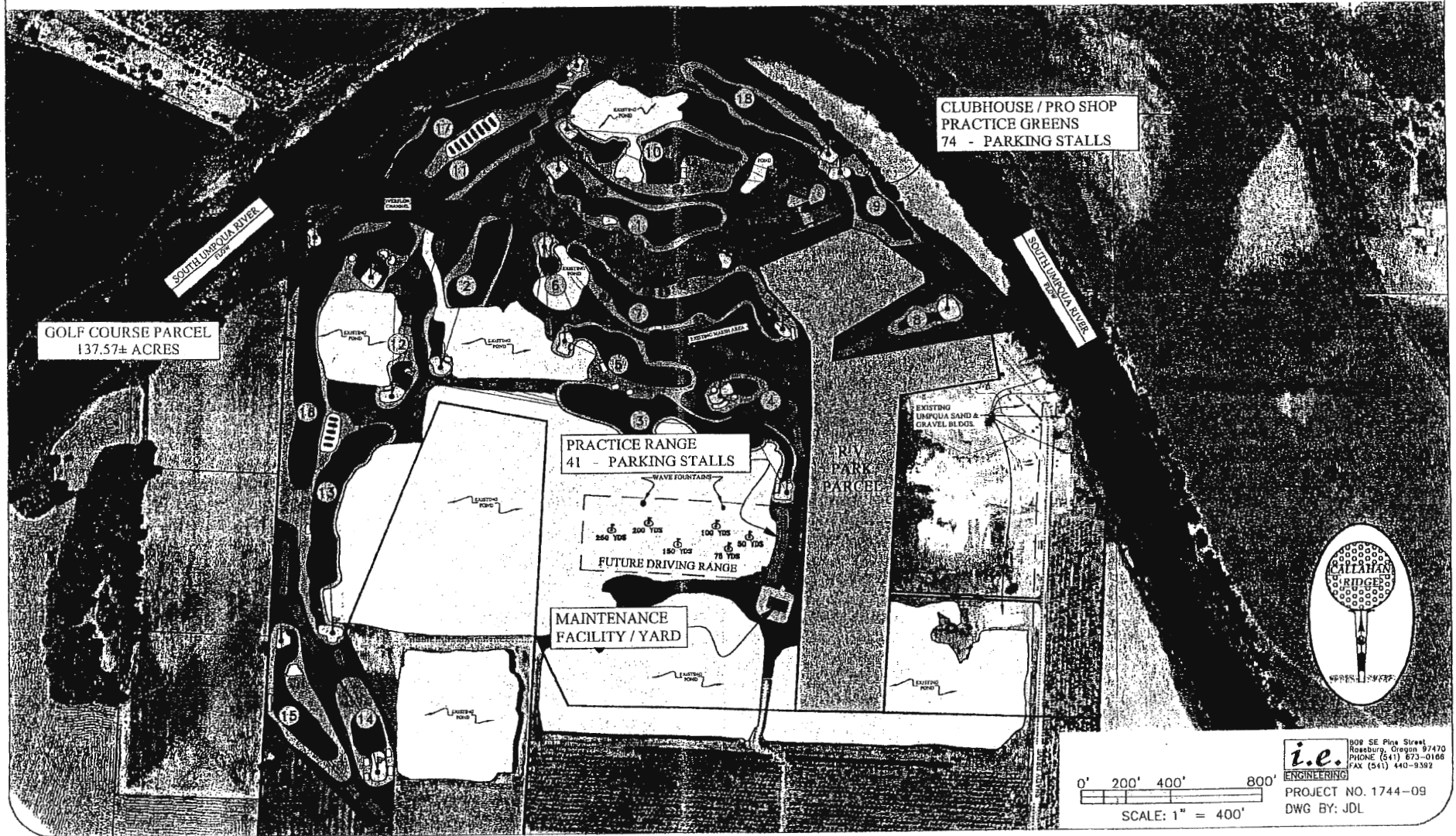
SHADY DR



1" = 600'

FIGURE 3

GOLF COURSE EXHIBIT



**APPLICANT'S
EXHIBIT**

P/D 14-013
CALLAHAN RIDGE LLC
T27S R6W SEC 4 & 5
NO SCALE

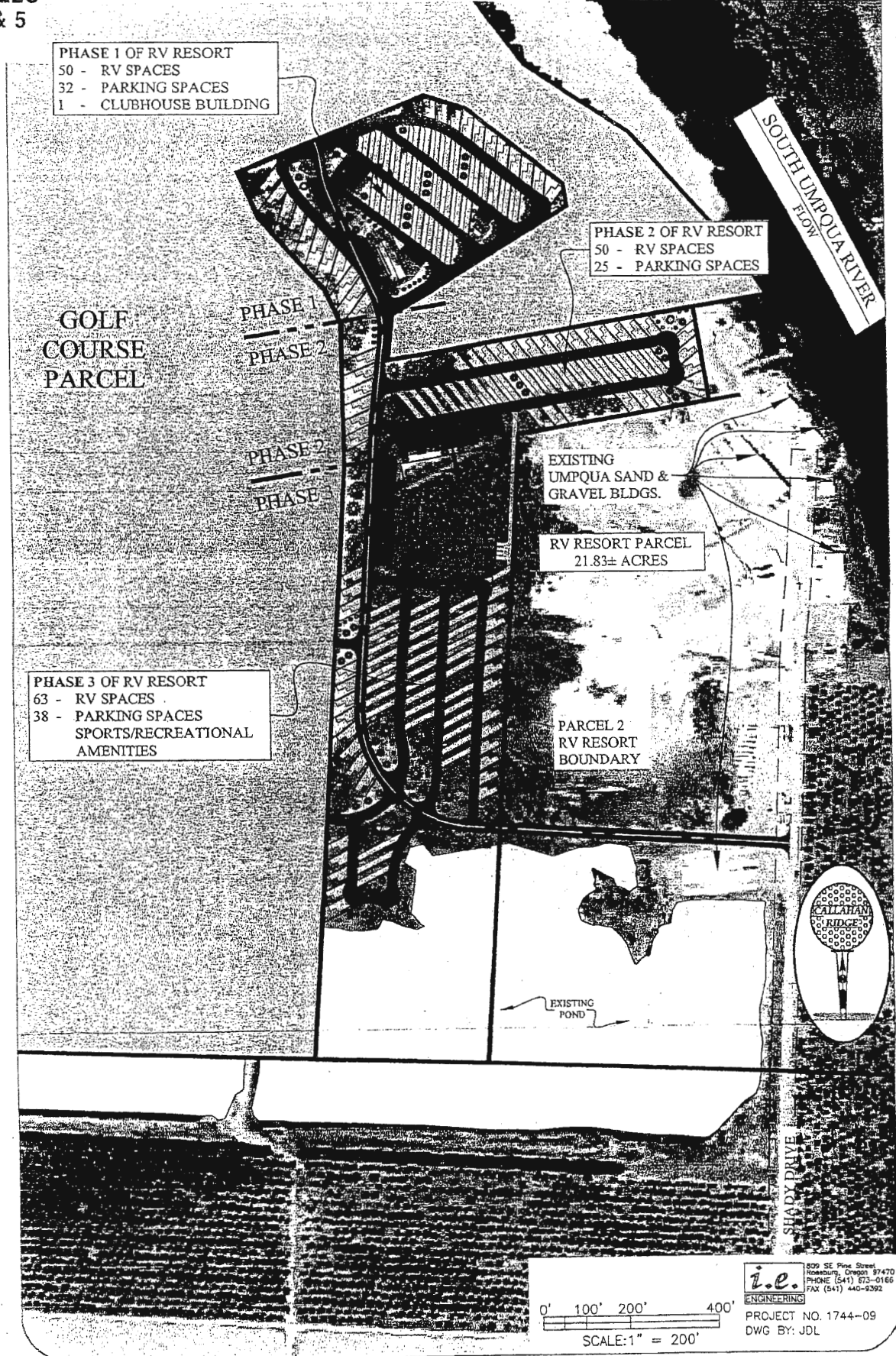
APPLICANT'S EXHIBIT

14-013

FIGURE 2

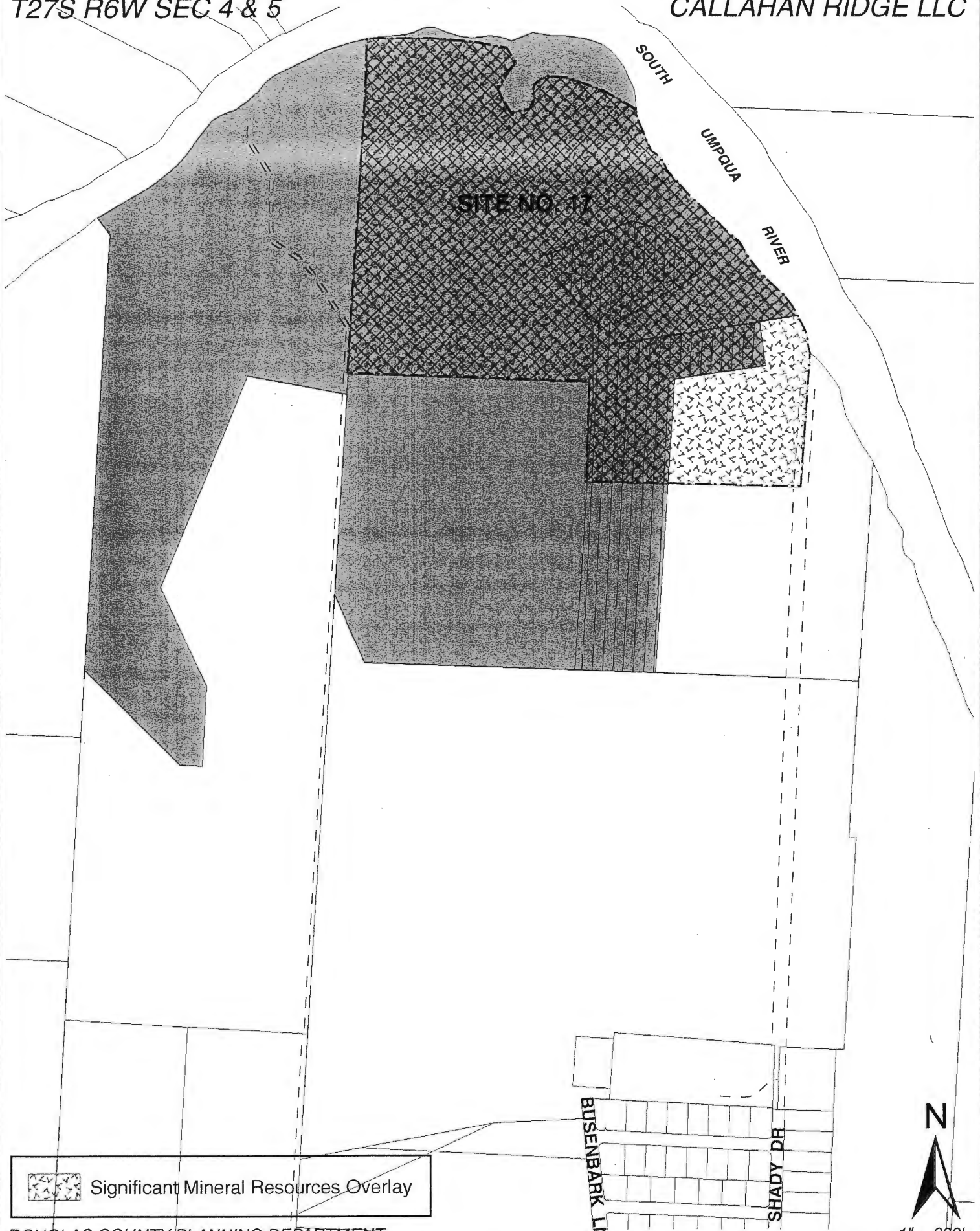
P/D 14-013
CALLAHAN RIDGE LLC
T27S R6W SEC 4 & 5
NO SCALE

R.V. RESORT EXHIBIT



i.e.
ENGINEERING
809 SE Pine Street
Roseburg, Oregon 97470
PHONE (541) 673-0166
FAX (541) 446-2392

PROJECT NO. 1744-09
DWG BY: JDL



SITE NO. 17

SOUTH
UMPQUA
RIVER

ROSEBARK LN

SHADY DR



Significant Mineral Resources Overlay



DOUGLAS COUNTY PLANNING DEPARTMENT
ROOM 106, JUSTICE BUILDING
DOUGLAS COUNTY COURTHOUSE
ROSEBURG, OR 97470



DEPT OF

AUG 25 2014

LAND CONSERVATION
AND DEVELOPMENT

ATTN: PLAN AMENDMENT SPECIALIST
DLCD
635 CAPITOL STREET NE, SUITE 150
SALEM OR 97301-2540