



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: 260298

Type: Construction

Applicant / Owner

Applicant: South Umpqua Rural
Community Partnership
Address: 34620 Tiller Trail Hwy
City/State/Zip: Tiller, OR 97484
Phone: 541-825-3070
Email: stanley@surcp.org

Owner: Jeffery & Denise Cobos Family
Trust dated 4/12/2018
Address: 767 Upper Cow Creek Rd
City/State/Zip: Azalea, OR 97410,
Phone:
Email:

Site Information

Site Address: 767 Upper Cow Creek Rd
City/State/Zip: Azalea, OR 97410,
Proposed Use: Land Use Compatibility
Statement

Property ID No: R54006
MTL: 32051300800

Improvement/Description: LUCS for DEQ
Existing Structures (Number and Type): Numerous Properties

Planning Department Information

Zoning: FG
Overlays: FP
Flood Plain: Yes Out of FP
Floor Height Above Ground: Site out of FP
Sanitation: N/A
Water: N/A
Access: Private Access

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 DEQ for installation of irrigation system; no structural development authorized through this LUCS; must meet all requirements and permitting from all applicable agencies.

Refer To: None

Approved By: Josh Gibson
Receipt #: 5819

Approval Date: 04/03/2025
Expiration Date: 04/03/2026

Sanitation Information

Remarks:
Entity:

Signature/Date:

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

04/03/2026

Stanley J. Petrouski

Applicant Signature

Date

Oregon DEQ Land Use Compatibility Statement

SECTION 1 - TO BE COMPLETED BY APPLICANT

1A. Applicant Name: South Umpqua Rural Community Partnership	1B. Project Name: Highland Ditch Irrigation Efficiency and Dam Removal Project
Contact Name: Stanley Petrowski	Physical Address: 470 Eakins Road
Mailing Address: 34620 Tiller Trail Hwy	City, State, Zip: Azalea, OR 97410
City, State, Zip: Tiller, OR 97484	Tax Lot #:
Telephone: (541) 670-5553 (cell)	Township: 32S Range: 5W Section: 22
Tax Account #:	Latitude: 45.43270846279067
	Longitude: -122.50979635591816

1C. Describe the project, include the type of development, business, or facility and services or products provided (attach additional information if necessary):

South Umpqua Rural Community Partnership (SURCP) is working on behalf of the Highland Ditch Irrigation District (District) and in cooperation with the US Fish and Wildlife Service to undertake a stream restoration and dam removal project on Cow Creek near Azalea, Oregon to improve irrigation delivery and efficiency to 12 landowners. Project partners plan to undertake the following actions in the spring and summer of 2026:

- 1) Cap the head end of an outdated water delivery ditch.
- 2) Remove a concrete sill at the head end of the ditch that historically has been the site of a temporary diversion dam that has historically diverted water into a ditch every irrigation delivery season.
- 3) Install water delivery pipe to all District members from a newly established point of diversion.
- 4) At newly established POD, install a screened pump and pad that will tie into the installed piped water delivery system.

1D. Check the type of DEQ permit(s) or approval(s) being applied for at this time.

☐ Air Quality Notice of Construction ☐ Air Contaminant Discharge Permit ☐ Air Quality Title V Permit ☐ Air Quality Indirect Source Permit ☐ Parking/Traffic Circulation Plan ☐ Solid Waste Land Disposal Site Permit ☐ Solid Waste Treatment Facility Permit ☐ Solid Waste Composting Facility Permit (includes Anaerobic Digester) ☐ Conversion Technology Facility Permit ☐ Solid Waste Letter Authorization Permit ☐ Solid Waste Material Recovery Facility Permit ☐ Solid Waste Energy Recovery Facility Permit ☐ Solid Waste Transfer Station Permit ☐ Solid Waste - Waste Tire Storage Site Permit ☐ Solid Waste Commingled Recycling Processing Facility Permit ☐ Solid Waste Limited Sort Facility Permit	☐ Hazardous Waste Treatment, Storage, or Disposal Permit ☐ Pollution Control Bond Request ☐ Clean Water State Revolving Fund Loan Application ☐ Wastewater and Sewer Construction Plan and Specifications (new and modified systems) ☐ Water Quality NPDES Individual Permit ☐ Water Quality WPCF Individual Permit (for onsite construction-installation permits use the DEQ Onsite LUCS form) ☐ Water Quality NPDES Stormwater General Permit (1200-A, 1200-C, 1200-CA, 1200-COLS, and 1200-Z) ☐ Water Quality General Permit (all general permits, except 600, 700-PM, 1700-A, and 1700-B when they are mobile.) ☒ Water Quality 401 Certification for federal permit or license
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1E. This application is for: ☐ Permit Renewal ☒ New Permit ☐ Permit Modification ☐ Other:

Oregon DEQ Land Use Compatibility Statement

SECTION 2 - TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL

Applicant Name: South Umpqua Rural Community Partnership

Project Name: Highland Ditch Irrigation Efficiency and Dam Removal Project

Instructions: Written findings of fact for all local decisions are required; written findings from previous actions are acceptable. For uses allowed outright by the acknowledged comprehensive plan, DEQ will accept written findings in the form of a reference to the specific plan policies, criteria, or standards that were relied upon in rendering the decision with an indication of why the decision is justified based on the plan policies, criteria, or standards.

2A. The project is located: ☐ Inside city limits ☐ Inside UGB ☒ Outside UGB

2B. Name of the city or county that has land use jurisdiction (the legal entity responsible for land use decisions for the subject property or land use): Douglas County, Oregon

☒ This project or land use is not within the land use jurisdiction of any other city or county.

☐ This project is also within the land use jurisdiction of the following city or county:

2C. Is the activity a composting facility? ☒ No ☐ Yes; SB 462 (2013) notification requirements have been met.

2D. Is the activity or use compatible with your acknowledged comprehensive plan as required by OAR 660-031?

Please complete this form to address the activity or use for which the applicant is seeking approval (see 1.C on the previous page). If the activity or use is to occur in multiple phases, please ensure that your approval addresses the phases described in 1.C. For example, if the applicant's project is described in 1.C as a subdivision and the LUCS indicates that only clearing and grading are allowed outright but does not indicate that the subdivision is approved, DEQ will delay its permit issuance until approval for the *entire* subdivision is obtained from the local planning official.

☐ The activity or use is specifically exempt by the acknowledged comprehensive plan; explain:

☐ **YES**, the activity or use is pre-existing nonconforming use allowed outright by (provide reference for local ordinance):

☒ **YES**, the activity or use is allowed outright by (provide reference for local ordinance):
SEE LIST OF ACCOUNTS SHOWING LUGS Article references for consistent use with the comp plan and land use regulations; worksheet WS260298

☐ **YES**, the activity or use received preliminary approval that includes requirements to fully comply with local requirements; findings are attached.

☐ **YES**, the activity or use is allowed; findings are attached.

☐ **NO**, complete below or attach findings for noncompliance and identify requirements the applicant must comply with before compatibility can be determined.

Relevant specific plan policies, criteria, or standards:

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

Provide the reasons for the decision:

Additional comments (attach additional information as needed):

WS260298

Planning Official Signature:

Title: SENIOR PLANNER

Print Name:

JOSH GIBSON

Telephone #:

541-440-4289

Date:

4/3/26

If necessary, depending upon city/county agreement on jurisdiction outside city limits but within UGB:

Planning Official Signature:

Title:

Print Name:

Telephone #:

Date:

"LIST"

Tax Acct #	Zone	LUDO Code Reference
R54006 ✓	FG	3.3.050.1
R54034 ✓	FG	3.3.050.1
R54083 ✓	TR	3.2.050.1
R54545 ✓	FG	3.3.050.1
R54559 ✓	FG	3.3.050.1
R54552 ✓	FG	3.3.050.1
R54594 ✓	FG	3.3.050.1
R54601 ✓	FG	3.3.050.1
R54566 ✓	FG	3.3.050.1
R56232 ✓	FG/TR	3.3.050.1
R56288 ✓	FG	3.3.050.1
R56295 ✓	FG	3.3.050.1
R56281 ✓	FG	3.3.050.1
R56337 ✓	FG	3.3.050.1
R56309 ✓	FG	3.3.050.1
R56316 ✓	FG	3.3.050.1
R55917 ✓	FG	3.3.050.1
R55875 ✓	FG	3.3.050.1
R55861 ✓	FG	3.3.050.1
R55903 ✓	5R	3.8.050.4
R55847 ✓	5R	3.8.050.4

Permission Slip	Landowner	Mailing Address	Site Address	Parcel	Township	Range	Section	Tax Lot	Phone
1	Jeffery & Denise Cobos	767 Upper Cow Creek Rd	767 UPPER COW CREEK RD, AZALEA, OR 97410	R54006	32S	05W	13	800	
2	Szabo Family Trust	1830 Eakin Rd	1830 EAKIN RD, AZALEA, OR 97410	R54034	32S	05W	13	1100	209-605-9433
3	BLM	2164 N.E. Spalding Avenue	0 STARVEOUT CREEK RD, AZALEA, OR 97410	R54083	32S	05W	13	1200	541-471-6500
4	Peter Laub	Grants Pass, OR 97526	966 CREEK RD, AZALEA, OR 97410	R54545	32S	05W	14	400	
5	Ronald L. Covington Trust, C/O Oneesa Wheeler	632 Portside Ct, Lafayette, CO 80026	1810 EAKIN RD, AZALEA, OR 97410	R54559	32S	05W	14	1800	
6	Stephanie Lynn Harris	407 Brady Hill Lane	407 BRADY HILL LN, AZALEA, OR 97410	R54552	32S	05W	14	1300	949-338-8084
7	Gene & Rosemary Woda	301 Brady Hill Lane	301 BRADY HILL LN, AZALEA, OR 97410	R54594	32S	05W	14	1400	541-941-8103
8	Gene & Rosemary Woda	301 Brady Hill Lane	199 BRADY HILL LN, AZALEA, OR 97410	R54601	32S	05W	14	1500	541-941-8103
9	OBS Strenter Revocable Trust	P.O. Box 25880, LaPine, OR 97739	157 BRADY HILL LN, AZALEA, OR 97410	R54566	32S	05W	14	1600	541-287-0451
10	BLM	2164 N.E. Spalding Avenue	0 EAKIN RD, AZALEA, OR 97410	R56232	32S	05W	23	100	541-471-6500
11	Ivan Lewis	230 Fawn Ln	0 FAWN LN, AZALEA, OR 97410	R56288	32S	05W	23	300	541-441-6240
12	Ivan Lewis	230 Fawn Ln	0 FAWN LN, AZALEA, OR 97410	R56295	32S	05W	23	301	541-441-6240
13	Jack McIntosh & Barbara Lisco	804 Eakin Rd	804 EAKIN RD, AZALEA, OR 97410	R56281	32S	05W	23	400	541-218-0232 (Steven Grove)
14	Jack McIntosh & Barbara Lisco	804 Eakin Rd	0 EAKIN RD, AZALEA, OR 97410	R56337	32S	05W	23	500	541-218-0232 (Steven Grove)
16	Cullitt, John C & Margaret Trust	607 Eakin Rd	607 EAKIN RD, AZALEA, OR 97410	R56309	32S	05W	23	800	541-837-3288
17	Meindorf, John T & Meindorf, Amanda K	652 Eakin Rd	652 EAKIN RD, AZALEA, OR 97410	R56316	32S	05W	23	600	541-936-8833
18	Venables, Sandra J	514 Eakin Rd	514 EAKIN RD, AZALEA, OR 97410	R55917	32S	05W	23	700	541-415-9338
19	Cullitt, John C & Margaret Trust	607 Eakin Rd	0 EAKIN RD, AZALEA, OR 97410	R55975	32S	05W	23	2000	541-837-3288
20	Meindorf, Chris Allen & Judy K Trust	450 Eakin Rd	450 EAKIN RD, AZALEA, OR 97410	R55961	32S	05W	22	1300	541-821-8993 Judy 541-860-106
21	Falcone, Jon & Renee, Alison L	375 Eakin Rd	375 EAKIN RD, AZALEA, OR 97410	R55903	32S	05W	22	1900	541-450-5074
22	Thackery, Douglas Vern	192 Woodpath Ln	192 WOODPATH LN, AZALEA, OR 97410	R55947	32S	05W	22	1600	541-761-9690