

**BEFORE THE WATER RESOURCES DEPARTMENT  
OF THE  
STATE OF OREGON**

In the Matter of Transfer Application	)	PRELIMINARY DETERMINATION
T-14377, Clackamas County	)	PROPOSING APPROVAL OF A CHANGE IN
	)	POINT OF APPROPRIATION, AN
	)	ADDITIONAL POINT OF APPROPRIATION,
	)	AND A CHANGE IN PLACE OF USE

**Authority**

Oregon Revised Statutes (ORS) 537.705 and 540.505 to 540.580 establish the process in which a water right holder may submit a request to transfer the point of appropriation, place of use, or character of use authorized under an existing water right. Oregon Administrative Rules (OAR) Chapter 690, Division 380 implement the statutes and provides the Department's procedures and criteria for evaluating transfer applications.

**Applicant**

SHORTLAND GOLF CLUB AKA SHORTY'S GOLF COURSE LLC  
C/O MIKE FRITZ  
16842 ALDER CIRCLE  
LAKE OSWEGO, OR 97034

**Findings of Fact**

1. On January 4, 2024, SHORTLAND GOLF CLUB AKA SHORTY'S GOLF COURSE LLC, C/O MIKE FRITZ, filed an application for a change in point of appropriation, an additional point of appropriation and to change the place of use under Certificate 50575. The Department assigned the application number T-14377.
2. Notice of the application for transfer was published on January 9, 2024, pursuant to OAR 690-380-4000. No comments were filed in response to the notice.
3. On March 18, 2024, The Department determined that the proposed additional points of appropriation (APOAs) would not develop the same aquifer as the existing points of appropriation (POAs):
  - a) Currently authorized POAs develop the Columbia River Basalt Group (CRBG) aquifer system, which is first reported at 362 and 540 feet bls.

Pursuant to OAR 690-380-4030, any person may file a protest or standing statement within 30 days after the last date of publication of the newspaper notice or the Department's weekly notice as prescribed by OAR 690-380-4020, whichever is later, of this preliminary determination.
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- b) The proposed APOA, Shop Well, would be completed to a depth of 650 feet, with casing to 350 feet bls and sealed to a depth of 75 feet bls. As proposed, the construction of the well could allow the alluvial and CRBG aquifers to comeingle, partially developing water from the alluvial aquifer.
  - c) The proposed APOA, Club House Well, is completed to a total depth of 278 feet bls, developing the alluvial aquifer system above the CRBG aquifer system, therefore not developing the same aquifer (source of water).
4. On March 18, 2024, The Department also determined that the proposed APOA's would likely result in significant interference with a surface water source (the Willamette River):
- a) Based on available information, the authorized POAs do not have an effective hydraulic connection with nearby surface water. However, the proposed APOA "Club House" well appears to produce from the alluvial aquifer, which would increase interference with nearby surface water sources.
  - b) Based on the construction of the proposed APOAs and production from hydraulically connected aquifers, the interference with the nearby surface water source (Willamette River) is expected to be significant in comparison with the currently authorized current authorized POAs.
5. On March 28, 2024, The Department notified the applicant's agent that permit G-18861 is layered with the authorized place of use. The place of use of Certificate 50575 that is being changed, is changing within the place of use of Permit G-18861.
6. On March 29, 2024, the applicant provided additional information about the hydro-geological structures in the area for the Department to consider.
7. On April 8, 2024, the Department considered the agent's additional information and contacted the applicant's agent via email, reaffirming the initial determination that the proposed additional points of appropriation (APOAs) would not develop the same aquifer as the existing points of appropriation (POAs).
8. On September 19, 2024, the Department sent a copy of the draft Preliminary Determination proposing to deny Transfer Application T-14377 to the applicant. The draft Preliminary Determination cover letter set forth a deadline of October 19, 2024, for the applicant to respond.
9. On October 17, 2024, the applicant's agent submitted an amended application and application map, changing the location and depth of the proposed well. The applicant also requested that the Department proceed with issuance of a Preliminary Determination and provided the necessary information to demonstrate that the applicant is authorized to pursue the transfer and amended the application.



10. On November 15, 2024, the Department determined that the amended location of the proposed well develops water from the same aquifer (source) as the original points of appropriation.

11. The portion of the right to be transferred is as follows:

**Certificate:** 50575 in the name of SANDELIE GOLF CLUB INC. (perfected under Permit G-6433)  
**Use:** IRRIGATION OF 11.8 ACRES  
**Priority Date:** APRIL 25, 1975  
**Rate:** 0.147 CUBIC FOOT PER SECOND, BEING 0.0737 CFS FROM EACH WELL  
**Limit/Duty:** The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.  
**Source:** TWO WELLS a tributary of WILLAMETTE RIVER

**Authorized Points of Appropriation:**

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1- 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2- 3780 FEET SOUTH AND 360 FEET WEST FROM THE N1/4 CORNER OF SECTION 16

**Authorized Place of Use:**

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	NE NW	11.8

12. Transfer Application T-14377 proposes to move an authorized point of appropriation (WELL 2) approximately 2,650 feet north to:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	NE NW	POND WELL- 1045 FEET SOUTH AND 660 FEET WEST FROM THE N1/4 CORNER OF SECTION 16

13. Transfer Application T-14377 proposes an additional point of appropriation to WELL 1 approximately 1,500 feet northeast to:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	NE NW	POND WELL- 1045 FEET SOUTH AND 660 FEET WEST FROM THE N1/4 CORNER OF SECTION 16

14. Transfer Application T-14377 also proposes to change the place of use of the right to:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	NE NW	11.8

***Transfer Review Criteria [OAR 690-380-0100(14), 690-380-4010(2), OAR 690-380-2110(2) and OAR 690-380-2200]***

15. Water has been used within the last five years according to the terms and conditions of the right. There is no information in the record that would demonstrate that the right is subject to forfeiture under ORS 540.610.
16. A water delivery system sufficient to use the full amount of water allowed under the existing right was present within the five-year period prior to submittal of Transfer Application T-14377.
17. The water right is subject to transfer as defined in ORS 540.505(4) and OAR 690-380-0100(14).
18. The new proposed point of appropriation would develop groundwater from the same aquifer as the authorized points of appropriation, as required by OAR 690-380-2110(2).
19. The proposed changes, as conditioned, would not result in enlargement of the right.
20. The proposed changes, as conditioned, would not result in injury to other existing water rights.
21. All other application requirements are met.

#### **Determination and Proposed Action**

The change in point of appropriation, additional point of appropriation, and change in place of use proposed in Transfer Application T-14377 appear to be consistent with the requirements of ORS 537.705 and 540.505 to 540.580 and OAR 690-380-5000. If protests are not filed pursuant to OAR 690-380-4030, the application will be approved.

*If Transfer Application T-14377 is approved, the final order will include the following:*

- 1. The change in point of appropriation, additional point of appropriation, and change in place of use proposed in Transfer Application T-14377 are approved.*
- 2. The right to the use of the water is restricted to beneficial use at the place of use described and is subject to all other conditions and limitations contained in Certificate 50575 and any related decree.*

3. *Approval of this transfer application does not constitute nor grant legal access onto or through another person's property for purposes of accessing the new point of appropriation or the new place of use.*
4. *Water right Certificate 50575 is cancelled. A new certificate will be issued describing that portion of the right not affected by this transfer.*
5. *The quantity of water diverted at the new point of appropriation (POND WELL) shall not exceed the quantity of water lawfully available at the original point of appropriation (WELL 2).*
6. *The quantity of water diverted at the new additional point of appropriation (POND WELL), together with that diverted at the original point of appropriation (WELL 1), shall not exceed the quantity of water lawfully available at the original points of appropriation (WELL 1 AND WELL 2); provided the quantity of water at the new point of appropriation (POND WELL) is lawfully available at the original point of appropriation (WELL 2).*
7. *Water shall be acquired from the same aquifer (water source) as the original points of appropriation.*
8. *The former place of use of the transferred right shall no longer receive water under the right.*
9. *Full beneficial use of the water shall be made, consistent with the terms of this order, on or before **October 1, 2026**. A Claim of Beneficial Use prepared by a Certified Water Right Examiner shall be submitted by the applicant to the Department within one year after the deadline for completion of the changes and full beneficial use of the water.*
10. *After satisfactory proof of beneficial use is received, a new certificate confirming the right transferred will be issued.*

Dated in Salem, Oregon on **MAR 21-2025**

  
Lisa J. Jaramillo, Transfer and Conservation Section Manager, for  
IVAN GALL, DIRECTOR  
Oregon Water Resources Department

This Preliminary Determination was prepared by Dante Luongo. If you have questions about the information in this document, you may reach me at 971-304-5006 or [Dante.J.Luongo@water.oregon.gov](mailto:Dante.J.Luongo@water.oregon.gov).



## **Protests**

Under the provisions of ORS 540.520(6) & (7) and OAR 690-380-4030, within 30 days after the last date of publication of the newspaper notice or the Department's weekly notice as prescribed by OAR 690-380-4020, whichever is later, any person may file, jointly or severally, a protest expressing opposition of approval of the transfer application and disagreement with this Preliminary Determination or a standing statement in support of this Preliminary Determination. If this Preliminary Determination determines that a change in point of diversion or appropriation would result in injury, the applicant may file a notification of intent to pursue approval of the transfer under OAR 690-380-5030 to 690-380-5050. Protests and standing statements must be received by the Water Resources Department within 30 days after the last date of publication of the newspaper notice or the Department's weekly notice as prescribed by OAR 690-380-4020, whichever is later.

Protests must be in writing and received in hard copy form with the appropriate statutory protest filing fee; protests cannot be filed by electronic mail. [OAR 690-002-0025(3) and 690-380-0100(9)]. The protest must include the following:

- The person's name, address, and telephone number;
- All reasonably ascertainable issues and all reasonably available arguments supporting the person's position by the close of the protest period. Failure to raise a reasonably ascertainable issue in a protest or failure to provide sufficient specificity to afford the Department an opportunity to respond to the issue may preclude consideration of the issue during the hearing;
- If you are the applicant, a protest fee of \$480 required by ORS 536.050; and
- If you are not the applicant, a protest fee of \$950 required by ORS 536.050 and proof of service of the protest upon the applicant.

## **Requests for Standing**

Under the provisions of OAR 690-380-4030(5), the Department shall provide to persons who have filed standing statements as defined under OAR 690-380-0100(11) notice of any differences between the Department's Preliminary Determination and the Final Order, notice of a hearing on the application under OAR 137-003-0535, and an opportunity to request limited party status or party status in the hearing.

Requests for standing must be received in the Water Resources Department no later than 30 days after the last date of publication of the newspaper notice or the Department's weekly notice as prescribed by OAR 690-380-4020, whichever is later. Requests for standing must be in writing, and must include the following:

- The requester's name, mailing address and telephone number;
- If the requester is representing a group, association or other organization, the name, address and telephone number of the represented group;
- A statement that the requester supports the preliminary determination as issued.

After the protest period has ended, the Director will either issue a Final Order or schedule a contested case hearing. The contested case hearing will be scheduled only if a protest has been filed under OAR 690-380-4030. In accordance with OAR 690-380-4200, notice and conduct of the hearing shall:

- Be under the applicable provisions of ORS 183.310 to 183.550, pertaining to contested cases, and the hearing shall be held in the area where the rights are located unless all parties stipulate otherwise; and
- If a protest has asserted that a water right to be transferred has been forfeited through non-use, include the notice and procedures described in OAR 690-017-0500 to 690-017-0900.

If after hearing the Department issues a proposed Final Order finding that a change in point of diversion or appropriation will result in injury, the applicant may file a notification of intent to pursue approval of the transfer under OAR 690-380-5030 to 690-380-5050 within 15 days of receipt of the proposed order. Notwithstanding 690-002-0175, if the applicant files a notification of intent to pursue approval of the transfer under 690-380-5030 to 690-380-5050, the deadline for filing exceptions to the proposed order shall be 30 days after the Department provides notice to the parties that the transfer does not meet the requirements of 690-380-5030 to 690-380-5050.

If you do not request a hearing within 30 days after the close of the protest period, or if you withdraw a request for a hearing, notify the Department or the administrative law judge that you will not appear, or fail to appear at a scheduled hearing, the Director may issue a final order by default. If the Director issues a Final Order by default, the Department designates the relevant portions of its files on this matter, including all materials that you have submitted relating to this matter, as the record for purpose of proving a *prima facie* case upon default.

You may be represented by an attorney at the hearing. Legal aid organizations may be able to assist a party with limited financial resources. Generally, partnerships, corporations, associations, governmental subdivisions, or public or private organizations are represented by an attorney. However, consistent with OAR 690-002-0020 and OAR 690-137-0555, an agency representative may represent partnerships, corporations, associations, governmental subdivisions or public, or private organizations if the Department determines that appearance of a person by an authorized representative will not hinder the orderly and timely development of the record in this case.

**Notice Regarding Servicemembers:** Active-duty servicemembers have a right to stay proceedings under the federal Servicemembers Civil Relief Act. 50 U.S.C. App. §§501-597b. For more information contact the Oregon State Bar at 800-452-8260, the Oregon Military Department at 971-355-4127, or the nearest United States Armed Forces Legal Assistance Office through <http://legalassistance.law.af.mil>.

If you have questions about how to file a protest or if you have previously filed a protest and you want to know the status, please contact Will Davidson at 503-507-2749.

If you have questions about the Department or any of its programs, please contact our Water Resources Customer Service Group at 503-986-0900.

Address any correspondence to: Oregon Water Resources Department, Transfer and Conservation Section, 725 Summer Street NE, Suite A, Salem OR 97301-1266.





# Oregon

Tina Kotek, Governor

## Water Resources Department

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725 Summer St NE, Suite A

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[www.oregon.gov/owrd](http://www.oregon.gov/owrd)

March 21, 2025

VIA CERTIFIED MAIL AND E-MAIL

SHORTLAND GOLF CLUB AKA SHORTY'S GOLF COURSE LLC

C/O MIKE FRITZ

16842 ALDER CIRCLE

LAKE OSWEGO, OR 97034

SUBJECT: Water Right Transfer Application T-14377

Please find enclosed the Preliminary Determination indicating that, based on the information available, the Department intends to approve application T-14377. This document is an intermediate step in the approval process; water may not be used legally as proposed in the transfer application until a Final Order has been issued by the Department. Please read this entire letter carefully to determine your responsibility for additional action.

A public notice is being published in the Department's weekly publication and in the Wilsonville Spokesman newspaper, simultaneously with issuance of the Preliminary Determination. The notice initiates a period in which any person may file either a protest opposing the decision proposed by the Department in the Preliminary Determination or a standing statement supporting the Department's decision. The protest period will end 30 days after the last date of newspaper publication.

If no protest is filed, the Department will issue a Final Order consistent with the Preliminary Determination. You should receive a copy of the Final Order about 30 days after the close of the protest period.

If a protest is filed, the application may be referred to a contested case proceeding. A contested case provides an opportunity for the proponents and opponents of the decision proposed in the Preliminary Determination to present information and arguments supporting their position in a quasi-judicial proceeding.

Please don't hesitate to contact me at 971 304-5006 or Dante.J.Luongo@water.oregon.gov, if I may be of assistance.

Sincerely,



Dante Luongo  
Transfer Specialist  
Transfer and Conservation Section

cc: Transfer Application file T-14377  
Joel M. Plahn, District 22 Watermaster (*via e-mail*)  
Doann Hamilton, Agent for the applicant (*via e-mail*)