



June 18, 2025
10152.004

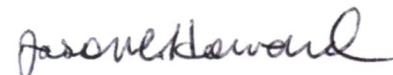
Oregon Water Resources Department
725 Summer St. NE, Suite A
Salem, OR 97301-1271

**Subject: Permanent Water Right Transfer Application
Certificate 90926
County of Clackamas,
Oregon City, Oregon**

Attention: Water Rights Section

On behalf of County of Clackamas, we have prepared the enclosed Permanent Water Right Transfer Application relating to Certificate 90926. If you have any questions or comments please contact us at (503) 768-5121.

Sincerely,
EnviroLogic Resources, Inc.


Jason C. Howard, RG, CWRE
Senior Hydrogeologist



Thomas J. Calabrese, RG, CWRE
Principal Hydrogeologist

Enclosures: Permanent Water Transfer Application (with maps and fee), completed Land Use Information Form, and notarized Evidence of Use Affidavit

Received
JUL 14 2025
OWRD

STATE OF OREGON
WATER SUPPLY WELL REPORT

(as required by ORS 537.765)

Instructions for completing this report are on the last page of this form

AMENDED COPY

CLAC

56352

WELL ID # 39490

(START CARD) # 135506

(1) OWNER:

Well Number: 690

Name **Golf Solutions LLC**
Address **PO Box 2980**
City **Oregon City** State **OR** Zip **97045**

(2) TYPE OF WORK:

☒ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD:

☒ Rotary Air ☒ Rotary Mud ☐ Cable ☐ Auger
☐ Other

(4) PROPOSED USE:

☐ Domestic ☐ Community ☐ Industrial ☒ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval ☐ Yes ☒ No Depth of Completed Well **1210** ft.
Explosives used ☐ Yes ☒ No Type Amount

HOLE			SEAL			Amount	
Diameter	From	To	Material	From	To	sacks or pounds	
20	0	19	cement	0	19	15 sacks	
16	19	800	cement	40	800	300 sacks	
12	800	940					
8	940	1210					

How was seal placed: Method ☐ A ☐ B ☒ C ☒ D ☐ E

☐ Other

Backfill placed from ft. to ft. Material

Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	16	+1.5	21	.312	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	12	0	500	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	12	500	800	.312	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) **800**

(7) PERFORATIONS/SCREENS:

		Method		Material			
		Type		Tele/pipe			
From	To	Slot size	Number	Diameter	size	Casing	Liner
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

Yield gal/min Drawdown Drill stem at Time

0			
0			
200		940	1 hr

Temperature of Water **56** Depth Artesian Flow found

Was a water analysis done? ☐ Yes By whom

Did any strata contain water not suitable for intended use? ☐ Too little

☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other

Depth of strata:

(9) LOCATION OF WELL by legal description:

County **Clackamas** Latitude Longitude
Township **3S** N or S. Range **2E** E or W. of WM.
Section **21** **SE** $\frac{1}{4}$ **NW** $\frac{1}{4}$
Tax Lot **0790** Lot Block Subdivision
Street Address of Well (or nearest address)
21011 S. HWY 213

(10) STATIC WATER LEVEL:

310 ft. below land surface. Date **10/25/00**
Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found **60**

From	To	Estimated Flow Rate	SWL
60	80	25	35
200	240	500	90
320	340	200	90
900	930	200	310

(12) WELL LOG:

Ground elevation

Material	From	To	SWL
Clay, Brown	0	15	
Basalt, Gray	15	45	
Clay, Red	45	60	
Claystone, Brown	60	80	35
Claystone, Gray	80	200	
Sandstone, Gray	200	240	90
Claystone, Light Gray	240	300	
Claystone, Gray & Green	300	320	
Sandstone, Gray	320	340	90
Claystone, Gray & Green	340	480	
Claystone, Green & Gray; some wood	480	600	
Claystone, Gray & Green	600	770	
Claystone, Green; softer	770	810	
Claystone, Gray; hard	810	900	
Sandstone, Gray; hard	900	930	310
Claystone, Gray; hard	930	1210	

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APR 30 2003

WATER RESOURCES DEPT.
SALEM, OREGON

Date started **9/12/00**

Completed **10/25/00**

(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to my best knowledge and belief.

Signed _____ WWC Number _____
Date _____

(bonded) Water Well Constructor Certification:

I am responsible for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed *Rocky C. Galt* WWC Number **665**
Date **4/29/03**

ORIGINAL & FIRST COPY - WATER RESOURCES DEPARTMENT

SECOND COPY - CONSTRUCTOR

THIRD COPY - CUSTOMER

14701 -

STATE OF OREGON
WATER SUPPLY WELL REPORT

(as required by ORS 537.765)

Instructions for completing this report are on the last page of this form

CLAC 56352
AMENDED COPY

WELL ID # 39490

(START CARD) # 135506

(1) OWNER:

Well Number: 690

Name **Golf Solutions LLC**

Address **Po Box 2980**

City **Oregon City** State **OR** Zip **97045**

(2) TYPE OF WORK:

☒ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD:

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger
☐ Other

(4) PROPOSED USE:

☐ Domestic ☐ Community ☐ Industrial ☒ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval ☐ Yes ☒ No Depth of Completed Well **1210** ft.

Explosives used ☐ Yes ☒ No Type _____ Amount _____

HOLE				SEAL				Amount	
Diameter	From	To	Material	From	To	Material	From	To	sacks or pounds
20	0	19	cement	0	19				15 sacks
16	19	800	cement	40	800				300 sacks
12	800	940							
8	940	1210							

How was seal placed: Method ☐ A ☐ B ☒ C ☐ D ☐ E
☐ Other

Backfill placed from _____ ft. to _____ ft. Material _____

Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	16	+1.5	21	.312	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	12	0	500	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	12	500	800	.312	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) **800**

(7) PERFORATIONS/SCREENS:

		Method		Material			
		Type		Tele/pipe			
From	To	Slot size	Number	Diameter	size	Casing	Liner
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal/min **200** Drawdown **940** Drill stem at **1 hr.** Time

Temperature of Water **56** Depth Artesian Flow found _____

Was a water analysis done? ☐ Yes By whom _____

Did any strata contain water not suitable for intended use? ☐ Too little

☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other

Depth of strata: _____

(9) LOCATION OF WELL by legal description:

County **Clackamas** Latitude _____ Longitude _____
Township **3S** N or S. Range **2E** E or W. of WM.
Section **21** **SE** $\frac{1}{4}$ **NW** $\frac{1}{4}$
Tax Lot **0790** Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address)
21011 S. HWY 213

(10) STATIC WATER LEVEL:

320 ft. below land surface. Date **10/25/00**
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found **60**

From	To	Estimated Flow Rate	SWL
60	80	25	35
200	240	500	90
320	540	200	90

(12) WELL LOG:

Ground elevation _____

Material	From	To	SWL
Clay, Brown	0	15	
Basalt, Gray	15	45	
Clay, Red	45	60	
Claystone, Brown	60	80	35
Claystone, Gray	80	200	
Sandstone, Gray	200	240	90
Claystone, Light Gray	240	300	
Claystone, Gray & Green	300	320	
Sandstone, Gray	320	340	90
Claystone, Gray & Green	340	480	
Claystone, Green & Gray; some wood	480	600	
Claystone, Gray & Green	600	770	
Claystone, Green; softer	770	810	
Claystone, Gray; hard	810	900	
Sandstone, Gray; hard	900	930	320
Claystone, Gray; hard	930	1210	

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OCT 11 2001

WATER RESOURCES DEPT.
SALEM, OREGON

Date started **9/12/00**

Completed **10/25/00**

(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to my best knowledge and belief.

Signed _____ WWC Number _____
Date _____

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed *Reilly C. Ed* WWC Number **663**
Date **10/5/01**

AMERICAN WELL DRILLING

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SECOND COPY - CONSTRUCTOR

THIRD COPY - CUSTOMER

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NOV 28 2000

CLAC
50352

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765)

WATER RESOURCES DEPT
SALEM, OREGON

WELL I.D. # L 39490

START CARD # 135506

Instructions for completing this report are on the last page of this form.

(1) OWNER: Well Number 690
Name Golf Solution LLC
Address PO Box 2980
City Oregon City State OR. Zip 97045

(2) TYPE OF WORK
☒ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD:

☒ Rotary Air ☒ Rotary Mud ☐ Cable ☐ Auger
☐ Other

(4) PROPOSED USE:

☐ Domestic ☐ Community ☐ Industrial ☒ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval ☐ Yes ☒ No Depth of Completed Well 1210
Explosives used ☐ Yes ☒ No Type _____ Amount _____

HOLE				SEAL			
Diameter	From	To	Material	From	To	Sacks or pounds	
20	0	19	cement	0	19	15	
16	19	30	cement	40	830	300	
12	830	940					
8	940	1210					

How was seal placed: Method ☐ A ☐ B ☒ C ☒ D ☐ E
☐ Other

Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 16	1 1/2	21	31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	0	500	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	500	830	31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) 830

(7) PERFORATIONS/SCREENS:

☐ Perforations Method _____
☐ Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tube/pipe size	Casing	Liner
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

☒ Pump ☐ Bailer ☐ Air ☐ Flowing
Yield gal/min Drawdown Drill stem at Time

500	475		8 hrs
-----	-----	--	-------

Temperature of water 62 Depth Artesian Flow Found _____Was a water analysis done? ☐ Yes By whom _____Did any strata contain water not suitable for intended use? ☐ Yes ☐ No☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____

Depth of strata: _____

(9) LOCATION OF WELL by legal description:

County Clack. Latitude _____ Longitude _____
Township 3 N or S Range 2 E or W. WM.
Section 21 SE 1/4 NW 1/4
Tax Lot 0790 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 21011 S. Hwy. 313

(10) STATIC WATER LEVEL:

310 ft. below land surface. Date 11/22/00
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found 60

From	To	Estimated Flow Rate	SWL
60	80	25	35
200	240	500	90
320	540	200	90
900	930	500	310

(12) WELL LOG:

Ground Elevation _____

Material	From	To	SWL
clay brown	0	15	
basalt gray	15	45	
clay red	45	60	
claystone brown	60	80	35
claystone gray	80	200	
sandstone gray	200	240	90
claystone lite gray	240	300	
claystone gray/green	300	320	
sandstone gray	320	340	90
claystone gray/green	340	480	
claystone green/gray			
some wood	480	600	
claystone green/gray	600	770	
claystone green soft	770	810	
claystone gray hard	810	900	
sandstone gray hard	900	930	310
claystone gray hard	930	1210	

Date started 9/12/00 Completed 11/22/00

(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

Signed _____ WWC Number _____
Date _____

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the time reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed Robert C. Egan WWC Number 663
Date 11/25/00

ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

WATER RESOURCES DEPT
SALEM, OREGON

14701-

Application for Permanent Water Right Transfer



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.oregon.gov/OWRD

Part 1 of 5 – Minimum Requirements Checklist

This transfer application will be returned if Parts 1 through 5 and all required attachments are not completed and included.

For questions, please call (503) 986-0900, and ask for Transfer Section.

Check all items included with this application. (N/A = Not Applicable)

- ☒ Part 1 – Completed Minimum Requirements Checklist.
- ☒ Part 2 – Completed Transfer Application Map Checklist.
- ☒ Part 3 – Application Fee, payable by check to the Oregon Water Resources Department, and completed Fee Worksheet, page 3. Try the new online fee calculator at:
http://apps.wrd.state.or.us/apps/misc/wrd_fee_calculator.
- ☒ Part 4 – Completed Applicant Information and Signature.
- ☒ Part 5 – Information about Water Rights to be Transferred: **How many water rights are to be transferred? 1 List them here: Certificate 90926**
Please include a separate Part 5 for each water right. (See instructions on page 6)
NOTE: A separate transfer application is required for each water right unless the criteria in OAR 690-380-3220 are met.

Attachments:

- ☒ Completed Transfer Application Map.
- ☒ Completed Evidence of Use Affidavit and supporting documentation.
- ☐ ☒ N/A Affidavit(s) of Consent from Landowner(s) (if the applicant does not own the land the water right is on.)
- ☐ ☒ N/A Supplemental Form D – For water rights served by or issued in the name of an irrigation district. Complete when the transfer applicant is not the irrigation district.
- ☒ ☐ N/A Oregon Water Resources Department's Land Use Information Form with approval and signature from each local land use authority in which water is to be diverted, conveyed, and/or used. Not required if water is to be diverted, conveyed, and/or used only on federal lands or if all of the following apply: a) a change in place of use only, b) no structural changes, c) the use of water is for irrigation only, and d) the use is located within an irrigation district or an exclusive farm use zone.
- ☐ ☒ N/A Water Well Report/Well Log for changes in point(s) of appropriation (well(s)) or additional point(s) of appropriation. **additional proposed wells not drilled**
- ☐ ☒ N/A Geologist Report for a change from a surface water point of diversion to a ground water point of appropriation (well), if the proposed well is more than 500' from the surface water source and more than 1000' upstream or downstream from the point of diversion. See OAR 690-380-2130 for requirements and applicability.

(For Staff Use Only)

WE ARE RETURNING YOUR APPLICATION FOR THE FOLLOWING REASON(S):

- | | |
|--|--|
| <input type="checkbox"/> Application fee not enclosed/insufficient | <input type="checkbox"/> Map not included or incomplete |
| <input type="checkbox"/> Land Use Form not enclosed or incomplete | <input type="checkbox"/> Evidence of Use Form not enclosed or incomplete |
| <input type="checkbox"/> Additional signature(s) required | <input type="checkbox"/> Part _____ is incomplete |

Other/Explanation _____

Staff: _____ 503- _____ Date: ____/____/____

Received

JUL 14 2025

OWRD

Part 2 of 5 – Transfer Application Map

Your transfer application will be returned if any of the map requirements listed below are not met.

Please be sure that the transfer application map you submit includes all the required items and matches the existing water right map. Check all boxes that apply.

- ☒ ☐ N/A Certified Water Right Examiner (CWRE) Stamp and Original Signature. For a list of CWREs, see http://apps.wrd.state.or.us/apps/wr/cwre_license_view/. CWRE stamp and signature are not required for substitutions.
- ☐ ☒ N/A If **more than three** water rights are involved, separate maps are needed for each water right.
- ☒ Permanent quality printed with dark ink on good quality paper.
- ☒ The size of the map can be 8½ x 11 inches, 8½ x 14 inches, 11 x 17 inches, or up to 30 x 30 inches. For 30 x 30 inch maps, one extra copy is required.
- ☒ A north arrow, a legend, and scale.
- ☒ The scale of the map must be: 1 inch = 400 feet, 1 inch = 1,320 feet, the scale of the Final Proof/Claim of Beneficial Use Map (the map used when the permit was certificated), the scale of the county assessor map if the scale is not smaller than 1 inch = 1,320 feet, or a scale that has been pre-approved by the Department.
- ☒ Township, Range, Section, ¼ ¼, DLC, Government Lot, and other recognized public land survey lines.
- ☒ Tax lot boundaries (property lines) are required. Tax lot numbers are recommended.
- ☒ Major physical features including rivers and creeks showing direction of flow, lakes and reservoirs, roads, and railroads.
- ☒ Major water delivery system features from the point(s) of diversion/appropriation such as main pipelines, canals, and ditches.
- ☒ Existing place of use that includes separate hachuring for each water right, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If less than the entirety of the water right is being changed, a separate hachuring is needed for lands left unchanged.
- ☒ ☐ N/A Proposed place of use that includes separate hachuring for each water right, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions.
- ☒ Existing point(s) of diversion or well(s) with distance and bearing or coordinates from a recognized survey corner. This information can be found in your water right certificate or permit.
- ☒ ☐ N/A If you are proposing a change in point(s) of diversion or well(s), show the proposed location and label it clearly with distance and bearing or coordinates. If GPS coordinates are used, latitude-longitude coordinates may be expressed as either degrees-minutes-seconds with at least one digit after the decimal (example – 42°32'15.5") or degrees-decimal with five or more digits after the decimal (example – 42.53764°).

FEE WORKSHEET for PERMANENT TRANSFER (except Substitution)			
1	Base Fee (includes one type of change to one water right for up to 1 cfs)	1	\$1,360
	Types of change proposed: <input type="checkbox"/> Place of Use <input type="checkbox"/> Character of Use <input checked="" type="checkbox"/> Point of Diversion/Appropriation Number of above boxes checked = <u>1</u> (2a) Subtract 1 from the number in line 2a = <u>0</u> (2b) <i>If only one change, this will be 0</i>		
2	Multiply line 2b by \$1090 and enter »	2	0
	Number of water rights included in transfer <u>1</u> (3a) Subtract 1 from the number in line 3a above: <u>0</u> (3b) <i>If only one water right this will be 0</i> Multiply line 3b by \$610 and enter »		
3		3	0
	Do you propose to add or change a well, or change from a surface water POD to a well? <input type="checkbox"/> No: enter 0 <input checked="" type="checkbox"/> Yes: enter \$480 for the 1 st well to be added or changed <u>480</u> (4a) Do you propose to add or change additional wells? <input type="checkbox"/> No: enter 0 <input checked="" type="checkbox"/> Yes: multiply the number of additional wells by \$410 <u>820</u> (4b) Add line 4a to line 4b and enter »		
4		4	1300
	Do you propose to change the place of use or character of use? <input checked="" type="checkbox"/> No: enter 0 on line 5 <input type="checkbox"/> Yes: enter the cfs for the portions of the rights to be transferred (see below*): _____ (5a) Subtract 1.0 from the number in 5a above: _____ (5b) If 5b is 0 or less, enter 0 on line 5 » If 5b is greater than 0, round up to the nearest whole number: _____ (5c) and multiply 5c by \$410, then enter on line 5 »		
5		5	0
6	Add entries on lines 1 through 5 above » » » » » » » » » » Subtotal:	6	2660
	Is this transfer: <input type="checkbox"/> necessary to complete a project funded by the Oregon Watershed Enhancement Board (OWEB) under ORS 541.932? <input type="checkbox"/> endorsed in writing by ODFW as a change that will result in a net benefit to fish and wildlife habitat? If one or more boxes is checked, multiply line 6 by 0.5 and enter on line 7 »		
7	If no box is applicable, enter 0 on line 7 »	7	0
8	Subtract line 7 from line 6 » Transfer Fee:	8	2660

1. For irrigation calculate cfs for each water right involved as follows:
 - a. Divide total authorized cfs by total acres in the water right (*for C12345, 1.25 cfs ÷ 100 ac*); then multiply by the number of acres to be transferred to get the transfer cfs (*x 45 ac = 0.56 cfs*).
 - b. If the water right certificate does not list total cfs, but identifies the allowable use as 1/40 or 1/80 of a cfs per acre; multiply number of acres proposed for change by either 0.025 (1/40) or 0.0125 (1/80). (*For C87654, 45.0 ac x 0.0125 cfs/ac = 0.56 cfs*)
2. Add cfs for the portions of water rights on all the land included in the transfer; however **do not count cfs for supplemental rights on acreage for which you have already calculated the cfs fee for the primary right on the same land**. The fee should be assessed only once for each "on the ground" acre included in the transfer. (*In this example, blank 5a would be only 0.56 cfs, since both rights serve the same 45.0 acres. Blank 5b would be 0 and Line 5 would then also become 0*).

FEE WORKSHEET for SUBSTITUTION			
1	Base Fee (includes change to one well)	1	\$990.00
	Number of wells included in substitution _____ (2a) Subtract 1 from the number in 2a above: _____ (2b) <i>If only one well this will be 0</i>		
2	Multiply line 2b by \$480 and enter » » » » » » » » » » » » » » » »	2	
3	Add entries on lines 1 through 2 above » » » » » » Fee for Substitution:	3	

JUL 14 2025

Part 4 of 5 – Applicant Information and Signature

Applicant Information

APPLICANT/BUSINESS NAME Dan Johnson/County of Clackamas			PHONE NO. 503 742 4325	ADDITIONAL CONTACT NO. 503 742 4344
ADDRESS 150 Beavercreek Road				FAX NO.
CITY Oregon City	STATE OR	ZIP 97045	E-MAIL danjoh@co.clackamas.or.us	
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.				

Agent Information – The agent is authorized to represent the applicant in all matters relating to this application.

AGENT/BUSINESS NAME Tom Calabrese/EnviroLogic Resources, Inc.			PHONE NO. 503 768 5121	ADDITIONAL CONTACT NO. 503 799 8011
ADDRESS PO Box 80762				FAX NO.
CITY Portland	STATE OR	ZIP 97280	E-MAIL tomcalabrese@h2ogeo.com	
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.				

Explain in your own words what you propose to accomplish with this transfer application, and why:
Three new (additional) well locations are desired as added points of appropriation.

If you need additional space, continue on a separate piece of paper and attach to the application as "Attachment 1".

Check One Box

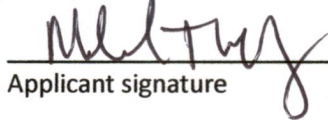
- ☒ By signing this application, I understand that, upon receipt of the draft preliminary determination and prior to Department approval of the transfer, I will be required to provide landownership information and evidence that I am authorized to pursue the transfer as identified in OAR 690-380-4010(5); **OR**
- ☐ I affirm the applicant is a municipality as defined in ORS 540.510(3)(b) and that the right is in the name of the municipality or a predecessor; **OR**
- ☐ I affirm the applicant is an entity with the authority to condemn property and is acquiring by condemnation the property to which the water right proposed for transfer is appurtenant and have supporting documentation.

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By my signature below, I confirm that I understand:

- Prior to Department approval of the transfer application, I may be required to submit payment to the Department for publication of a notice in a newspaper with general circulation in the area where the water right is located, once per week for two consecutive weeks. If more than one qualifying newspaper is available, I suggest publishing the notice in the following newspaper: Oregon City News.
- Amendments to the application may only be made in response to the Department's Draft Preliminary Determination (DPD). The applicant will have a period of at least 30 days to amend the application to address any issues identified by the Department in the DPD, or to withdraw the application. Note that amendments may be subject to additional fees, pursuant to ORS 536.050.
- Failure to complete an approved change in place of use and/or change in character of use, will result in loss of the water right (OAR 690-380-6010).
- Refunds may only be granted upon request and, as set forth in ORS 536.050(4)(a), if the Director determines that a refund of all or part of a fee is appropriate in the interests of fairness to the public or necessary to correct an error of the Department.

I (we) affirm that the information contained in this application is true and accurate.


Applicant signature

MICHAEL TURZLEY
Print Name (and Title if applicable)

7-8-25
Date

Applicant signature

Print Name (and Title if applicable)

Date

Is the applicant the sole owner of the land on which the water right, or portion thereof, proposed for transfer is located? ☒ Yes ☐ No*

**If NO, include signatures of all deeded landowners (and mailing and/or e-mail addresses if different than the applicant's) or attach affidavits of consent (and mailing and/or e-mail addresses) from all landowners or individuals/entities to which the water right(s) were conveyed.*

Check the following boxes that apply:

- ☒ The applicant is responsible for completion of change(s). Notices and correspondence should continue to be sent to the applicant.
- ☐ The receiving landowner will be responsible for completing the proposed change(s) after the final order is issued. Copies of notices and correspondence should be sent to this landowner.
- ☐ Both the receiving landowner and applicant will be responsible for completion of change(s). Copies of notices and correspondence should be sent to this landowner and the applicant.

At this time, are the lands in this transfer application in the process of being sold? ☐ Yes ☐ No

If YES, and you know who the new landowner will be, please complete the receiving landowner information table below. If you do not know who the new landowner will be, then a request for assignment will have to be filed for at a later date.

If a property sells, the certificated water right(s) located on the land belong to the new owner, unless a sale agreement or other document states otherwise. For more information see:

https://www.oregon.gov/owrd/WRDFormsPDF/Transfer_Property_Transactions.pdf

RECEIVING LANDOWNER NAME			PHONE NO.	ADDITIONAL CONTACT NO.
ADDRESS			FAX NO.	
CITY	STATE	ZIP	E-MAIL	
Describe any special ownership circumstances:				
The confirming Certificate shall be issued in the name of: <input type="checkbox"/> Applicant <input type="checkbox"/> Receiving Landowner				


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☐ Check here if any of the water rights proposed for transfer are or will be located within or served by an irrigation or other water district. (Tip: Complete and attach Supplemental Form D.)

IRRIGATION DISTRICT NAME	ADDRESS	
CITY	STATE	ZIP

☐ Check here if water for any of the rights supplied under a water service agreement or other contract for stored water with a federal agency or other entity.

ENTITY NAME	ADDRESS	
CITY	STATE	ZIP

 To meet State Land Use Consistency Requirements, you must list all county, city, municipal corporation, or tribal governments within whose jurisdiction water will be diverted, conveyed or used.

ENTITY NAME Clackamas County	ADDRESS 150 Beavercreek Road	
CITY Oregon City	STATE Oregon	ZIP 97045

ENTITY NAME	ADDRESS	
CITY	STATE	ZIP

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INSTRUCTIONS for editing the Application Form

To add additional lines to tables within the forms or to copy and paste additional Part 5 pages, please **save the application form to your computer**. Unlock the document by using one of the following instructions for your Microsoft Word software version:

Microsoft Word 2003

Unlock the document by one of the following:

- Using the **Tools** menu => click **Unprotect Document**;
OR
- Using the **Forms** toolbar => click on the **Protect/Unprotect** icon.

To relock the document to enable the checkboxes to work, you will need to:

- Using the **Tools** menu => click **Protect Document**;
OR
- Using the **Forms** toolbar => click on the **Protect/Unprotect** icon.

Microsoft Word 2007

- Unlock the document by clicking the **Review** tab, then click **Protect Document**, then click **Stop Protect**
- To relock the document, click **Editing Restrictions**, then click **Allow Only This Type of Editing**, select **Filling In Forms** from the drop-down menu, then check **Yes, Start Enforcing Protection**.

Microsoft Word 2010

- Unlock the document by clicking the **Review** tab; toggle the **Restrict Editing** icon at the upper right, then click **Stop Protect** at the bottom right. Then uncheck the "**Allow only this type of editing** in the document: **Filling in forms**" in the "Editing restrictions" section on the right-hand list of options.
- To relock the document, check the **Editing Restrictions/Allow Only This Type of Editing/Filling In Forms** box from the drop-down menu, then check **Yes, Start Enforcing Protection**. You do not need to assign a password for the editing restrictions.

Other Alternatives:

- Photocopy pages or tables in Part 5, ~~mark through~~ any non-applicable information, insert/attach photocopied pages to document in the appropriate location, and manually amend page numbers as necessary (e.g. Page ~~5~~ 6 of ~~9~~ 10).
- You may refer to additional attachments that you may include, such as separately produced tables or spreadsheets to convey large numbers of rows of place of use listings, owner/property parcels, etc. You may contact the Department at 503-986-0900 and ask for Transfer Staff if you have questions.

Once the application has been unlocked, you may:

- add additional rows to tables using the Table tools, and
- select and copy the pages of Part 5 and paste as many additional sets of Part 5 pages as needed at the end of the application.

After editing, re-lock the document to enable

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Part 5 of 5 – Water Right Information

Please use a separate Part 5 for each water right being changed. See instructions on page 6, to copy and paste additional Part 5s, or to add additional rows to tables within the form.

CERTIFICATE # 90926

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Description of Water Delivery System

System capacity: 1.33 cubic feet per second (cfs) OR
 gallons per minute (gpm)

Describe the current water delivery system or the system that was in place at some time within the last five years. Include information on the pumps, canals, pipelines, and sprinklers used to divert, convey, and apply the water at the authorized place of use. For supplemental irrigation, groundwater is pumped from Well 1/Well B (CLAC 56352) to Lake B and Lake C. Water is then delivered to the irrigation system via a pump house. For reservoir maintenance, Lake B and Lake C receive water from the well. Lake B and Lake C are connected by a culvert and jointly function as a bulge in the system.

Table 1. Location of Authorized and Proposed Point(s) of Diversion (POD) or Appropriation (POA)

(Note: If the POD/POA name is not specified on the certificate, assign it a name or number here.)

POD/POA Name or Number	Is this POD/POA Authorized on the Certificate or is it Proposed?	If POA, OWRD Well Log ID# (or Well ID Tag # L-___)	Twp		Rng		Sec	¼ ¼		Tax Lot, DLC or Gov't Lot	Measured Distances (from a recognized survey corner)
Well 1/B	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	CLAC 56352	3	S	2	E	21	NE	NW	2100	1240' S and 430' W from N¼ corner of Section 21
Well 4	<input type="checkbox"/> Authorized <input checked="" type="checkbox"/> Proposed	N/A	3	S	2	E	21	NE	NW	2100	1,380' N and 340' W from Center of Section
Well 5	<input type="checkbox"/> Authorized <input checked="" type="checkbox"/> Proposed	N/A	3	S	2	E	21	SE	NW	2100	1,285' N and 630' W from Center of Section
Well 6	<input type="checkbox"/> Authorized <input checked="" type="checkbox"/> Proposed	N/A	3	S	2	E	21	SE	NW	2100	1,150' N and 990' W from Center of Section

Check all type(s) of change(s) proposed below (change "CODES" are provided in parentheses):

- | | |
|--|--|
| <input type="checkbox"/> Place of Use (POU) | <input type="checkbox"/> Supplemental Use to Primary Use (S to P) |
| <input type="checkbox"/> Character of Use (USE) | <input type="checkbox"/> Point of Appropriation/Well (POA) |
| <input type="checkbox"/> Point of Diversion (POD) | <input checked="" type="checkbox"/> Additional Point of Appropriation (APOA) |
| <input type="checkbox"/> Additional Point of Diversion (APOD) | <input type="checkbox"/> Substitution (SUB) |
| <input type="checkbox"/> Surface Water POD to Ground Water POA (SW/GW) | <input type="checkbox"/> Government Action POD (GOV) |

Will all of the proposed changes affect the entire water right?

- ☒ Yes Complete only the Proposed ("to" or "on" lands) section of Table 2 on the next page. Use the "CODES" listed above to describe the proposed changes.
- ☐ No Complete all of Table 2 to describe the portion of the water right to be changed.

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Please use and attach additional pages of Table 2 as needed.
See page 6 for instructions.

Do you have questions about how to fill-out the tables?
Contact the Department at 503-986-0900 and ask for Transfer Staff.

Table 2. Description of Changes to Water Right Certificate # 90926

List the change proposed for the acreage in each ¼ ¼. If more than one change is proposed, specify the acreage associated with each change.
If there is more than one POD/POA involved in the proposed changes, specify the acreage associated with each POD/POA.

AUTHORIZED (the "from" or "off" lands) The listing that appears on the certificate BEFORE PROPOSED CHANGES List only that part or portion of the water right that will be changed.											Proposed Changes (see "CODES" from previous page)	PROPOSED (the "to" or "on" lands) The listing as it would appear AFTER PROPOSED CHANGES are made.														
Twp	Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	Type of USE listed on Certificate	POD(s) or POA(s) (name or number from Table 1)	Priority Date	Twp		Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	New Type of USE	POD(s)/ POA(s) to be used (from Table 1)	Priority Date						
EXAMPLE																										
2	S	9	E	15	NE	NW	100		15.0	Irrigation	POD #1 POD #2	1901	POU/POD	2	S	9	E	1	NW	NW	500	1	10.0		POD #5	1901
														2	S	9	E	2	SW	NW	500		5.0		POD #6	1901
													APOA	3	S	2	E	16	SE	SW	2100	47	0.1		all	2000
													APOA	3	S	2	E	16	SE	SW	2100	47	1.7		all	2000
													APOA	3	S	2	E	16	SE	SW	2100	47	0.2		all	2000
													APOA	3	S	2	E	21	SE	SW	2100	47	0.5		all	2000
													APOA	3	S	2	E	21	SE	SW	2100	47	27.6		all	2000
													APOA	3	S	2	E	21	SE	SW	2100	47	24.7		all	2000
													APOA	3	S	2	E	21	SE	SW	2100	47	0.9		all	2000
													APOA	3	S	2	E	21	SE	SW	2100	47	29.6		all	2000
													APOA	3	S	2	E	21	SE	SW	2100	47	6.3		all	2000
													APOA	3	S	2	E	21	SE	SW	2100	47	1.7		all	2000
TOTAL ACRES:													TOTAL ACRES:							93.3						

Additional remarks: No change in POU. Table 2 page 1 - for March 1 through October 31 supplemental irrigation.

Please use and attach additional pages of Table 2 as needed.
See page 6 for instructions.

Do you have questions about how to fill-out the tables?
Contact the Department at 503-986-0900 and ask for Transfer Staff.

Table 2. Description of Changes to Water Right Certificate # 90926

List the change proposed for the acreage in each ¼ ¼. If more than one change is proposed, specify the acreage associated with each change.
If there is more than one POD/POA involved in the proposed changes, specify the acreage associated with each POD/POA.

AUTHORIZED (the "from" or "off" lands) The listing that appears on the certificate BEFORE PROPOSED CHANGES List only that part or portion of the water right that will be changed.											Proposed Changes (see "CODES" from previous page)	PROPOSED (the "to" or "on" lands) The listing as it would appear AFTER PROPOSED CHANGES are made.														
Twp	Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	Type of USE listed on Certificate	POD(s) or POA(s) (name or number from Table 1)	Priority Date	Twp		Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	New Type of USE	POD(s)/ POA(s) to be used (from Table 1)	Priority Date						
EXAMPLE																										
2	S	9	E	15	NE	NW	100		15.0	Irrigation	POD #1 POD #2	1901	POU/POD	2	S	9	E	1	NW	NW	500	1	10.0		POD #5	1901
														2	S	9	E	2	SW	NW	500		5.0		POD #6	1901
													APOA	3	S	2	E	21	SE	NW	2100	47	16.0		all	2000
													APOA	3	S	2	E	21	NW	SE	2100	47	0.4		all	2000
TOTAL ACRES:											TOTAL ACRES:										16.4					

Additional remarks: No change in POU. Table 2 page 2 – for March 1 through October 31 supplemental irrigation.

Please use and attach additional pages of Table 2 as needed.
See page 6 for instructions.

Do you have questions about how to fill-out the tables?
Contact the Department at 503-986-0900 and ask for Transfer Staff.

Table 2. Description of Changes to Water Right Certificate # 90926

List the change proposed for the acreage in each ¼ ¼. If more than one change is proposed, specify the acreage associated with each change.
If there is more than one POD/POA involved in the proposed changes, specify the acreage associated with each POD/POA.

AUTHORIZED (the "from" or "off" lands) The listing that appears on the certificate BEFORE PROPOSED CHANGES List only that part or portion of the water right that will be changed.											Proposed Changes (see "CODES" from previous page)	PROPOSED (the "to" or "on" lands) The listing as it would appear AFTER PROPOSED CHANGES are made.															
Twp	Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	Type of USE listed on Certificate	POD(s) or POA(s) (name or number from Table 1)	Priority Date	Twp		Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	New Type of USE	POD(s)/ POA(s) to be used (from Table 1)	Priority Date							
EXAMPLE																											
2	S	9	E	15	NE	NW	100		15.0	Irrigation	POD #1	POD #2	1901	POU/POD	2	S	9	E	1	NW	NW	500	1	10.0		POD #5	1901
															2	S	9	E	2	SW	NW	500		5.0		POD #6	1901
														APOA	3	S	2	E	21	NE	NW	2100	47			all	2000
TOTAL ACRES:													TOTAL ACRES:														

Additional remarks: No change in POU. Table 2 page 3 – Lake B and Lake C year-round for Reservoir Maintenance.

For Place of Use or Character of Use Changes

Are there other water right certificates, water use permits or ground water registrations associated with the "from" or the "to" lands? ☒ Yes ☐ No

If YES, list the certificate, water use permit, or ground water registration numbers: Cert. 90979, and 90978.



Pursuant to ORS 540.510, any "layered" water use such as an irrigation right that is supplemental to a primary right proposed for transfer must be included in the transfer or be cancelled. Any change to a ground water registration must be filed separately in a ground water registration modification application.

For Substitution (ground water supplemental irrigation will be substituted for surface water primary irrigation)

Ground water supplemental Permit or Certificate # _____;

Surface water primary Certificate # _____.

For a change from Supplemental Irrigation Use to Primary Irrigation Use

Identify the primary certificate to be cancelled. Certificate # _____

For a change in point(s) of appropriation (well(s)) or additional point(s) of appropriation:

- ☐ Well log(s) are attached for each authorized and proposed well(s) that are clearly labeled and associated with the corresponding well(s) in Table 1 above and on the accompanying application map.

Tip: You may search for well logs on the Department's web page at:

http://apps.wrd.state.or.us/apps/gw/well_log/Default.aspx

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AND/OR

- ☒ Describe the construction of the authorized and proposed well(s) in Table 3 for any wells that do not have a well log. For *proposed wells not yet constructed or built*, provide "a best estimate" for each requested information element in the table. The Department recommends you consult a licensed well driller, geologist, or certified water right examiner to assist with assembling the information necessary to complete Table 3.

additional proposed wells not drilled

Table 3. Construction of Point(s) of Appropriation

Any well(s) in this listing must be clearly tied to corresponding well(s) described in Table 1 and shown on the accompanying application map. Failure to provide the information will delay the processing of your transfer application until it is received. The information is necessary for the department to assess whether the proposed well(s) will access the same source aquifer as the authorized point(s) of appropriation (POA). The Department is prohibited by law from approving POA changes that do not access the same source aquifer.

Proposed or Authorized POA Name or Number	Is well already built? (Yes or No)	If an existing well: OWRD Well ID Tag No. L-_____	Total well depth	Casing Diameter	Casing Intervals (feet)	Seal depth(s) (intervals)	Perforated or screened intervals (in feet)	Static water level of completed well (in feet)	Source aquifer (sand, gravel, basalt, etc.)	Well-specific rate (cfs or gpm). If less than full rate of water right
Well 4	no		1,200	8 in	0-700	0-700	700-1200	300-320	sediment	
Well 5	no		1,200	8 in	0-700	0-700	700-1200	300-320	sediment	
Well 6	no		1,200	8 in	0-700	0-700	700-1200	300-320	sediment	

**The well log/geologic description in WRIS is inaccurate relating to water-level reporting.
The well log identified in GWIS is accurate. Target aquifer description in GWIS for Troutdale Formation is Quaternary-Late Tertiary sediment.**

June 18, 2025
10152.004

County of Clackamas
150 Beaver Creek Road
Oregon City, Oregon 97045

First Class Mail

Attn: Dan Johnson

**Subject: Permanent Water Right Transfer Application - Certificate 90926
Oregon City, Oregon**

Dear Mr. Johnson:


Enclosed are the Permanent Water Right Transfer Application (and map), Evidence of Use Affidavit (and aerial photographs), and Land Use Information Form. Please do the following:

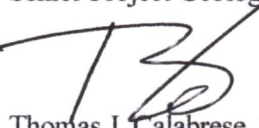
- Notarize/sign Evidence of Use Affidavit;
- Bring the Land Use Information Form to the local government planning department for completion (Clackamas County Planning, 150 Beaver Creek Road, Oregon City, Oregon);
- Sign page 5 of the Permanent Water Right Transfer Application;
- Make at least two copies of all documents;
- Send the originals of the signed documents to WRD with the required \$2,660 fee and our WRD submittal cover letter;
- Keep one copy for your records; and,
- Return one copy to *EnviroLogic Resources* so we have a complete set of documents on file at our office. We will provide you with a complete electronic copy once these are received.

We recommend mailing the documents by a method that provides a receipt that WRD received the documents.

We appreciate this opportunity to assist you with your water rights. Please call us (503) 768-5121 if you have any questions about the transfer application or the filing process.

Sincerely,
EnviroLogic Resources, Inc.


Jason C. Howard, RG, CWRE
Senior Project Geologist


Thomas J. Calabrese, RG, CWRE
Principal Hydrogeologist

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Enclosures: Permanent Water Transfer Application (and map), Land Use Information Form, and Evidence of Use Affidavit; and, our WRD Submittal Letter

Application for Water Right Transfer Evidence of Use Affidavit



Please print legibly or type. Be as specific as possible. Attach additional pages if you need more spacing.
Supporting documentation must be attached.

State of Oregon)
) ss
County of CLACKAMAS)

I, DAN JOHNSON, in my capacity as PROPERTY OWNER REPRESENTATIVE FOR STONE CREEK GOLF CLUB,

mailing address 150 BEAVERCREEK ROAD, OREGON CITY, OR 97045

telephone number (503)742-4325, being first duly sworn depose and say:

1. My knowledge of the exercise or status of the water right is based on (check one):

☒ Personal observation ☐ Professional expertise

2. I attest that:

☒ Water was used during the previous five years on the **entire** place of use for
Certificate # 90926; **OR**

☐ My knowledge is specific to the use of water at the following locations within the last five years:

Certificate #	Township	Range	Mer	Sec	¼ ¼	Gov't Lot or DLC	Acres (if applicable)

OR

- ☐ Confirming Certificate # _____ has been issued within the past five years; **OR**
- ☐ Part or all of the water right was leased instream at some time within the last five years. The
instream lease number is: _____ (Note: If the entire right proposed for
transfer was not leased, additional evidence of use is needed for the portion not leased instream.); **OR**
- ☐ The water right is not subject to forfeiture and documentation that a presumption of forfeiture for non-use
would be rebutted under ORS 540.610(2) is attached.
- ☐ Water has been used at the actual current point of diversion or appropriation for more than
10 years for Certificate # _____ (For Historic POD/POA Transfers)

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(continues on reverse side)

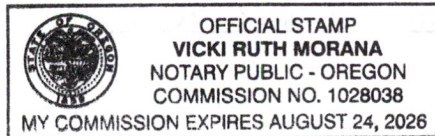
3. The water right was used for: (e.g., crops, pasture, etc.): GOLF COURSE TURFGRASS AND POND MAINTENANCE

4. I understand that if I do not attach one or more of the documents shown in the table below to support the above statements, my application will be considered incomplete.

Mel Tully
Signature of Affiant

7/2/2025
Date

Signed and sworn to (or affirmed) before me this 2 day of July, 2025.



Vicki Ruth Morana
Notary Public for Oregon

My Commission Expires: Aug 24, 2026

Supporting Documents	Examples
<input type="checkbox"/> Copy of a water right certificate that has been issued within the last five years. (not a remaining right certificate)	Copy of confirming water right certificate that shows issue date
<input type="checkbox"/> Copies of receipts from sales of irrigated crops or for expenditures related to use of water	<ul style="list-style-type: none">• Power usage records for pumps associated with irrigation use• Fertilizer or seed bills related to irrigated crops• Farmers Co-op sales receipt
<input type="checkbox"/> Records such as FSA crop reports, irrigation district records, NRCS farm management plan, or records of other water suppliers	<ul style="list-style-type: none">• District assessment records for water delivered• Crop reports submitted under a federal loan agreement• Beneficial use reports from district• IRS Farm Usage Deduction Report• Agricultural Stabilization Plan• CREP Report
<input checked="" type="checkbox"/> Aerial photos containing sufficient detail to establish location and date of photograph 2023 most recent during irrigation season 2025 most recent	Multiple photos can be submitted to resolve different areas of a water right. If the photograph does not print with a "date stamp" or without the source being identified, the date of the photograph and source should be added. Sources for aerial photos: OSU – www.oregonexplorer.info/imagery OWRD – www.wrd.state.or.us Google Earth – earth.google.com TerraServer – www.terraserver.com
<input type="checkbox"/> Approved Lease establishing beneficial use within the last 5 years	Copy of instream lease or lease number

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1/2024

16

213

Stone Creek Golf Club

Stone Creek Golf Club

S Leland Rd

S Leland Rd

Ingersoll Taxidermy

S Leland Rd

Brent T. Williams, CRNEA

Image © 2025 Airbus

Trail Distilling

213

Fishers Corner

Grand View Baptist Church

2263 ft

Imagery Date: 5/11/2023 lat 45.299213° lon -122.568518° elev 440

14701 -

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Beaver



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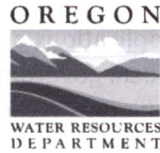
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Land Use Information Form

OWRD



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.oregon.gov/OWRD

NAME County of Clackamas (Attn: Dan Johnson)			PHONE 503-742-4335	
MAILING ADDRESS 150 Beaver Creek Road				
CITY Oregon City	STATE OR	ZIP 97045	EMAIL danjoh@co.clackamas.or.us	

A. Land and Location

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

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:	Proposed Land Use:
3S	2E	16	SWSW SESW SWSE	2100	Farm Forest/FF10	<input type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	no change
3S	2E	21	NWSW NENW NWNE NENE SWNW SENW SWNE SENE NWSE	2100	Farm Forest/FF10	<input checked="" type="checkbox"/> Diverted <input checked="" type="checkbox"/> Conveyed <input checked="" type="checkbox"/> Used	no change
						<input type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input type="checkbox"/> Used	
						<input type="checkbox"/> Diverted <input type="checkbox"/> Conveyed <input type="checkbox"/> Used	

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

Clackamas County, Oregon

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

B. Description of Proposed Use

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

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

Source of water: ☐ Reservoir/Pond ☒ Ground Water ☐ Surface Water (name) _____

Estimated quantity of water needed: 1.33 ☒ cubic feet per second ☐ gallons per minute ☐ acre-feet

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

Briefly describe:

Three well locations are proposed as additional points of appropriation (no change to place of use) on taxlot 2100. The proposed new well(s) and existing source well are also located on taxlot 2100. Water from the well(s) to be used for irrigation of 109.7 acres and pond maintenance at Stone Creek Golf Course.

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

See Page 4 →

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For Local Government Use Only

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

Please check the appropriate box below and provide the requested information

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

Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
Design Review	20202-01 & 20477-89	<input checked="" type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

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

County owned Golf course approved under land use 20477-89 &
20202-01

Name: Romana Sierra Title: Planner
Signature: [Signature] Date: 7/8/2025
Governmental Entity: Clackamas County Phone: 503-742-4500

Receipt Acknowledging Request for Land Use Information

Note to Local Government Representative:

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

Applicant Name: _____

Staff Name: _____ Title: _____

Staff Signature: _____ Date: _____

Governmental Entity: _____ Phone: _____

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For Local Government Use Only

The following information is to be completed by the local government and submitted to the OWRD. This information is to be used by the OWRD to determine if the local government is in compliance with the requirements of the Act. The information should be submitted to the OWRD by the local government and should be kept on file by the OWRD.

File completed by the local government and submit the completed information

The local government should complete this section and submit the completed information to the OWRD. The information should be submitted to the OWRD by the local government and should be kept on file by the OWRD.

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LAND USE FILES

LEGAL DESCRIPTION:

3 S 2 E SECTION: 21B

TAX LOT(S) 02100

FILE# 20202-01-D

35 mm MAP ☒ YES ☐ NO

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Date Application Filed 3/14/01

ADMINISTRATIVE ACTION NOTICE

Applicant _____
CPO _____
Agencies _____
Property Owners _____
Response Deadline _____

NOTICE OF DECISION

Decision Date/Mailed 7-19-01
Applicant ti
CPO ti
Agencies ti
Property Owners ti
Appeal Deadline 7-31-01
Date Appeal Filed _____
Computer Entry / Closed 8-1-01

PUBLIC HEARING NOTICE

Hearing Date _____

Due Date	Date Mailed
Applicant	_____
Appellant	_____
CPO	_____
Agencies	_____
Property Owners	_____
Newspapers	_____
Staff Report	_____

(Staff report is mailed 7 days prior to hearing)

Hearing Continued _____
Hearing Continued _____
Hearing Continued _____
Oral Decision Date _____
HO Written Order _____
Computer Entry/Close _____

CCP-PL22 (8/98)

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LAND USE APPLICATION

CLACKAMAS COUNTY PLANNING DIVISION
902 ABERNETHY ROAD, OREGON CITY, OR 97045-1100 * PHONE (503) 655-8521 * FAX (503) 650-3418

FOR STAFF USE ONLY

<input type="checkbox"/> TEMPORARY PERMIT FOR CARE (ST) RENEWAL _____	<input type="checkbox"/> ZONE CHANGE (Z)	File No: <u>2000-01-10</u>
<input type="checkbox"/> TEMPORARY PERMIT USE NOT ALLOWED (ST) RENEWAL _____	<input type="checkbox"/> CONDITIONAL USE (C)	Pre-app: Staff _____ Date _____
<input type="checkbox"/> HOME OCCUPATION (HO) RENEWAL _____	<input type="checkbox"/> SUBDIVISION SHORT (1-10)(SS)	Date Received: <u>3/14/01</u> Fee: <u>\$1268.00</u>
<input type="checkbox"/> NONFARM USE (N)	<input type="checkbox"/> SUBDIVISION LONG (11+)(SL)	Hearing Date: _____
<input type="checkbox"/> FARM DWELLING	<input type="checkbox"/> PARTITION (M)	Staff Member: _____
<input type="checkbox"/> FOREST DWELLING	<input type="checkbox"/> VARIANCE (V)	Zone: <u>FP-10</u>
	<input checked="" type="checkbox"/> OTHER <u>Design Review</u>	Comp. Plan: _____
	<input type="checkbox"/> OTHER _____	Flex Lot Involved: <input type="checkbox"/> Y <input type="checkbox"/> N
		Violation # _____
		CPO _____

APPLICANT INFORMATION

PLEASE TYPE OR PRINT IN BLACK INK ONLY

WHAT IS PROPOSED: The applicant is proposing to construct a maintenance shed and associated maintenance structures along with a temporary and future clubhouse for the Stone Creek Golf Course. Const Cost \$296,250

NAME OF APPLICANT: Zinzer Dan
LAST FIRST
MAILING ADDRESS: 9101 SE Sunnybrook Blvd. CITY Clackamas ST OR ZIP 97015

APPLICANT IS: ☐ LEGAL OWNER ☐ CONTRACT BUYER ☐ OPTION BUYER ☐ AGENT

NAME OF CONTACT PERSON (if other than applicant): Read Stapleton (WRG Design, Inc.)
MAILING ADDRESS OF CONTACT: 10450 SW Nimbus Ave., Suite RA Portland, OR ZIP 97223

PHONE NUMBERS OF: APPLICANT: WK 503-353-4661 HM _____ CONTACT PERSON: WK 503-603-9933 HM _____

SITE ADDRESS: Highway 213 near Leland Road TOTAL LAND AREA: 165 A

LEGAL DESCRIPTION: T 3S R 2E SECTION 21B TAX LOT(S) 2100

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T _____ R _____ SECTION _____ TAX LOT(S) NA

PRESENT USE OF PROPERTY: The site is currently a vacant and awaiting golf course construction.

METHOD OF SEWAGE DISPOSAL: Sewage will be collected in tanks and effluent water will be pumped to a septic field located west of the facilities.

WATER SUPPLY: The site will extend a 8" water line from the end of the Stonegate Estates Subdivision, when constructed.

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

NAME _____	ADDRESS _____	ZIP _____	RELATIONSHIP _____
NAME _____	ADDRESS _____	ZIP _____	RELATIONSHIP _____
NAME _____	ADDRESS _____	ZIP _____	RELATIONSHIP _____

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

OWNER'S SIGNATURE: [Signature] APPLICANT'S SIGNATURE: _____
DATE: 3-9-01 DATE: _____

PLOT PLAN

ASSESSOR MAP

SUPPLEMENTAL FORMS CHECKED

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JUL 14 2025
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DEPARTMENT OF
TRANSPORTATION AND DEVELOPMENT

Sunnybrook Service Center

DECISION
DESIGN REVIEW

CLACKAMAS COUNTY DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
LAND USE AND ENVIRONMENTAL PLANNING DIVISION
9101 SE Sunnybrook Blvd., Clackamas, Oregon 97015
Phone: 353-4520

TO: Area property owners, Applicant, Citizens Planning Organization and Agencies.

DATE: July 19, 2001

LAST DATE TO APPEAL: July 31, 2001

FILE NO.: Z0202-01-D, Stonecreek Golf Course, Clackamas County

STAFF CONTACT: Clay Glasgow

APPLICANT: Clackamas County

OWNER OF PROPERTY: Clackamas County

LEGAL DESCRIPTION: T3S, R2E, Section 21B, Tax Lot(s) 2100

SITE ADDRESS: n/a

TOTAL AREA INVOLVED: Approximately 165 acres

PRESENT ZONING: FF-10, Farm/Forest 10 acre

CITIZENS PLANNING ORGANIZATION FOR AREA: Carus CPO; Wilbur Mars; 503-632-7037

PROPOSAL: Golf course facilities and structures – Stonecreek Golf Course

BACKGROUND: In 1990, an application for a golf course and residential subdivision was approved on the subject property (Z0477-90-C). That approval included an 18 hole golf course with driving range, use of the existing residence as a pro-shop, existing barn as a clubhouse and existing shop building as a maintenance shed. Access to the development was approved off of Highway 213. Later in 1990 a modification to that permit was approved, allowing construction of a new clubhouse/proshop, etc. The proposed site for the buildings was adjacent to Highway 213 in the northwest corner of the property. This modification was approved with several conditions, including the prohibition of advertising the restaurant or lounge facilities. Development of the course began, however due to various problems was

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discontinued. The property was sold in 1993, and the new owner resumed development. This also failed. In 1996 Clackamas County became the owner.

The current application for Design Review comes as a result of the new owner receiving another modification of the original Conditional Use approval. In that application the owner requested that - the maintenance facility be relocated to the southeast portion of the property next to Lot 1 of Stonegate Estates; The clubhouse and associated parking be moved south from the original approved location; the driveway access be relocated from Stoneridge Drive rather than directly off Highway 213; and, to remove the prohibition of advertising for the golf course restaurant and lounge facilities. These modifications were approved in October of 2000, with one condition being this Design Review. The Design Review process shall be required for review of the required buildings, parking, pedestrian access, bicycle requirements, landscape buffer and fence, ADA requirements, and the development standards of the FF-10 Zoning District. Previous Conditional Use approvals including the recent modification have addressed access improvements from SE Leland Road to the site, natural features on the property, the site's surface water management and a traffic signal at the intersection of SE Leland Road and Highway 213. As the property does not fall within a commercial, industrial or multifamily zone, Design Review is limited to that required by the Hearings Officer.

The Clackamas County Design Review Committee held three (3) public meetings on the proposal.

FINDINGS: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 310, 1005, 1007, 1009, and 1102. The Clackamas County Design Review Committee has reviewed these Sections of the ZDO relative to the Hearings Officer Decision in conjunction with this proposal and makes the following findings and conclusions:

1. The applicant is requesting Design Review approval for new construction on property as described above. New building/parking etc. are planned as shown on the submitted plot plan. A temporary clubhouse is planned at present. The applicant has submitted plot plan information, etc to satisfy the submittal requirements identified in Section 1102 of the ZDO.
2. The subject property lies on the west side of Highway 213, near Leland Road. Area land is generally rural residential in this area just south of Oregon City, with scattered commercial farms.
3. Section 1102 is the guiding ZDO Section for the Design Review process. Subsection 1101.02 (General Provisions) provides, in part, that all development applications for design review are subject to the development standards of Chapter 1000. Applicable development standards of Chapter 1000 are as noted above.
4. Section 1005 pertains to building siting and design, and has the following objectives:
 1. Energy conservation and use of solar potential for heat and light;
 2. Compatibility with surrounding neighborhood, uses, and the natural environment – the proposed location of the cart storage building was an issue at all three DRC meetings. The building is across the parking area from the clubhouse, and would be the first structure seen upon entering the development. The Committee questioned the functionality of this arrangement, as well as the visual effects. The applicant agreed to consider moving the storage building at time of main clubhouse construction.

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3. Crime prevention and security of persons and property; and
4. Ensure that building orientation and site development include appropriate transit, bicycle and pedestrian oriented features, i.e. sidewalks, accessways, bikeways, pedestrian and bicycle amenities, bus shelters, bus pullout lanes and walkways within and between development – pedestrian flow through the parking area, as well as ease of obtaining carts were points of discussion at all three DRC meetings. The applicant has made changes to the site plan to address the Committee concerns.

As submitted, and conditioned, this application appears to satisfy Section 1005.

The current application involves a temporary clubhouse. Further review will be necessary other.

5. Pursuant to the approved modification of the Conditional Use, the Committee has reviewed this proposal relative to circulation and parking. The ZDO has no specific requirements for parking relative to a golf course. Per Section 1007.06A15, the Planning Director shall determine the total number of parking spaces required for the golf course, driving range and future clubhouse with restaurant. The applicant originally proposed 72 parking spaces. An informal survey of other area golf courses indicates this would be inadequate. The issue was discussed at the DRC meetings. The proposal was amended by the applicant to provide for 201 parking spaces. Circulation within the parking area was also a topic of discussion. At their meeting of June 29, the Committee requested that the applicant try a different layout within the parking area. Something that focuses more on the (future) clubhouse location and provides for ease of movement for pedestrians. The July 13 DRC meeting included discussion on this issue. The applicant agreed to remove the center lane as discussed, along with additional identification markings for pedestrians, etc. Comments from the Traffic Engineering Department have been included with this staff report as conditions of approval. The new layout will require approval from the Fire Marshal. Bicycle parking was discussed, and is to be provided as required by the HO. ADA parking is adequate as shown. This criterion is satisfied.
6. Section 1009 of the ZDO lists the approval criteria relative to landscaping. The Hearings Office Decision requires particular attention to landscape buffer and fence. Applicant has submitted a preliminary landscape plan, detailing buffer landscaping. This plan was discussed at the DRC meetings, and found to be adequate to meeting the HO Condition regarding landscape buffering and fence. This criterion is satisfied.
7. Section 310 of the ZDO, FF-10 lists allowed uses, dimensional standards etc. for that zone. The Committee has reviewed this proposal relative to applicable provisions from Section 310 and finds the use satisfies those criteria.
8. Notice of this application was sent to the Carus CPO, as well as affected agencies and departments. Responses received include: **Building Services** – no comments at this time; **Traffic Engineering** – comments included below, as draft conditions of approval. **ODOT** – no comments received. No other comments received as of this staff report.

DECISION: Approval with conditions. Based upon the above findings and conclusions, the Clackamas County Design Review Committee approves this application. Approval is subject to the conditions of approval identified below which are consistent with and specifically implement the

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conditions for Design Review from the Planning File Z0477-90-C, and the earlier noted sections of the ZDO.

(DRAFT) Conditions of Approval

- 1) The applicant shall comply with the Conditions of Approval from Conditional Use file numbers Z0477-89-C, S and Z1383-90-C.
- 2) The applicant shall design and construct a five (5)-foot wide minimum, unobstructed, hard-surfaced walkway from the handicapped parking spaces to at least one public entrance of each building in conformance with ZDO Section 1007.05 C.
- 3) All traffic control devices on private property, located where private driveways intersect County facilities shall be installed and maintained by the applicant, and shall meet standards set forth in the *Manual on Uniform Traffic Control Devices* and relevant Oregon supplements.
- 4) Parking spaces shall meet minimum ZDO Section 1007 requirements, both in number and dimensions. The Planning Director, per ZDO 1007.07 A15, shall determine the total number of parking spaces required for the golf course, driving range and future clubhouse with restaurant. The plans shall list the number of parking spaces required and the number of parking spaces provided. The applicant shall label all compact, carpool, handicap, and loading berth spaces on the plans.
- 5) The structural section of the parking lot shall be built as recommended by the project engineer.
- 6) The applicant shall provide a minimum of two (2) illuminated bicycle-parking spaces. Each bicycle-parking space must be within 50 feet of a public entrance to a building, in conformance with ZDO Section 1007.07 E.
- 7) The applicant shall provide and implement a signing and pavement-marking plan for on site parking and circulation. Include paint color, striping width, drive aisle and parking space dimensions, no parking area signs or striping, directional arrows, crosswalks and pedestrian crossing zones. This plan shall be reviewed and approved by the Engineering section prior to the applicant being issued a Street Construction and Encroachment permit.
- 8) The applicant shall provide ADA accesses to any walkways and buildings. All ADA construction shall comply with the *Uniform Building Code* and ODOT Standards.
- 9) Prior to the issuance of a building permit, the applicant shall submit to Clackamas County Engineering Office:
 - a) Written approval from the Department of Transportation and Development for surface water management facilities, including detention, and erosion control measures.
 - b) Written approval from ODOT, in the form of a permit, for all work in Highway 213 right-of-way. Contact: Loretta Kiefer, Permit Specialist, ODOT District 2B, 503-653-3086 for information on the written permit application process.
 - c) A set of construction plans for review, in conformance with *Clackamas County Roadway Standards* Section 130, to Deana Mulder in Clackamas County's Engineering Office and obtain written approval, in the form of a Street Construction and Encroachment Permit. The permit will be for access road, site parking and circulation, pedestrian access, bicycle facilities, surface water management and drainage improvements. The permit fee is a minimum of \$400.00 or calculated at \$50.00 per parking space, whichever is greater. The applicant shall have an Engineer, registered in the state of Oregon, design and

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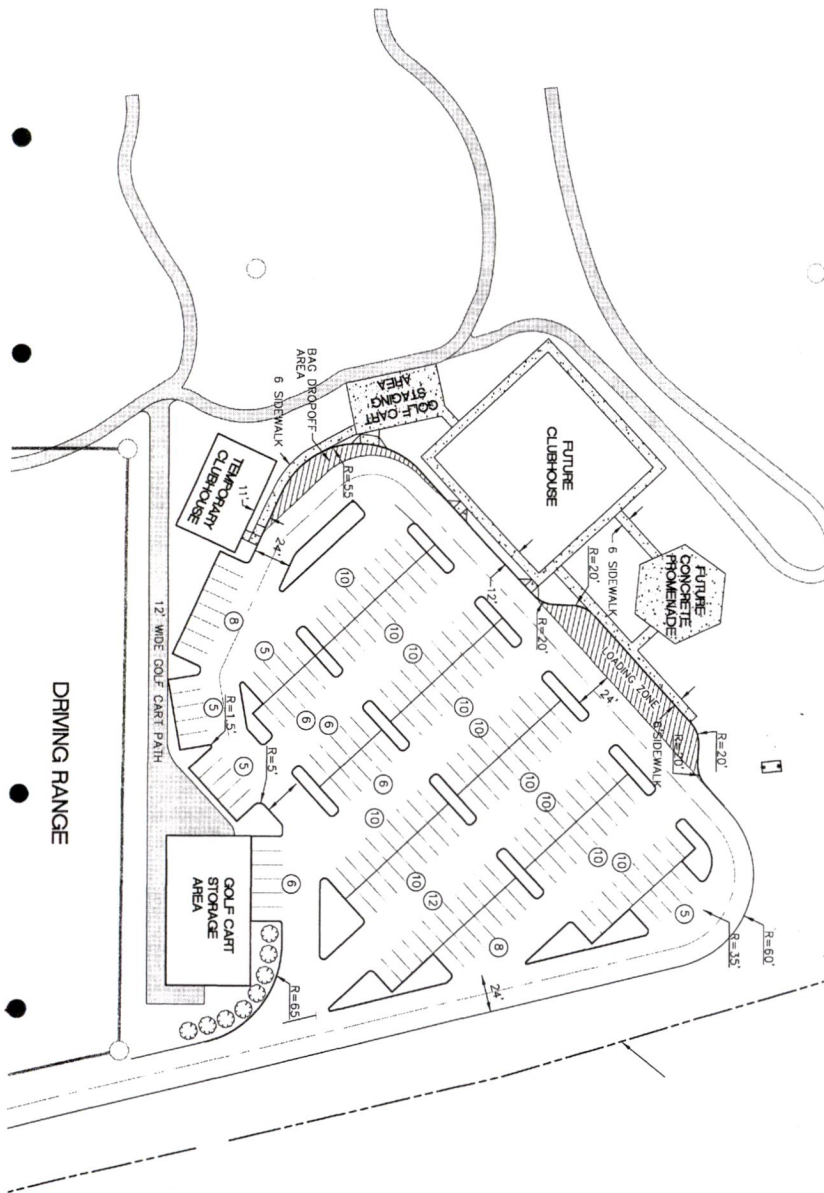
stamp the construction plans for all required improvements. (*Clackamas County Roadway Standards*, Chapter 2)

- 10) Prior to final acceptance of the project, the required improvements shall be completed and accepted by the County (ZDO Section 1104). Also prior to final acceptance of the project, the applicant shall submit written approval from ODOT that the ODOT required improvements have been completed.
- 11) Compliance with section 1009.10 (planting and maintenance), as modified by and directed by the Hearings Officer Decision. The developer shall submit a signed maintenance contract or post a bond or other surety acceptable to clackamas county, covering the landscape maintenance costs during the guarantee period. Final landscape plan to be submitted and approved prior to issuance of building permits
- 12) Required fire lane areas shall be posted with no parking signs. The applicant shall contact the fire district to determine the number and location of required fire lanes. Proposal to receive approval from Fire Marshal prior to occupancy.
- 13) All items shown on the approved plans must be completed prior to occupancy unless a bond or other surety is posted with the county.
- 14) This approval is valid for a two year period of time, and is void if no development occurs within that time period.
- 15) Compliance with the county corner vision standards. There shall be no structures, shrubs or berms within this area (20' radius of the lot corner nearest the intersection of two street, or intersection of the access and street).
- 16) Compliance with all requirements of the trash/recycling service provider and section 1021 of the zdo. Written approval from the service provider and Rick Winterhalter, County waste reduction coordinator, must be submitted to the County.
- 17) Future clubhouse subject to additional Design Review.
- 18) Project is subject to all of the permits and plan reviews noted in the handout for commercial and multifamily construction.
- 19) Proposal to receive approval from the Fire Marshal prior to issuance of building permits.

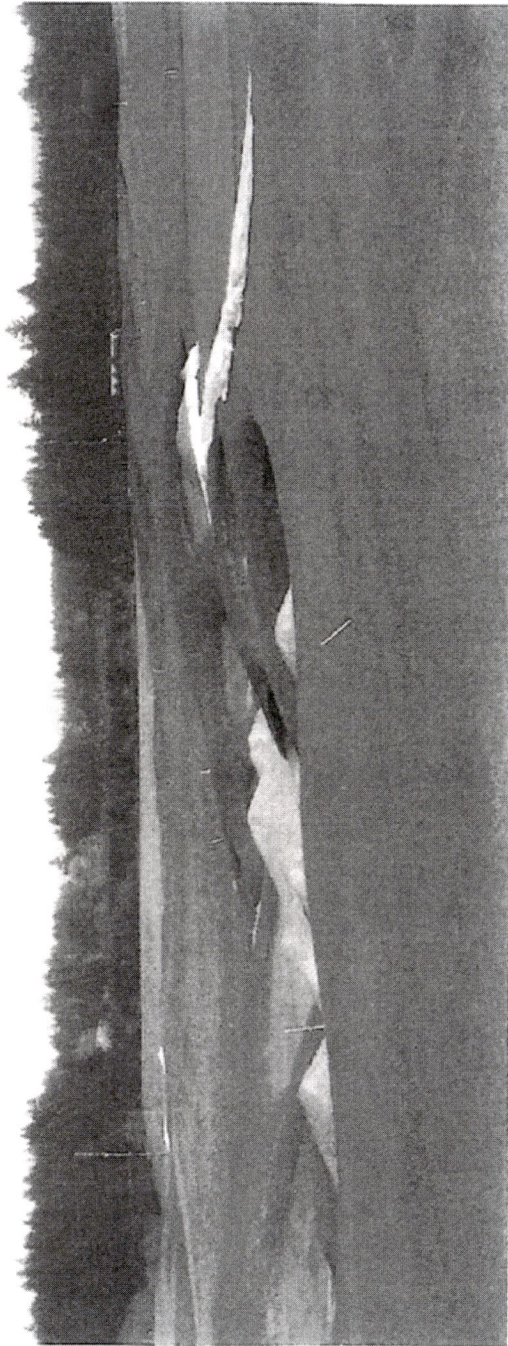
NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE PLANNING DIVISION OFFICE. IF YOU DISAGREE WITH THESE FINDING OR CONDITIONS, YOU MAY APPEAL THIS DECISION TO THE CLACKAMAS COUNTY HEARINGS OFFICER. THE COST OF THE APPEAL IS \$103.00. YOUR APPEAL MUST BE RECEIVED IN THE PLANNING DIVISION OFFICE BY 5:00 P.M. ON THE LAST DATE TO APPEAL, WHICH IS JULY 31, 2001. THIS PERMIT WILL NOT BE ISSUED UNTIL, THE DAY AFTER THE APPEAL DEADLINE.

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Sunnybrook Service Center

DEPARTMENT OF
TRANSPORTATION AND DEVELOPMENT

STAFF RECOMMENDATION
DESIGN REVIEW

CLACKAMAS COUNTY DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
LAND USE AND ENVIRONMENTAL PLANNING DIVISION
9101 SE Sunnybrook Blvd., Clackamas, Oregon 97015
Phone: 353-4520

TO: Design Review Committee, Applicant, Citizens Planning Organization and Agencies.

DATE: April 23, 2001

FILE NO.: Z0202-01-D, Stonecreek Golf Course, Clackamas County

STAFF CONTACT: Clay Glasgow

APPLICANT: Clackamas County

OWNER OF PROPERTY: Clackamas County

LEGAL DESCRIPTION: T3S, R2E, Section 21B, Tax Lot(s) 2100

SITE ADDRESS: n/a

TOTAL AREA INVOLVED: Approximately 165 acres

PRESENT ZONING: FF-10, Farm/Forest 10 acre

CITIZENS PLANNING ORGANIZATION FOR AREA: Carus CPO; Wilbur Mars; 503-632-7037

PROPOSAL: Golf course facilities and structures – Stonecreek Golf Course

BACKGROUND: In 1990, an application for a golf course and residential subdivision was approved on the subject property (Z0477-90-C). That approval involved an 18 hole golf course with driving range, use of the existing residence as a pro-shop, existing barn as a clubhouse and existing shop building as a maintenance shed. Access to the development was approved off of Highway 213. Later in 1990 a modification to that permit was approved, allowing construction of a new clubhouse/proshop, etc. The proposed site for the buildings was adjacent to Highway 213 in the northwest corner of the property. This modification was approved with several conditions, including the prohibition of advertising the restaurant or lounge facilities. Development of the course began, however due to various problems was discontinued. The property was sold in 1993, and the new owner resumed development. This also failed. In 1996 Clackamas County purchased the site.

FILE NO. Z0202-01-D; ClackCoGolf
9101 SE Sunnybrook Blvd. ■ Clackamas, OR 97015 ■ Phone (503) 353-4400 ■ FAX (503) 353-4273

♻️ Printed on 50% recycled with 20% post-consumer waste

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The current application for Design Review comes as a result of the new owner receiving another modification of the original Conditional Use approval. In that application the owner requested that - the maintenance facility be relocated to the southeast portion of the property next to Lot 1 of Stonegate Estates; The clubhouse and associated parking be moved south from the original approved location; the driveway access be relocated from Stoneridge Drive rather than directly off Highway 213; and, to remove the prohibition of advertising for the golf course restaurant and lounge facilities. These modification were approved in October of 2000, with one condition being this Design Review. The Design Review process shall be required for review of the required buildings, parking, pedestrian access, bicycle requirements, landscape buffer and fence, ADA requirements, and the development standards of the FF-10 Zoning District. Previous Conditional Use approvals including the recent modification have addressed access improvements from SE Leland Road to the site, natural features on the property, the site's surface water management and a traffic signal at the intersection of SE Leland Road and Highway 213. As the property does not fall within a commercial, industrial or multifamily zone, Design Review is limited to that required by the Hearings Officer.

FINDINGS: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 310, 1005, 1007, 1009, 1010, 1021, and 1102. Staff has reviewed these Sections of the ZDO in conjunction with this proposal and makes the following findings and conclusions:

1. The applicant is requesting Design Review approval for new construction on property as described above. New building/parking etc. are planned as shown on the submitted plot plan.
2. The applicant has submitted plot plan information, etc to satisfy the submittal requirements identified in Section 1102 of the ZDO.
3. The subject property lies on the west side of Highway 213, near Leland Road. Area land is generally rural residential in the area just south of Oregon City.
4. Section 1102 is the guiding ZDO Section for the Design Review process. Subsection 1101.02 (General Provisions) provides, in part, that all development applications for design review are subject to the development standards of Chapter 1000. Applicable development standards of Chapter 1000 are as noted above.
5. Section 1005 pertains to building siting and design, and has the following objectives:
 1. Energy conservation and use of solar potential for heat and light;
 2. Compatibility with surrounding neighborhood, uses, and the natural environment;
 3. Crime prevention and security of persons and property; and
 4. Ensure that building orientation and site development include appropriate transit, bicycle and pedestrian oriented features, i.e. sidewalks, accessways, bikeways, pedestrian and bicycle amenities, bus shelters, bus pullout lanes and walkways within and between development.

As submitted, and conditioned, this application appears to satisfy Section 1005.

The current application involves a temporary clubhouse. Further review will be necessary other.

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6. Pursuant to the approved modification of the Conditional Use, the Committee will review this proposal relative to circulation and parking. The ZDO has no specific requirements for parking relative to a golf course. Per Section 1007.06A15, the Planning Director shall determine the total number of parking spaces required for the golf course, driving range and future clubhouse with restaurant. The applicant has proposed 72 parking spaces. An informal survey of other area golf courses indicates that 72 spaces would be inadequate. This should be discussed at the DRC meeting. Comments from the Traffic Engineering Department have been included with this staff report as (draft) conditions of approval.
7. Section 1009 of the ZDO lists the approval criteria relative to landscaping. The Hearings Office Decision requires particular attention to landscape buffer and fence. Applicant has submitted a preliminary landscape plan, detailing buffer landscaping. This should be discussed at the DRC meeting.
8. Section 1010 of the ZDO lists approval criteria for signs. Information on proposed signage has not been included by the applicant. This should be discussed at the Committee meeting.
9. Section 1021 of the ZDO discusses requirements relative to trash and recycling enclosures. This subject should be discussed at the DRC meeting.
10. Section 310 of the ZDO, FF-10 lists allowed uses, dimensional standards etc. for that zone. Staff has reviewed this proposal relative to applicable provisions from Section 310 and finds the use satisfies those criteria.
11. Notice of this application was sent to the Carus CPO, as well as affected agencies and departments. Responses received include: **Building Services** – no comments at this time; **Traffic Engineering** – comments included below, as draft conditions of approval. **ODOT** – no comments received. No other comments received as of this staff report.

Staff Recommended DECISION: **Approval with conditions.** Based upon the above findings and conclusions, staff recommends that the Clackamas County Design Review Committee approve this application. Approval is subject to the conditions of approval identified below which are consistent with and specifically implement the standards of the earlier noted sections of the ZDO.

(DRAFT) Conditions of Approval

- 1) The applicant shall comply with the Conditions of Approval from Conditional Use file numbers Z0477-89-C, S and Z1383-90-C.
- 2) The applicant shall design and construct a five (5)-foot wide minimum, unobstructed, hard-surfaced walkway from the handicapped parking spaces to at least one public entrance of each building in conformance with ZDO Section 1007.05 C.
- 3) All traffic control devices on private property, located where private driveways intersect County facilities shall be installed and maintained by the applicant, and shall meet standards set forth in the *Manual on Uniform Traffic Control Devices* and relevant Oregon supplements.
- 4) Parking spaces shall meet minimum ZDO Section 1007 requirements, both in number and dimensions. The Planning Director, per ZDO 1007.07 A15, shall determine the total number of

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parking spaces required for the golf course, driving range and future clubhouse with restaurant. The plans shall list the number of parking spaces required and the number of parking spaces provided. The applicant shall label all compact, carpool, handicap, and loading berth spaces on the plans.

- 5) The structural section of the parking lot shall be built as recommended by the project engineer.
- 6) The applicant shall provide a minimum of two (2) illuminated bicycle-parking spaces. Each bicycle-parking space must be within 50 feet of a public entrance to a building, in conformance with ZDO Section 1007.07 E.
- 7) The applicant shall provide and implement a signing and pavement-marking plan for on site parking and circulation. Include paint color, striping width, drive aisle and parking space dimensions, no parking area signs or striping, directional arrows, crosswalks and pedestrian crossing zones. This plan shall be reviewed and approved by the Engineering section prior to the applicant being issued a Street Construction and Encroachment permit.
- 8) The applicant shall provide ADA accesses to any walkways and buildings. All ADA construction shall comply with the *Uniform Building Code* and ODOT Standards.
- 9) Prior to the issuance of a building permit, the applicant shall submit to Clackamas County Engineering Office:
 - a) Written approval from the Department of Transportation and Development for surface water management facilities, including detention, and erosion control measures.
 - b) Written approval from ODOT, in the form of a permit, for all work in Highway 213 right-of-way. Contact: Loretta Kiefer, Permit Specialist, ODOT District 2B, 503-653-3086 for information on the written permit application process.
 - c) A set of construction plans for review, in conformance with *Clackamas County Roadway Standards* Section 130, to Deana Mulder in Clackamas County's Engineering Office and obtain written approval, in the form of a Street Construction and Encroachment Permit. The permit will be for access road, site parking and circulation, pedestrian access, bicycle facilities, surface water management and drainage improvements. The permit fee is a minimum of \$400.00 or calculated at \$50.00 per parking space, whichever is greater. The applicant shall have an Engineer, registered in the state of Oregon, design and stamp the construction plans for all required improvements. (*Clackamas County Roadway Standards*, Chapter 2)
- 10) Prior to final acceptance of the project, the required improvements shall be completed and accepted by the County (ZDO Section 1104). Also prior to final acceptance of the project, the applicant shall submit written approval from ODOT that the ODOT required improvements have been completed.
- 11) Compliance with section 1009.10 (planting and maintenance), as modified by and directed by the Hearings Officer Decision. The developer shall submit a signed maintenance contract or post a bond or other surety acceptable to clackamas county, covering the landscape maintenance costs during the guarantee period. Final landscape plan to be submitted and approved prior to issuance of building permits
- 12) Required fire lane areas shall be posted with no parking signs. The applicant shall contact the fire district to determine the number and location of required fire lanes.
- 13) All items shown on the approved plans must be completed prior to occupancy unless a bond or other surety is posted with the county.

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- 14) This approval is valid for a two year period of time, and is void if no development occurs within that time period.
- 15) Compliance with the county corner vision standards. There shall be no structures, shrubs or berms within this area (20' radius of the lot corner nearest the intersection of two street, or intersection of the access and street).
- 16) Compliance with all requirements of the trash/recycling service provider and section 1021 of the zdo. Written approval from the service provider and Rick Winterhalter, County waste reduction coordinator, must be submitted to the County.
- 17) Future clubhouse subject to additional Design Review.
- 18) Project is subject to all of the permits and plan reviews noted in the handout for commercial and multifamily construction.

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DEPARTMENT OF
TRANSPORTATION AND DEVELOPMENT

Sunnybrook Service Center

DESIGN REVIEW COMMITTEE
MINUTES
June 29, 2001
Sunnybrook Service Center
8:00 A.M.

MEMBERS PRESENT: Martha Waldemar, Dave Walters, Lang Bates, Ann Lackey,
Brad Crement

STAFF: Clay Glasgow, Deana Mulder

CPO representative: none

OTHERS: 4

1. **Z00202-01-D, Stone Creek Golf Course, Clackamas County**

Staff Presentation: Staff discussed the proposal, history, etc. Notes that the Design Review Committee had tabled the matter at their meeting of April 27, 01, with the applicant to provide information showing consideration of moving the cart storage area, redesigning the parking lot to focus on the clubhouse, increasing parking space numbers, etc. Staff notes that the ZDO does not consider golf courses specifically with regards to parking. Up to the Committee to decide.

Applicant Presentation: Read Stapleton, WRG, et al. presented the details of the project. Site plan discussion, history, etc. Shows amended parking lot numbers/design. Discussion, questions.

Dave Walters: what about other questions the Committee had from the last meeting? Has the applicant considered parking lot numbers? Cart storage barn location as discussed? What about storing them under the future clubhouse?

Brad Crement: parking lot orientation not addressed as requested at last meeting. Alternative location for cart storage not addressed. About the only thing new from the applicant is the parking space numbers have been increased, yet there is nothing from the applicant to indicate parking numbers as shown are adequate. There are no plans drawn up for the permanent clubhouse yet. Only general location/size info.

Mike McLees, Parks: cart barn location is shown seems to work best for now. There are no plans drawn up for the permanent clubhouse yet. Only general location/size info.

Lengthy discussion ensues as to what would be adequate parking for this proposal. What about other similar golf courses? The applicant did not bring in any information, as requested by the Committee at their last meeting on this application. Staff had checked

Design Review Committee Minutes
June 29, 2001

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on other golf courses, all in the urban area, and found that the 72 spaces originally proposed by this applicant was not adequate. This new plan shows many more parking spaces. The applicant has not considered different parking lot orientation. Committee has nothing to consider as far as alternative. Also, cart barn possibly not in the best place. That will be the first structure someone sees when driving onto the property. Why not move this structure, possibly even putting it under the future clubhouse. Applicant has not presented any alternative locations.

Brad Crement: is disappointed the applicant has not tried to address concerns brought up by DRC at last meeting. Aside from increasing number of parking spaces, applicant really hasn't done anything new.

Ugu Dilullo, WRG Design: has questions on scope of Design Review. Some of the issues brought up appear to be "in the eye of the beholder" types of issues.

Discussion

Staff notes that the ZDO give the DRC authority to consider issues beyond simple parking counts, setbacks, etc. Even so, there is a limit to what the Committee can reasonably consider. At some point many issues become a simple matter of opinion. This golf course has been reviewed at several levels. Conditions of earlier approval give specific direction to the DRC as to what is to be reviewed.

Discussion.

Ugo Dilullo: notes golf course architect is not present. As a professional golf course designer he could no doubt alleviate concerns the Committee may have. Mentions that, as an engineer, he himself can see some traffic problems if parking is reoriented as the Committee has discussed. Architect has suggested this particular design, for both practical and aesthetic purposes. For instance, the golf cart storage shed some of the Committee members are concerned about will be largely out of view when approaching the course. Will be landscaped.

Brad Crement: this golf course should be the pride of the County. Should look, and work as good as possible. The Committee is just trying to ensure that this happens. Also mentions that he thinks public projects such as this should be held accountable to both code requirements and public desires. The Committee simply wants to see some alternative so they can see if the chose design is best.

Further discussion. Mike McLees notes that only events to be held will be golf related.

Discussion generally amongst DRC and applicants.

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Brad Crement/Lang Bates: parking area needs to better address pedestrian issues. How will a golfer get from car to course? Discussion also of drop off area. What will that be used for? Brad Crement notes that it should be separated more from main drive aisle.

Staff asks Committee to come up with specific, understandable issues for the applicant to consider.

MOTION: Brad Crement moved to table application. Applicant instructed to come back before the Committee with information on alternatives as proposed – 1) orientation of parking, try other alternatives. Also, ped movements through parking area as discussed; 2) consideration of moving cart storage to location currently shown for clubhouse, to allow for future under clubhouse storage. Maybe have temporary concrete area for now. Drop-off area as shown may not work well. Should be separated more from main traffic area; 3) Committee needs Master Plan to look at. How will the parking/cart storage, etc work at full buildout? What is the pond/future park area? Etc.; 4) need information justifying number of parking spaces shown. Will it be enough? Applicant to look at other courses, including Langdon Farms to get information.
Ann Lackey seconds motion. Unanimous.

Applicant to contact staff when they are ready to return to Committee.

Meeting ends, 9:30 a.m.

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DEPARTMENT OF
TRANSPORTATION AND DEVELOPMENT

Sunnybrook Service Center

DESIGN REVIEW COMMITTEE
MINUTES
April 27, 2001
Sunnybrook Service Center
8:00 A.M.

MEMBERS PRESENT: Martha Waldemar, Dave Walters, Lang Bates, Gabe Hulin,
Brad Cremen

STAFF: Clay Glasgow, Lorraine Gonzales, Robert Hixson

CPO representative: none

OTHERS: 3

1. Z00202-01-D, Stone Creek Golf Course, Clackamas County

Staff Presentation: Staff discussed the proposal, history, etc. Notes that this Design Review can consider only those issues required by the Hearings Officer – parking, building design, ped circulation, landscape buffer, etc. Staff notes that parking numbers as shown may be inadequate, based on survey of other area courses. The ZDO does not consider golf courses specifically with regards to parking. Up to the Committee to decide.

Applicant Presentation: Read Stapleton, WRG, et al. presented the details of the project. Site plan discussion, history, etc. Parking lot numbers/design. Landscape buffer as required by HO. Location of cart shed, temporary club house, etc. Discussion, questions.

Lengthy discussion ensues as to what would be adequate parking for this proposal. Staff had checked on too similar golf courses in the urban area, and found that the 72 spaces proposed by this applicant is woefully short.

Lang Bates: burden of proof not met by applicant relative to proposed parking. How does the applicant know this is adequate? Committee does not have enough information to decide on required number of parking spaces. Applicant provides no justification to the proposed number of spaces. Also, cartbarn location looks odd. Why not provide parking for the carts under the future clubhouse? Location shown seem unworkable, unhandy.

Dave Walters: agrees with Lang's questions on cart barn location. Why not put it somewhere where it will work?

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Brad Crement: comments throughout. Staging area vs cart location. Will this really work? Perhaps applicant should go out and look at other courses with regards to parking and cart location.

Martha Waldemar: comments throughout. What will final plan look like? What if additional parking is necessary in the future?

Dave Walters: other site issues. Maybe shift road, redesign parking aisles to focus more on the clubhouse. Maybe redesign lot to allow for bag drop.

Lang Bates: parking lot should all be paved, properly drained. Talks again about possible alternative locations for cart barn. Several issues to be resolved before Committee can make decision.

MOTION: Martha Waldemar moved to table application. Applicant instructed to meet further consider and justify parking numbers and layout. Also consider possible re-design as discussed (re-locate cart barn, other changes as discussed. Brad Crement seconds motion. Unanimous.

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DESIGN REVIEW
REQUEST FOR COMMENTS

TO: Clackamas County Fire District #1
DATE: April 20, 2001
FROM: Clackamas County Planning Division
Sunnybrook Service Center
9101 SE Sunnybrook Blvd.
Clackamas, Oregon 97015
Phone No. 353-4400

FILE NUMBER & NAME: Z0202-01-D; Clackamas County

PROPOSAL: Golf Course facilities and structures—Stonecreek Golf Course. Design Review as required by Conditional Use approval.

ZONING: FF-10; Farm Forest (10 Acres)

CONTACT PERSON: Clay Glasgow

The Planning Division would like your comments on the attached application. The application is subject to Section(s) of the County Zoning and Development Ordinance. Please indicate any information which would assist the county in acting on this application. Comments received by April 24, 2001 will be considered in the Planning Division on this application. If more information is needed, please call the Planning Division. **PLEASE RETURN THIS FORM ONLY.**

Recommendation: 1) Address numbering shall be provided that is clearly visible from the street from which access is provided. 2) Provide and maintain Fire District access, turnarounds, and turnouts for any building or structure that is built on or moved into the Fire District, per Fire District standards and requirements, such that Fire District access is within 150 feet of all parts of the structure(s) as measured by a route around the building, as approved by the Fire District. 3) Additional fire department access roadways may be required when the Fire District has determined that there are additional hazards present which can compromise fire and life safety. 4) Access street widths of 28 feet or less but greater than 24 feet MUST have parking restricted to one side. 5) Access street widths of 24 feet in width and less MUST have parking restricted on both sides of the street. 6) Any street or roadway that serves as an access to any dwelling SHALL NOT exceed a grade of 12% without specific approval by the Fire District, which may include the provision of additional fire protection for the area to be developed. 7) Provide fire hydrants to be within 250 feet of all parts of any commercial structure as measured by a route around the building, as approved by the Fire District.

Ernie Badeau
Deputy Fire Marshal

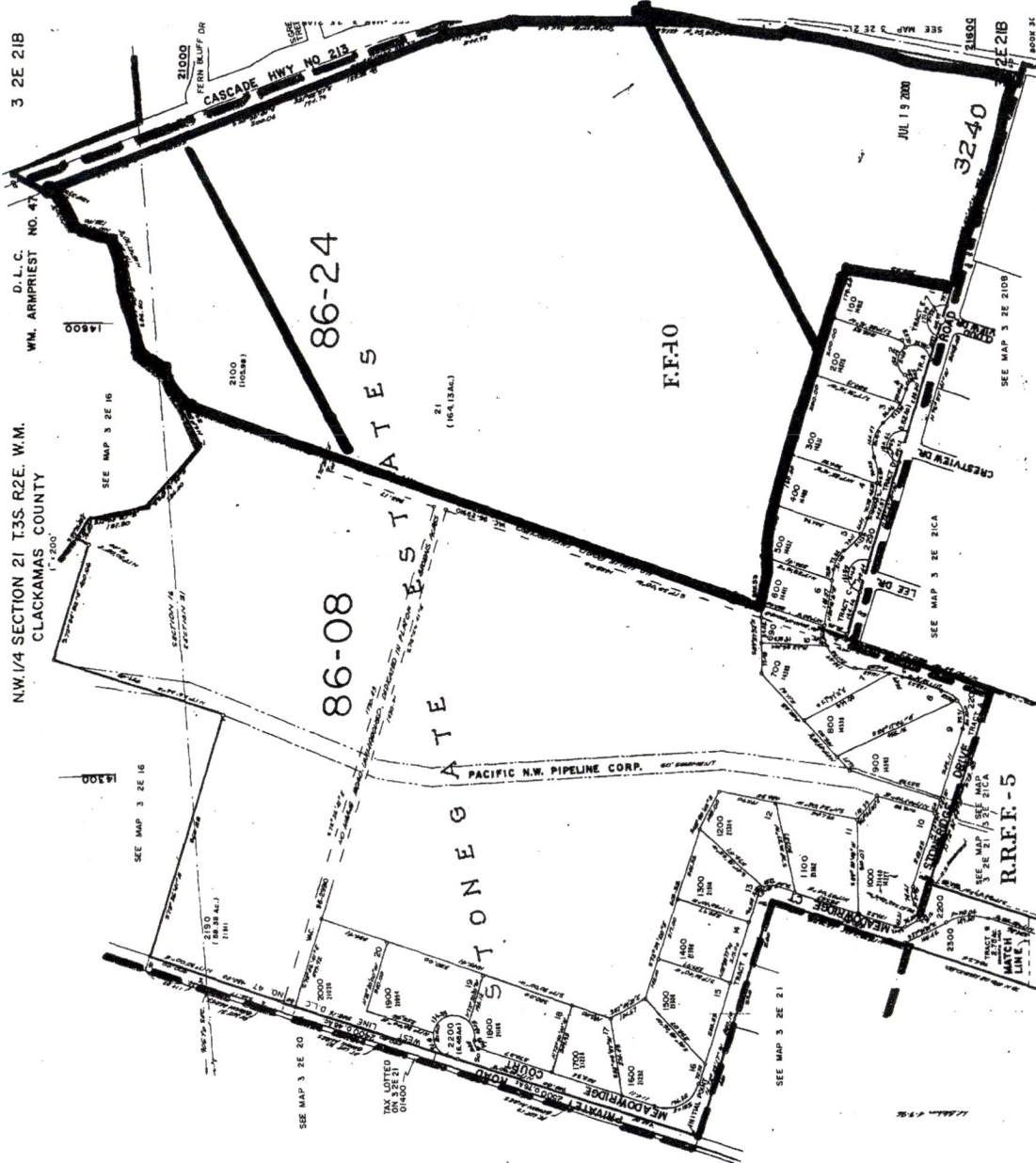
Please return to address above
Z0202-01-D

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NW 1/4 SECTION 21 T3S. R2E. W.M.
CLACKAMAS COUNTY
D.L.C.
WM. ARMPIREST NO. 47
3 2E 21B



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2. SITE INFORMATION

Tax Lot Number: Section ^{21B} 24, T3S. R2E WM; Lot 2100
Lot Size: 164 acres
Current Zoning Designation: FF-10
Previous Land Use Casefile: 477-89-C, S
Z1383-90-C

3. SITE DESCRIPTION

The Stone Creek Golf Course (formerly known as "Stonegate" site is located on a 164-acre parcel (Lot 2100), owned by Clackamas County, and located northwest of the Leland Road / Highway 213 intersection, as indicated in the development plans in Exhibit A. The site is zoned FF-10 (Farm-Forest District, 10-Acre minimum) and is abutted by an existing vacant 20-lot subdivision to the south and west. The site abuts Highway 213 to the east, and is abutted by Beaver Creek to the north. The site has been partially graded and contoured for the original golf course design that was approved with the previous land use decision.

4. SUMMARY OF PROPOSAL

This Applicant is requesting Design Review Approval for proposed several golf course facilities and structures which include:

- A 110' x 50' maintenance building, accessory structures, and site landscaping on the south side of the golf course site, immediately east of Lot 1 of the Stonegate Estates Subdivision;
- An approximately 1,800-foot long access road leading from Stoneridge Drive to the central clubhouse.
- An approximately 64.5' x 82.5' modular clubhouse building, 72 guest parking stalls, and parking lot landscaping located adjacent to Highway 213 on the eastern portion of the golf course site;
- Landscaping and a fence along the southern side of the driveway access road in a 12-foot buffer strip between the road and residences to the south.

The accessory structures above are necessary for the continued operation and maintenance of the Stone Creek Golf Course. The Stone Creek Golf Course received a Conditional Use Permit (CUP) to operate in the FF-10 zoning district on April 16, 1990 (case file 477-89-C, S) and subsequent alterations to the CUP approval were approved by Clackamas County on January 30, 1991 (case file Z1383-90-C). Since this time, Clackamas County has purchased the golf course site and has committed to develop and operate the site as a source of revenue for the Clackamas County Parks Department. Additional modifications to the CUP were approved by the Clackamas County Hearings Officer on October 25th, 2000. In his decision, the Hearings Officer approved the conceptual design of the proposed maintenance facility and clubhouse location as currently proposed. As a condition of approval of the Conditional Use Permit Modification, The Hearings Officer included that "A Design Review application shall be required for review of the required buildings, parking, pedestrian access, bicycle requirements, landscape buffer and fence and ADA compliance, with particular attention to the development standards of the FF-10 zoning district, requirements of Section 1007, and buffering and screening standards in Section 1009. In addition to the notice required by ZDO 1305.02.C, the County shall mail notice of the design review application to property owners of record (as provided in Subsection 1302.03) within 500 feet of the subject property.(Condition 13 of the October 25, 2000 Hearings Officer Final Order)"

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Consequently, the proposed site improvements under review include the landscaping plan along the proposed access road and review of proposed facilities primary and accessory to golf course operations on the site.

5. DESCRIPTION OF SURROUNDING AREA

Table A: LAND USE

Area	Plan	Zoning	Land Uses
north	Rural	FF-10	Undeveloped Forest Land
east	Rural	R.R.F.F.-5	Agriculture
south	Rural	R.R.F.F.-5 / EFU-20	Single Family Residential
west	Rural	EFU-20	Agriculture

Table B: PUBLIC UTILITIES

Service	Provider	Size	Location	Distance from Site
Water	Clackamas River Water District	6"	Highway 213	50-feet
Sanitary Sewer	None	NA	NA	NA
Storm Drain	None	NA	NA	NA

Table C: TRANSPORTATION

Existing Adjacent Streets	Road Classification	Width (feet)	Posted Speed (mph)	Side-walks	Tri-Met Route	Bike Lane	On-street Parking
Leland Road (at Hwy 213)	Minor Arterial	34	40	No	No	No	No
Hwy 213 (at Leland Road)	Major Arterial	58-62	55	No	No	No	No
Leland Road (at Site Access)	Local	54	40	No	No	No	No

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II. DESIGN REVIEW STANDARDS

310 FARM-FOREST (FF-10) 10 ACRE DISTRICT

310.05 CONDITIONAL USES

The following conditional uses may be allowed in a Rural Residential district, subject to review by the Hearings Officer, pursuant to Section 1300, or the review procedures provided under the specific 800 Sections. (11-15-82). Approval shall not be granted unless the proposal satisfies the criteria under Section 1203, the applicable provisions of Section 800, and all other requirements of this Ordinance.

4. Golf courses, subject to the provisions of Section 813.

Response: As stated earlier in this narrative, the Stone Creek Golf Course received a Conditional Use Permit from Clackamas County on April 16, 1990 (477-89-C, S). Subsequent modifications to this CUP were approved on January 30, 1991 (Z1383-90-C) and most recently on October 25, 2000 (Z1383-90-C). The most recent modification approval placed a two year expiration date on the Conditional Use Permit.

310.07 DIMENSIONAL REQUIREMENTS

B. The minimum lot size shall be ten (10) acres.

Response: The proposed facilities are located on the same lot as the overall golf course, which is approximately 164 acres, thereby complying with the minimum lot size requirement of 10 acres.

C. Right of Way Inclusion: For purposes of satisfying the lot size requirements of this district, lots which front on existing county or public roads may include the land area between the front property line and the middle of the road right of way.

Response: The golf course site currently meets the lot size requirements without the inclusion of public right-of-way.

D. Minimum Front Yard Setback: No structure constructed after the effective date of this amendment shall be located closer than thirty (30) feet from the front property line.

Response: As indicated on the proposed site plan, no structure on the golf course site will be located within 30 feet of the front property line (Highway 213 property line).

E. Minimum Rear Yard Setback: Thirty (30) feet.

Response: All of the proposed structures will be located on the east side of the site, significantly more than 30 feet from the rear (western) property boundary.

F. Minimum Side Yard Setback: Ten (10) feet.

Response: The proposed maintenance structures will be over 120 feet from the eastern property boundary of Lot 1 of the Stonegate Estates subdivision. A setback of 45 feet is required of recreational developments that abut residential lots by Section 813.01(A) of the Clackamas County ZDO. Thus, the proposed development complies with this setback standard.

G. Minimum Setbacks for Accessory Structures: No accessory structures constructed after the effective date of this amendment shall be located closer than thirty (30) feet from the front property line. Accessory structures shall observe the minimum rear and side yard setbacks of ten (10) feet.

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Response: Consistent with the requirement above, no accessory structures are located within 30 feet of the front property boundary.

H. Bus shelters and roadside stands of no more than 400 square feet in size and not exceeding sixteen (16) feet in height, need not observe front yard setback lines excepting when located on a corner lot, then as per Section 310.06.I below.

Response: No bus shelters or roadside stands are proposed with the golf course facilities. Therefore, this code criterion does not apply.

I. Corner visions: No sight-obscuring structures or plantings exceeding thirty (30) inches in height shall be located within a twenty (20) foot radius of the lot corner nearest the intersection of two public, county or state road, or from the intersection of a private driveway or easement and a public, county or state road. Trees located within a twenty (20) foot radius of any such intersection shall be maintained to allow eight (8) feet of visual clearance below the lowest hanging branches.

Response: The proposed access driveway to the golf course clubhouse will be an extension from the yet-constructed Stoneridge Drive, a private road and will not intersect with any private or public roads. Therefore, this code criterion does not apply.

J. Structures built on lots adjacent to roads designated as Scenic Road should be set back a sufficient distance from the right of way to permit a landscaped or natural buffer area.

Response: Map V-5 of the Clackamas County Comprehensive indicates that there are no Scenic Roads adjacent to the site. Therefore, the criterion above does not apply.

K. See Section 900 for exceptions to dimensional standards.

Response: The proposed golf course site does not require an exception from the dimensional standards of the Clackamas County ZDO.

L. Variances: The requirements of this subsection may be modified subject to staff review with notice pursuant to subsection 1305.02, when the modification is consistent with the purposes set forth under 310.07A, and satisfies the criteria for a variance under Section 1205. (6-22-81)

Response: No variances from the standards set forth above are proposed for the proposed golf course facilities.

813 SERVICE RECREATIONAL USES (11/24/99)

813.01 USES PERMITTED

A. Private commercial, noncommercial or nonprofit recreational areas, uses and facilities, including country clubs, lodges, fraternal organizations, swimming pools, golf courses, riding stables, boat moorages, parks and concessions. The setback requirements for principal buildings and swimming pools shall be as follows: (1-12-83)

1. Single Family and Rural Districts: Forty-five (45) feet from any other lot in a residential or rural district.

Response: As previously indicated, principal buildings associated with golf course must observe a 45-foot setback from single family and rural districts. Consequently, the principal maintenance building and associated structures have been setback a minimum of 45 feet

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from the eastern property boundary of Lot 1 of the Stonegate Estates Subdivision, which resides in the RRFF-5 district (Rural Residential Farm Forest District with a 5 acre minimum). Additionally, the proposed temporary and future clubhouse structures will be set back over 700 feet north of the nearest adjacent residential lot, thereby exceeding the forty-five foot (45') minimum.

1007 ROADS, CIRCULATION AND PARKING (11-05-98)

1007.02 GENERAL PROVISIONS

The location, alignment, design, grade, width and capacity of all road, circulation and parking systems within the County shall conform to the Comprehensive Plan and shall be established so as to:

A. Protect public health and safety through functional, efficiently designed improvements.

Response: The proposed access road to the maintenance area and the golf clubhouse facilities will be designed to a 24-foot paved width and a 4-foot gravel shoulder on both sides of the road. The road will extend approximately 1,800 feet from the end of Stoneridge Drive in the Stonegate Estates subdivision to the clubhouse facilities located to the north along Highway 213. Access from Stoneridge Drive was approved by the Clackamas County Hearings Officer in an October 25, 2000 Conditional Use Permit Modification decision. The previous clubhouse access was to occur from Highway 213, but was modified to avoid potential vehicular congestion and sight distance conflicts at Highway 213. The proposed access via Stoneridge Drive will avoid such conflicts and will protect the public health and safety by circulating traffic to Leland Road, where vehicles may access Highway 213 at a future signalized intersection of Highway 213 and Leland Road.

B. Require the least amount of impervious surface necessary to adequately serve the type and intensity of proposed land uses within developments, provide adequate access for service vehicles, and take into account future traffic demands by type and volume.

Response: The proposed access road follows existing property lines to avoid disturbance to the interior of the site. This proposed access road has been designed to accommodate the anticipated traffic flow to and from the clubhouse facilities. The site access road will not be designed for future traffic demands because it will only serve the proposed clubhouse and golf course facilities and there are no future road connections proposed in the project vicinity.

C. Require the creation of the minimum feasible amounts of land coverage and the minimum feasible disturbance to the soil.

Response: As noted above, the proposed access road has been designed for the minimal land coverage necessary to allow two travel lanes (24-foot paved width) and traverses pre-disturbed soils along the site perimeter, thereby minimizing disturbance to the remainder of the site.

D. Provide, to the extent feasible, for the separation of motor vehicular, bicycle, pedestrian and equestrian traffic.

Response: The proposed clubhouse site is located outside of the Urban Growth Boundary and sidewalks are not a requirement of the proposed access road. However, a cart path will extend from the back of the Maintenance facility grounds to the golf course clubhouse. For the few pedestrians who may want to walk to the site via Stonegate Estates, this cart path could provide pedestrian access to the site. Traffic volumes are not anticipated to be heavy along the proposed access road. Thus, it is anticipated that bicyclists and

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equestrians may share the road with vehicles for access to the clubhouse. However, few, if any bicyclists or equestrians are anticipated to use the facility and the primary user will arrive via automobile.

E. Create conditions of proper drainage.

Response: A portion of the stormwater drainage from the east-west section of the proposed access road will drain to a public stormwater line in Stoneridge Drive. The remainder of the access road and drainage from the clubhouse and maintenance facility will drain to the stormwater detention pond located immediately west of the clubhouse facility on the central eastern portion of the site.

F. Provide for proper landscaping and preserve trees, vegetation, and topography to the greatest extent possible.

Response: A proposed landscaping plan has been included in the attached plan sheets in Exhibit A of this application. This landscaping plan includes proposed plantings at the clubhouse and maintenance facility locations as well as proposed plantings on the south side of the access road east of the Stonegate Estates subdivision. This roadside landscaping was a condition of the October 25th, 2000 Conditional Use Permit Modification approval. The proposed maintenance building, clubhouse facilities, and access road have been

1007.04 VEHICLE ACCESS

The location and design of accesses to existing and new developments shall be planned, coordinated and controlled by the Department of Transportation and Development.

Access control shall be based on the guidelines found in Table V-1 of the Comprehensive Plan. Joint accesses and circulation drives shall be utilized whenever feasible.

Access to state highways shall require approval from Oregon Department of Transportation (ODOT) and a road approach permit issued by ODOT.

Visibility:

Developments and subdivisions along all roadways shall be designed to optimize visibility for vehicle traffic.

No planting, signing, or fences shall be allowed which restricts vision.

Curbside parking restrictions may be required along streets determined to have visibility problems.

Response: The proposed subdivision has been revised from previous development plans that included a direct clubhouse access from Highway 213. The current proposed access to the site will occur from Stoneridge Drive via Leland Road, which will avoid potential traffic conflicts on Highway 213 from the clubhouse facilities, including sight-visibility concerns at this access. The proposed access plan been reviewed and approved by the Clackamas County Hearings officer in the Conditional Use Permit Modification review on October 25, 2000. A condition of approval for this Conditional Use Permit Modification was that the Applicant improve a flashing signal located at Leland Road and Highway 213 according to ODOT specifications. Improvements to this signal will occur prior to full-time occupancy operations of golf course facilities and will be coordinated with the ODOT.

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In addition, no planting, signing, or fences are proposed that would restrict vision on the proposed access road. Additionally, no visibility problems are anticipated along the proposed access road, and therefore no curbside parking restrictions are proposed.

1007.05 PEDESTRIAN/BICYCLE CIRCULATION (9-8-94)

A. Pedestrian and bicycle circulation facilities shall be designed to: (9-8-94)

1. Minimize conflicts among automobiles, trucks, pedestrians and bicyclists.

Response: As previously indicated, sidewalks are neither required nor proposed along the access road to the golf clubhouse facilities. However, a cart path will extend from the maintenance facility area and will allow pedestrians to travel to the clubhouse directly from this path. Posted speeds along the proposed access road will be between 20 and 25 miles per hour to reduce travel speeds along the road and ensure that automobiles, trucks, pedestrians, and bicyclists can safely co-exist on the proposed access road.

2. Provide safe, convenient and an appropriate level of access to various parts of the development and to offsite locations such as schools, employment centers, shopping areas, adjacent developments, recreation areas and open space, and transit corridors.

Response: The proposed golf course clubhouse facilities will be the primary travel destination in the project boundaries. Access to the golf course clubhouse will be provided by the proposed access road extending from Stoneridge Drive. The project site is in a rural area outside of the Urban Growth Boundary and does not have the density of symbiotic uses found in an urban environment. Thus, there are no urban services of significance in the immediate project area with which pedestrian connections are feasible. However, efficient vehicular access will be provided to off-site locations via Stoneridge Drive and Leland Road.

3. Allow for unobstructed movements and access for transportation disadvantaged persons. (9-8-94)

Response: By nature, golf courses typically require automotive transportation in order to carry golf clubs, bags, shoes, etc. As the proposed golf course is outside of the Urban Growth Boundary and transit service is not provided, the typical golf course patron will travel by car. The proposed access road will be straight, with a posted speed limit of between 20 and 25 miles per hour to ensure the safest travel between vehicles and bicyclists using the road and pedestrians on the gravel path.

B. Sidewalks and Accessways: (9-8-94)

C. All developments, and structural additions to existing commercial or industrial buildings exceeding 10% of the assessed value of the existing structure or addition of 1,000 square feet or more within the Urban Growth Boundary....

Response: The proposed project site is outside of the Urban Growth Boundary. Consequently, the code section above does not apply.

C. Walkways (9-8-94)

1. Walkways shall connect at least one public entrance of each building accessible to the public to the nearest sidewalk or other walkway leading to a sidewalk. Walkways shall also connect to outdoor activity areas such as parking lots, transit stops, children's play areas and plazas. Walkways shall be designed to minimize walking distance between sidewalks and public entrances of buildings. (9-8-94)

Response: The proposed future golf course clubhouse will be connected to the outdoor parking areas via a striped pedestrian crossing leading from the front building entrance. Additionally, a five foot walkway will circle the future clubhouse, allowing access to surrounding facilities, including a concrete promenade, golfer unloading area (loading zone), and concrete pad where golf carts will be temporarily parked for golfers.

2. Buildings set back from the sidewalk more than 75 feet shall have walkways directly connecting to walkways in adjacent developments or stubbed to the adjacent side yard property line if the adjacent land is vacant or is developed without walkways. The location of such a walkway stub shall be in consideration of topography and eventual redevelopment of the adjacent property. Walkway linkage to adjacent developments shall not be required within industrial developments or to industrial developments or to vacant industrially zoned land. (9-8-94)

Response: There are no proposed sidewalks in the project vicinity. However, the proposed temporary and future buildings will be positioned immediately next to the vehicle parking area, and will be connected to this area via a 5-foot walkway.

3. Walkways shall be well drained, hard-surfaced and at least five (5) feet in unobstructed width. (9-8-94)

Response: The proposed walkways on the site will be 5-feet wide, concrete surface, and will be well drained.

4. Portions of walkways shorter than 30 feet across driveways, parking lots or walkways crossing surfaces shared by fork lift or heavy truck traffic may use a painted crossing zone. Otherwise, walkways crossing driveways, parking areas, and loading areas shall be clearly identifiable to motorists through the use of a different paving material, raised elevation, warning signs or other similar method. Where walkways are adjacent to driveways, they shall be separated by a raised curb, bollards, landscaping or other physical barrier. If a raised walkway is used, the ends of the raised portions shall be equipped with curb ramps. (9-8-94)

Response: The pedestrian crossing from the proposed future clubhouse will be painted to indicate that vehicles should yield to pedestrians at this location.

5. Walkways shall be illuminated. Separate lighting shall not be required if existing lighting adequately illuminates the walkway. (9-8-94)

Response: The parking lot for the temporary and future clubhouse facilities will be illuminated with four arm-mounted parking lot light poles. These lights will illuminate the parking lot and adjacent walkways to ensure the safety of golf course patrons.

D. Bikeways: (9-8-94)

1. Shoulder bikeways, bikelanes or bikepaths shall be included in the reconstruction or new construction of any street if a bikeway is indicated in the Clackamas County Bikeway Plan (Maps V-6 and V-7 of the Comprehensive Plan). (9-8-94)

Response: The proposed access road to the site is a private driveway to the development. Thus, no bikeways have been identified on the site per the Clackamas County Bikeway Plan.

2. Shoulder bikeways, bikelanes or bikepaths shall be considered in the reconstruction or new construction of any other arterial or collector. (9-8-94)

Response: As mentioned above, the proposed access driveway will be private and not an arterial or collector that would require bikeways, bikelanes, or bikepaths.

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3. Bikeway improvement standards, including signage, shall be as specified by the current ODOT Oregon Bicycle Plan. (9-8-94)

Response: The proposed development will not include structural improvements to Highway 213, the only ODOT road in immediate project area. Consequently, no bikeway improvements are proposed to Highway 213.

1007.07 OFFSTREET PARKING REGULATIONS

A. General Provisions

1. The provision and maintenance of offstreet parking spaces is a continuing obligation of the property owner. When any parking area for the parking of three (3) or more cars is to be established, the standards set forth herein shall apply.

Response: The proposed golf course parking area includes 72 parking spaces

2. No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose and has maneuvering area for the vehicles, as determined by the Planning Director.

Response: The proposed parking lot has been designed to conform to the dimensional and design standards identified in this section and is accessible and usable for vehicle maneuvering and parking.

3. In cases of enlargement of a building or use existing on the effective date of this Ordinance, the number of parking spaces required shall be based only on the floor area or capacity added and not the area or capacity of the previously existing building or use.
At least the same number of parking spaces that were established for the previously existing building or use must be provided if enlargement covers any of the previously existing parking area.

Response: The proposed building will be a new use on the site. Therefore, this code section does not apply.

4. In the event several uses occupy a single structure or parcel of land, the total requirement for offstreet parking shall be the sum of the requirements of the several uses computed separately. The total sum may be reduced up to 10% per use when "shared parking", as provided below, is utilized. (9-11-85)

Response: The proposed parking lot will be utilized primarily for golf course facilities, for which no total parking requirement has been identified in section 1007.07(C) of the Clackamas County Code. The Applicant has consulted with parties that have extensive experience in developing golf courses. Based on previous experience, these consultants have recommended a total of 72 parking spaces for the development. However, if golf course patronage exceeds expectations, a large grassy area adjacent to the parking lot will be reserved for parking lot expansion.

5. "Shared parking" may be defined, for purposes of subsection 1007.07B2c, as parking spaces used jointly by two or more uses within the same development, or separate developments, which either have peak hours of operation which do not overlap, or typically provide services to many of the same patrons (i.e. hotel providing lodging for convention participants within the same development), provided satisfactory legal evidence is presented in the form of deeds, leases, or contracts securing full access to such parking spaces for all parties jointly using them. (9-11-85)

Response: The Applicant is not proposing shared parking facilities at this time.

6. Offstreet parking spaces existing prior to the effective date of this Ordinance may be included in the amount necessary to meet the requirement in case of subsequent enlargement of the building or use to which such spaces are accessory.

Response: There are no existing off-street parking spaces on the proposed development site.

7. Parking spaces fulfilling the minimum requirement for a specified use shall not be rented, leased, or assigned to any other person or organization, except as provided for "shared parking". The conducting of any business activity shall not be permitted on the required parking spaces, except for temporary uses (e.g., Saturday markets).(9-11-85)

Response: Proposed parking will be intended primarily for golf course patrons and employees. No parking spaces will be rented leased, or assigned for other uses.

8. Parking spaces along the boundaries of a parking lot shall be provided with a sturdy bumper guard or curb at least four (4) inches high and located far enough within the boundary to prevent any portion of a car within the lot from extending over the property line or interfering with required landscaping.

Response: Twenty-three parking spaces are proposed along the southern boundary of the proposed parking lot. The end of these parking stalls will be a curb that is at least 4 inches tall to prevent these cars from extending into adjacent landscaped areas.

9. All areas used for circulation and parking shall be graded and drained to dispose of all surface water on the site.

Response: Stormwater runoff from the proposed parking lot area will be collected in two catch basins located at the center of the parking lot and conveyed through a stormwater drainage pipe to the large pond located approximately 280 feet north of the future clubhouse building. Similarly, stormwater from the proposed access road will be collected in stormwater catch basins and conveyed to the large pond to the north of the clubhouse facilities

10. In Rural and Natural Resource areas, and Rural Centers, all areas used for parking and maneuvering of cars shall be surfaced with screened gravel or better. In urban areas, parking and maneuvering areas shall be hard surfaced, unless a permeable surface is required to reduce surface runoff, as determined by the Department of Transportation and Development.

Response: The proposed access road and parking facilities will be paved with asphalt. The circulation area around the proposed maintenance facility, however, will be paved with gravel.

11. Outdoor illumination in parking lots shall be designed and situated to avoid glare and deflected so as not to shine into adjacent properties.

Response: The Applicant is not proposing to install lighting in the parking area. Thus, glare from on-site lighting will not occur.

12. Adequate backing and maneuvering areas for cars, trucks, and service vehicles shall be located entirely on site.

Response: The proposed parking lot has been designed to provide 24-feet of backing area at each parking stall to ensure adequate backing area for vehicles on-site. In addition, proposed

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maneuvering areas will be a minimum of 24-feet wide to ensure adequate maneuvering area for cars, trucks, and service vehicles on the site.

13. Parking and loading should be separated from major onsite circulation patterns, and from each other, especially in commercial developments.

Response: Proposed circulation areas to the clubhouse are located on the perimeter of the parking area to avoid conflicts with parked vehicles as much as possible. The proposed loading area is located just northeast of the proposed future clubhouse, away from the proposed parking area and outside of the thru traffic lanes on the access road. Thus, parking, loading, and the access road have been designed for optimal efficiency of vehicle maneuvering throughout the site.

14. Utilize double loaded parking bays where possible to reduce hard surfacing.

Response: The Applicant is proposing two rows of double-loaded parking areas to reduce hard surfacing on the site.

15. Offstreet parking requirements for types of uses and structures not specifically listed in this Ordinance shall be determined by the Planning Director.

Response: The Applicant is proposing 72 parking spaces with over-flow parking to occur in a grass-covered area adjacent to the paved parking lot. This parking scheme has been proposed based upon the recommendations of golf course development consultants and is thought to be more than adequate for the proposed development.

16. All parking lots shall be landscaped, screened and buffered, as provided in subsection 1009.04.

Response: Project compliance with section 1009.04 is addressed later in this narrative.

17. Uses located on transit service lines which have days and hours of operation not in conflict with weekday use, such as churches, fraternal organizations, or nighttime amusements, may be encouraged, or required under subsection 1007.06, to allow a portion of their parking area to be used for a park-and-ride lot.

Response: The proposed golf course is not located along an existing transit service line.

18. New industrial and office developments shall provide carpool/vanpool spaces for employees. A minimum of five percent, but not fewer than one, of the required parking spaces shall be marked and signed for use as carpool/vanpool spaces. These spaces shall be the closest employee motor vehicle parking spaces to the building entrances normally used by employees, except for any handicapped spaces provided. (9-8-94)

Response: The proposed golf course is not an industrial or office development. Therefore, the code criterion above does not apply.

19. On-site parking spaces constructed in excess of those required may be redeveloped for transit oriented uses or any other uses permitted in the applicable zone. (9-8-94)

Response: Code Section 1007.07(C) does not define the required amount of parking necessary for the proposed golf course and the proposed golf course is located outside of the regional transit service. Thus, this code section does not apply.

D. Width and length requirements: Parking spaces shall satisfy the following minimum size requirements:

1. 8 x 22 feet for all parallel parking spaces.

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2. 9 x 20 feet (18' with 2' overhang) for at least seventy (70) percent of the parking spaces required under this section.
3. 8-1/2 x 16 feet for no more than thirty (30) percent of the parking spaces required under this section, and for spaces in excess of the requirements of the Ordinance provided that all such spaces are marked "Compact Only".
4. Up to fifty (50) percent of the required parking spaces for residential, industrial, office or institutional uses may be compact spaces when the applicant demonstrates that a higher ratio of compact and regular-sized vehicles are found in parking areas of similar developments and uses.

Response: All parking spaces on the proposed golf course clubhouse site area are 9-feet by 19-feet, providing adequate area for vehicle spacing and maneuvering.

E. Bicycle Parking Standards (9-8-94)

1. Location (9-8-94)

- a. Required bicycle parking must be illuminated and at least 75% shall be located within 50 feet of a public entrance to the building. (9-8-94)

Response: Per the requirements of this code chapter, two bicycle parking spaces will be provided near the entrance to the proposed clubhouse. The entrance to this future clubhouse building will be illuminated adequately to include lighting at the bicycle parking rack.

- b. Bicycle parking may be provided within a building, if the location is easily accessible for bicycles. (9-8-94)

Response: No bicycle parking is proposed within buildings on the site.

- c. Bicycle parking for multiple uses may be clustered in one or several locations meeting all other requirements for bicycle parking. (9-8-94)

Response: The proposed bicycle parking will be located adjacent to the front entrance to the future golf course clubhouse and no other uses are proposed on the site that would require bicycle parking.

2. Covered Spaces. Cover for bicycle parking can be accommodated by buildings or roof overhangs, awnings, bicycle lockers, bicycle storage within buildings or free standing shelters. (9-8-94)

Response: No covered bicycle parking spaces are proposed on the site.

3. Signs. If the bicycle parking is not visible from the street or main building entrance, then a sign must be posted indicating the location of the parking facilities. (9-8-94)

Response: The proposed bicycle parking will be visible from the central parking area, and no signage is proposed.

4. Rack types and dimensions. (9-8-94)

- a. Bicycle racks must hold bicycles securely by the frame and be securely anchored. (9-8-94)
- b. Bicycle racks must accommodate both: (9-8-94)
 1. Locking the frame and one wheel to the rack with a high-security U-shaped shackle lock; and, (9-8-94)

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2. Locking the frame and both wheels to the rack with a chain or cable not longer than 6 feet. (9-8-94)

Response: Proposed bicycle parking installed on the site will be designed to conform to the criteria noted above.

5. Bicycle parking spaces must be at least 6 feet long and 2 feet wide, and in covered situations the overhead clearance must be at least 7 feet. An aisle 5' wide for bicycle maneuvering must be provided. (9-8-94)

Response: Proposed bicycle parking racks will be installed in an area that will ensure a minimum space of 6-feet by 2-feet per bicycle.

6. Areas set aside for required bicycle parking must be clearly marked and reserved for bicycle parking only, and separated from motor vehicle parking to prevent damage to parked bicycles. (9-8-94)

Response: Bicycle parking will be installed with the future clubhouse. When this clubhouse is constructed, the Applicant will ensure that this parking areas is clearly marked, reserved for bicycle parking, and separated from motor vehicle parking.

1007.08 OFFSTREET LOADING REGULATIONS

A. General Provisions:

2. No area shall be considered a loading space unless it can be shown that the area is accessible and usable for that purpose, and has maneuvering area for vehicles, as determined by the Planning Director.

Response: The proposed loading space for the development is a vehicular turnout that will be painted to indicate that this area is to be reserved for loading vehicles. As a turnout, the loading space will allow vehicles to load and unload goods without interfering with traffic circulating around the site.

3. In cases of enlargement of a building or use existing on the effective date of this Ordinance, the number of loading spaces required shall be based only on the floor area or capacity added and not on the area or capacity of the previously existing building or use. At least the same number of loading spaces that were established for the previously existing building or use must be provided if enlargement covers any of the previously existing loading area.

Response: The proposed development does not involve the enlargement of a building or existing use. Therefore, this code section does not apply.

4. In the event several uses occupy a single structure or parcel of land, the total requirement for offstreet loading shall be the sum of the requirements of the several uses computed separately.

Response: The proposed golf course will include a clubhouse that will sell golf-related retail goods, and includes a restaurant. All uses on the site will be commercial. As the square footage of the future clubhouse on the site will be between 5,000 and 24,999 square feet, one loading berth is required per section 1009.08(I) of the Clackamas County Code.

5. Offstreet loading spaces existing prior to the effective date of this Ordinance may be included in the amount necessary to meet the requirements.

Response: No off-street loading spaces existed on the site prior to the date of this application. Therefore, this code section does not apply.

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6. It shall be unlawful to store or accumulate goods in a loading space, rendering it useless for loading and unloading operations.

Response: The Applicant understands this code requirement and does not intend to use the proposed loading space for storage of any materials.

7. Where the boundary of a loading area adjoins or is within a residential district, a sight-obscuring fence shall screen such loading area. The screening shall be continuous along the boundary and shall be at least six (6) feet in height.

Response: The proposed loading area is not in a residential area. Thus, this code section does not apply.

8. Artificial lighting which may be provided shall be so deflected as not to shine into adjoining structures used as dwellings or other types of living units.

Response: The parking lot for the temporary and future clubhouse facilities will be illuminated with four arm-mounted parking lot light poles. These lights will illuminate the parking lot area and adjacent walkways to ensure the safety of golf course patrons. This lighting, however, will also be designed to direct light toward the parking lot surface and not off-site areas to avoid glare.

9. In Rural and Natural Resource areas and Rural Centers, all areas used for loading and maneuvering of vehicles shall be surfaced with screened gravel or better, and shall provide for suitable drainage. In Urban areas, loading and maneuvering areas shall be hard-surfaced unless a permeable surface is required to reduce surface runoff, as determined by the Department of Transportation and Development.

Response: The proposed golf course is in a rural area, and proposed parking and loading areas will be paved with asphalt.

- I. Specific loading requirements:

3. Commercial (square feet of floor area):
5,000 to 24,999: One (1) loading berth

Response: Consistent with the criteria above, the proposed future clubhouse area will be between 5,000 and 24,999 square feet. Thus, one loading space has been provided on the site.

- J. Minimum length and width requirements of loading berths:

1. Hotel, local or general commercial, commercial amusement, office, bank or hospital, etc.: Thirty-five (35); twelve (12).

Response: The proposed loading space on the site will be 140 feet by 20 feet, providing more than sufficient area to meet the dimensional requirement above.

1009 LANDSCAPING (12-23-98)

1009.04 SURFACE PARKING AND LOADING AREA LANDSCAPING

- A. A mixture and grouping of deciduous and evergreen plant material shall be provided throughout an automotive use area. (12-13-89)

Response: The proposed automotive use area on the site consists of deciduous trees, Greenspire Linden (*tilia cordata*), and evergreens, Western Red Cedar (*thuja plicata*). Thus, both evergreens and deciduous tree have been included in the automotive use area.

- C. Perimeter landscaping requirements for vehicular use areas adjacent to abutting properties are as follows:...

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Response: The proposed parking area does not abut adjacent properties. Therefore, the standards above do not apply.

D. Perimeter landscaping requirements when adjacent to streets and walks are as follows:...

Response: The perimeter of the golfcourse clubhouse site is located on a private access drive and not a public street or walkway. Therefore, the standards above do not apply.

1009.05 SCREENING AND BUFFERING

A. Screening shall be used to eliminate or reduce the visual impacts of the following:

- 1. Service areas and facilities, including garbage and waste disposal containers, recycling bins, and loading areas.**

Response: The proposed maintenance facility area will be landscaped to reduce visual impacts of this area on the future lot 1 of the yet unbuilt Stonegate Estates subdivision to the west. This landscaping will include a grassy berm that will extend north-south along the shared property boundary with the residential lot. Additionally, a row of Western Red Cedar trees will be planted on the maintenance facility side of the grassy berm.

- 2. Storage areas.**

Response: Outdoor storage areas on the site are proposed in the same location as the maintenance facility. Thus, landscaping proposed above will also buffer the future residence to the west from the storage area and maintenance operations to the east.

- 3. Parking lots as specified in subsection 1009.04.**

Response: The edge of the proposed parking lot will be landscaped with Convex Evergreen Holly and grasses to provide a visual buffer. However, there are no uses that immediately abut this parking lot site, therefore visual impacts to off-site properties at this location will be minimal.

- 4. On and above-grade electrical and mechanical equipment, such as transformers, heat pumps, and air conditioners.**

Response: Mechanical equipment used at the maintenance facility will be screened from the future Lot 1 of the Stonegate Estates subdivision by the same means described in 1009.05(1) above. Any other mechanical equipment associated with buildings on the golf course clubhouse site will be adequately screened to avoid off-site visual impacts.

- 5. Any other area or use as required by this Ordinance.**

Response: There are no other proposed structures on the site that could potentially cause off-site visual impacts. However, consistent with the October 25, 2000 Conditional Use Permit Modification conditions of approval, the east-west portion of the proposed access road between the Stoneridge Drive and Highway 213 will be landscaped with an 18-foot buffer that includes Western Red Cedars and Douglas Firs and a 6-foot high black chain link fence to buffer this road from residences to the south.

B. Screening may be accomplished by the use of sight-obscuring plant materials (generally evergreens), earth berms, walls, fences, building parapets, proper siting of disruptive elements, building placement or other design techniques.

Response: Consist with responses noted above, proposed landscaping on the development site includes berming and fencing as well as plant materials.

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C. Screening is required to substantially block any view of material or equipment from any point located on a street adjacent to the site. A sight-obscuring fence at least six (6) feet in height up to a maximum of ten (10) feet is required around the material or equipment. (08-27-93)

Response: A indicated above and on plan sheet L1.1 in attached Exhibit A, the maintenance facility and access road will be screened from off-site properties by the use of berming, fencing, and landscaped plantings.

D. Buffering shall be used to mitigate adverse visual impacts, dust, noise, or pollution, and to provide for compatibility between dissimilar adjoining uses. Special consideration will be given to the buffering and screening between residential uses and commercial or industrial uses, and in visually sensitive areas. (08-27-93)

Response: As previously indicated, the proposed maintenance facility and access road will be adequately screened from residential properties to the west and south by the use of berming, fencing, and landscaped plantings.

E. Methods of achieving adequate buffers include: (08-27-93)

1. Width not less than fifteen (15) feet.

a. At least one row of deciduous and evergreen trees staggered and spaced not more than fifteen (15) feet apart.

Response: The south side of the proposed access road will be landscaped with a mixture of Western Red Cedar and Douglas Fir plantings at a distance of 10 feet from one another to adequately screen the access road from residential properties to the south.

b. At least one row of evergreen shrubs, spaced not more than five (5) feet apart, which will grow to form a continuous hedge at least five (5) feet in height within one (1) year of planting.

Response: This suggested method of landscaping has not been included in the proposed project design.

c. Lawn, low-growing evergreen shrubs and evergreen ground cover covering the balance of the area.

Response: Areas surrounding the proposed clubhouse facilities have been landscaped with evergreen ground cover to provide vegetative cover of exposed areas.

2. Width not less than ten (10) feet - berm plus planting.

a. Berm forms should not slope more than forty (40) percent (1:2.5) on the side away from the area screened from view. The slope for the other side (screened are) may vary.

Response: The proposed berm and evergreen tree plantings on the west side of the proposed maintenance area will be approximately 28-feet wide and the proposed berm will not exceed slopes of 40%.

b. A dense evergreen hedge.

Response: A dense evergreen hedge is not proposed in the site design.

3. Width not to be less than five (5) feet - wall/fence plus planting.

Response: This screening method is not a component of the proposed site design.

4. Other methods which produce an adequate buffer considering the nature of the impacts to be mitigated, as approved by the Design Review Committee.

Response: All proposed screening methods on the site have been noted and are included on sheets L1.0 and L1.1 in Exhibit A of this application.

1009.08 EROSION CONTROL

- A. Revegetate graded areas to insure erosion control. Plant disturbed areas with suitable plant material.

Response: Areas disturbed for site construction will be revegetated with grass to avoid potential soil erosion.

- B. Provide netting, where necessary, on sloped areas while ground cover is being established.

Response: The Applicant will provide netting and/or silt fencing where necessary to protect slopes against soil erosion while disturbed areas are in the revegetation process.

CONCLUSION

The proposed facilities associated with the Stone Creek Golf Course have been designed to meet the Design Review Criteria of the Clackamas County Code and comply with most recent Conditional Use Permit Modification, approved by the Clackamas County Hearings Officer on October 25th, 2000. Consequently, the Applicant requests approval of this Design Review application.

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Dick Polson

CORRECTED

NOTICE OF DESIGN REVIEW APPLICATION RECEIVED BY
CLACKAMAS COUNTY PLANNING DIVISION

TO: Citizens Planning Organization and Agencies

SUBJECT: Design Review

DATE: April 9, 2001

FROM: Clackamas County Planning Division
Sunnybrook Service Center
9101 SE Sunnybrook Blvd.
Clackamas OR 97015
(503) 353-4400

DESIGN REVIEW COMMITTEE MEETING SCHEDULED FOR: ~~April 13, 2001~~ April 27, 2001

FILE NUMBER & NAME: Z0202-01-D; Clackamas County

PROPOSAL: Golf Course facilities and structures – Stonecreek Golf Course. Design Review as required by Conditional Use approval.

ZONING: FF-10; Farm Forest (10 Acres)

CONTACT PERSON: Clay Glasgow; 503-353-4520

The Planning Division would like your comments on the attached application. The application is subject to County Zoning and Development Ordinance ZDO Sections . If you do not have a copy of the current ordinance, copies of specific sections are available at the Planning Division office. Please contact us if you need ordinance sections to review this application. Please indicate any information which would assist the county in acting on this application. Also, please identify the process of arriving at this recommendation such as a vote of the Executive Board or membership, and report numerically any vote taken. Comments received by ~~April 9, 2001~~ April 24, 2001 will be included with the Planning Division decision on this application. If more information is needed, please call the Planning Division. **PLEASE RETURN THIS FORM ONLY.**

Recommendation: Shading and septic tank permits exist for work that has been started or is completed. Permits for the pump house are approved or pending. As long as appropriate permits are obtained, we have no objections to completion of this project.

Richard Z. Polson
Signature

Bldg. Codes Mgr.
Position

Please return to address above.

Z0202-01-Dpo

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Memorandum

TO: Clay Glasgow

FROM: Traffic Engineering, Robert Hixson *Robert Hixson*
Development, Deana Mulder

DATE: April 23, 2001

RE: Stone Creek Golf Course, Z0202-01-D,
Previously approved by conditional use file Z1383-90-C & Z0447-89C, S
Located off the end of a private subdivision road via a 22-foot wide access easement
T3S., R2E., Section 21B, Tax Lot 02100

The Traffic Engineering and Development sections have visited the site and reviewed this application with the attached 2-27-01, site plan. We have the following comments:

Facts and Findings:

1. The subject property has frontage on Highway 213 within a portion of the County that is zoned FF-10, which is Farm Forrest 10 acre. Highway 213 is classified as a major arterial roadway. However, since no access to Highway 213 is proposed at this time, ODOT will not require that any frontage improvements be constructed. However, signalization of Highway 213 and Leland Road was required through the conditional use approval.
2. The applicant has proposed the construction of an 18-hole golf course, a driving range, modular clubhouse, maintenance building, an 1800 lineal foot access road and a parking lot with 78 stalls. The applicant is therefore specifically subject to the provisions of ZDO Section 1007, other ZDO sections, the *Clackamas County Comprehensive Plan* and *Clackamas County Roadway Standards*.
3. Access to the site is proposed via a 22-foot wide paved private roadway and easement.
4. Prior to commencement of site work, a Street Construction and Encroachment Permit and a Utility Placement Permit are required and shall be obtained from this office. Approvals from Clackamas County Department of Transportation and Development for surface water management and erosion control, the Clackamas River Water District for adequate water supply to service the development and Fire District #1 for access, circulation and water supply source will be required.
5. Off street parking regulations per ZDO Section 1007.07 shall be met. Since parking requirements are not specifically addressed in the ZDO, parking requirements shall be determined by the Planning Director (ZDO 1007.07 A15). Research of two local golf courses revealed that Eastmoreland Golf Course has approximately 200 parking spaces while Rose City Golf Course has approximately 150 parking spaces. While both courses have restaurant facilities, only Eastmoreland Golf Course has a driving range. Traffic Engineering and Development recommend at least 150 parking spaces.

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6. As required by ZDO 1007.07 E, this development will require the minimum number of two (2) bicycle-parking spaces.
7. Previous Conditional Use approvals addressed access improvements from SE Leland Road to the site, the site's surface water management and a traffic signal at the intersection of SE Leland Road and Highway 213.

Recommended Conditions of Approval:

- 1) The applicant shall comply with the Conditions of Approval from Conditional Use file numbers Z0477-89-C, S and Z1383-90-C.
- 2) The applicant shall design and construct a five (5)-foot wide minimum, unobstructed, hard-surfaced walkway from the handicapped parking spaces to at least one public entrance of each building in conformance with ZDO Section 1007.05 C.
- 3) All traffic control devices on private property, located where private driveways intersect County facilities shall be installed and maintained by the applicant, and shall meet standards set forth in the *Manual on Uniform Traffic Control Devices* and relevant Oregon supplements.
- 4) Parking spaces shall meet minimum ZDO Section 1007 requirements, both in number and dimensions. The Planning Director, per ZDO 1007.07 A15, shall determine the total number of parking spaces required for the golf course, driving range and future clubhouse with restaurant. The plans shall list the number of parking spaces required and the number of parking spaces provided. The applicant shall label all compact, carpool, handicap, and loading berth spaces on the plans.
- 5) The structural section of the parking lot shall be built as recommended by the project engineer.
- 6) The applicant shall provide a minimum of two (2) illuminated bicycle-parking spaces. Each bicycle-parking space must be within 50 feet of a public entrance to a building, in conformance with ZDO Section 1007.07 E.
- 7) The applicant shall provide and implement a signing and pavement-marking plan for on site parking and circulation. Include paint color, striping width, drive aisle and parking space dimensions, no parking area signs or striping, directional arrows, crosswalks and pedestrian crossing zones. This plan shall be reviewed and approved by the Engineering section prior to the applicant being issued a Street Construction and Encroachment permit.
- 8) The applicant shall provide ADA accesses to any walkways and buildings. All ADA construction shall comply with the *Uniform Building Code* and ODOT Standards.
- 9) Prior to the issuance of a building permit, the applicant shall submit to Clackamas County Engineering Office:
 - a) Written approval from the Department of Transportation and Development for surface water management facilities, including detention, and erosion control measures.

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- b) Written approval from ODOT, in the form of a permit, for all work in Highway 213 right-of-way. Contact: Loretta Kiefer, Permit Specialist, ODOT District 2B, 503-653-3086 for information on the written permit application process.
 - c) A set of construction plans for review, in conformance with *Clackamas County Roadway Standards* Section 130, to Deana Mulder in Clackamas County's Engineering Office and obtain written approval, in the form of a Street Construction and Encroachment Permit. The permit will be for access road, site parking and circulation, pedestrian access, bicycle facilities, surface water management and drainage improvements. The permit fee is a minimum of \$400.00 or calculated at \$50.00 per parking space, whichever is greater. The applicant shall have an Engineer, registered in the state of Oregon, design and stamp the construction plans for all required improvements. (*Clackamas County Roadway Standards*, Chapter 2)
- 10) Prior to final acceptance of the project, the required improvements shall be completed and accepted by the County (*ZDO* Section 1104). Also prior to final acceptance of the project, the applicant shall submit written approval from ODOT that the ODOT required improvements have been completed.

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applicable conditions in File No.'s 477-89-C/S and 1383-90-C except as modified in this approval.

2. Advertising for the golf course and all related facilities is allowed. All signs shall comply with the standards in Section 1010 of the ZDO.
3. This facility shall comply with all requirements of the Uniform Fire Code and other requirements of Clackamas Fire District. A letter of compliance from the fire district shall be submitted to the Planning Department prior to issuance of any development permits.
4. Compliance with any requirements of the DTD, Soils Division, and DEQ regarding on-site sewage disposal facilities.
5. Building and associated electrical, plumbing, permits shall be obtained through DTD, Building Services Division. Grading permits shall be obtained from the DTD, Soils Division, for any additional grading not already permitted.
6. The applicant shall design and construct a traffic signal at the State Hwy. 213/Leland Road intersection according to ODOT specifications. The signal shall be installed prior to occupancy of the site. The existing construction access onto State Hwy. 213 shall be closed prior to site occupancy.
7. No post-development increase in stormwater shall be permitted to enter the State Hwy. 213 right-of-way unless permitted by ODOT.
8. Access improvements from Leland Road to the parking area within the site area shall be constructed to the same structural standard as a County Rural Access Road. The minimum constructed width of the driving surface shall be 22 feet. The parking area shall be designed and constructed to County standards.
9. The applicant shall provide fence and a minimum 12-foot wide landscaped buffer between the proposed access road and abutting properties.
10. Construction of the access road from South Leland road to and including the parking area and installation of the landscape buffer and fence shall be completed prior to opening the golf course.
11. Construction plans for the access and associated parking area and driveways shall be prepared and stamped by an engineer registered in the State of Oregon. The plans shall be submitted to DTD, Construction and Development Division, for review and approval prior to commencement of any site work associated with access construction. The construction plans shall include provisions surface water management.
12. All buildings shall comply with the minimum setback standards in Section 813.
13. A Design Review application shall be required for review of the required buildings, parking, pedestrian access, bicycle requirements, landscape buffer and fence and ADA compliance, with particular attention to the development

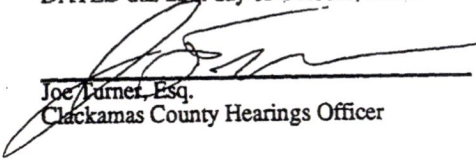
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standards of the FF-10 zoning district, requirements of Section 1007, and buffering and screening standards in Section 1009. In addition to the notice required by ZDO 1305.02.C, the County shall mail notice of the design review application to property owners of record (as provided in Subsection 1302.03) within 500 feet of the subject property.

14. Compliance with the requirements of the Clackamas River Water District.
15. This conditional use approval shall expire in the event that building permits have not been obtained within two years from the date of the final written decision.
16. Approval is subject to the above stated conditions; failure to comply with all conditions of approval will be cause for revocation of this approval.

DATED this 25th day of October, 2000.


Joe Turner, Esq.
Clackamas County Hearings Officer

APPEAL RIGHTS

ZDO 1304.01 provides that, with the exception of an application for an Interpretation, the Land Use Hearings Officer's decision constitutes the County's final decision for purposes of any appeal to the Land Use Board of Appeals (LUBA). State law and associated administrative rules promulgated by LUBA prescribe the time period within which any appeal must be filed and the matter in which such an appeal must be commenced. Presently, ORS 197.830(8) requires that any appeal to LUBA "shall be filed not later than 21 days after the date the decision sought to be reviewed becomes final." ZDO 1304.02 provides that this decision will be "final" for purposes of a LUBA appeal as of the date of mailing (which date appears on the last page herein).

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NOTICE OF APPLICATION RECEIVED BY
CLACKAMAS COUNTY PLANNING DIVISION
9101 SE Sunnybrook Blvd, Clackamas, OR 97015
Phone No.: (503) 353-4400

This notice of application is being sent to you, as an adjacent or nearby property owner, for your information and possible comment prior to decision. A decision on this application will be made by County staff based on adopted County criteria. Copies of the decision on this application will also be mailed, and an opportunity given to appeal the decision to the County Hearings Officer.

To: Property owners within 500 feet

Date: April 9, 2001

Subject: Design Review

File No.: Z0202-01-D

Applicant: Zinzer Dan

Owner of Property: Clackamas County

Proposal: Golf Course facilities and structures – Stonecreek Golf Course. Design Review as required by Conditional Use approval.

Ordinance Criteria: Sections 310, 1007, 1009, 1302

Location: Highway 213 near Leland Road

Legal Description: T3S, R2E, Section 21B, Tax Lot 2100, W.M.

Total Area Involved: Approximately 165 Acres

Zoning: FF-10; Farm Forest (10 Acres)

Citizens Planning Organization For Area: Carus CPO; Wilbur Mars; 23330 S Hwy 213; Oregon City, OR 97045; 503-632-7037

Planning Division Staff Contact: Clay Glasgow; 503-353-4520

ALL INTERESTED CITIZENS ARE INVITED TO RESPOND BY **APRIL 24, 2001**. WRITTEN COMMENTS ARE ENCOURAGED.

The ordinance criteria for evaluating this application and all documents and evidence submitted regarding this application are available for inspection and copies may be purchased at the Planning Division office during weekday office hours, 8:00 a.m. to 5:00 p.m.

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**Clackamas
County**

**DEPARTMENT OF
TRANSPORTATION AND DEVELOPMENT**

Sunnybrook Service Center

**DESIGN REVIEW
REQUEST FOR COMMENTS**

THOMAS J. VANDERZANDEN
DIRECTOR

STAFF CONTACT: Clayton Glasgow

Phone: (503) 353-4520
Facsimile: (503) 353-4550

PROJECT: Stone Creek Golf Course, Clackamas County

LEGAL DESCRIPTION: 32E 21B TL 2100 FILE NO: 20202-01-10

DESIGN REVIEW COMMITTEE MEETING SCHEDULED FOR: April 13, 01

COMMENTS DUE BY: April 19, 01

DEPARTMENT	NAME	FAX #
<input checked="" type="checkbox"/> CC River Water District	John Hall	657-8955
<input type="checkbox"/> Lake Grove Water District	John Goodwin	635-5066
<input type="checkbox"/> Lake Oswego Fire Dept.	Phil Sample	635-0376
<input type="checkbox"/> Lake Oswego Planning Dept.	Hamid	635-0269
<input checked="" type="checkbox"/> ODOT - District 2C	Gary Adams	665-5419
<input checked="" type="checkbox"/> ODOT - District 2B	Gary Hunt <u>Walt Kilb</u>	653-5655
<input checked="" type="checkbox"/> ODOT - Region One	Sonja Kazen	731-8259
<input type="checkbox"/> Oak Lodge Sanitary District	Walt Mintkeski	653-0586
<input checked="" type="checkbox"/> South Metro Fire District	Mace Childs	655-8880
<input type="checkbox"/> City of Milwaukie	Dan Pava	774-8236
<input type="checkbox"/> Tri-Met	Michael Kiser	239-2281
<input type="checkbox"/> United Sewage Agency	Julie Huffman	640-3525
<input checked="" type="checkbox"/> The Oregonian	Jim Kadera	656-2417
<input checked="" type="checkbox"/> <u>Canby School District</u>		
<input checked="" type="checkbox"/> DTD - Bldg/Admin	Dick Polson	Interoffice
<input checked="" type="checkbox"/> DTD - Bldg/Building	Scott Caufield	Interoffice
<input checked="" type="checkbox"/> DTD - Comm Env.	Ken Spiegel	Interoffice
<input checked="" type="checkbox"/> DTD - Comm Env.	Rick Winterhalter	Interoffice
<input checked="" type="checkbox"/> DTD - Engineering	Deana Mulder***	Interoffice
<input checked="" type="checkbox"/> DTD - Engineering	El Dannen	Interoffice
<input checked="" type="checkbox"/> DTD - Engineering	Joe Marek	Interoffice
<input checked="" type="checkbox"/> DTD - Plan/LU	Eileen Wetzel	Interoffice
<input type="checkbox"/> DTD - Plan/LU	Rick McIntire	Interoffice
<input type="checkbox"/> DTD - Plan/P&D	Barbara Cartmill	Interoffice
<input checked="" type="checkbox"/> DTD - Plan/P&D	Gary Cook	Interoffice
<input type="checkbox"/> DTD - Plan/P&D	Ron Weinman	Interoffice
<input type="checkbox"/> Tech. Svcs. Coordinator	W.E.S.***	Interoffice
<input checked="" type="checkbox"/> <u>Read Stapleton</u>		<u>603 9944</u>
<input type="checkbox"/> Division of State Lands	Tammy Hubert	Mail
<input checked="" type="checkbox"/> CPO		Mail
<input checked="" type="checkbox"/> Applicant		Mail
<input checked="" type="checkbox"/> <u>Dan Binzer</u>		

- 353-4749
Scott Caufield
3/30/01
- ① separate permit req'd for each structure
② recommend a pre-app meeting
③ fences over 6'-0" tall require a permit
④ retaining walls over 4'-0" require a permit

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