

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

In the Matter of Permit G-18862,)	PROPOSED FINAL ORDER
Clackamas County)	APPROVING ASSIGNMENT OF WATER
)	RIGHT PERMIT AND ISSUANCE OF
)	REPLACEMENT WATER RIGHT PERMITS

Authority

ORS 537.225 establishes the process in which a water right permit holder may submit a request for full or partial assignment of a water right permit and issuance of replacement permits. OAR Chapter 690, Division 325 establishes the requirements and procedures to be used by the Department to evaluate an application by a landowner of record holding a water right permit for irrigation, nursery, temperature control, stock watering or agricultural water use to assign all or part of the water right permit and to issue replacement permits to reflect an assignment from the current permit holder to one or more additional permit holders.

Applicant

JEFF DICKSON
28767 SW MOUNTAIN RD.
WEST LINN, OR 97068

Applicant

WESTLAKE DEVELOPMENT GROUP LLC
GERALD ROWLETT
12042 SE SUNNYSIDE RD PMB 696
CLACKAMAS, OR 97015

Findings of Fact

1. On March 3, 2025, Jeff Dickson and Westlake Development Group, LLC, Gerald Rowlett, filed an application for partial assignment of Water Right Permit G-18862 and requested issuance of replacement permits. The Department assigned the application number T-14620.
2. On November 20, 2024, the Department approved a partial assignment of Permit G-18862 from Sandelie Golf Club Inc. to Westlake Development Group LLC, and from Sandelie Golf Club Inc. to Jeff Dickson.
3. On March 4, 2024, the Department approved Split a Permit Application T-14244 recorded in Special Order Volume 129, Page 862. Permit G-18861, in the name of SHORTLAND GOLF CLUB, LLC C/O MIKE FRITZ, and Permit G-18862 in the name of Sandelie Golf Club, Inc. were issued to supersede Permit G-16291.
4. The applicant identified the following landowner within the authorized place of use, who is not participating in the request for assignment: Sandelie Golf Club, Inc.

Pursuant to OAR 690-325-0100, a record landowner, an applicant, an assignee, an affected water right permit holder or other interested person may file a protest within 45 days after the date of publication of notice of this Proposed Final Order.

5. On June 11, 2025, the Department contacted the applicant Jeff Dickson regarding a deficiency in the application, specifically, the deed for the lands belonging to Jeff Dickson was not included at the time of application submittal.
6. On June 18, 2025, the applicant provided the required deed for the lands belonging to Jeff Dickson, satisfying the deficiency.
7. Page 6 of application T-14620 identifies the assignment of the permits as follows:
 - a. Applicant A – SANDELIE GOLF CLUB INC
 - b. Applicant B – JEFF DICKSON
 - c. Applicant C – WESTLAKE DEVELOPMENT GROUP, LLC

However, Pages 3-5 of application T-14620 and the application map identifies the assignment of the permits. The Department has assigned the permits according to this information:

- a. Applicant A – JEFF DICKSON
 - b. Applicant B – WESTLAKE DEVELOPMENT GROUP, LLC
 - c. Applicant C – SANDELIE GOLF CLUB
8. Notice of the application for the assignment of the water right permit and request for issuance of replacement water right permits was published in the Department’s weekly notice on August 19, 2025, pursuant to ORS 537.325(3)(e) and OAR 690-325-0080. No comments were filed in response to the notice. In addition, the Department provided copies of the draft Proposed Final Order, draft replacement permits, the application, map, and existing water right permit to each owner of land upon which the water right permit is appurtenant.
9. On August 25, 2025, the applicant, Jeff Dickson, requested via email to update the mailing address from 451 SW HEBB PARK RD, WEST LINN, OR, 97068 to 28767 SW MOUNTAIN RD, WEST LINN, OR, 97068.
10. The Permit to be modified and assigned is as follows:

Use:	IRRIGATION USE on 131.7 ACRES
Priority Date:	July 20, 2005
Quantity:	329.25 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 1.6 CUBIC FEET PER SECOND
Rate/Duty:	The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.
Period of Use:	MARCH 1 THROUGH OCTOBER 31
Source:	WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	SW NW	39.8
3 S	1 E	WM	16	SE NW	30.7
3 S	1 E	WM	16	NE SW	21.2
3 S	1 E	WM	16	NW SW	38.6
3 S	1 E	WM	16	SW SW	1.4
Total					131.7

11. The Applicants request Permit G-18862 be split and replacement permits be issued as follows:

PERMIT A: JEFF DICKSON:

Use: IRRIGATION USE on 62.3 ACRES

Priority Date: July 20, 2005

Quantity: 155.75 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 0.76 CUBIC FOOT PER SECOND

Rate/Duty: The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.

Period of Use: MARCH 1 THROUGH OCTOBER 31

Source: WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	SW NW	33.7
3 S	1 E	WM	16	SE NW	28.6
Total					62.3

PERMIT B: WESTLAKE DEVELOPMENT GROUP LLC C/O GERALD ROWLETT:

Use: IRRIGATION USE on 28.3 ACRES
Priority Date: July 20, 2005
Quantity: 70.75 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 0.34 CUBIC FEET PER SECOND
Rate/Duty: The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.
Period of Use: MARCH 1 THROUGH OCTOBER 31
Source: WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	NE SW	11.5
3 S	1 E	WM	16	NW SW	15.4
3 S	1 E	WM	16	SW SW	1.4
Total					28.3

PERMIT C: SANDELIE GOLF CLUB:

Use: IRRIGATION USE on 41.1 ACRES
Priority Date: July 20, 2005
Quantity: 102.75 ACRE FEET PER YEAR, FURTHER LIMITED TO AN INSTANTANEOUS RATE OF 0.50 CUBIC FEET PER SECOND
Rate/Duty: The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to 2.5 acre-feet for each acre irrigated during the irrigation season of each year.
Period of Use: MARCH 1 THROUGH OCTOBER 31
Source: WELL 1 (CLAC 9317) and WELL 2 (CLAC 9316) in WILLAMETTE RIVER BASIN

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 (CLAC 9317) - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 (CLAC 9316) - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N 1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	SW NW	6.1
3 S	1 E	WM	16	SE NW	2.1
3 S	1 E	WM	16	NE SW	9.7
3 S	1 E	WM	16	NW SW	23.2
Total					41.1

Split a Permit Review Criteria

12. The Department has verified the mailing address of each owner of the authorized place of use identified on the map contained in the application as follows:

Name and Address	Acres	Proportionate Rate	Twp	Rng	Mer	Sec	Q-Q	Tax Lot
JEFF DICKSON 28767 SW MOUNTAIN RD WEST LINN, OR 97068	62.3	0.76 CFS	3 S	1 E	WM	16	MULTIPLE	500
WESTLAKE DEVELOPMENT GROUP LLC, C/O GERALD ROWLETT 12042 SE SUNNYSIDE RD PMB 696 CLACKAMAS, OR	28.3	0.34 CFS	3 S	1 E	WM	16		1200 & 1300
SANDELIE GOLF CLUB INC 3030 SW ADVANCE RD WILSONVILLE, OR 97070	41.1	0.5 CFS	3 S	1 E	WM	16		400

- 13. The deeds supplied with the application, match the properties proposed for assignment.
- 14. The applicant affirmed the most recent water use under the permit has been exercised within the relevant terms and conditions of the water right permit.
- 15. The assignment and issuance of replacement permits would not result in injury to other water right holders.
- 16. The assignment and issuance of replacement permits would not result in enlargement of the permit.
- 17. The assignment and issuance of replacement permits does not alter any other terms of Permit G-18862.

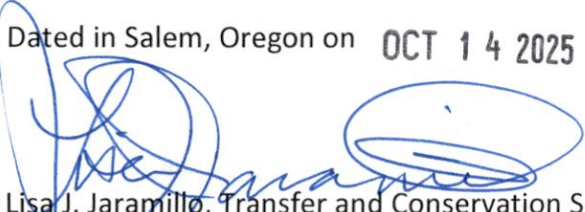
Conclusions of Law

The assignment and issuance of replacement permits proposed by Application T-14620 appear to be consistent with the requirements of ORS 537.225 and OAR Chapter 690, Division 325. If protests are not filed pursuant to OAR 690-325-0100, the application will be approved.

If a final order approving the request for assignment and issuance of replacement permits is issued, the order will contain the following conditions:

- 1. The assignment and issuance of replacement permits proposed by Application T-14620 are approved.*
- 2. Permit G-18960, in the name of JEFF DICKSON, Permit G-18961 in the name of WESTLAKE DEVELOPMENT GROUP LLC, C/O GERALD ROWLETT, and Permit G-18962 in the name of SANDELIE GOLF CLUB INC, are issued to supersede Permit G-18862. Permit G-18862 is no longer of any force or affect.*
- 3. All other terms and conditions under Permit G-18862, including previous assignments, extensions of time, and split a permit are incorporated into Permits G-18960, G-18961, and G-18962.*

Dated in Salem, Oregon on **OCT 14 2025**


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

This Proposed Final Order was prepared by Arla L Davis. If you have questions about the information in this document, you may reach me at 503-979-3129 or arla.l.davis@water.oregon.gov

Protests

Under the provisions of ORS 537.227 and OAR 690-325-0100, within 45 days after the date of publication in the Department's weekly notice as prescribed by OAR 690-325-0090, a record landowner, an assignee, an affected water right permit holder or other interested person may protest this proposed final order.

Protests must be in writing and received in hard copy form with the appropriate statutory protest filing fee; protests cannot be filed by electronic mail. [OAR 690-002-0025(3) and 690-325-0100]. The protest must include the following:

- The person's name, address, and telephone number of the person filing the protest; and;
- A detailed explanation of why the proposed order does not conform with the criteria for a water right permit assignment and a description of the changes to the order that are necessary to correct the nonconformity.
- A protest must identify all issues the person wishes to raise that are reasonably ascertainable at the time the protest is filed. The issues must directly pertain to whether the proposed replacement water right permits are authorized under and in conformance with ORS 537.225;

- If a protest is properly filed, the Department may work with the applicant and the person filing the protest to determine whether the issues raised by the protest can be resolved informally. The Department may:
 - (a) Reissue a proposed final order;
 - (b) Issue a final order; or
 - (c) Refer the matter for a contested case hearing.

- If the Department is unable to resolve the issues informally and refers the matter for a contested case hearing, the issues properly before the administrative law judge are limited to whether the proposed replacement water right permits are authorized under and in conformance with ORS 537.225. Any unraised issue that was reasonably ascertainable at the time the protest was filed and any argument not raised in the protest with sufficient specificity to afford the Department an opportunity for response is not subject to review at the contested case hearing.

- Notwithstanding ORS 183.310, the parties to a contested case hearing held under OAR 690-325-0100 are limited to:
 - (a) The applicant for the water right permit assignment; and
 - (b) Persons that timely filed a protest against the proposed order under OAR 690-325-0090(3)

- If you are the applicant, a protest fee of \$720.00 required by ORS 536.050; and

- If you are not the applicant, a protest fee of \$1425.00 required by ORS 536.050 and proof of service of the protest upon the applicant.

Notice Regarding Service Members: Active-duty service members have a right to stay proceedings under the federal Service Members Civil Relief Act. 50 U.S.C. App. §§501-597b. You may contact the Oregon State Bar or the Oregon Military Department for more information. The toll-free telephone number for the Oregon State Bar is: 1 (800) 452-8260. The telephone number for the Oregon Military Department is: 971-355-4127. The Internet address for the United States Armed Forces Legal Assistance Legal Services Locator website is: <http://legalassistance.law.af.mil>.

If you have questions about how to file a protest or if you have previously filed a protest and you want to know the status, please contact Will Davidson at 503-986-0801.

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

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