Application for Permanent Water Right Transfer

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

This application will be returned if Parts 1 through Part 4 and all required attachments are not completed and included upon submittal.

Part 1 of 4 – Permanent Water Right Transfer Application Minimum Requirements Checklist

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 – Completed Applicant Information and Signature. **NOTE: If the applicant is a public agency, corporation or business, trust, or other organization, the title or authority of the person who signs the application on behalf of the entity and evidence of signatory authority or a signed statement that such authority exists must be included.**
☑	Part 4 – Information about Water Rights to be Transferred: **How many water rights are to be transferred?** 1 **List them here:** 91118 Please include a separate Part 4 for each water right. **NOTE: A separate transfer application is required for each water right unless the criteria in OAR 690-380-3220 are met.**
☑	**Application Fee -** payable by check to the Oregon Water Resources Department (OWRD). The online fee calculator is located: https://apps.wrd.state.or.us/apps/wr/wr_transfer_calculator/permanent_transfer.aspx **NOTE: If claiming a fee waiver, you must provide documentation showing that the proposed transfer qualifies for the fee waiver pursuant to OAR 690-380-3400.**
Required Attachments:	
☑	Completed Transfer Application Map.
☑	Completed Evidence of Use Affidavit and supporting documentation.
☑ Yes ☐ 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. **NOTE: This form is 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.**
☑ Yes ☐ N/A	Affidavit(s) of Consent from Deeded Landowner(s) or Deeded Water Right Holder(s) **NOTE: only if the applicant does not own the land on which the water right is located or if the water right was severed from the land and conveyed separately to other individuals/entities.)**
☐ Yes ☑ N/A	Supplemental Form D – For water rights served by or issued in the name of an irrigation district. **NOTE: Complete when the transfer applicant is not the irrigation district.)**
☐ Yes ☑ N/A	Supplemental Form U - For water rights involving irrigation within portions of Morrow & Umatilla Counties only.
☐ Yes ☑ N/A	Affidavit of Voluntary Cancellation or Diminution. **NOTE: only if application proposes to cancel or diminish a water right.**
Required Groundwater Attachments:	
☑ Yes ☐ N/A	Water Well Report/Well Log for changes in point(s) of appropriation (well(s)) or additional point(s) of appropriation. Find well logs here: http://apps.wrd.state.or.us/apps/gw/well_log/Default.aspx
☐ Yes ☑ 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 feet from the surface water source and more than 1000 feet upstream or downstream from the point of diversion. See OAR 690-380-2130 for requirements and applicability.

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Part 2 of 4 – Permanent Water Right Transfer Application Map Requirements Checklist

The transfer application map you submit must include all the required items and match the existing water right map.

Check all boxes that apply.

☑ Yes ☐ N/A	Certified Water Right Examiner (CWRE) stamp and original signature. A digital stamp or seal and signature are acceptable, provided they meet OAR 690-014-0050. **NOTE:** CWRE stamp and signature are not required for substitutions. For a list of CWRE's, see http://apps.wrd.state.or.us/apps/wr/cwre_license_view/.
☐ Yes ☑ N/A	If **more than three** water rights are involved, a separate map for each water right is required.
☑	Permanent quality printed with dark ink on polyester film or good quality paper. Maps may also be submitted as a PDF (portable document format) if they meet all other requirements.
☑	The preferred size is 8½ x 11 inches and should be no larger than 30 x 30 inches (one extra map copy is required for 30 x 30 inch maps). To request a waiver for a map larger than 30 x 30 inches, please send an email to mapwaiver@water.oregon.gov.
☑	A north arrow and a legend.
☑	Include the scale, which must be even-numbered and not exceed 1 inch = 1,320 feet. To request a waiver for a map scale that exceeds 1 inch = 1,320 feet , please send an email to mapwaiver@water.oregon.gov.
☑ Yes ☐ N/A	**For uses other than municipal use, quasi-municipal use, and similar uses,** include Township, Range, Section, ¼ ¼, tax lot boundaries (property lines) and tax lot numbers, DLC, Government Lot, and other recognized public land survey lines.
☐ Yes ☑ N/A	**If the use is municipal, quasi-municipal, or similar uses,** include Township, Range, Section, and service area boundaries. The map must also identify quarter-quarter (¼ ¼) sections but does not need to label the ¼ ¼.
☑	Major physical features including rivers, creeks, streams, lakes, reservoirs, ponds, roads and railroads. For any surface water on the map, indicate the direction of flow.
☑	All point(s) of diversion (POD for surface water), point(s) of appropriation (POA for wells/groundwater), or dam location(s) (or center of reservoir(s) if no dam exists) authorized by the water right(s), clearly labeled, shown by distance and bearing, or by coordinates (distance north/south and distance east/west) from a recognized public land survey corner (this information can be found in the water right certificate or decree.) In addition, include latitude and longitude for each POD or POA in degrees-decimal with five or more digits after the decimal (example – 44.53764°) and the datum used (example – NAD 83, NAD 27 or WGS 84).
☑ Yes ☐ N/A	If a change in POD or a change in POA is proposed, include the proposed location(s), clearly labeled, shown by distance and bearing, or by coordinates (distance north/south and distance east/west) from a recognized public land survey corner. In addition, include latitude and longitude for each POD or POA in degrees-decimal with five or more digits after the decimal (example – 44.53764°) and the datum used (example – NAD 83, NAD 27 or WGS 84).
☑	General location of main canals, ditches, flumes, pipelines, pumps, or other water delivery features used to transport water from the point(s) of diversion, point(s) of appropriation, and/or reservoir/pond to the place of use, including delivery features at the place of use.
☑	Place of use (POU) by Township, Range, Section, and ¼ ¼, that includes separate hachuring for lands affected by changes proposed in this transfer application, for lands left unchanged and not affected by this transfer application, for each water right, for each priority date, for each use, and served by each point of diversion (POD), point of appropriation (POA), and/or reservoir/pond (POD).
☐ Yes ☑ N/A	For a POU limited to a point, like a stock watering tank, include latitude and longitude for the POU in degrees-decimal with five or more digits after the decimal (example – 44.53764°) and the datum used (example – NAD 83, NAD 27 or WGS 84).
☑ Yes ☐ N/A	If the USE is irrigation, nursery, cranberry, or other similar uses with acreage associated with it, the place of use must include the number of acres in each ¼ ¼ section, government lot, or in each ¼ ¼ section as projected within government lots, donation land claims, or other recognized public land survey subdivisions.
☐ Yes ☑ N/A	If the use is supplemental irrigation, include the location(s) and water right reference number of the underlying primary right, registration, or claim.

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Part 3 of 4 –Permanent Water Right Transfer Application
Applicant(s) Information and Signature(s)

Applicant Information

APPLICANT/BUSINESS NAME	PHONE NO(S).	EMAIL ADDRESS
Hope Village Inc c/o Larissa Tiede	Frank: 503-956-0189	Frank Howard: frank@hopevillage.org

ADDRESS	CITY	STATE	ZIP
1535 S. Ivy St.	Canby	OR	97013

DOCUMENTS AND NOTIFICATIONS WILL BE SENT BY E-MAIL UNLESS REQUESTED OTHERWISE.

ANY PROPOSED FINAL ORDER WILL BE SENT BY CERTIFIED MAIL AND ANY CERTIFICATE BY STANDARD MAIL.

* **IMPORTANT NOTE - Electronic forms of documents:** Beginning on April 1, 2026, and unless requested otherwise by the applicant, the Department will send documents and notifications associated with processing of applications in electronic form (i.e., by email). These emails may come from an automated system (wrd_automated_email@water.oregon.gov). **Consider adding this email address to your safe sender list.**

I/we affirm:

☑ The applicant is the sole owner of the land on which the water right, or portion thereof, proposed for transfer is located. **NOTE:** If the applicant is not the sole owner, include signatures of all deeded landowners (and mailing and e-mail addresses if different than the applicant's) or attach affidavits of consent from all landowners or individuals/ entities to which the water right(s) were conveyed.

☑ Amendments to the application may only be made in response to the Initial Review (IR). 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 IR, or to withdraw the application. **NOTE:** that amendments may be subject to additional fees, pursuant to ORS 536.050.

☐ 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.

☑ Approval of the change(s) proposed in this application does not constitute a right to trespass upon property or ditches not owned or controlled by the applicant.

☑ Prior to Department approval of the transfer application, if more than five (5) water rights would be injured as a result of my proposed transfer, then I will be required to submit payment to the Department pursuant to OAR 690-380-4020(3) 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: Wilsonville Spokesman.

☑ 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).

☑ The person signing this application is doing so on behalf of a public agency, corporation or business, trust, or other organization and must provide evidence of signatory authority or a signed statement that such authority exists must be attached to this application.

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

Applicant signature	Print Name (and Title if applicable	Date
[signature]	LARISSA TIEDE	8/11/2026

Check One Box:

☑ By signing this application, I/we understand that, upon receipt of the Initial Review (IR) 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 690-380-4000(5)(b)(B); **OR**

☐ I/we 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/we 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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Agent Information - The agent is authorized to represent the applicant in all matters relating to this application.

AGENT NAME/BUSINESS NAME	PHONE NO(S).	EMAIL ADDRESS
Doann Hamilton / Will McGill Surveying LLC	(503) 349-6946 (cell)	Doann@McGillWaterRights.com

ADDRESS	CITY	STATE	ZIP
15333 Pletzer Rd. SE	Turner	OR	97392

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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. **NOTE: Complete Supplemental Form D.**

IRRIGATION DISTRICT NAME	ADDRESS (CITY, STATE, ZIP)	EMAIL
NA		

☐ 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)	EMAIL
NA		

To meet state land use compatibility requirements, you must list the names and mailing addresses of all affected local governments, including but not limited to county, city, municipal corporation, or tribal governments within whose jurisdiction water will be diverted, conveyed and/or used.

ENTITY NAME	ADDRESS (CITY, STATE, ZIP)	EMAIL
Clack Co. Depart Trans & Devel, Plan Divi	150 Beavercreek Rd, Oregon City, OR 97045	

ENTITY NAME	ADDRESS (CITY, STATE, ZIP)	EMAIL

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Responsibility for Completion of Changes and Receiving Landowner Information

Check the following box that applies:

☑ The applicant is responsible for completion of change(s). Notices and correspondence should continue to be sent to the applicant. **OR**

☐ 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. NOTE: Complete the Receiving Landowner Information Table below. **OR**

☐ 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. NOTE: Complete the Receiving Landowner Information Table below.

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

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, a Request for Assignment form is required to be submitted to the Department at a later date. If a property sells, the certificated water right(s) located on the land belong to the new owner, unless a properly recorded sale agreement or other document states otherwise.

NOTE: For more information:
https://www.oregon.gov/owrd/WRDFormsPDF/Transfer_Property_Transactions.pdf

Receiving Landowner Information

RECEIVING LANDOWNER NAME	PHONE NO.(S)	EMAIL ADDRESS	
NA			
ADDRESS	**CITY**	**STATE**	**ZIP**

DOCUMENTS AND NOTIFICATIONS WILL BE SENT BY E-MAIL UNLESS REQUESTED OTHERWISE.

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IMPORTANT NOTE - Electronic forms of documents: Beginning on April 1, 2026, and unless requested otherwise by the applicant, the Department will send documents and notifications associated with processing of applications in electronic form (i.e., by email). These emails may come from an automated system (wrd_automated_email@water.oregon.gov). **Consider adding this email address to your safe sender list.**

Describe any special ownership circumstances:

NA

The confirming Certificate shall be issued in the name of: ☑ Applicant ☐ Receiving Landowner

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PROPOSED CHANGES

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

Change to Surface Water Point(s) of Diversion:

- ☐ Point(s) of Diversion (POD) – the proposed POD(s) will replace the existing authorized POD(s)
- ☐ Additional Point(s) of Diversion (APOD) – the proposed POD(s) will be in addition to the existing authorized POD(s)
- ☐ Surface Water POD to Groundwater POA (SW/GW) – proposed POA(s) will replace the existing authorized POD
- ☐ Government Action POD (GOV) – the proposed POD is due to a government action (ORS 540.510(6))

Change to Point(s) of Groundwater Appropriation:

- ☐ Point(s) of Appropriation (POA) – the proposed POA(s) will replace the authorized POA(s)
- ☑ Additional Point(s) of Appropriation (APOA) – the proposed POA(s) will be in addition to the authorized POA(s)

Changes in Place of Use and Character of Use:

- ☐ Place of Use (POU) - the proposed changes to the place of use will replace the authorized place of use
- ☐ Character of Use (USE) - the proposed changes to the character of use of the water right will modify the authorized character of use

Substitution:

- ☐ Substitution (SUB) – Substitution of Groundwater Supplemental Irrigation will be substituted for Surface Water Primary Irrigation:

Certificate#	Groundwater supplemental irrigation	Certificate#	Surface water primary irrigation

Supplemental to Primary Use

- ☐ Supplemental Use to Primary Use (S to P) – supplemental groundwater irrigation replaces primary surface water irrigation:

Certificate #	Primary Surface water right to be cancelled

NOTE: If water rights will be cancelled you must submit a signed and notarized voluntary cancellation/ diminution affidavit with your application.

Explain in your own words what you propose to accomplish with this transfer application, and why:

The authorized well (CLAC 52004, 79783) has lost efficiency and the additional wells are needed to make up the full allowed rate.

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

Part 4 of 4 – Permanent Water Right Transfer Application
Authorized POD/POA

Provide a Separate Part 4 for each water right proposed for transfer.

WATER RIGHT CERTIFICATE # 91118

Name(s) appearing on the certificate: Hope Inc.

Description of Water Delivery System

System capacity: 0.17 ☑ Cubic Feet per Second (CFS) ☐ Gallons Per Minute (GPM) ☐ Acre-Feet (AF)

Source (live flow, stored water, etc.): Well (CLAC 52004, 79783)

Describe the current water delivery system. Include information on the capacity of pumps, canals, pipelines, and sprinklers used to divert, convey, and apply the water at the authorized place of use. Please provide as much detail as possible:

Water is pumped from the authorized well (CLAC 52004), conveyed to two 119-gallon pressure tanks, and then conveyed to the various zones established for irrigation of lawn and landscaping. The irrigation system is divided into many separate zones, each designed to operate at about 60 gpm. Water is diverted to each zone and irrigation is timed using an automated system.

Amount proposed for transfer: 0.17 ☑ CFS ☐ GPM ☐ AF

Please check the appropriate box below and provide the requested information:

☐ If the water right was certificated under a decree, please indicate:
- Name of Decree: _____

☑ If the water right was certificated through the permit process, please indicate:
- Permit # G-12335 and the name(s) appearing on the permit: Hope Inc.

☐ If Proof of Appropriation under the water right has been determined by the Department, please indicate:

Special Order Volume # _____, Page # _____

and the name(s) appearing on the Proof of Appropriation Special Order: _____

Table 1A – For Both SW and GW Rights - Location of Existing SW POD(s) or GW POA(s)
NOTE: If the POD/POA name is not specified on the Certificate, assign it a name or number below

Authorized POA/POD Name or Number	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot
Well 1	4	S	1	E	4	NW	SE	TL 811

Measured Distances (from a recognized survey corner)

600 feet south and 1,900 feet west from the E 1/4 corner, Section 4

If authorized point is groundwater:

☑ Well log attached and associated with the well described above **and** on the accompanying application map.
AND/OR
☐ No well log is available - construction of the authorized well is provided in table below.

OWRD Well ID Tag No.	Total well depth	Casing Diameter	Casing Intervals (in 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 if less than full rate of water right	
L-									☐ CFS ☐ GPM

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Authorized POA/POD Name or Number	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot

Measured Distances (from a recognized survey corner)

If authorized point is groundwater:

☐ Well log attached and associated with the well described above **and** on the accompanying application map.

AND/OR

☐ No well log is available - construction of the authorized well is provided in table below.

OWRD Well ID Tag No.	Total well depth	Casing Diameter	Casing Intervals (in 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 if less than full rate of water right	
L-									☐ CFS ☐ GPM

Authorized POA/POD Name or Number	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot
					4			

Measured Distances (from a recognized survey corner)

If authorized point is groundwater:

☐ Well log attached and associated with the well described above **and** on the accompanying application map.

AND/OR

☐ No well log is available - construction of the authorized well is provided in table below.

OWRD Well ID Tag No.	Total well depth	Casing Diameter	Casing Intervals (in 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 if less than full rate of water right	
L-									☐ CFS ☐ GPM

Authorized POA/POD Name or Number	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot

Measured Distances (from a recognized survey corner)

If authorized point is groundwater:

☐ Well log attached and associated with the well described above **and** on the accompanying application map.

AND/OR

☐ No well log is available - construction of the authorized well is provided in table below.

OWRD Well ID Tag No.	Total well depth	Casing Diameter	Casing Intervals (in 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 if less than full rate of water right	
L-									☐ CFS ☐ GPM

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WATER RIGHT CERTIFICATE # _____

Table 1B-SW - Location of Proposed Surface Water POD/APOD(s)

Proposed POD/APOD Name or Number	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot

Type of Change (from Page 6): ☐ POD or ☐ APOD | From Authorized POD: ☐ UPSTREAM or ☐ DOWNSTREAM

Measured Distances (from a recognized survey corner)

Fish Screen Information:

☐ Yes ☐ No The proposed POD/APOD has an existing approved fish screen pursuant to ORS 540.525 or 540.532

If Yes, please submit documentation of the approved fish screen with your application, such as any Oregon Department of Fish and Wildlife (ODFW) fish screening certification letter and/or passage approval letter.
Additional Information/Remarks:

Proposed POD/APOD Name or Number	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot

Type of Change (from Page 6): ☐ POD or ☐ APOD | From Authorized POD: ☐ UPSTREAM or ☐ DOWNSTREAM

Measured Distances (from a recognized survey corner)

Fish Screen Information:

☐ Yes ☐ No The proposed POD/APOD has an existing approved fish screen pursuant to ORS 540.525 or 540.532

If Yes, please submit documentation of the approved fish screen with your application, such as any Oregon Department of Fish and Wildlife (ODFW) fish screening certification letter and/or passage approval letter.
Additional Information/Remarks:

Proposed POD/APOD Name or Number	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot

Type of Change (from Page 6): ☐ POD or ☐ APOD | From Authorized POD: ☐ UPSTREAM or ☐ DOWNSTREAM

Measured Distances (from a recognized survey corner)

Fish Screen Information:

☐ Yes ☐ No The proposed POD/APOD has an existing approved fish screen pursuant to ORS 540.525 or 540.532

If Yes, please submit documentation of the approved fish screen with your application, such as any Oregon Department of Fish and Wildlife (ODFW) fish screening certification letter and/or passage approval letter.
Additional Information/Remarks:

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Part 4 of 4 continued – Permanent Water Right Transfer Application
Proposed POA/APOA Information – Groundwater Right(s) ONLY

WATER RIGHT CERTIFICATE # 91118

Table 1B-GW - Location of Proposed Groundwater POA/APOA(s)

Proposed POA/APOA Name or Number	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot
Well 2	4	S	1	E	4	NW	SE	TL 701

Measured Distances (from a recognized survey corner) ☐ POA ☑ APOA

1,210 feet south and 100 feet east from the Center 1/4 corner, Section 4.

☐ Well log attached and associated with the well described above **and** on the accompanying application map.
AND/OR
☑ No well log is available - construction of the authorized well is provided in table below.

OWRD Well ID Tag No.	Total well depth	Casing Diameter	Casing Intervals (in 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 if less than full rate of water right	
L- NA	350 feet	8 inch	0 to 350'	0 to 235'	TBD	NA	Alluvial	0.17	☑ CFS ☐ GPM

Proposed POA/APOA Name or Number	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot
Well 3	4	S	1	E	4	NW	SE	TL 805

Measured Distances (from a recognized survey corner) ☐ POA ☑ APOA

540 feet south and 1,890 feet west from the E 1/4 corner, Section 4.

☐ Well log attached and associated with the well described above **and** on the accompanying application map.
AND/OR
☑ No well log is available - construction of the authorized well is provided in table below.

OWRD Well ID Tag No.	Total well depth	Casing Diameter	Casing Intervals (in 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 if less than full rate of water right	
L- NA	350 feet	8 inch	0 to 350'	0 to 235'	TBD	NA	Alluvial	0.17	☑ CFS ☐ GPM

Proposed POA/APOA Name or Number	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot

Measured Distances (from a recognized survey corner) ☐ POA ☐ APOA

☐ Well log attached and associated with the well described above **and** on the accompanying application map,
AND/OR
☐ No well log is available - construction of the authorized well is provided in table below.

OWRD Well ID Tag No.	Total well depth	Casing Diameter	Casing Intervals (in 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 if less than full rate of water right	
L-									☐ CFS ☐ GPM

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WATER RIGHT CERTIFICATE# 91118

Will ALL of the change(s) proposed on Page 6 affect the entirety of the water right?

☑ Yes - Complete **only** Table 2B on page 12. ☐ No - Complete **both** Table 2A below **and** Table 2B on page 12.

Table 2A - Description of Existing AUTHORIZED (the "from" or "off" lands) Place of Use, Character of Use, and POD/POA(s) appearing on the Water Right Certificate BEFORE PROPOSED AMENDMENTS.

NOTE: List only that part or portion of the Water Right Certificate that will be changed.

Authorized POD/POA(s) Name(s) from Table 1A	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot	Acres	Authorized Use	Priority Date
TOTAL ACRES											

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Additional remarks:

For Place of Use and Character of Use Changes – Irrigation Water Rights ONLY

☐ Yes ☑ No Are there other water right certificates, water use permits or groundwater registrations associated with the "from" lands? If YES, list the certificate, water use permit, or ground water registration number(s):

NOTE: If water rights will be cancelled or diminished you must submit a signed and notarized voluntary cancellation/ diminution affidavit with your application.

➡ Pursuant to ORS 540.510, any "layered" water use such as an irrigation water right that is supplemental to a primary water right proposed for permit amendment, must be included in the permit amendment or cancelled. Change(s) to a water right certificate must be filed separately in a Permanent Transfer Application. Change(s) to a groundwater registration must be filed separately in a Groundwater Registration Modification Application.

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WATER RIGHT CERTIFICATE# 91118

Table 2B - Description of the PROPOSED (the "to" or "on" lands) Place of Use, Character of Use and POD/APOD(s) or POA/APOA(s) to the Water Right Certificate AFTER PROPOSED CHANGES are made.

NOTE: If more than one change is proposed, specify the acreage associated with each change. If there is more than one POD/APOD or POA/APOA involved in the proposed changes, specify the acreage associated with each POD/APOD or POA/APOA

Proposed POD/APOD(s) or POA/APOA(s) Name(s) from Table 1B (SW or GW)	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot	Acres	Authorized Use	Priority Date
Well 1, 2 & 3	4	S	1	E	4	NW	SE	TL 802-8011	13.4	IR	10-28-1994
								TOTAL ACRES	13.4		

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Additional remarks:

TL 802, 803, 804, 805, 806, 807, 808, 809, 810, 811

For Place of Use Changes – Irrigation Water Rights ONLY

Are there other water right certificates, water use permits or ground water registrations associated with the "to" lands?

☐ Yes ☑ No If YES, list the certificate, water use permit, or groundwater registration number(s) that may become layered if the modification is approved:

NOTE: If water rights will be cancelled or diminished you must submit a signed and notarized voluntary cancellation/ diminution affidavit with your application.

14920 -

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.545 & 537.765 and OAR 690-205-0210)

CLAC 79783

5/19/2026

WELL I.D. LABEL# L 161251
START CARD # 1081678
ORIGINAL LOG # CLACKAMAS 52004

(1) LAND OWNER

Owner Well I.D.
First Name Last Name
Company HOPE VILLAGE
Address PO BOX 1128
City CANBY State OR Zip 97013

(2) TYPE OF WORK

☐ New Well ☐ Deepening ☐ Conversion
☒ Alteration (complete 2a & 10) ☐ Abandonment(complete 5a)

(2a) PRE-ALTERATION

	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
Casing:	8	☒	1	285	0.250	◉	○	☒	☐

	Material	From	To	Amt	sacks/lbs
Seal:	Cement	1	30	48	Sacks

(3) DRILL METHOD

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

(4) PROPOSED USE

☐ Domestic ☒ Irrigation ☐ Community
☐ Industrial/ Commercial ☐ Livestock ☐ Dewatering
☐ Thermal ☐ Injection ☐ Other

(5) BORE HOLE CONSTRUCTION

Special Standard ☒ (Attach copy)
Depth of Completed Well 320.00 ft.

BORE HOLE

Dia	From	To
14.75	0	130
10	130	133
8	133	340

SEAL

Material	From	To	Amt	sacks/lbs
Cement	0	130	70	S
		Calculated	66.13	
		Calculated		

Seal placement method: ☐ A ☐ B ☒ C ☐ D ☐ E ☐ Other:
Backfill placed from ft. to ft. Material
Filter pack from ft. to ft. Material Size
Explosives used: ☐ Type Amount
Seal Placement Begin Date 5/7/2026 Begin Time 12 00

(5a) ABANDONMENT USING UNHYDRATED BENTONITE

Proposed Amount Actual Amount

(6) CASING/LINER

C/L	Dia	+	From	To	Gauge	Mat. Type	Wld	Thrd	Shoe	Shoe Location
C	10	☒	2	133	.365	ST	☒		OUT.	133
L	8	☒	1	285	0.250	ST	☒			

Temp casing ☐ Yes Dia From + ☐ To

(7) PERFORATIONS/SCREENS

Perforations Method See Original Log for Perforations
Screens Type Material

Perf/ Screen	Casing/ Liner	Screen Dia	From	To	Scrn/slot width	Slot length	# of slots	Tele/ Pipe size
Perf	Liner	6	280	320	.125	6	480	

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

Type of Test	Yield (gal/min)	Drawdown	Drill Stem/ Pump Depth	Duration (hr)
Air	130		240	1

Temperature 59 °F Lab analysis ☐ Yes By
Water quality concerns? ☐ Yes (describe below) TDS amount 198 mg/L

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)

County CLACKAMAS Twp 4.00 S N/S Range 1.00 E E/W WM
Sec 4 NW 1/4 of the SE 1/4 Tax Lot 811
Tax Map Number Lot
Lat ° ' " or 45.25054897 DMS or DD
Long ° ' " or -122.68920035 DMS or DD
◉ Street address of well ○ Nearest address
1535 S IVY STREET CANBY, OR

(10) STATIC WATER LEVEL

	Date	SWL(psi)	+	SWL(ft)
Existing Well / Pre-Alteration				
Completed Well	5/13/2026			66.6

Flowing Artesian? ☐ Dry Hole? ☐

WATER BEARING ZONES Depth water was first found

SWL Date	From	To	Est Flow	SWL(psi)	+	SWL(ft)

(11) WELL LOG

Ground Elevation 170.00 FT

Material	From	To
See Original Clac 52004	0	340

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Construction
Begin Date 4/12/2026 Begin Time 14 00 End Date 5/13/2026

(unbonded) Water Well Constructor Certification

I certify that the work I performed on the construction, deepening, 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.

License Number 2040 Date 5/19/2026

Signed DAVID SANDY (E-filed)

(bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, 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.

License Number 1523 Date 5/19/2026

Signed ROBERT STADELI (E-filed)
Drilling Company: Holt Services Inc.

ORIGINAL - WATER RESOURCES DEPARTMENT

THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK Form Version:
New exempt use wells must be submitted with a map and recording fee.

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WATER SUPPLY WELL REPORT - continuation page

CLAC 79783

5/19/2026

WELL I.D. LABEL# L 161251
START CARD # 1081678
ORIGINAL LOG # CLACKAMAS 52004

(2a) PRE-ALTERATION

Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd

Material	From	To	Amt	sacks/lbs

Water Quality Concerns

From	To	Description	Amount	Units

(5) BORE HOLE CONSTRUCTION

BORE HOLE Dia	From	To

SEAL Material	From	To	Amt	sacks/lbs
		Calculated		
		Calculated		
		Calculated		
		Calculated		

FILTER PACK

From	To	Material	Size

(10) STATIC WATER LEVEL

SWL Date	From	To	Est Flow	SWL(psi)	+	SWL(ft)

(6) CASING/LINER

C/L	Dia	+	From	To	Gauge	Mat. Type	Wld	Thrd	Shoe	Shoe Location

(11) WELL LOG

Material	From	To

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(7) PERFORATIONS/SCREENS

Perf/ Screen	Casing/ Liner	Screen Dia	From	To	Scrn/slot width	Slot length	# of slots	Tele/ Pipe size

Name of person(s) who assisted with construction and Trainee License # / Helper #

Assistant Name	Type	#

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

Type of Test	Yield (gal/min)	Drawdown	Drill Stem/ Pump Depth	Duration (hr)

Comments/Remarks

Alteration work performed on this well was to replace well casing and seal only. Original 8-inch casing and seal are superseded with new 10-inch casing and deeper seal. The original 8-inch casing is overlapped inside the 10-inch and now effectly a liner with seal completely removed.

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WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

CLAC 79783

5/19/2026

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Map of Hole

STATE OF OREGON
WELL LOCATION MAP

This map is supplemental to the WATER SUPPLY WELL REPORT

Oregon Water Resources Department
725 Summer St NE, Salem OR 97301
(503)986-0900

LOCATION OF WELL

Latitude: 45.25054897 Datum: WGS84
Longitude: -122.68920035
Township/Range/Section/Quarter-Quarter Section:
WM4.00S1.00E4NWSE
Address of Well:
1535 S IVY STREET CANBY, OR

Well Label: 161251

Printed: May 19, 2026

DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner.

Provided by well constructor



14920 -

clac 52004

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WATER RESOURCES DEPT.
SALEM, OREGON

Tag # L09T93

STATE OF OREGON

WATER WELL REPORT

(as required by ORS 537.765)

(START CARD) # W 098048

(1) OWNER: Well Number /

Name Hope Village

Address PO Box 1128

City Canby State Ore Zip 97013

(2) TYPE OF WORK:

☒ New Well ☐ Deepen ☐ Recondition ☐ Abandon

(3) DRILL METHOD:

☐ Rotary Air ☐ Rotary Mud ☒ Cable

☐ Other

(4) PROPOSED USE:

☐ Domestic ☐ Community ☐ Industrial ☒ Irrigation

☐ Thermal ☐ Injection ☐ Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval ☐ Yes ☐ No Depth of Completed Well 330 ft.

Explosives used ☐ Yes ☒ No Type Amount

HOLE Diameter	From	To	SEAL Material	From	To	Amount sacks or pounds
12"	0	90	Cement	-1	30+	48
8	90	330				

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:	8	+1	285	250	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
Liner:	6"	280	320	160	☐	☒	☐	☐
					☐	☐	☐	☐

Final location of shoe(s)

(7) PERFORATIONS/SCREENS:

☐ Perforations Method

☐ Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
280	320	1/8 x 6	480	6"		☐	☒
						☐	☐
						☐	☐
						☐	☐
						☐	☐

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

☐ Pump ☐ Bailer ☐ Air ☐ Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
300	147	210	1 hr.

Temperature of Water 53 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: 48' To 76'

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(9) LOCATION OF WELL by legal description:

County Clackamas Latitude Longitude

Township 4S N or S. Range 1E E or W. WM.

Section 4 NE ¼ SW ¼

Tax Lot 800 Lot Block Subdivision

Street Address of Well (or nearest address) 1441 S Ivy St

Canby Ore 97013

(10) STATIC WATER LEVEL:

63 ft. below land surface. Date 6-18-97

Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found 48

From	To	Estimated Flow Rate	SWL
285	340	300+	63

(12) WELL LOG:

Ground elevation 168'

Material	From	To	SWL
Top	0	3	
Boulders	3	30	
Cement Gravel Large	30	76	48
Blue Clay with Small gravel	76	88	
Gray clay	88	123	
Light Brown Clay	123	146	
Dark Blue Clay (Sticky)	146	168	
Light Gray some sand	168	194	
Light Blue Clay	194	212	
Dark Clay Hard	112	118	
Dark Sand	118	124	
Darke Clay Stone	124	168	
Gray Clay	168	224	
Redish Brown Clay	224	256	
Dark Silty Clay	256	266	
Light Green Clay	266	285	
Conglomerate (Broken)	285	295	63
Light Blue Clay Hard	295	314	
Darke Blue Clay (Hard)	314	327	
Darke Sand (Course)	327	338	63
Gray Clay Sticky	338	340	

Date started Mar 24 97 Completed June 18-97

(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 well construction standards. Materials used and information reported above are true to my best knowledge and belief.

WWC Number

Signed 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 well construction standards. This report is true to the best of my knowledge and belief.

WWC Number 449

Signed John W Beck Date 6-18-97

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Business Registry Business Name Search

New Search

Business Entity Data

07-29-2026
10:25

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
171192-15	DNP	ACT	OREGON	09-06-1983	09-06-2027	
Entity Name	HOPE VILLAGE, INC.					
Foreign Name						
Non Profit Type	PUBLIC BENEFIT					

New Search

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	1535 S IVY ST					
Addr 2						
CSZ	CANBY	OR	97013		**Country**	UNITED STATES OF AMERICA

Please click here for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT		**Start Date**	07-30-2024	**Resign Date**	
Name	LARISSA		TIEDE				
Addr 1	1535 S IVY ST						
Addr 2							
CSZ	CANBY	OR	97013		**Country**	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS				
Addr 1	1535 S IVY STREET					
Addr 2						
CSZ	CANBY	OR	97013		**Country**	UNITED STATES OF AMERICA

Type	PRE	PRESIDENT			**Resign Date**	
Name	DOUG		SPRAGUE			
Addr 1	641 NE 22ND AVE					
Addr 2						
CSZ	CANBY	OR	97013		**Country**	UNITED STATES OF AMERICA

Type	SEC	SECRETARY			**Resign Date**	
Name	DARREL		CAMP			
Addr 1	13326 WHISKEY HILL RD NE					
Addr 2						

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CSZ	HUBBARD	OR	97032		Country	UNITED STATES OF AMERICA

New Search

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
HOPE VILLAGE, INC.	EN	CUR	02-20-2001	
HOUSING & OUTREACH PROJECT FOR ELDERLY, INC.	EN	PRE	03-22-1985	02-20-2001

Please read before ordering Copies.

New Search

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	07-20-2026		FI		
	AMENDED ANNUAL REPORT	07-22-2025		FI		
	AMENDED ANNUAL REPORT	09-24-2024		FI		
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	07-30-2024		FI	Agent	
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	04-12-2024		FI		
	RESTATED ARTICLES	02-07-2024		FI		
	AMENDED ANNUAL REPORT	09-13-2023		FI		
	AMENDED ANNUAL REPORT	09-12-2022		FI		
	AMENDED ANNUAL REPORT	08-26-2021		FI		
	AMENDED ANNUAL REPORT	07-27-2020		FI		
	AMENDED ANNUAL REPORT	09-03-2019		FI		
	AMENDED ANNUAL REPORT	09-10-2018		FI		
	AMENDED ANNUAL REPORT	08-14-2017		FI		
	AMENDED ANNUAL REPORT	08-04-2016		FI		
	AMENDED ANNUAL REPORT	07-28-2015		FI		
	AMENDED ANNUAL REPORT	08-14-2014		FI		

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Business Registry Business Name Search

New Search

Business Entity Data

08-03-2026
12:51

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
572741-86	DLP	ACT	OREGON	04-28-1997	04-28-2027	
Entity Name	CASCADE HOUSE AT HOPE VILLAGE LIMITED PARTNERSHIP					
Foreign Name						

New Search

Associated Names

Type	ORK	RECORDS OFFICE				
Addr 1	1555 S IVY ST					
Addr 2						
CSZ	CANBY	OR	97013		**Country**	UNITED STATES OF AMERICA

Please click here for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT		**Start Date**	04-01-2025	**Resign Date**	
Name	LARISSA		TIEDE				
Addr 1	1535 S IVY						
Addr 2							
CSZ	CANBY	OR	97013		**Country**	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS				
Addr 1	1535 S IVY ST					
Addr 2						
CSZ	CANBY	OR	97013		**Country**	UNITED STATES OF AMERICA

Type	GNP	GENERAL PARTNER			**Resign Date**	
Of Record	171192-15	HOPE VILLAGE, INC.				
Addr 1	1535 S IVY ST					
Addr 2						
CSZ	CANBY	OR	97013		**Country**	UNITED STATES OF AMERICA

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Salem, OR

New Search

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
CASCADE HOUSE AT HOPE VILLAGE LIMITED PARTNERSHIP	EN	CUR	04-28-1997	

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Business Registry Business Name Search

New Search

Business Entity Data

08-03-2026
12:49

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
113681-98	DLP	ACT	OREGON	11-14-2002	11-14-2026	
Entity Name	THE MEADOWS AT HOPE VILLAGE LIMITED PARTNERSHIP					
Foreign Name						

New Search

Associated Names

Type	ORK	RECORDS OFFICE				
Addr 1	1546 SOUTH FIR					
Addr 2						
CSZ	CANBY	OR	97013		**Country**	UNITED STATES OF AMERICA

Please click here for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	**Start Date**	10-17-2011	**Resign Date**	
Of Record	171192-15	HOPE VILLAGE, INC.				
Addr 1	1546 S FIR					
Addr 2						
CSZ	CANBY	OR	97013		**Country**	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS				
Addr 1	1535 S IVY					
Addr 2						
CSZ	CANBY	OR	97013		**Country**	UNITED STATES OF AMERICA

Type	GNP	GENERAL PARTNER			**Resign Date**	
Of Record	171192-15	HOPE VILLAGE, INC.				
Addr 1	1535 S IVY					
Addr 2						
CSZ	CANBY	OR	97013		**Country**	UNITED STATES OF AMERICA

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Salem, OR

New Search

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
THE MEADOWS AT HOPE VILLAGE LIMITED PARTNERSHIP	EN	CUR	11-14-2002	

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STATE OF OREGON

COUNTY OF CLACKAMAS

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

HOPE INC.
1535 S IVY ST
CANBY, OR 97013

confirms the right to store water perfected under the terms of Permit G-12335. The amount of water used to which this right is entitled is limited to the amount used beneficially, and shall not exceed the amount specified, measured at the point of diversion from the source. The specific limits and conditions of the use are listed below.

APPLICATION NUMBER: G-13862

SOURCE OF WATER: A WELL IN MOLALLA RIVER BASIN, WITHIN THE WILLAMETTE BASIN

PURPOSE or USE: IRRIGATION OF 13.4 ACRES

MAXIMUM RATE: 0.17 CUBIC FOOT PER SECOND

PERIOD OF USE: MARCH 1 THROUGH OCTOBER 31

DATE OF PRIORITY: OCTOBER 28, 1994

The well is located as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
4 S	1 E	WM	4	NW SE	600 FEET SOUTH AND 1900 FEET WEST FROM E1/4 CORNER, SECTION 4

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 a diversion of ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre-feet for each acre irrigated during the irrigation season of each year.

A description of the place of use is as follows:

Twp	Rng	Mer	Sec	Q-Q	*Acres
4 S	1 E	WM	4	NW SE	13.4

STATE OF OREGON 1859

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AUG 28 2026
Salem, OR

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.

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Measurement, recording and reporting conditions:

A. The water user shall maintain a meter or other suitable measuring device as approved by the Director in good working order.

B. The water user shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.

C. The Director may require the water user to keep and maintain a record of the amount (volume) of water used and may require the water user to report water use on a periodic schedule as established by the Director. In addition, the Director may require the water user to report general water use information, the periods of water use and the place and nature of use of water under the right. The Director may provide an opportunity for the water user to submit alternative reporting procedures for review and approval.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this right, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

The well(s) shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine the water level elevation in the well at all times.

The Director may require water level or pump test results every ten years.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

The right to the use of the water for the above purpose is restricted to beneficial use on the place of use described.

Issued FEB 01 2016.

Dwight French
Water Right Services Division Administrator, for
Thomas M. Byler, Director
Oregon Water Resources Department

Received by OWRD
AUG 28 2026
Salem, OR

14920 -

Consent by Deeded Landowner or Deeded Water Right Holder

(If the applicant is not the owner of the lands on which the water right is located or if the water right was severed from the lands and conveyed separately to other individuals or entities)

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

Consent by Deeded Landowner or Deeded Water Right Holder

State of Oregon)
)ss
County of Clackamas)

I Larissa Tiede in my/our capacity as Executive Director,

mailing address (city, state, zip): 1555 S. Ivy Street, Canby, OR 97013, e-mail: larissa@hopevillage.org, phone number: 503-266-9810,

duly sworn depose and say that I/We consent to the proposed change(s) to Water Right Certificate Number 91118

described in a Water Right Transfer Application (T- NA), submitted by: Hope Village Inc

(transfer number, if known)

Table 1. Description of Water Use

Certificate #	Township		Range		Mer	Sec	¼	¼	Tax Lot	Location (site address)
91118	4	S	1	E	WM	4D	NW	SE	810	1555 S. Ivy St, Canby
					WM					
					WM					
					WM					
					WM					
					WM					
					WM					

Affiant Signature — Printed Name: LARISSA TIEDE — Date: 8/11/2026

Affiant Signature — Printed Name — Date

Subscribed and Sworn to before me this 11 day of AUGUST, 2026.

OFFICIAL STAMP
REINALDO MARCOS PALMA
NOTARY PUBLIC - OREGON
COMMISSION NO. 1064600
MY COMMISSION EXPIRES DECEMBER 29, 2029

Notary Public for Oregon

My commission expires DECEMBER 29, 2029

Received by OWRD
AUG 28 2026
Salem, OR

14920 -

Consent by Deeded Landowner or Deeded Water Right Holder

(If the applicant is not the owner of the lands on which the water right is located or if the water right was severed from the lands and conveyed separately to other individuals or entities)

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

Consent by Deeded Landowner or Deeded Water Right Holder

State of Oregon)
)ss
County of Clackamas)

I Larissa Tiede in my/our capacity as Executive Director,

mailing address (city, state, zip): 1646 S. Fir Street, Canby, OR 97013, e-mail: larissa@hopevillage.org, phone number: 503-266-9810,

duly sworn depose and say that I/We consent to the proposed change(s) to Water Right Certificate Number 91118

described in a Water Right Transfer Application (T-NA), submitted by: Hope Village Inc
(transfer number, if known)

Table 1. Description of Water Use

Certificate #	Township		Range		Mer	Sec	¼	¼	Tax Lot	Location (site address)
91118	4	S	1	E	WM	4D	NW	SE	809	1546 Fir St, Canby
					WM					
					WM					
					WM					
					WM					
					WM					
					WM					

Affiant Signature — LARISSA TIEDE (Printed Name) — 8/11/2026 (Date)

Affiant Signature — Printed Name — Date

Subscribed and Sworn to before me this 11 day of August, 2026.

Reinaldo Palma
Notary Public for Oregon

OFFICIAL STAMP
REINALDO MARCOS PALMA
NOTARY PUBLIC - OREGON
COMMISSION NO. 1064600
MY COMMISSION EXPIRES DECEMBER 29, 2029

My commission expires December 29, 2029

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Application for Water Right Transfer
Evidence of Use Affidavit

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

Use a separate affidavit for each water right included in the transfer application.

NOTE: Supporting documentation must be attached.

State of Oregon)
) ss
County of Clackamas)

I, Frank Howard, in my capacity as Director of Development,

mailing address 1535 S. Ivy St, Canby, OR 97013,

telephone no.(s) 503-956-0189, e-mail address frank@hopevillage.org,

being first duly sworn depose and say:

1. My knowledge of the exercise or status of the water right is based on:

Check only the box that applies:

☑ Personal observation. Explain the specific grounds for your knowledge:

Project Landscape Designer

☐ Professional expertise. Explain the specific grounds for your knowledge:

2. I attest that I have read and understand the terms and conditions of water use under Certificate #91118, and that I have attached copies of documents demonstrating beneficial water use consistent with those terms and conditions (i.e., documentation showing compliance with the terms and conditions of the right).

Examples of documentation demonstrating compliance with the terms and conditions include, but are not limited to:

- Information showing that a required water meter was installed
- Copies of submitted static water level measurement reports (for groundwater sources)
- Copies of submitted annual water use reports
- Written confirmation from Oregon Department of Fish & Wildlife (ODFW) documenting installation of required fish screen(s)

3. I attest that water was beneficially used under Certificate #91118 for the following purpose (e.g., crops, pasture, commercial, industrial, etc.): Landscaping

4. I attest that water from the authorized source was diverted/appropriated, conveyed, and applied to the authorized place of use under Certificate # 91118 through the current water delivery system used to apply water or the system that was in place at some point within the five years prior to submittal of this Transfer Application.

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5. I attest that the following is a description of the water delivery system attested to in Item #4 above. Please check all applicable boxes below and include information that describes the type, model, dimensions (size/diameter, length, etc.) and delivery capacity, in cubic feet per second (cfs) or gallons per minute (gpm):

- ☐ Pump(s) in stream:
- ☐ Pump(s) in reservoir/pond:
- ☑ Pump(s) in well(s): 15 Hp submersible pump
- ☐ Headgate in stream/canal:
- ☐ Headgate in reservoir pond:
- ☐ Other (describe also include its general location in the description):

- ☐ Gravity Ditch:
- ☑ Pipeline: 2, 3, and 4 inch buried PVC mainline
- ☑ Sprinklers: Rainbird 1800 and 5000
- ☐ Other (also include its general location in the description):

6. Can you attest to beneficial water use under Certificate # 91118 consistent with the terms and conditions of the water right, during the past five years on the **entire** place of use or a **portion** of the place of use?

- ☐ No [skip to Question 7]
- ☐ Yes, my knowledge is specific to only the **portion** of the place use described below: [complete **Table 1** below, then go to Question 8]
- ☑ Yes, water was used on the **entire** place of use [skip to Question 8]

Table 1. Description of Water Use

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

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7. I attest, as indicated under either **Item a.** or **Item b.** below, that:

a. Beneficial water use is evidenced by one of the following:

☐ Certificate # _____ confirming beneficial water use to perfect Permit # _____ was issued within the past five years.

NOTE: This cannot be a remaining right certificate.

☐ Certificate # _____ confirming completion of a change in place of use, point(s) of diversion/ appropriation, or character of use authorized under Transfer Application #T-_____ was issued within the past five years.

☐ Part or all of the water right was leased instream at some point within the last five years. The instream lease number is: _____

NOTE: If the entire right proposed for transfer was not leased, then additional evidence of use is needed for the portion not leased instream.

☐ Water has been diverted at the actual current point of diversion for more than 10 years for beneficial use under Certificate # _____ (For Historic POD Transfers).

-OR-

b. Water was not used in the past 5 years, but the water right is not subject to forfeiture and documentation is attached to support the assertion that the presumption of forfeiture for nonuse would be rebutted under ORS 540.610(2) due to the following:

☐ Consistent with ORS 540.610(2)(e), the period of nonuse occurred during a period of time within which land was withdrawn from use in accordance with the Federal Conservation Reserve Program.

☐ Consistent with ORS 540.610(2)(h), the nonuse occurred during a period of time when I/we was/were using reclaimed water in lieu of using water under the water right.

☐ Consistent with ORS 540.610(2)(j), I/we was/were unable to make full beneficial use of the water because water was not available. During this time I/we had a facility capable of handling the full allowed rate and duty, and I/we was/were otherwise ready, willing and able to beneficially use the entire amount of water allowed under the water right.

☐ Consistent with ORS 540.610(2)(L), the nonuse occurred during a period of time within which the exercise of the water right was not necessary due to climatic conditions. During this time I/we had a facility capable of handling the full allowed rate and duty, and I/we was/were otherwise ready, willing and able to beneficially use the entire amount of water allowed under the water right.

☐ Consistent with ORS 540.610(2)(n), the nonuse of the supplemental water right occurred during a period of time when the primary water right used in conjunction with the supplemental water right was leased as an in-stream water right pursuant to ORS 537.348.

☐ Other (please explain and cite the statutory reference under ORS 540.610(2) that applies):

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8. I understand that if I do not attach one or more of the documents shown in **Table 2** to support the above statements, my application will be considered incomplete.

NOTE: Table 2 is located on Page 5

Affiant Signature	Printed Name	Date
	FRANK H. HOWARD	8-11-2026

LARISSA TIEDE 8/11/2026

Signed and sworn to (or affirmed) before me this 11 day of August, 2029.

OFFICIAL STAMP
REINALDO MARCOS PALMA
NOTARY PUBLIC - OREGON
COMMISSION NO. 1064600
MY COMMISSION EXPIRES DECEMBER 29, 2029

Notary Public for Oregon

My Commission Expires: December 29, 2029

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Table 2. Supporting Documentation

Supporting Documents	Examples
☐ A **confirming** water right certificate that was issued within the last five years. (**NOT** a remaining right certificate.)	• Copy of a water right certificate **confirming** the beneficial use of water under a Water Use Permit that shows date of issuance • Copy of a water right certificate **confirming** completion of a change in place of use, point of diversion/appropriation, or character of use authorized by an approved Water Right Transfer showing issuance date
☐ Records such as Farm Service Agency (FSA) crop reports, irrigation district records, Natural Resources Conservation Service (NRCS) farm management plan, or records of other water suppliers	• 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 • Conservation Reserve Enhancement Program (CREP) Report
☑ Dated satellite imagery, aerial photos or other photographs containing sufficient detail to establish location and date of photograph (i.e., dated aerial photographs)	• Multiple photos can be submitted to show different areas of a water right • If photograph does not print with a "date stamp" or without the source identified, the date of the photograph and source should be added Sources for dated aerial photos: OSU – https://www.oregonexplorer.info OWRD – https://www.oregon.gov/owrd Google Earth – https://earth.google.com/
☐ Approved instream lease establishing beneficial use for instream purposes within the last 5 years	Copy of final order approving an instream lease that shows instream lease number and date of issuance
☐ If water has not been beneficially used in the past 5 years, documentation showing the right is not subject to forfeiture under ORS 540.610. (**NOTE**: Refer to ORS 540.610(2) for rebuttals to the presumption of forfeiture.)	• Copy of an agreement or contract for the use of reclaimed municipal water • Contract showing the authorized place of use enrolled in the Conservation Reserve Enhancement Program (CREP). • Copy of the Governor's executive order declaring a drought in the county within which the water right is located
☐ Any other documentation with sufficient detail to support the affidavit attesting to beneficial use during the past 5 years	

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Land Use Information Form

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

NOTE TO APPLICANTS

In order for your application to be processed by the Oregon Water Resources Department (OWRD), this Land Use Information Form must be completed by a local government planning official in the jurisdiction(s) where your water right will be diverted, conveyed, used, and developed. Applications received by OWRD without the Land Use Information Form will be returned to you. Please be aware that your application cannot be approved without land use approval.

This form is NOT required if:

1) Water is to be diverted, conveyed, and used on federal lands only; **OR**

2) The application is for a water right transfer, allocation of conserved water, exchange, permit amendment, or ground water registration modification, and **all** of the following apply:
   - **a.** The existing and proposed water use is located entirely within lands zoned for exclusive farm-use or within an irrigation district;
   - **b.** The application involves a change in place of use only;
   - **c.** The change does not involve the placement or modification of structures, including but not limited to water diversion, impoundment, distribution facilities, water wells and well houses; **and**
   - **d.** The application involves irrigation water uses only.

NOTE TO LOCAL GOVERNMENTS

The person presenting the attached Land Use Information Form is applying for a new water right or modifying an existing water right. The Oregon Water Resources Department (OWRD) requires applicants to obtain land use information to ensure the water right does not result in land uses that are incompatible with your comprehensive plan. Please complete the form and return it to the applicant for inclusion in their application.

You will receive notice via OWRD's weekly Public Notice once the applicant formally submits their request to OWRD. The notice will give more information about OWRD's water right process and provide additional comment opportunities. If you have questions concerning this form, please contact OWRD's Customer Service Group at 503-986-0900 or WRD_DL_customerservice@water.oregon.gov.

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Land Use Information Form

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

NAME	PHONE	EMAIL
Hope Village Inc.	Frank: 503-956-0189	Frank Howard: frank@hopevillage.org

MAILING ADDRESS	CITY	STATE	ZIP
1535 S. Ivy St.	Canby	OR	97013

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:
4S	1E	4D		802		☐ Diverted ☑ Conveyed ☑ Used	IR
4S	1E	4D		803		☐ Diverted ☑ Conveyed ☑ Used	IR
4S	1E	4D		804		☐ Diverted ☑ Conveyed ☑ Used	IR
4S	1E	4D		805		☑ Diverted ☑ Conveyed ☑ Used	IR
4S	1E	4D		806		☐ Diverted ☑ Conveyed ☑ Used	IR
4S	1E	4D		807		☐ Diverted ☑ Conveyed ☑ Used	IR
4S	1E	4D		808		☐ Diverted ☑ Conveyed ☑ Used	IR
4S	1E	4D		809		☐ Diverted ☑ Conveyed ☑ Used	IR

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

Canby City

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: 0.17 ☑ 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 _____

Briefly describe:

This Land Use Information Form is to accompany a water right transfer application that proposes to add an additional point of appropriation (well) to an existing water right (Certificate 91118).

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See Page 4 →

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Land Use Information Form

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

NAME	PHONE	EMAIL
Hope Village Inc.	Frank: 503-956-0189	Frank Howard: frank@hopevillage.org

MAILING ADDRESS	CITY	STATE	ZIP
1535 S. Ivy St.	Canby	OR	97013

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:
4S	1E	4D		810		☐ Diverted ☑ Conveyed ☑ Used	IR
4S	1E	4D		811		☑ Diverted ☑ Conveyed ☑ Used	IR
4S	1E	4DC		700		☐ Diverted ☑ Conveyed ☐ Used	IR
4S	1E	4DC		701		☑ Diverted ☑ Conveyed ☐ Used	IR
						☐ Diverted ☐ Conveyed ☐ Used	
						☐ Diverted ☐ Conveyed ☐ Used	
						☐ Diverted ☐ Conveyed ☐ Used	
						☐ Diverted ☐ Conveyed ☐ Used	

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

Canby City

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: 0.17 ☑ 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 _____

Briefly describe:

This Land Use Information Form is to accompany a water right transfer application that proposes to add an additional point of appropriation (well) to an existing water right (Certificate 91118).

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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:
Comp Plan Amendment, Zone Change, Conditional Use Permit, PUD, etc.	CUP 91-05 / PUD 91-01, et al.	☒ Obtained ☐ Being Pursued ☐ Denied ☐ Not Being Pursued
		☐ Obtained ☐ Being Pursued ☐ Denied ☐ Not Being Pursued
		☐ Obtained ☐ Being Pursued ☐ Denied ☐ Not Being Pursued
		☐ Obtained ☐ Being Pursued ☐ Denied ☐ 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.

The affected parcels are, together, a 48-acre senior living campus. The campus has received over 20 land use approvals dating back to 1991.

The staff report and findings for the most recent approval (MOD 25-07 / DR 25-04) are attached.

Name: Ryan Potter, AICP Title: Planning Manager

Signature: _____ Date: 8/24/26

Government Entity: City of Canby Phone: (503) 266-0712

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City of Canby

Staff Report
File #: Type II MOD 25-07/DR 25-04
Hope Village Campus Renovations

STAFF REPORT DATE: February 26, 2026
STAFF: Ryan Potter, AICP, Planning Manager
APPROVED BY: Don Hardy, Planning Director

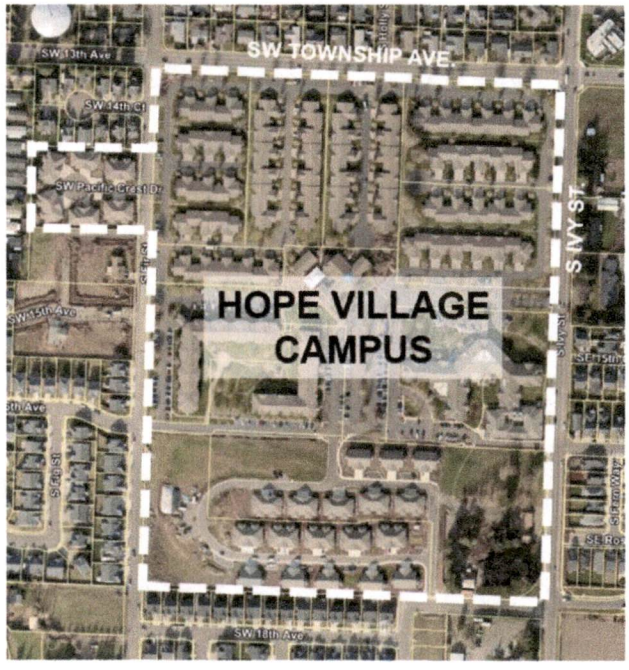
Applicant Request

The project applicant, Hope Village, Inc., seeks the necessary land use approvals to construct a series of renovations within its main campus. The largest of these improvements would be a phased expansion of the site's existing community center. With minor exceptions, the proposed improvements are intended to serve Hope Village's existing residents and would not increase the community's onsite population.

To achieve this end, the applicant requests Planning Commission approval to amend the campus's existing Conditional Use Permit (CUP) and Planned Unit Development (PUD) approvals. These were both originally established in 1991 and have been amended periodically in the intervening years.

The application package also addresses Site and Design Review (DR) approval criteria for the proposed physical improvements.

Vicinity Map



Director Decision

Based on the applications submitted and the facts, findings, and conclusions of this Staff Report, the Planning Director **Approves** applications MOD 25-07 and DR 25-04, pursuant to the conditions of approval identified in Section V of this Staff Report.

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Property/Owner Information

Address:	1546 S Fir Street and 1441, 1535, 1555, and 1589 S Ivy Street
Location:	Between SW 13th Avenue and SW 18th Avenue; between S Fir Street and S Ivy Street
Tax Lots:	Tax Lots 41E04D-802, 803, 804, 805, 806, 807, 808, 809, 810 and 811
Property Size:	48.0 acres (total acreage of Hope Village) 32.3 acres (acreage of main campus)
Comprehensive Plan:	MDR – Medium Density Residential
Current Zoning:	R-1.5 – Medium Density Residential
Owner:	Hope Village, Inc.
Applicant:	Hope Village, Inc.
Representative:	Patrick Sisul, P.E.
Application Types:	Intermediate Modification (MOD) to Planned Unit Development (PUD) and Conditional Use Permit (CUP); Site and Design Review (DR)
City File Numbers:	MOD 25-07 and DR 25-04

Attachments to this Staff Report

A. Applications
B. Narrative and Criteria Response
C. Pre-Application Conference Materials
D. Neighborhood Meeting Materials
E. Transportation Memorandum
F. Stormwater Report
G. General Maps and Surveys
H. Civil and Landscape Drawings
I. Architectural Drawings
J. Site Lighting and Photometric Exhibits
K. Public and Agency Comments

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Note: Attachments A through J listed above are the application package components submitted by the project applicant.

Existing Conditions

Hope Village Campus

Hope Village is a 34-acre senior living community in Canby that provides a broad range of residential and health services to people 62 years and older. The campus is primarily located south of SW 13th Avenue between S Fir Street and S Ivy Street and includes garden homes, cottages, apartments, assisted living facilities, and a post-acute rehabilitation center. A small, 1.96-acre portion of the campus is west across S Fir Street. There are 428 existing housing units (380 units in the main campus, 12 units to the west across S Fir Street, and 36 units in the

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southern expansion area). The various components of Hope Village are generally located on their own parcels of land, comprising 13 parcels total (10 on the main campus, one to the west across S Fir Street, and two parcels in the southern expansion area).

Hope Village is generally surrounded by residential uses. However, diagonally across the intersection of S Ivy Street and SW 13th Avenue is a multiuse public facility owned by Canby Unified School District that includes the Ackerman Center (a former middle school), the City's swim center, and the former Canby Adult Center.

Project Site

The proposed project is proposed for a sub-set of the larger campus; it is limited to the ten parcels in the main campus, with most improvements planned for a single parcel (Tax Lot 41E04D00811). The main campus includes a variety of age-restricted residential housing, including a memory care center, apartment buildings, and attached single-story townhomes. The campus also includes surface parking, extensive landscaped areas, and a community garden. At the center of the main campus is the community center, community, garden, and main parking lots. Although there are access points to the main campus on all of the adjacent roadways (S Fir Street, SW 13th Avenue, and S Ivy Street), the central amenity area has a primary vehicular entrance on S Ivy Street.

Project Description

As described in the narrative supplied by the applicant (see Attachment B to this Staff Report), the proposed project is a package of small to medium campus renovation improvements, largely located in the center of the original Hope Village campus. A summary of these improvements is provided below:

- **Community Center Renovations and Additions.** The existing 13,000-square-foot community building is proposed to be expanded to approximately 17,560 square feet. New amenities proposed for the building include a game room, a rear patio space with outdoor fireplace, bistro, new front entry, "professional wing" with tenant spaces for supportive professional services, and new administrative office space. The existing building is proposed to be expanded on several sides to accommodate the new blend of renovated, reshuffled, and additive community uses and amenities.
- **Covered Entrances on Existing Apartment Buildings.** Building entrances on two existing apartments buildings ("The Meadows" and "Cascades House"), both near the center of the Hope Village campus, are proposed to be enhanced with covered rear patios. Cascade House would also receive a new drive-through portico.
- **Central Parking and Amenity Area.** As shown in Attachment H to this Staff Report (including Sheet C1.1), the proposed project would renovate the existing central area of campus that currently features surface parking, sidewalks, and landscaping. This area would be reconfigured to provide a central green space with more amenities (including a dog park and community garden), a new covered space for events, and reorganized banks of parking spaces.
- **Other Improvements.** Minor hardscape elements and outbuildings would be relocated within the main campus, including a delivery intake storage building and loading space. Improvements would generally be located away from the public right-of-way, with the

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exception of a revised vehicular entrance on S Ivy Street to the east, where a new emergency fire access would cross through existing landscaping.

As described in the applicant narrative, the renovations summarized above would be phased over time. All amenities are aimed at serving the existing Hope Village resident population. See Attachment B for additional project description details.

Relationship Between Project Description and Land Use Process

The project narrative provided by the applicant team indicates that a Type III land use review would be likely be required (see Page 4 of the submitted narrative). However, Planning Staff have determined that a Type II Intermediate Modification process is sufficient to analyze the proposed project, and that the proposed modifications to the Hope Village campus do not warrant "reopening" of the original CUP and PUD approvals or change the underlying assumptions of either prior approval.

This determination was based on the following facts:

- The proposed project would not add housing units or otherwise change the residential unit mix of the Hope Village campus.
- Accordingly, the proposed project would not change the onsite resident population.
- The proposed project would not add new parcels (or tax lots) to the campus, nor would it change the overall geographic scope of the Hope Village campus.
- The proposed project would add amenities that are aimed at serving existing onsite residents (with minor exceptions).
- These amenities would be located in the same central area that features resident amenities under existing conditions
- The original CUP and PUD approvals, as amended, both contemplated and formally acknowledged the inclusion of non-residential amenities that are ancillary to the primary residential use of the campus.
- Lastly, the overall scale, massing, and character of Hope Village would be unchanged as the proposed improvements are in the center of the campus, surrounded by existing Hope Village buildings.

The above rationale is restated within the analysis for Chapter 16.89, below, which relates to application and review procedures.

Relationship between the Proposed Project and 2020 South Campus Expansion

In September 2020, a major expansion of Hope Village was approved for parcels to the south of the main campus, accommodating 160 new senior housing units. However, the proposed project does not affect this physical area, its land use approvals, or related public improvements.

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Analysis and Findings

I. Applicable Criteria

Applicable criteria used in evaluating this application are listed in the following sections of the City of Canby's Land Development and Planning Ordinance, which are contained in Chapter 16 of the Canby Municipal Code (CMC):

- 16.08 General Provisions
- 16.10 Off-street Parking and Loading
- 16.18 R-1.5, Medium Density Residential Zone
- 16.43 Outdoor Lighting Standards
- 16.49 Site and Design Review
- 16.88 General Standards and Procedures
- 16.89 Application and Review Procedures (including 16.89.090, *Modifications*)
- 16.120 Parks, Open Space, and Recreation Land

II. Facts and Findings

The following analysis evaluates the proposed project's conformance with applicable approval criteria and other municipal code sections, as listed above in Section I. Sections of the CMC are analyzed in the order that they appear in the code.

Section 16.08.150: *Traffic Impact Study*

This section of the CMC outlines requirements for studying the transportation impacts of a proposed project. The section outlines how a traffic study is scoped and what the study must include.

Finding 1: At the pre-application conference held for the proposed project on June 11, 2025, Planning Staff determined that neither a full Transportation Impact Analysis (TIA) nor a Traffic Analysis Letter (TAL) was required.

This determination was premised on the fact that the proposed campus improvements are amenities aimed at serving the existing residents of Hope Village. No change to the existing number of housing units is proposed as part of the project and residents are expected to walk from their units to the centrally located community center as under existing conditions. In many cases, the increased amenities available in the campus would be expected to reduce the number of vehicle trips leaving Hope Village since residents would be able to meet more daily needs onsite.

While the proposed additions to the community center, including medical offices and the bistro, would potentially attract a nominal number of new visits to Hope Village (including trips by new employees), Planning Staff expect these vehicle trips to be offset by the reduction in outgoing resident trips discussed above.

On July 18, 2025, Planning Staff requested that the City's transportation consultant, DKS Associates, prepare a letter either confirming or refuting the above assumptions. The technical memorandum prepared by DKS, dated September 5, 2025 (see Attachment E to this Staff Report), evaluated the project description against the relevant code criteria found in Subsection 16.08.170 of the CMC. DKS determined that the proposed project would not be expected to generate "adverse traffic or circulation impacts" or otherwise be inconsistent with the City's adopted mobility standards.

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For the above reasons, Planning Staff finds this request is consistent with applicable provisions of the CMC.

Section 16.08.160: *Safety and Functionality Standards*

The City will not issue any development permits unless the proposed development complies with the City's basic transportation safety and functionality standards, the purpose of which is to ensure that development does not occur in areas where the surrounding public facilities are inadequate. At the time of development permit application submittal, the applicant shall demonstrate that the property has or will have the following:

A. Adequate street drainage;

B. Provides safe access and clear vision at intersections;

C. Public utilities are available and adequate to serve the project;

D. Access onto a public street with the minimum paved widths as stated in Subsection E below.

E. Adequate frontage improvements as follows:

   a. For local streets and neighborhood connectors, a minimum paved width of 16 feet along the site's frontage.

   b. For collector and arterial streets, a minimum paved width of 20 feet along the site's frontage.

   c. For all streets, a minimum horizontal right-of-way clearance of 20 feet along the site's frontage.

F. Compliance with mobility standards identified in the Transportation System Plan (TSP). If a mobility deficiency already exists, the development shall not create further deficiencies. (Ord 1340, 2011)

Finding 2: The adequacy of public utilities and public improvements to serve the proposed project was discussed at the pre-application conference held on June 11, 2025. Comments at the pre-application conference (see Attachment C to this Staff Report) generally indicated that public utilities and services were adequate to serve the proposed renovations. However, Canby Utility did provide comments regarding Canby's future need for additional electrical transmission capacity (beyond the current proposed improvements), which has been discovered to be inadequate for planned growth. Canby Utility offered to coordinate directly with the applicant team regarding this issue, including potential design solutions (i.e., solar infrastructure) that could reduce the electrical load of the Hope Village campus.

Gas, water, and sanitary sewer service are capable of serving the project site, as under existing conditions. Astound Broadband indicated that some of their subsurface internet infrastructure may be affected by the proposed renovations. The applicant team's utility plans are included in Attachment H to this Staff Report. Section V of this Staff Report identifies standard conditions of approval related to public utilities.

Although the proposed project would reconfigure the campus's internal circulation, it would not affect the surrounding perimeter streets (SW 13th Avenue, S Ivy Street, and S Fir Street). Therefore, the project would not affect adequacy of street drainage, intersection safety, or street widths. Furthermore, as analyzed under Section 16.08.150

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above, the project would not create an inconsistency with City-adopted mobility standards.

For the above reasons, Planning Staff finds this request, as conditioned, is consistent with applicable provisions of the CMC.

Chapter 16.10: *Off-Street Parking and Loading*

This chapter of the CMC identifies requirements for vehicular parking, bicycle parking, and loading facilities when new development occurs.

As identified in Section 16.10.050, "retirement/assisted living" uses are required to provide one off-street parking space per unit. However, the proposed project does not add to—or otherwise change—Hope Village's number of existing housing units.

Finding 3: As indicated above, the proposed project does not add housing units. Therefore, the overall number of residential-related parking spaces required does not change. However, the proposed project does reorganize the campus's parking lots in the center of the main campus, including losing and gaining spaces in localized areas.

For these reasons, the parking analysis provided by the project applicant (see Pages 6-10 in Attachment B to this Staff Report) focuses on parking need generated by the expanded community center building and the immediately adjacent residential buildings. Parking on the project site is shown on Sheet C1.2 in Attachment H.

As shown in the applicant's analysis, the buildings in the central main campus generate the need for 243 total parking spaces, including 120 spaces for the The Meadows and Cascade House (together), 89 spaces for the Marquis Care Facility, and 34 spaces to accommodate non-resident visitors to the community center. Based on the parking calculation map provided by the applicant, Planning Staff estimate that the proposed site plan provides approximately 310 parking spaces in the areas that serve the above listed buildings. Therefore, the provided vehicular parking would more than satisfy the need generated by the project site per Chapter 16.10 of the CMC. Additionally, as the Hope Village campus is further built out, parking will continue to be monitored during each land use review process.

Parking Lots and Access

Planning Staff find that the proposed parking lots and site access are generally consistent with Subsection 16.10.070 of the CMC, including the following items:

- Parking areas and driveways would be paved surfaces.
- No parking spaces would back directly onto public streets.
- Accessible parking would be provided as required.
- Sidewalks would extend directly from the entrance of the community center building to the public right-of-way, with a pedestrian pathway leading directly to S Ivy Street.
- Sidewalks would be remain on all three surrounding public frontages.
- Existing curb cuts onto public streets would remain well above the minimum five feet from adjacent property lines.

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Bicycle Parking

Most of the bicycle parking in the Hope Village campus is related to the existing housing units. Because neither these housing units nor the associated bicycle parking is changing under the proposed project, the applicant's narrative focuses on the net increase in need for bicycle parking generated by the expanded community center.

Planning Staff concur with the analysis provided by the project applicant (see Page 12 of the submitted criteria response in Attachment B). This analysis recalculates the bicycle parking generated by the community center building to reflect a new blend of internal uses. The proposed office and bistro uses generate the need for approximately 6.6 spaces; 7 spaces are provided. Expanded recreational amenities in the building are assumed to not require additional bicycle parking spaces because Hope Village residents already have bicycle parking associated with their residential units.

Conclusion

For the above reasons, Planning Staff finds this request is consistent with applicable provisions of the CMC.

Chapter 16.18: *R-1.5, Medium Density Residential Zone*

Lists of allowable uses and development standards for those uses are generally found in the respective chapters for each zone. The project site is zoned R-1.5, Medium Density Residential., which is covered by Chapter 16.18.[1]

Finding 4: Hope Village has a unique relationship to its applicable base zones, including the R-1.5 Zone, as Hope Village is an institutional residential use rather than individual lots or units organized into a traditional neighborhood. For this reason, the campus is covered by PUD and CUP land use approvals, which contemplate a group of adjacent parcels owned by the same entity that feature a range of residential uses but also ancillary nonresidential uses.

As such, the development in Hope Village main campus doesn't strictly follow the "uses permitted outright" or the conditional uses identified in Chapter 16.18, which are designed around a limited range of housing typologies. The previously approved PUD and CUP approvals rely on the R-1 Zone's allowed conditional uses, which are nested into the R-1.5 Zone conditional uses. The PUD and CUP approvals explicitly allow a central community center that hosts a range of amenities and services aimed at serving the onsite senior living population. Although the proposed project broadens the scope of amenities and services provided (i.e., new professional tenant offices and a new bistro), the size and location of these uses indicate that they are still ancillary to the primary use of the 32.3-acre main campus, which is the previously approved mix of residential uses.

The proposed project is consistent with the applicable development standards required of uses in the R-1.5 Zone,[2] as summarized below:

- All affected parcels would continue to provide a minimum width and frontage of 40 feet.

[1] Other portions of the Hope Village campus are located in other zoning designations, but the parcels of the main campus affected by the proposed project are all zoned R-1.5.
[2] Many development standards don't apply as they are aimed at typical residential neighborhoods with individual lots.

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- Street yards of affected parcels would continue to exceed 20 feet in depth.
- No proposed building elements would exceed thirty-five feet in height.
- Detached accessory structures would be located in the interior of the block away from non-Hope Village properties.
- Detached accessory structures would not exceed 22 feet in height.
- The project site would be 58 percent impervious surface, below the maximum allowed 70 percent.

For the above reasons, Planning Staff finds this request is consistent with applicable provisions of the CMC.

Chapter 16.42: *Signs*

This chapter of the CMC identifies standards for the location, number, size, and design of signage.

Finding 5: At this time, the proposed project only includes circulation-related signs, including wayfinding signs. No signage that requires site plan review or building permit review is proposed. Chapter 16.42 of the CMC identifies requirements that will apply to signs proposed for the project at a future date. Section V of this Staff Report identifies the required process for future project-related signs.

For the above reasons, Planning Staff finds this request, as conditioned, is consistent with applicable provisions of the CMC.

Chapter 16.43: *Outdoor Lighting Standards*

The purpose of this chapter is to provide regulations for outdoor lighting that will minimize glare and light trespass, among other goals. The chapter identifies requirements related to the placement, shielding, height, and intensity of outdoor light fixtures. Because of the subject property's zoning, it is in Lighting Zone 1, as defined by Chapter 16.43, which is intended to have a lower level of ambient nighttime illumination.

Finding 6: Lighting and photometric exhibits provided by the project applicant are included in Attachment J to this Staff Report. As shown in the exhibits, new lighting fixtures would be installed throughout the renovated areas of the main campus. However, these new fixtures would not create substantial light overspill or trespass because they are generally in the interior of the block away from surrounding land uses.

Section V of this Staff Report identifies the requirement for a final lighting plan to be submitted to the City prior to site plan approval.

For the above reasons, Planning Staff finds this request, as conditioned, is consistent with applicable provisions of the CMC.

Chapter 16.46: *Access Limitations on Project Density*

This chapter addresses the number of street access points required compared to the level of development proposed, along with minimum dimensions of private drives.

Finding 7: As the proposed project does not create new parcels, introduce new public streets, or involve new residential development, many of the provisions of this chapter do not apply. Subsection 16.46.030 identifies spacing requirements specific to driveways on collector roadways. However, the proposed project does not introduce new driveways or access points onto any of the adjacent public streets.

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For the above reasons, Planning Staff finds this request is consistent with applicable provisions of the CMC.

Chapter 16.49: *Site and Design Review Criteria*

Section 16.49 of the Zoning Code provides review criteria to be used in the design review process:

> In review of a Type III Site and Design Review Application, the Board shall, in exercising or performing its powers, duties or functions, determine whether there is compliance with the following:
>
> 1. The proposed site development, including the site plan, architecture, landscaping and graphic design, is in conformance with the standards of this and other applicable city ordinances insofar as the location, height and appearance of the proposed development are involved; and
> 2. The proposed design of the development is compatible with the design of other developments in the same general vicinity; and
> 3. The location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.
> 4. The proposed development incorporates the use of Low Impact Development (LID) best management practices whenever feasible based on site and soil conditions. LID best management practices include, but are not limited to, minimizing impervious surfaces, designing on-site LID stormwater management facilities, and retaining native vegetation.
> 5. The Board shall, in making its determination of compliance with this Ordinances, shall use the matrix in Table 16.49.040 to determine compatibility unless this matrix is superseded by another matrix applicable to a specific zone or zones under this title. An application is considered to be compatible with the standards of Table 16.49.040 if the following conditions are met: a. The development accumulates a minimum of 60 percent of the total possible number of points from the list of design criteria in Table 16.49.040; and b. At least 10 percent of the points used to comply with (a) above must be from the list of LID Elements in Table 16.49.040.
> 6. Street lights installation may be required on any public street or roadway as part of the Design Review Application.

Finding 8: Planning Staff finds that the proposed project, including its site plan, architecture, hardscape, landscaping, and circulation pattern, is generally compatible with the surrounding context of the project site, which is an existing senior-living community that is largely surrounded by other residential uses. The proposed improvements would be anticipated to improve the visual quality of the campus interior while having limited visual impact on the surrounding vicinity. In particular, the renovated and expanded community center would maintain its existing low, one-story profile that is obscured from the public realm by other buildings and trees within Hope Village.

Specific subsections of Section 16.49 are analyzed below.

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- **LID Best Management Practices.** The proposed project features low impact development (LID) practices where feasible, including extensive use of landscaping and vegetation, reductions in impervious parking and driving surfaces, and underground injection of stormwater.
- **Site Design Review Matrix.** Planning Staff concur with the applicant's self-scoring under the site and design review matrix (Table 16.49.040). As shown in the applicant criteria response for this code section, the proposed project would exceed the minimum scoring allowed (67% of total points achieved vs. a minimum allowed score of 60%).
- **Bicycle and Pedestrian Facilities.** The submitted materials demonstrate compliance with standards related to pedestrian facilities. As under existing conditions, there would be numerous pedestrian connections between the community center area and the surrounding public streets. As discussed above, the project includes bicycle parking as required.
- **Landscaping.** The Landscape Plan submitted by the project applicant (see Sheet C5.0 in Attachment H to this Staff Report) shows a landscape concept that includes a mix of trees, shrubs, grass, community gardens, and other plantings. Although up to 26 trees would be removed (see Sheet 5.2 in Attachment H), these would be replaced with new trees.

  As shown in the landscape calculation form submitted by the applicant (see Attachment A), the percentage of the project site that would be landscaped would substantially exceed the minimum requirements. Requirements for parking lot landscaping and trees would also be met.
- **Revegetation in Unlandscaped Areas.** Subsection 16.49.130 aims to address erosion control issues when areas not planned for landscaping are intended to allow native plants to re-establish themselves. There are no areas of the project site not planned for hardscape or landscaping. Therefore, no revegetation of native plants or erosion control planting of vacant areas is necessary.

  As outlined in Subsection 16.49.130, plant materials are required to be watered at intervals sufficient to assure survival and growth for a minimum of two growing seasons.

For the above reasons, Planning Staff finds this request, as conditioned, is consistent with applicable provisions of the CMC to the extent feasible.

Chapter 16.89: *Application and Review Procedures*

Section 16.89.90 of Chapter 16.89, *Application and Review Procedures*, of the Canby Municipal Code (CMC) outlines criteria for processing modifications to previously approved land use applications. The section identifies three types of modifications:

A. **Minor Modification.** Minor modifications have a negligible impact on an approved site plan, land use decision, or condition of approval. The Planning Director will review all minor modifications under the Type I process.

B. **Intermediate Modification.** Intermediate modifications are those that do not fit the definitions in 16.89.090(A) or (C). The Planning Director will review intermediate modifications under the Type II process. If the Planning Director approves an

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intermediate modification, notice of the decision will be made in accordance with the Type II process. The individuals noticed may obtain a public hearing on the issue by filing a request in writing within ten days of the notice mailing date. Any additional costs of such hearings shall be paid by the modification applicant. Hearing notice shall follow the requirements of the procedure type of the original application.

C. **Major Modification.** Any modification that would result in a substantial impact to an approved site plan, land use decision, or condition of approval is a major modification. Major modifications shall be processed using the procedure type of the original application.

Finding 9: As shown above, the three types of modifications are not explicitly defined. However, because the proposed project would not substantially alter the arrangement of buildings and uses on the project site, would not modify any of the key assumptions underlying the previously approved CUP and PUD, ,and would not affect compliance with previously identified conditions of approval, Planning Staff have concluded that the impact of the modification would not warrant analysis as a Major Modification.

As listed above under "Relationship Between Project Description and Land Use Process," the following facts informed the decision to process the proposed project under a Type II Intermediate Modification:

- The proposed project would not add housing units or otherwise change the residential unit mix of the Hope Village campus.
- Accordingly, the proposed project would not change the onsite resident population.
- The proposed project would not add new parcels (or tax lots) to the campus, nor would it change the overall geographic scope of the Hope Village campus.
- The proposed project would add amenities that are aimed at serving existing onsite residents (with minor exceptions).
- These amenities would be located in the same central area that features resident amenities under existing conditions
- The original CUP and PUD approvals, as amended, both contemplated and formally acknowledged the inclusion of non-residential amenities that are ancillary to the primary residential use of the campus.
- Lastly, the overall scale, massing, and character of Hope Village would be unchanged as the proposed improvements are in the center of the campus, surrounded by existing Hope Village buildings.

Because the proposed project would affect building footprints, internal circulation, parking, and landscaping within the main Hope Village campus, Planning Staff believe that it is appropriate to reassess the project's compliance with applicable approval criteria. For this reason, the Planning Director has determined that the proposed modification shall be reviewed under the Type II process for Intermediate Modifications, which includes public notice to surrounding property owners and the opportunity for appeal.

For the above reasons, Planning Staff finds this request is consistent with applicable provisions of the CMC.

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Chapter 16.120: *Parks, Open Space, and Recreational Land*

This section of the CMC requires dedication of parkland or payment of system development charges (SDCs) to compensate for the increased demand for recreational amenities generated by new land uses.

Finding 10: The proposed project does not add new housing units. Therefore, implementation of the proposed project would not be expected to generate new demands on City parks, open space, or recreational lands. Furthermore, the centralized amenities planned under the project (both in the community center and in the central green space) are specifically aimed at bolstering Hope Village's range of onsite recreational opportunities. Therefore, the proposed project would reduce the need for Hope Village residents to pursue recreation outside the campus, reducing demand on area City parks.

Because the proposed project does not dedicate public park space, the additional nonresidential building space added in the community center (i.e., square footage for office, health service, and restaurant uses) would trigger payment of a negligible amount of park SDCs. The City will provide the applicant with an itemized summary of applicable SDCs.

For the above reasons, Planning Staff finds this request is consistent with applicable provisions of the CMC.

III. Public and Agency Comments

Notice of this application and the opportunity to provide comment was forwarded to property owners and residents within a 100-foot radius (including all individual Hope Village units), and to applicable public agencies.

At the time of this writing, two public comments were received. Agency and service provider comments are summarized below.

A. Public Comments:

- **Dick Meissner** (February 10, 2026). The commenter expressed support for the amenities included in the proposed project.
- **Marcia Pearson** (February 10, 2026). The commenter expressed concern about speeding on S Ivy Street but had no concerns about the proposed project.

B. Agency and Service Provider Comments:

- **Richard Carlson, Clackamas County Building Codes Division** (December 11, 2025). The Plans Examiner Supervisor stated that any construction on buildings will require building permits through Clackamas County.
- **Mark Johnston, Canby Fire District** (December 15, 2025). Canby Fire indicated that they were coordinating with the applicant team directly and had no additional comments.
- **Jerry Benson, Astound Broadband** (December 17, 2025). Astound provided a map of the project site showing where Astound's underground facilities are located. They asked for notice if something needs to be moved or adjusted.

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IV. Conclusion

Planning Staff have reviewed the applicant's narrative and submitted application materials and find that the applications listed above conform to the applicable review criteria and standards, subject to the conditions of approval identified in Section V of this Staff Report. The Planning Director **Approves** Intermediate Modification MOD 25-07 and Design Review application DR 25-04 subject to the identified conditions of approval.

V. Conditions of Approval

General Conditions:

1. The project shall substantially comply with the submitted narrative and plans. Any significant deviation from submitted plans may require additional land use review. (Planning)
2. The Type II Intermediate Modification approval runs with the land and is binding on the project applicant and its successors. (Planning)

Utility Improvements:

3. The applicant team shall maintain continued contact with Canby Utility regarding electrical transmission capacity, including notifying the agency if improvements affecting overall electrical load at Hope Village are planned to be delayed or otherwise modified. (Planning)
4. All private storm drainage shall be disposed of onsite. A final drainage report shall be submitted with the final construction plans.

   The applicant shall demonstrate how the storm runoff generated from the new impervious surfaces will be disposed. If drywells (UIC) are used as a means to discharge storm runoff, they must meet the following criteria:

   a. The UIC structures' location shall meet at least of the two conditions:

      i. The vertical separation distance between the UIC and seasonal high groundwater is more than 2.5 feet, or

      ii. The horizontal separation distance between the UIC and any water well is a minimum of 267 feet in accordance with the City of Canby Stormwater Master Plan, Appendix "C", *Groundwater Protectiveness Demonstration and Risk Prioritization for Underground Injection Control Devices*.

   The storm water drainage report and design methodology shall be in conformance with the requirements as stated in Chapter 4 of the City of Canby Public Works Design Standards dated December 2019. (Public Works/City Engineer)
5. The applicant shall work with Canby Utility and the Canby Public Works Department in order to provide the appropriate connections to all required utilities prior to site plan approval. (Public Works)

Project Design/Site Plan Approval:

6. The developer/builder of the proposed buildings shall consult with Canby Disposal regarding final architectural plans and design considerations for solid waste pickup. (Canby Disposal)

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7. All landscaping must meet the requirements of Chapter 16.49 for longevity, planting types, irrigation requirements and general coverage. (Planning)

8. All proposed lighting shall meet the standards described in Chapter 16.43 and must have cut-off shielding and be installed as described in the submitted lighting exhibits. A final lighting plan shall be submitted prior to site plan approval. (Planning)

9. System Development Charges (SDCs) shall be paid prior to submittal of the Type I site plan application. These will be paid at the current established rates at the time of payment. (Planning)

Building Permits:

10. Pursuant to Subsection 16.49.060 of the Canby Municipal Code, Site and Design Review approvals shall be void after twelve (12) months unless: A building permit has been issued and substantial construction pursuant thereto has taken place, as defined by the state Uniform Building Code; or the Planning Department finds that there have been no changes in any Ordinances, standards, regulations or other conditions affecting the previously approved project so as to warrant its resubmittal. (Ord. 848, Part III, Section 4, 1091).

    Planning Staff understand that project will be phased and do not require all phases to be completed within the first 12 months. (Planning)

11. An erosion control and a grading permit will be required from the City of Canby prior to any on-site ground disturbance, and Canby pre-construction and Clackamas County approval is required prior to commencement of grading. (Planning)

12. The project applicant shall apply for a City of Canby Site Plan Permit, Clackamas County Building permits (including grading permits), and a City of Canby Erosion Control Permit prior to project construction. These items shall be submitted for each project phase. (Planning/Public Works)

13. Clackamas County Building Services will provide structural, electrical, plumbing, and mechanical plan review and inspection services. (Clackamas County Building Services)

14. Construction plans shall be designed and stamped by a Professional Engineer registered in the State of Oregon. (City Engineer)

15. The applicant shall submit signage applications to the City for any future signs. Proposed signs shall conform to provisions of Chapter 16.42 of the CMC and shall secure a building permit from Clackamas County Building Services prior to their installation if applicable. (Planning)

Prior to Occupancy:

16. A narrative with accompanying materials shall be provided during the final certificate of occupancy process for the renovated Community Center building that demonstrates how the project is consistent with the conditions of approval stated in this Staff Report. (Planning)

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City of Canby
PO Box 930
222 NE 2nd Ave
Canby, OR 97013
Phone: 503.266.7001
www.canbyoregon.gov
Development Services

February 26, 2026

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NOTICE OF DECISION

Intermediate Modification
Hope Village Campus Renovations
1546 S Fir Street and 1441, 1535, 1555 & 1589 S Ivy Street
File #: MOD 25-07/DR 25-04

A decision regarding MOD 25-07/DR 25-04, Hope Village Campus Renovations, located at the addresses identified below, has been made. Planning Staff have **APPROVED** the application, which is a request to renovate the central amenity area of the Hope Village main campus. **This is your notice of the decision.**

Location:	1546 S Fir Street and 1441, 1535, 1555 & 1589 S Ivy Street
Tax Lots:	Tax Lots 41E04D-802 to 41E0D-811
Property Size:	48 acres (overall campus); 32.3 acres (main campus)
Project Area:	Approximately 4 acres
Comprehensive Plan:	MDR, Medium Density Residential
Current Zoning:	R-1.5, Medium Density Residential
Owner:	Hope Village, Inc.
Applicant:	Hope Village, Inc.
Application Types:	Intermediate Modification (MOD)/Site and Design Review (DR)
City File Number:	MOD 25-07/DR 25-04

Project Description: Hope Village has requested approval of a Modification (MOD) to previously approved Conditional Use Permit (CUP 91-05 as amended) and Planned Unit Development (PUD 91-01 as amended) approvals to allow for several renovations within the campus and for the expansion of the onsite Community Center. The project has also been analyzed for consistency with Site and Design Review (DR) approval criteria. Hope Village has proposed additions to three structures and redevelopment of the main parking area within the main campus. The project would add new green space and outdoor amenities. No new housing is proposed under the proposed project.

The Staff Report supporting this decision is available online at https://www.canbyoregon.gov/dev-services/page/mod-25-07dr-25-04-hope-village-campus-renovations.

According to ORS 227.175, this decision may be appealed to the Canby Planning Commission within twelve (12) days of the date this notice was mailed. **A request for an appeal must be in writing and be received by the Planning Department by 4:00 p.m. on March 10, 2026**. Appeal documents can be requested at and emailed to planningapps@canbyoregon.gov or at the Planning counter located on the 2nd floor at City Hall (222 NE 2nd Ave., Canby).

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City of Canby
Planning Department
222 NE 2nd Avenue
PO Box 930
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If you have any questions or concerns, please contact Ryan Potter, AICP, Planning Manager, at potterr@canbyoregon.gov or 503-266-0712.

CERTIFICATE OF MAILING

This Notice of Decision for Hope Village Campus Renovations (MOD 25-07/DR 25-04) was postmarked and placed in the mail and/or emailed on **February 26, 2026** and sent to all parties with standing.

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