

# Application for a Permit to Use Groundwater



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

## SECTION 1: APPLICANT INFORMATION AND SIGNATURE

### Applicant

NAME		PHONE (HM)	
PHONE (WK)	CELL	FAX	
ADDRESS			
CITY	STATE	ZIP	E-MAIL*

### Organization

NAME HOPE VILLAGE C/O CRAIG GINGERICH		PHONE 503-266-9810	FAX
ADDRESS 1535 S. IVY ST		CELL	
CITY CANBY	STATE OR	ZIP 97013	E-MAIL* CRAIG@HOPEVILLAGE.ORG

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**SALEM, OREGON**

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

AGENT / BUSINESS NAME DOANN HAMILTON / PACIFIC HYDRO-GEOLOGY, INC.		PHONE (503) 632-5016	FAX (503) 632-5983
ADDRESS 18487 S. VALLEY VISTA RD		CELL (503) 349-6946	
CITY MULINO	STATE OR	ZIP 97042	E-MAIL* PHGDMH@GMAIL.COM

Note: Attach multiple copies as needed

\* By providing an e-mail address, consent is given to receive all correspondence from the Department electronically. (Paper copies of the proposed and final order documents will also be mailed.)

**By my signature below I confirm that I understand:**

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction of any proposed well, unless the use is exempt. Acceptance of this application does not guarantee a permit will be issued.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land-use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water-right holders to get water to which they are entitled.



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

*Doann Hamilton*  
Applicant Signature

Executive Director  
Print Name and Title if applicable

1/12/2023  
Date

Applicant Signature

Print Name and Title if applicable

Date

## SECTION 2: PROPERTY OWNERSHIP

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

- YES, there are no encumbrances.  
 YES, the land is encumbered by easements, rights of way, roads or other encumbrances.
- NO, I have a recorded easement or written authorization permitting access.  
 NO, I do not currently have written authorization or easement permitting access.  
 NO, written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigation and/or domestic use only (ORS 274.040).  
 NO, because water is to be diverted, conveyed, and/or used only on federal lands.

**Affected Landowners:** List the names and mailing addresses of all owners of any lands that are not owned by the applicant and that are crossed by the proposed ditch, canal or other work, even if the applicant has obtained written authorization or an easement from the owner. *(Attach additional sheets if necessary).*

NA

**Legal Description:** You must provide the legal description of: 1. The property from which the water is to be diverted, 2. Any property crossed by the proposed ditch, canal or other work, and 3. Any property on which the water is to be used as depicted on the map.

## SECTION 3: WELL DEVELOPMENT

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
WELL 1	MOLALLA RIVER	2,250 FEET	~ 65 FEET
WELL 2	MOLALLA RIVER	1,600 FEET	~ 65 FEET

Please provide any information for your existing or proposed well(s) that you believe may be helpful in evaluating your application. For existing wells, describe any previous alteration(s) or repair(s) not documented in the attached well log or other materials *(attach additional sheets if necessary).*

Well 1 see well log CLAC 52004

Well specifications provided in the table below are estimates and subject to change based on actual conditions encountered in the field. The objective will be to construct the well to develop water from the alluvial aquifer.

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Groundwater Application — Page 2

For Department Use: App. Number: \_\_\_\_\_

Rev. 07/21

**SECTION 3: WELL DEVELOPMENT, continued**

Total maximum rate requested: 0.089 CFS (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

The table below must be completed for each source to be evaluated or the application will be returned. If this is an existing well, the information may be found on the applicable well log. *(If a well log is available, please submit it in addition to completing the table.)* If this is a proposed well, or well-modification, consider consulting with a licensed well driller, geologist, or certified water right examiner to obtain the necessary information.

OWNER'S WELL NAME OR NO.	PROPOSED	EXISTING	WELL ID (WELL TAG) NO.* OR WELL LOG ID**	FLOWING ARTESIAN	CASING DIAMETER	CASING INTERVALS (IN FEET)	PERFORATED OR SCREENED INTERVALS (IN FEET)	SEAL INTERVALS (IN FEET)	MOST RECENT STATIC WATER LEVEL & DATE (IN FEET)	PROPOSED USE			
										SOURCE AQUIFER***	TOTAL WELL DEPTH	WELL-SPECIFIC RATE (GPM)	ANNUAL VOLUME (ACRE-FEET)
WELL 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CLAC 52004	<input type="checkbox"/>	8 INCH	0 TO 320	280 TO 320	0 TO 30	63 FEET PER WELL LOG JUNE 18, 1997	ALLUVIAL	340 FEET		
WELL 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NA	<input type="checkbox"/>	8 INCH	0 TO 350	TBD	0 TO 30	NA	ALLUVIAL	350 FEET		
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>						TOTAL:		39.8 GPM	17.75 AF
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									

\* Licensed drillers are required to attach a Department-supplied Well Tag, with a unique Well ID or Well Tag Number to all new or newly altered wells. Landowners can request a Well ID for existing wells that do not have one. The Well ID is intended to serve as a unique identification number for each well.  
 \*\* A well log ID (e.g. MARI 1234) is assigned by the Department to each log in the agency's well log database. A separate well log is required for each subsequent alteration of the well.  
 \*\*\* Source aquifer examples: Troutdale Formation, gravel and sand, alluvium, basalt, bedrock, etc.

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For Department Use: App. Number: \_\_\_\_\_

**SECTION 4: SENSITIVE, THREATENED OR ENDANGERED FISH SPECIES PUBLIC INTEREST INFORMATION**

This information must be provided for your application to be accepted as complete. The Water Resources Department will determine whether the proposed use will impair or be detrimental to the public interest with regard to sensitive, threatened or endangered fish species if your proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters.

To answer the following questions, use the map provided in [Attachment 3](#) or the link below to determine whether the proposed point of appropriation (POA) is located in an area where the Upper Columbia, the Lower Columbia, and/or the Statewide public interest rules apply.

For more detailed information, click on the following link and enter the TRSQQ or the Lat/Long of a POA and click on "Submit" to retrieve a report that will show which section, if any, of the rules apply:  
[https://apps.wrd.state.or.us/apps/misc/lkp\\_trsqq\\_features/](https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/)

If you need help to determine in which area the proposed POA is located, please call the customer service desk at (503) 986-0801.

**Upper Columbia - OAR 690-033-0115 thru -0130**

Is the well or proposed well located in an area where the Upper Columbia Rules apply?

Yes  No

If **yes, you are notified** that the Water Resources Department will consult with numerous federal, state, local and tribal governmental entities so it may determine whether the proposed use is consistent with the "Columbia River Basin Fish and Wildlife Program" adopted by the Northwest Power Planning Council in 1994 for the protection and recovery of listed fish species. The application may be denied, heavily conditioned, or if appropriate, mitigation for impacts may be needed to obtain approval for the proposed use.

**If yes, and if the Department determines that proposed groundwater use has the potential for substantial interference with nearby surface waters:**

- I understand that the permit, if issued, will not allow use during the time period April 15 to September 30, except as provided in OAR 690-033-0140.
- I understand that the Department of Environmental Quality will review my application to determine if the proposed use complies with existing state and federal water quality standards.
- I understand that I will install and maintain water use measurement and recording devices as required by the Water Resources Department, and comply with recording and reporting permit condition requirements.

**Lower Columbia - OAR 690-033-0220 thru -0230**

Is the well or proposed well located in an area where the Lower Columbia rules apply?

Yes  No

**If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified** that the Water Resources Department will determine, by reviewing

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recovery plans, the Columbia River Basin Fish and Wildlife Program, and regional restoration programs applicable to threatened or endangered fish species, in coordination with state and federal agencies, as appropriate, whether the proposed use is detrimental to the protection or recovery of a threatened or endangered fish species and whether the use can be conditioned or mitigated to avoid the detriment.

If a permit is issued, it will likely contain conditions to ensure the water use complies with existing state and federal water quality standards; and water use measurement, recording and reporting required by the Water Resources Department. The application may be denied, or if appropriate, mitigation for impacts may be needed to obtain approval of the proposed use.

**If yes, you will be required to provide the following information, if applicable.**

Yes  No The proposed use is for more than one cubic foot per second (448.8 gpm) and is not subject to the requirements of OAR 690, Division 86 (Water Management and Conservation Plans).

If yes, provide a description of the measures to be taken to assure reasonably efficient water use:  
NA

**Statewide - OAR 690-033-0330 thru -0340**

Is the well or proposed well located in an area where the Statewide rules apply?

Yes  No

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**If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified** that the Water Resources Department will determine whether the proposed use will occur in an area where endangered, threatened or sensitive fish species are located. If so, the Water Resources Department, Department of Fish and Wildlife, Department of Environmental Quality, and the Department of Agriculture will recommend conditions required to achieve “no loss of essential habitat of threatened and endangered (T&E) fish species,” or “no net loss of essential habitat of sensitive (S) fish species.” If conditions cannot be identified that meet the standards of no loss of essential T E fish habitat or no net loss of essential S fish habitat, the agencies will recommend denial of the application unless they conclude that the proposed use would not harm the species.

**SECTION 5: WATER USE**

USE	PERIOD OF USE	ANNUAL VOLUME (ACRE-FEET)
Irrigation	March 1 through October 31	17.75 AF

**For irrigation use only:**

Please indicate the number of primary, supplemental and/or nursery acres to be irrigated (*must match map*).

Primary: 7.1 Acres                      Supplemental: NA Acres                      Nursery Use: NA Acres

If you listed supplemental acres, list the Permit or Certificate number of the underlying primary water right(s):

NA

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 17.75 AF

- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: NA (**Exempt Uses:** Please note that 15,000 gallons per day for single or group **domestic** purposes and 5,000 gallons per day for a single **industrial or commercial** purpose are exempt from permitting requirements.)

- If the use is **mining**, describe what is being mined and the method(s) of extraction (*attach additional sheets if necessary*): NA

## SECTION 6: WATER MANAGEMENT

### A. Diversion and Conveyance

What equipment will you use to pump water from your well(s)?

- Pump (give horsepower and type):  
- Submersible 15 Hp pump

Other means (describe):

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water.

**Water will be pumped from the existing Well (CLAC 52004) through 4-inch and 2-inch buried PVC line to the property to the south where it will be combined with the new proposed well to convey water through additional 4-, 3- and 2-inch PVC lines to each landscaped area associated with each building.**

### B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler) (*attach additional sheets if necessary*).

**Water will be applied using zones to control rotor sprinklers, pop-up sprinklers and drip irrigation lines for the different independent landscaped areas.**

### C. Conservation

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent damage to aquatic life and riparian habitat; prevent the discharge of contaminated water to a surface stream; prevent adverse impact to public uses of affected surface waters (*attach additional sheets if necessary*).

**Water will be applied using a low volume irrigation system controlled by independent zones to apply water at the most efficient rate along with landscaped swales to maintain water flow within the property.**

## SECTION 7: PROJECT SCHEDULE

- Date construction will begin: Within three years after the permit is issued
- Date construction will be completed: Within five years after the permit has been issued
- Date beneficial water use will begin: Within five years after the permit has been issued

## SECTION 8: RESOURCE PROTECTION

In granting permission to use water the state encourages, and in some instances requires, careful control of activities that may affect adjacent waterway or streamside area. See instruction guide for a list of possible permit requirements from other agencies. Please indicate any of the practices you plan to undertake to protect water resources.

- Water quality will be protected by preventing erosion and run-off of waste or chemical products.  
Describe: Water will be applied at the appropriate rate and duration to avoid excess watering

- Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.  
**Note:** If disturbed area is greater than one acre, applicant should contact the Oregon Department of Environmental Quality to determine if a 1200C permit is required.

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Describe planned actions and additional permits required for project implementation:

There are no streams located near the existing and proposed wells or any other location requiring ground disturbance; therefore, no banks will need clearing.

- Other state and federal permits or contracts required and to be obtained, if a water right permit is granted:  
List: NA

### SECTION 9: WITHIN A DISTRICT

- Check here if the point of appropriation (POA) or place of use (POU) are located within or served by an irrigation or other water district.

Irrigation District Name NA	Address	
City	State	Zip

### SECTION 10: REMARKS

Use this space to clarify any information you have provided in the application (*attach additional sheets if necessary*).

The underlying water rights Cert 35078 and 36263 will be cancelled.

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## Minimum Requirements Checklist

Minimum Requirements (OAR 690-310-0040, OAR 690-310-0050 & ORS 537.140)

### Include this checklist with the application

**Check that each of the following items is included.** The application will be returned if all required items are not included. If you have questions, please call the Water Rights Customer Service Group at (503) 986-0900.

Please submit the original application and signatures to the Water Resources Department. Applicants are encouraged to keep a copy of the completed application.

- SECTION 1: Applicant Information and Signature
- SECTION 2: Property Ownership
- SECTION 3: Well Development
- SECTION 4: Sensitive, Threatened or Endangered Fish Species Public Interest Information
- SECTION 5: Water Use
- SECTION 6: Water Management
- SECTION 7: Project Schedule
- SECTION 8: Resource Protection
- SECTION 9: Within a District
- SECTION 10: Remarks

#### Include the following additional items:

- Land Use Information Form with approval and signature of local planning department (*must be an original*) or signed receipt.
- Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map.
- Fees - Amount enclosed: **\$ 2,390.00**  
See the Department's Fee Schedule at [www.oregon.gov/owrd](http://www.oregon.gov/owrd) or call (503) 986-0900.
- Map that includes the following items:
  - Permanent quality and drawn in ink
  - Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
  - North Directional Symbol
  - Township, Range, Section, Quarter/Quarter, Tax Lots
  - Reference corner on map
  - Location of each diversion, by reference to a recognized public land survey corner (distances north/south and east/west)
  - Indicate the area of use by Quarter/Quarter and tax lot identified clearly.
  - Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
  - Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)

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# Water-Use Permit Application Processing

## 1. Completeness Determination

The Department evaluates whether the application and accompanying map contain all of the information required under OAR 690-310-0040 and OAR 690-310-0050. The Department also determines whether the proposed use is prohibited by statute. If the Department determines that the application is incomplete, all fees have not been paid, or the use is prohibited by statute, the application and all fees submitted are returned to the applicant.

## 2. Initial Review

The Department reviews the application to determine whether water is available during the period requested, whether the proposed use is restricted or limited by rule or statute, and whether other issues may preclude approval of or restrict the proposed use. An Initial Review (IR) containing preliminary determinations is mailed to the applicant. The applicant has 14 days from the mailing date to withdraw the application from further processing and receive a refund of all fees paid minus \$310. The applicant may put the application on hold for up to 180 days and may request additional time if necessary.

## 3. Public Notice

Within 7 days of the mailing of the initial review, the Department gives [public notice](#) of the application in the weekly notice published by the Department at [www.oregon.gov/owrd](http://www.oregon.gov/owrd). The public comment period is 30 days from publication in the weekly notice.

## 4. Proposed Final Order Issued

The Department reviews any comments received, including comments from other state agencies related to the protection of sensitive, threatened or endangered fish species. Within 60 days of completion of the IR, the Department issues a Proposed Final Order (PFO) explaining the proposed decision to deny or approve the application. A PFO proposing approval of an application will include a draft permit, and may request additional information or outstanding fees required prior to permit issuance.

## 5. Public Notice

Within 7 days of issuing the PFO, the Department gives public notice in the weekly notice. Notice includes information about the application and the PFO. Protest must be received by the Department within 45 days after publication of the PFO in the weekly notice. Anyone may file a protest. The protest filing fee is \$480.00 for the applicant and \$950.00 for non-applicants. Protests are filed on approximately 10 percent of Proposed Final Orders. If a protest is filed the Department will attempt to settle the protest but will schedule a contested case hearing if necessary.

## 6. Final Order Issued

If no protests are filed, the Department can issue a Final Order within 60 days of the close of the period for receiving protest. If the application is approved, a permit is issued. The permit specifies the details of the authorized use and any terms, limitations or conditions that the Department deems appropriate

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Attachment 2: Land Use Information Form

# Land Use Information Form

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

### Applicant

NAME HOPE VILLAGE C/O FRANK HOWARD			PHONE (HM)		
PHONE (WK) 503-956-0189		CELL		FAX	
ADDRESS 1535 S. IVY ST.					
CITY CANBY		STATE OR	ZIP 97013	E-MAIL* FRANK@HOPEVILLAGE.ORG	

### 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		811	<del>CANBY UGB</del> R-1.5	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input type="checkbox"/> Used	IR
4S	1E	4DC		700	<del>CANBY UGB</del> R-2 C-2	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	IR
4S	1E	4DC		701	<del>CANBY UGB</del> R-2	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	IR

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

Clackamas county, Canby city

### B. Description of Proposed Use

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

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

Source of water:  Reservoir/Pond     Groundwater     Surface Water (name) \_\_\_\_\_

Estimated quantity of water needed: 0.089     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:

Irrigation of lawns and landscape around a community center.



**Note to applicant:** If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.

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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 uses (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 uses (including proposed construction) involve discretionary land use approvals as listed in the table below. (Please attach documentation of applicable land use approvals which have already been obtained. Record of Action/land use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

Type of Land Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land Use Approval:	
Design Review (DR 20-01)	Code Sections: 16.20, 16.24, 16.49	<input checked="" type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
Conditional Use Permit (CUP 20-01)	Code Sections: 16.50	<input checked="" type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
Planned Unit Development (PUD 20-01)	Code Sections: 16.70, 16.74, 16.76	<input checked="" type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
Modification (MOD 20-05)	Code Sections: 16.70, 16.74, 16.76	<input checked="" type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

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

N/A

NAME: Ryan Potter, AICP		TITLE: Planning Manager
SIGNATURE: 	PHONE: (503) 266-0712	DATE: 3/2/23
GOVERNMENT ENTITY: City of Canby - Development Services		

**Note to local government representative:** Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.



**Receipt for Request for Land Use Information**

Applicant name: \_\_\_\_\_

City or County: \_\_\_\_\_ Staff contact: \_\_\_\_\_

Signature: \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_

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# City of Canby

Planning and Building Department

September 18, 2020

**Sent Via Email:**

Craig Gingerich [craig@hopevillage.org](mailto:craig@hopevillage.org)

Robert Price [rprice1145@gmail.com](mailto:rprice1145@gmail.com)

Patrick Sisul [patsisul@sisulengineering.com](mailto:patsisul@sisulengineering.com)

Hope Village  
Attn: Craig Gingerich  
1535 S Ivy St  
Canby, OR 97013

**RE: Notice of Decision/Final Order for DR/CUP/PUD 20-01/MOD 20-02 HOPE VILLAGE SOUTH CAMPUS**

The Canby Planning Commission hereby provides notice that a decision to approve **DR/CUP/PUD 20-01/MOD 20-02 HOPE VILLAGE SOUTH CAMPUS** has been rendered. The enclosed Findings, Conclusions and Final Order is your notice of the official action of the City of Canby Planning Commission.


*According to ORS 227.175, this decision may be appealed to the City Council within twelve (12) days of the date this notice was mailed.* To do so, you must file an application for appeal with the Planning Director. If no appeal is taken within the specified period, and if no appeal is initiated by action of the City Council, the decision of the Planning Commission shall be final.

The application for appeal shall clearly state the nature of the decision being appealed and the reasons why the appellant is aggrieved. A \$1,980 fee must be enclosed with your appeal application.

If you have any further questions or concerns, please contact the Planning office at 503-266-7001.

Sincerely,

Ryan Potter, AICP  
Senior Planner

  
JOSEPH LINDSAY  
INTERIM CITY ADMINISTRATOR

Attachment: Signed Final Findings

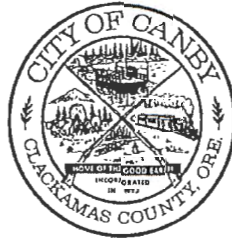
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**CERTIFICATE OF MAILING**

This Notice of Decision was postmarked and placed in the mail and/or emailed on September 18, 2020 and sent to all parties with standing. The appeal period will end on Wednesday, September 30, 2020  
Ryan Potter, AICP, Senior Planner



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**BEFORE THE PLANNING COMMISSION  
OF THE CITY OF CANBY**

A REQUEST FOR SITE AND DESIGN	)	FINDINGS, CONCLUSION & FINAL ORDER
REVIEW FOR THE EXPANSION OF	)	DR 20-01, CUP 20-01, PUD 20-01 & MOD 20-05
THE HOPE VILLAGE CAMPUS	)	HOPE VILLAGE SOUTH CAMPUS
TO CONSTRUCT 160 NEW SENIOR	)	
RESIDENTIAL UNITS	)	

**NATURE OF THE APPLICATION**

The Applicant has sought approval to construct an expansion of the Hope Village campus, developing 160 new senior residential units. Building types would include duplex cottage homes and 3-story buildings with elevator access. The project would also include open space, pedestrian walkways, and public infrastructure improvements. Approval of the proposed project includes applications for Site and Design Review (City File DR 20-01), a Conditional Use Permit (City File CUP 20-01), a Planned Unit Development (City File PUD 20-01), and a Modification to an approved Planned Unit Development (MOD 20-05).

The approximately 14-acre subject property is immediately adjacent to the existing Hope Village campus and is comprised of seven parcels. The property is bounded by the existing campus to the north, S Ivy Street to the east, the currently under-development Ivy Ridge Estates subdivision to the south, and S Fir Street to the west. It is relatively flat and due to previous agricultural activity, dominated by grass. The subject property's few trees and existing structures are concentrated on the parcels that make up the eastern portion of the property, which front S Ivy Street.

The project site is located at the corner of SE 13<sup>TH</sup> Avenue, West of S Ivy Street, East of S Fir Street and north of the future SW 18<sup>th</sup> Ave and includes Tax Lots: 41E04D00900, 01000, 01001, 01101, 01400, 01500, and 01700. The current Zoning is R-2 – High Density Residential, and C-R – Residential/Commercial and is designated for HDR – High Density Residential and C-R – Residential/Commercial uses in the City of Canby Comprehensive Plan.

**HEARINGS**

The Planning Commission considered applications DR 20-01, CUP 20-01, PUD 20-01 & MOD 20-05 HOPE VILLAGE SOUTH CAMPUS after the duly noticed hearing on September 14, 2020 during which the Planning Commission approved by a 3/1 vote DR 20-01, CUP 20-01, PUD 20-01 & MOD 20-05 HOPE VILLAGE SOUTH CAMPUS. These Findings are entered to document the approval.

**CRITERIA AND STANDARDS**

In judging whether or not the aforementioned application shall be approved, the Planning Commission determines whether criteria from the City of Canby Land Development and Planning Ordinance are met, or can be met by observance of conditions. Applicable code criteria and standards were reviewed in the Staff Report dated September 4, 2020 and presented at the September 14, 2020 meeting of the Canby Planning Commission.

**FINDINGS AND REASONS**

The Staff Report was presented, and written and oral testimony was received at the public hearing. Staff recommended approval of the Site and Design Review and Partition applications and applied Conditions of Approval in order to ensure that the proposed project will meet all required City of Canby Land Development and Planning Ordinance approval criteria.

**CONCLUSION**

In summary, the Planning Commission adopted the findings contained in the Staff Report along with the additional findings concluded at the public hearing and noted herein, concluding that the application met all applicable approval criteria to the extent feasible, and recommending that **DR 20-01, CUP 20-01, PUD 20-01 & MOD 20-05 HOPE VILLAGE SOUTH CAMPUS** be approved with the Conditions of Approval reflected in the written Order below.

**ORDER**

The Planning Commission concludes that, with the following conditions, the application meets the requirements for Site and Design Review, Conditional Use, Planned Unit Development and Modification approval. Therefore, IT IS ORDERED BY THE PLANNING COMMISSION of the City of Canby that **DR 20-01, CUP 20-01, PUD 20-01 & MOD 20-05 HOPE VILLAGE SOUTH CAMPUS** is approved, subject to the following conditions:

**CONDITIONS OF APPROVAL****Street and Utility Improvements:**

1. Public improvements shall comply with all applicable City of Canby Public Works Design Standards. Identified street improvements and right-of-way dedications must be designed and constructed (or bonded) to the satisfaction of the City Engineer. (R. Potter)
2. Half-street improvements to S Ivy Street shall be built to City standards with a 46-foot paved street width and six-foot curb-tight concrete sidewalk. Asphalt tapers at the rate of 10:1 shall be constructed to match the existing asphalt surface at both ends of the street. The improvements shall also include curbs, 6-foot-wide sidewalks, streetlights, and utilities in conformance with Section 2.207 of the City of Canby Public Works Design Standards revised in December 2019. (H. Ibrahim)
3. Improvements to S Fir Street shall reflect the City's Local Street classification and a seven-foot right-of-way dedication along the entire site frontage of the development matching what was dedicated as part of the nearby Beck Pond development. The developer shall construct half-street improvements with curbs, 4.5-foot-wide planter strips with street trees from the City-approved tree list, 6-foot-wide concrete sidewalks,

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utilities as required, and streetlights. The half-street improvements shall be built to City standards with the curb placed at 18 feet from the centerline right-of-way to match the east side of the roadway in conformance with Section 2.207 of the City of Canby Public Works Standards revised in December 2019. Asphalt tapers at the rate of 10:1 shall be constructed to match the existing asphalt surface at both ends of the street. A 12-foot public utility easement abutting the right-of-way shall also be provided. (H. Ibrahim)

4. Unless already constructed by the property owner to the immediate south, SW 18th Avenue shall be constructed to City Local Street standards along the entire site frontage. Improvements shall include curbs, 4.5-foot planter strips (excluding curb width), and 6-foot concrete sidewalks, streetlights and utilities as required in conformance with Chapter 2 of the City of Canby Public Works Design Standards, dated revised December 2019. A 12-foot wide public utility easement abutting the right-of-way will also be required. (H. Ibrahim; R. Potter)

In the event that the offsite segment of SW 18th Avenue directly adjacent to the project's southeastern access point has not been constructed by the subdivision to the immediate south prior to site plan approval for Phase 2, the project applicant shall also construct this segment, which is necessary for vehicle travel between the subject property and the SW 18th/S Ivy Street intersection/future roundabout.

5. Right-of-way shall be dedicated at the intersection of S Ivy Street and SW/SE 18<sup>th</sup> Avenue to accommodate the City's planned roundabout. This dedication shall have a 92-foot radius measured from the centerline of the intersection. (H. Ibrahim)
6. The common driveway shall have a commercial driveway approach using 6-inch minimum concrete thickness with reinforcements over 4-inch minimum of crushed rock base and constructed in conformance with the most current ADA guidelines. (H. Ibrahim)
7. All street names and traffic signs pertaining to the intersection with Ivy Street shall be installed by the developer as part of the proposed project. (H. Ibrahim)
8. An erosion control and a grading permit will be required from the City of Canby prior to any on-site disturbance. (H. Ibrahim)
9. Sanitary sewer infrastructure shall be extended to serve the subject property consistent with comments from the consulting City Engineer, dated July 6, 2020. (H. Ibrahim)
10. Street frontage improvements shall include extension of necessary public utilities to the satisfaction of the City Engineer and affected utility providers. (R. Potter)
11. A final drainage report shall be submitted with the final construction plans meeting Chapter 4 of the City of Canby Public Works Design Standards revised in December 2019. (H. Ibrahim)
12. All private storm drainage shall be disposed of onsite. The design methodology shall be in conformance with the City of Canby December 2019 Public Works Standards. (H. Ibrahim)
13. 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 from private streets, they must meet the following criteria:
  - a. The UIC structures' location shall meet at least one of the two conditions:



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- 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 shall be in conformance with the requirements as stated in Chapter 4 of the City of Canby Public Works Design Standards dated December 2019. (H. Ibrahim)

14. Any existing domestic or irrigation wells being abandoned shall be abandoned in conformance with OAR 690-220-0030. A copy of an Oregon Water Rights Department (OWRD) abandonment certificate shall be submitted to the City. (H. Ibrahim)
15. Any existing onsite sewage disposal system shall be abandoned in conformance with DEQ and Clackamas County Water Environmental Services (WES) regulations. A copy of the septic tank removal certificate shall be submitted to the City. (R. Potter)
16. Water services and fire protection shall be constructed in conformance with Canby Utility and Canby Fire Department requirements. (H. Ibrahim)
17. The project applicant shall coordinate with CFD to identify appropriate locations for fire hydrants. Prior to site plan approval, the project applicant shall provide an updated site plan identifying hydrant locations to the satisfaction of CFD. (M. English/R. Potter)

**Lot Line Adjustments, Final Plat, and Survey Accuracy:**

18. Per Subsection 16.08.070 of the CMC, in no case shall a lot created in violation of state statute or City ordinance be considered as a lot of record for development purposes, until such violation has been legally remedied. The project applicant shall submit "one copy of either the recorded plat or the recorded deeds or land sales contracts that demonstrates how and when legal property lines were established and where the boundaries of the legal lots of record are located" prior to the City's approval of the re-plat. (R. Potter)
19. The plat for the proposed lot line adjustments and lot consolidation shall reflect additional right-of-way dedication required to accommodate a future roundabout at the intersection of S Ivy Street and SW 18<sup>th</sup> Avenue. This right-of-way dedication shall be consistent with the construction drawings provided to the project applicant by the City Engineer. (H. Ibrahim/R. Potter)
20. All public improvements are typically installed prior to the recordation of the final plat. If the applicant wishes to forgo construction of any portion of the public improvements until after the recordation of the final plat, then the applicant shall provide the City with appropriate performance security (subdivision performance bond or cash escrow) in the amount of 110% of the cost of the remaining public improvements to be installed and enter into an agreement outlining the timing of the bonded improvements. (R. Potter)
21. The applicant shall apply for final plat approval at the City and pay any applicable City fees to gain approval of the final partition plat. Prior to the recordation of the final plat at Clackamas County, it must be approved by the City and all other applicable agencies. The City will distribute the final plat to applicable agencies for comment prior to signing off on the final plat if deemed necessary. (R. Potter)

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22. All public improvements or submittal of necessary performance security assurance shall be made prior to the signing and release of the final plat for filing of record. (R. Potter)
23. The final plat shall conform to the necessary information requirements of CMC 16.68.030, 16.68.040(B), and 16.68.050. The City Engineer or County Surveyor shall verify that these standards are met prior to the recordation of the plat. (R. Potter)
24. The applicant shall work with Canby Utility and Canby Public Works Department in order to provide the appropriate connections to all required utilities as well as demonstrate final utility easement placement, prior to final map recordation. (R. Potter)
25. Clackamas County Surveying reviews pending plat documents for Oregon Statutes and County requirements. A final plat prepared in substantial conformance with the approved tentative plat must be submitted to the City for approval within one year of approval of the tentative plat or formally request an extension of up to 6-months with a finding of good cause. (R. Potter)
26. The project applicant shall record the final plat at Clackamas County within 6 months of the date of the signature of the Planning Director or their designee. (R. Potter)
27. The applicant shall assure that the City is provided with a copy of the final plat in a timely manner after it is recorded at Clackamas County, including any CC&Rs, if applicable, recorded in conjunction with the final plat. (R. Potter)
28. The placement of utility easements, including 12-foot-wide public utility easements, shall be noted on the final plat. Utility easements may be combined with other easements and shall be measured from the property boundary. (R. Potter)
29. The County Surveyor shall verify that the survey accuracy and monumentation requirements set forth in Oregon Revised Statutes and CMC 16.64.070(M) are met prior to the recordation of the final plat. Installation of the front lot monumentation (along and within street rights-of-way) and the replacement of any existing monuments destroyed during improvements shall be confirmed by the City Engineer or County Surveyor prior to the recordation of the final partition plat. (R. Potter)
30. Monuments shall be reestablished and protected in monument boxes at every street intersection and all points of curvature and points of tangency of street centerlines as required by Oregon Revised Statutes Chapter 92. The City Engineer or County Surveyor shall verify compliance with this condition prior to the recordation of the final plat. (R. Potter)
31. Maintenance of open space areas identified in the PUD shall remain the responsibility of Hope Village. This shall be noted on the final plat. (R. Potter)

**Project Design/Site Plan Approval:**

32. City site plan approval of the first project phase shall not occur until the final re-plat of the affected parcels has been recorded by Clackamas County. (R. Potter)
33. City site plan approval of the first project phase will require the project applicant to demonstrate compliance with landscaping requirements, including submission of the Landscaping Calculation Form found in the City's Site and Design Review application. (R. Potter)
34. Consistent with Subsection 16.10.100, *Bicycle Parking*, of the Municipal Code, the proposed project shall provide bicycle parking within 50 feet of the main entrance of each multifamily building. Prior to site plan approval of any project phase, the project

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**OWRD** applicant shall submit a final site plan demonstrating that the location and design of proposed bicycle parking conforms to the aforementioned code section. (R. Potter)

35. Prior to site plan approval of the project's first phase, a lighting plan shall be submitted to the City consistent with Chapter 16.43, *Outdoor Lighting Standards*, of the Municipal Code. This shall include exhibits demonstrating that the proposed light fixtures would be shielded and that light generated would not exceed the maximum lumens identified in Table 16.43.070 of the Canby Municipal Code. The lighting plan shall devote special attention to the impacts of lighting affixed to three-story buildings on surrounding single-family residential uses.

This lighting plan shall be amended or supplemented as necessary, to the satisfaction of the Planning Director or their designee, prior to site plan approval for subsequent phases of the project. (R. Potter)

36. Consistent with the "Multi-Family Design Menu" matrix completed by the project applicant, between 51 and 75 percent of the plants in the project's landscaping shall be drought-tolerant species. (R. Potter)

37. Prior to site plan approvals, the project applicant shall provide Canby Public Works with construction drawings compliant with the Canby Municipal Code and Canby Public Works Standards, to the satisfaction of the City Engineer. (R. Potter)

38. Site plan approval of individual project phases will require the project applicant to demonstrate that individual buildings comply with minimum setbacks along S Fir Street and S Ivy Street. (R. Potter)

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

#### **Building Permits:**

40. Prior to the pre-construction meeting and issuance of grading permits, the applicant shall comply with all applicable Canby Fire District (CFD) requirements as identified in the memo received from CFD and attached to this Staff Report. Please contact the CFD Division Chief at 503-266-5851 for further information. (M. English)

41. The project applicant shall secure a Street Opening and/or Driveway Construction permit for all paved driveway or utility installations associated with the proposed project. Said permits shall comply with the City's Public Works Design Standards. (R. Potter)

42. The design engineer shall submit to the City of Canby for review and approval at the time of final construction plan approval a storm drainage analysis and report applicable to the defined development area detailing how storm water disposal from both the building and the parking areas is being handled. Any drainage plan shall conform to an acceptable methodology for meeting adopted storm drainage design standards as indicated in the Public Works design standards. (R. Potter)

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

44. For each project phase, the project applicant shall apply for a City of Canby Site Plan Permit, Clackamas County Building permits, and a City of Canby Erosion Control Permit from the Canby Public Works Department. (R. Potter)

45. Clackamas County Building Codes Division will provide structural, electrical, plumbing,

and mechanical plan review and inspection services for construction of each project phase. (R. Potter)

46. The applicant shall submit sign applications to the City for any future signs. Proposed signs, after being found to conform to provisions of Chapter 16.42 of the Canby Municipal Code, must secure a building permit from Clackamas County Building Inspection prior to their installation. (R. Potter)

**Prior to Occupancy:**

47. Prior to occupancy, sight distance at all access points will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon. (R. Potter)
48. Prior to occupancy of the proposed uses, all landscaping plant material indicated on the submitted landscape plan shall either be installed and irrigated as proposed, or sufficient security (bonding, escrow, etc.) shall be provided pursuant to the provisions of CMC 16.49.100 (B). The applicant should be aware that the City street tree fee is now \$250 per tree if planted by the City, and the City recommends submittal of a separate Street Tree Plan to assist in the location, species, and total tree count. (R. Potter)

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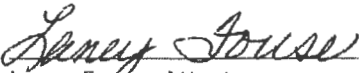
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I CERTIFY THAT THIS ORDER approving DR/CUP/PUD 20-01/MOD 20-05 HOPE VILLAGE SOUTH CAMPUS, was presented to and APPROVED by the Planning Commission of the City of Canby. DATED this 14<sup>th</sup> day of September, 2020.

  
 John Savory  
 Planning Commission Chair

  
 Ryan Potter, AICP  
 Senior Planner

  
 Laney Fouse, Attest  
 Recording Secretary

**ORAL DECISION: September 14, 2020**

Name	Aye	No	Abstain	Absent
John Savory	✓			
Larry Boatright	✓			
Derrick Mottern				✓
Jennifer Trundy				✓
Jeff Mills		✓		
Jason Taylor				✓
Michael Hutchinson	✓			

**WRITTEN DECISION: September 14, 2020**

Name	Aye	No	Abstain	Absent
John Savory	✓			
Larry Boatright	✓			
Derrick Mottern				✓
Jennifer Trundy				✓
Jeff Mills		✓		
Jason Taylor				✓
Michael Hutchinson	✓			

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DR/CUP/PUD 20-01/MOD 20-05 Hope Village South Campus  
 Findings, Conclusion, & Final Order  
 Signature Page

After Recording Return To:  
Hope Village Inc  
1535 S. Ivy St  
Canby, OR 97013

Mail Tax Statement To:  
Same As Above

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS **Hope Village Inc, an Oregon nonprofit corporation**, for the consideration hereinafter called grantor stated, does hereby grant, bargain, sell and convey unto, **Hope Village Inc, an Oregon nonprofit corporation**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the City of Canby, County of Clackamas and State of Oregon, described as follows, to-wit:

**Partition Plat 2022-071, Parcel 1, County of Clackamas, State of Oregon**

**And**

**Partition Plat 2022-071, Parcel 2, County of Clackamas, State of Oregon**

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$ \_0\_.

However the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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AFTER RECORDING RETURN TO:  
Reif, Reif & Thalhofer  
P.O. Box 729  
Canby, OR 97013-0729

MAIL FUTURE TAX STATEMENTS TO:  
Housing and Outreach Project for Elderly, Inc.  
an Oregon Non-Profit Corporation  
P.O. Box 1128  
Canby, OR 97013-1128

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That **BIRKEMEIER FARMS, INC.**, hereinafter called GRANTOR, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **HOUSING AND OUTREACH PROJECT FOR ELDERLY, INC., an Oregon Non-Profit Corporation**, hereinafter called GRANTEE, and unto GRANTEE'S heirs, successors and assigns all of that certain real property with the tenements, hereditaments, and appurtenance thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to-wit:

The Northwest one-quarter of the Southeast one-quarter of Section 4, Township 4 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon. SAVE AND EXCEPT the South 165 feet, conveyed to Harry Cochran, et ux, by Deed recorded August 12, 1913, in Book 132, Page 565, Deed Records.

ALSO EXCEPTING THEREFROM that part of the Northwest one-quarter of the Southeast one-quarter of Section 4, Township 4 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Northeast corner of said Northwest one-quarter; thence South, along the east line of said Northwest one-quarter, 290.00 feet to a point and being the true point of beginning of the tract to be described herein; thence West, 530.00 feet to a point; thence South 435.60 feet to a point; thence East, 530.00 feet to a point on the East line of said Northwest one-quarter; thence North 435.60 feet, returning to the true point of beginning.

SUBJECT to all conditions, restrictions, rights-of-way and easements of record and rights of the public in and to that portion of said property lying within streets, roads and highways.

TO HAVE AND TO HOLD the same unto the said GRANTEE and GRANTEE'S heirs, successors and assigns forever.

And the GRANTOR hereby covenants to and with the said GRANTEE and GRANTEE'S heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by GRANTOR and that GRANTOR will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$450,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.830.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 3rd day of April, 1996.

BIRKEMEIER FARMS, INC.

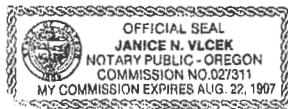
  
BY: Richard E. Birkemeier, President - Grantor

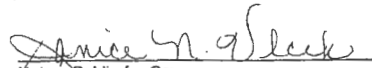
  
BY: Richard D. Birkemeier, Secretary - Grantor

STATE OF OREGON )  
                          ) ss.  
County of Clackamas )

\_\_\_\_\_ April 3 \_\_\_\_\_, 1996

Before me personally appeared Richard E. Birkemeier and Richard D. Birkemeier who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of BIRKEMEIER FARMS, INC., a, Oregon corporation, and the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors; and each of them acknowledged said instrument to the free act and deed of said Corporation.



  
Notary Public for Oregon  
My Commission Expires: 8-22-97

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In Witness Whereof, the grantor has executed this instrument this 12 day of January, 2023; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 12 of January, 2023.

Hope Village Inc., an Oregon nonprofit corporation

By: Craig Gingerich  
Craig Gingerich

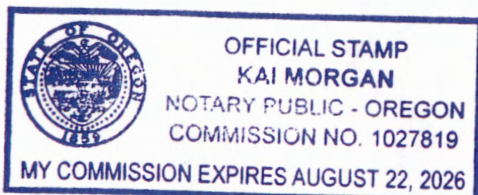
Its: Authorized Officer

STATE OF OREGON )ss.  
County of Clackamas )

The foregoing instrument was acknowledged before me on this 12 day of January, 2023, by Craig Gingerich, its Authorized Officer, Hope Village Inc., an Oregon nonprofit corporation.

Kai Morgan  
Notary for Oregon

My commission expires: August 22, 2026



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STATE OF OREGON 96-033608  
CLACKAMAS COUNTY  
Received and placed in the public  
records of Clackamas County  
RECEIPT# AND FEE: 36811 \$25.00  
DATE AND TIME: 05/10/96 04:30 PM  
JOHN KAUFFMAN, COUNTY CLERK

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1996-033608

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OREGON



WATER RESOURCES  
DEPARTMENT

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MAR 07 2023

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Date Received (Date Stamp Here)

## OWRD Over-the-Counter Submission Receipt

Applicant Name(s) & Address: Hope Village / c/o Greg Gingench

Transaction Type: GW permit to use

Fees Received: \$ 2390<sup>00</sup>

Cash

Check;

Check No. 1513554

Cashier

Name(s) on Check: Cashier Check Hope Village

Thank you for your submission. Oregon Water Resources Department (Department) staff will review your submittal as soon as possible.

If your submission is determined to be complete, you will receive a receipt for the fees paid and an acknowledgement letter stating your submittal is complete.

If determined to be incomplete, your submission and the accompanying fees will be returned with an explanation of deficiencies that must be addressed in order for the submittal to be accepted.

If you have any questions, please feel free to contact the Department's Customer Service staff at 503-986-0801 or 503-986-0810.

Sincerely,

OWRD Customer Service Staff

Submission received by: [Signature]

(Name of OWRD staff)

### Instructions for OWRD staff:

- Complete this Submission Receipt and make two (2) copies. Place one copy with the check/cash; and place the other copy with the submission (i.e., the application or other document).
- Date-stamp all pages. (NOTE: Do not stamp check.)
- Give this original Submission Receipt to the applicant.
- Record Submission Receipt information on the "RECEIVED OVER THE COUNTER" log sheet.
- Fold and put one copy of the Submission Receipt with check/cash into the Safe slot. Place the other copy of the Submission Receipt with submission (application/other document) in the top drawer of filing cabinet.