

Oregon Water Resources Department
Water Right Services Division

PROPOSED FINAL ORDER

In the Matter of the Application for an Extension of Time for Permit G-12363 (modified by Permit Amendment T-7219), Water Right Application G-13815, in the name of Earl Stoller; Exit 282A Development Company LLC; Daniel Stoller; Lisa Haines; Paul Stoller; Stoller Joint Revocable Trust, David Stoller, Trustee; Stoller Joint Revocable Trust, Pamela Stoller, Trustee

Permit Information

Application:	G-13815
Permit:	G-12363 (modified by Permit Amendment T-7219)
Basin:	2 – Middle Willamette / Watermaster District 16
Date of Priority:	September 7, 1994
Source of Water:	Wells 1 and 3 within the Pudding River Basin
Purpose of Use:	Irrigation of 31.0 Acres
Maximum Rate:	0.39 cubic foot per second (cfs)

*****Please read this Proposed Final Order in its entirety as it may contain additional conditions not included in the original permit. *****

In Summary, the Department proposes to:

- Grant an extension of time to complete construction of the water system from October 1, 1998 to October 1, 2018.
- Grant an extension of time to apply water to full beneficial use from October 1, 1999 to October 1, 2018¹.

This Extension of Time request is being processed in accordance with Oregon Revised Statute 537.630 and 539.010(5), and Oregon Administrative Rule Chapter 690, Division 315.

¹Pursuant to ORS 537.630(4), upon the completion of beneficial use of water allowed under the permit, the permittee shall hire a certified water rights examiner to survey the appropriation. Within one year after the complete application of water to a beneficial use (or by the date allowed for the complete application of water to a beneficial use), the permittee shall submit a map of the survey and a new or revised claim of beneficial use as deemed appropriate by the Department.

ACRONYM QUICK REFERENCE

Department – Oregon Department of Water Resources

PFO – Proposed Final Order

cfs – cubic feet per second

gpm – gallons per minute

AUTHORITY

Generally, see ORS 537.630 and OAR Chapter 690 Division 315.

ORS 537.630(1) provides in pertinent part that the Oregon Water Resources Department may, for good cause shown, order an extension of time within which: irrigation or other works shall be completed; the well or other means of developing and securing ground water shall be completed; or the right perfected. In determining the extension, the Department shall give due weight to the considerations described under ORS 539.010(5) and to whether other governmental requirements relating to the project have significantly delayed completion of construction or perfection of the right.

ORS 539.010(5) provides in pertinent part that the Water Resources Director, for good cause shown, may extend the time within which the full amount of the water appropriated shall be applied to a beneficial use. This statute instructs the Director to consider: the cost of the appropriation and application of the water to a beneficial purpose; the good faith of the appropriator; the market for water or power to be supplied; the present demands therefore; and the income or use that may be required to provide fair and reasonable returns upon the investment.

OAR 690-315-0040 provides in pertinent part that the Water Resources Department shall make findings to determine if an extension of time may be approved to complete construction and/or apply water to full beneficial use.

FINDINGS OF FACT

Background

1. Permit G-12363 was issued by the Department on August 3, 1996. The permit authorizes the use of up to 0.39 cfs of water from Wells 1 and 3 within the Pudding River Basin for irrigation of 31.0 acres. The permit specified actual construction of the wells was to begin by April 3, 1997, construction of the water system was to be completed by October 1, 1998, and complete application of water was to be made on or before October 1, 1999.
2. On October 28, 1996, the Department approved Permit Amendment T-7219 (Special Order Volume 50, Page 727) authorizing a change in the point of appropriation under Permit G-12363 (modified by Permit Amendment T-7219) which is hereafter referred to simply as Permit G-12363.

3. On November 17, 2006, a partial assignment by deed from Earl Stoller conveying the parcel where Well 3 is located to Exit 282A Development Company, LLC (formally known as Brugger Road, LLC), was recorded in the records of the Department. Title to the parcel where Well 1 is located is retained by the Stoller Family.
4. The permit holder, Exit 282A Development Company, LLC, submitted an "Application for Extension of Time" to the Department on April 28, 2015, requesting the time in which to accomplish beneficial use of water to the full extend under the terms of Permit G-12363 be extended from October 1, 1998 to October 1, 2018. The extension application form clearly suggests that construction is not complete. The Department, therefore, determined that the permit holder's intent was to also request the time in which to complete construction of the water systems under Permit G-12363 to be extended from October 1, 1998 to October 1, 2018. This is the first permit extension request for Permit G-12363.
5. Notification of the Application for Extension of Time for Permit G-12363 was published in the Department's Public Notice dated May 5, 2015. No public comments were received regarding the extension application.

Review Criteria [OAR 690-315-0040]

The time limits to complete construction and/or apply water to full beneficial use may be extended if the Department finds that the permit holder has met the requirements set forth under OAR 690-315-0040. This determination shall consider the applicable requirements of ORS 537.230², 537.248³, 537.630⁴ and/or 539.010(5)⁵.

Complete Extension of Time Application [OAR 690-315-0040(1)(a)]

6. On April 28, 2015, the Department received a completed Application for Extension of Time and the fee specified in ORS 536.050 from the permit holder.

Start of Construction [OAR 690-315-0040(1)(b) and 690-315-0040(5)]

7. Actual construction of the well began prior to the April 3, 1997 deadline specified in the permit. The permit holder states, Well 3 (CLAC 8770) began construction October 21, 1980 and completed November 2, 1980.

Duration of Extension [OAR 690-315-0040(1)(c)]

Under OAR 690-315-0040(1)(c), in order to approve an extension of time for water use permits the Department must find that the time requested is reasonable and the applicant can complete the project within the time requested.

²ORS 537.230 applies to surface water permits only.

³ORS 537.248 applies to reservoir permits only.

⁴ORS 537.630 applies to ground water permits only.

⁵ORS 539.010(5) applies to surface water and ground water permits.

8. As of April 28, 2015, the permit holder states the remaining work to be completed consists of installing an extension to the water delivery system; completing construction of the water delivery system; and applying water to full beneficial use, by appropriating 0.23 cfs of water to 18.6 acres for irrigation.
9. Given the amount of development left to occur, the Department has determined that the permit holder's request to have until October 1, 2018, to complete construction of the water system and to accomplish the application of water to beneficial use under the terms and conditions of Permit G-12363 is both reasonable and necessary.

Good Cause [OAR 690-315-0040(1)(d)]

The Department's determination of good cause shall consider the requirements set forth under OAR 690-315-0040(2).

Reasonable Diligence of the Appropriator [OAR 690-315-0040(2)(a)]

The Department's determination of reasonable diligence shall consider the requirements set forth under OAR 690-315-0040(3)(a-d). In accordance with OAR 690-315-0040(3), the Department shall consider, but is not limited to, the following factors when determining whether the applicant has demonstrated reasonable diligence in previous performance under the permit:

Amount of Construction [OAR 690-315-0040(3)(a)]

10. According to the permit holder, work was accomplished within the time allowed in the permit or previous extension as follows:
 - a. Actual construction of the well and water system began prior to the April 3, 1997 deadline specified in the permit. The permit holder states, Well 3 (CLAC 8770) began construction October 21, 1980 and completed November 2, 1980.
 - b. Work was completed during the original development time frame under Permit G-12363. The permit holder states a meter was installed.

Beneficial Use of Water [OAR 690-315-0040(3)(b)]

11. According to the water user no water has been appropriated from the well for irrigation.
12. Beneficial use of water has not yet been demonstrated under this permit because not all permit conditions were satisfied by October 1, 1999.
13. According to the permit holder as stated on the application, delay of full beneficial use of water under Permit G-12363 was due, in part; to the permit holder becoming involved in a series of land use controversies relating to plans of development on the property. The permit holder needs more time in which to apply water to full beneficial use under the permit.

Compliance with Conditions [OAR 690-315-0040(3)(c)]

14. The Department has considered the permit holder's compliance with conditions, and did not identify any concerns.
15. From October 1, 1998, the permit holder has installed a water meter, required under Permit G-12363.

Financial Investments to Appropriate and Apply Water to a Beneficial Purpose [OAR 690-315-0040(2)(b),(3)(d),(4)(d)]

16. As of April 28, 2015, the permit holder states they have invested approximately \$24,700, which is approximately 84 percent of the total projected cost for complete development of this project. The permit holder anticipates an additional \$4,800 investment is needed for the completion of this project.

Good Faith of the Appropriator [OAR 690-315-0040(2)(c)]

17. The Department has found good faith of the appropriator under Permit G-12363.

The Market and Present Demands for Water [OAR 690-315-0040(2)(d-e)]

The Department's determinations of market and present demand for water or power to be supplied shall consider the requirements set forth under OAR 690-315-0040(4)(a-f). In accordance with OAR 690-315-0040(4), the Department shall consider, but is not limited to, the following factors when determining the market and the present demand for water or power to be supplied:

18. The amount of water available to satisfy other affected water rights and scenic waterway flows; special water use designations established since permit issuance, including but not limited to state scenic waterways, federal wild and scenic rivers, serious water management problem areas or water quality limited sources established under 33 U.S.C. 1313(d); or the habitat needs of sensitive, threatened or endangered species, in consultation with the Oregon Department of Fish and Wildlife [OAR 690-315-0040(4)(a-c)].

The amount of water available to satisfy other affected water rights and scenic waterway flows was determined at the time of issuance of Permit G-12363; furthermore, water availability for other affected water rights and scenic waterway flows after the permit was issued is determined when an application for a new water right is submitted. The point of appropriation for Permit G-12363, located within the Mill Creek Basin, is not located within a limited or critical ground water area. Mill Creek is not located within or above any state or federal scenic waterway, however, it is located within an area ranked "moderate" for stream flow restoration needs as determined by the Department in consultation with the Oregon Department of Fish and Wildlife, and is located within a Sensitive, Threatened or Endangered Fish Species Area as identified by the Department in consultation with Oregon Department of Fish and

Wildlife. The point of appropriation is not in an area listed by the Department of Environmental Quality as a water quality limited stream.

Other economic interests dependent on completion of the project [OAR 690-315-0040(4)(e)].

19. None have been identified.

Other factors relevant to the determination of the market and present demand for water and power [OAR 690-315-0040(4)(f)].

20. None have been identified.

Fair Return Upon Investment [OAR 690-315-0040(2)(f)]

21. Use and income from the permitted water development will likely result in reasonable returns upon the investment made to date.

Other Governmental Requirements [OAR 690-315-0040(2)(g)]

22. Delay in the development of this project was not caused by any other governmental requirements.

Unforeseen Events [OAR 690-315-0040(2)(h)]

23. According to the permit holder as stated on the application, unforeseen events extended the length of time needed to fully develop and perfect Permit G-12363, in that the permit holders were faced with a series of land use controversies relating to plans of development on the property. The permit holder has been actively engaged in various land use proceedings regarding the regional evaluation and designation of urban and rural reserves, which has caused the permit holder a large investment in time and money in public meetings, government proceedings, and state and federal court litigation in order to preserve their rights to develop the property for future use. The permit holder also received a Proposed Certificate of Water Right in September 2014, which did not cover their portion, 18.6 acres, of the permit and would have effectively extinguished the permit holder's portion of the water right. The events described restricted their ability to complete development of the project in a timely manner.

CONCLUSIONS OF LAW

1. The applicant is entitled to apply for an extension of time to complete construction and/or completely apply water to the full beneficial use pursuant to ORS 537.630(1).
2. The applicant has submitted a complete extension application form and the fee specified in ORS 536.050, as required by OAR 690-315-0040(1)(a).
3. The applicant complied with begin actual construction timeline requirements pursuant to ORS 537.630 as required by OAR 690-315-0040(1)(b) and OAR 690-315-0040(5).

4. Completion of construction and full application of water to beneficial use can be accomplished by October 1, 2018, as required by OAR 690-315-0040(1)(c).
5. The Department has considered the reasonable diligence and good faith of the appropriator, the cost to appropriate and apply water to a beneficial purpose, the market and present demands for water to be supplied, the financial investment made and fair and reasonable return upon the investment, the requirements of other governmental agencies, and unforeseen events over which the permit holder had no control, whether denial of the extension will result in undue hardship to the applicant and whether there are no other reasonable alternatives for meeting water use needs, any other factors relevant to a determination of good cause, and has determined that the applicant has shown that good cause exists for an extension of time to complete construction and apply water to full beneficial use pursuant to OAR 690-315-0040(1)(d).

PROPOSED ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, the Department proposes to issue an order to:

Extend the time to complete construction of the water system under Permit G-12363 from October 1, 1998 to October 1, 2018.

Extend the time to apply water to beneficial use under Permit G-12363 from October 1, 1999 to October 1, 2018.

DATED: June 9, 2015


Dwight W. French, Administrator,
Water Right Services Division

*If you have any questions,
please check the information
box on the last page for the
appropriate names and
phone numbers.*

Proposed Final Order Hearing Rights

1. Under the provisions of OAR 690-315-0100(1) and 690-315-0060, the applicant or any other person adversely affected or aggrieved by the proposed final order may submit a written protest to the proposed final order. The written protest must be received by the Water Resources Department no later than **July 24, 2015**, being 45 days from the date of publication of the proposed final order in the Department's weekly notice.
2. A written protest shall include:
 - a. The name, address and telephone number of the petitioner;
 - b. A description of the petitioner's interest in the proposed final order and if the protestant claims to represent the public interest, a precise statement of the public interest represented;
 - c. A detailed description of how the action proposed in the proposed final order would adversely affect or aggrieve the petitioner's interest;
 - d. A detailed description of how the proposed final order is in error or deficient and how to correct the alleged error or deficiency;
 - e. Any citation of legal authority supporting the petitioner, if known;
 - f. Proof of service of the protest upon the water right permit holder, if petitioner is other than the water right permit holder; and
 - g. The applicant or non-applicant protest fee required under ORS 536.050.
3. Within 60 days after the close of the period for requesting a contested case hearing, the Director shall:
 - a. Issue a final order on the extension request; or
 - b. Schedule a contested case hearing if a protest has been submitted, and:
 - 1) Upon review of the issues, the Director finds there are significant disputes related to the proposed agency action; or
 - 2) The applicant submits a written request for a contested case hearing within 30 days after the close of the period for submitting protests.

NOTICE TO ACTIVE DUTY SERVICEMEMBERS: Active Duty servicemembers have a right to stay these proceedings under federal Servicemembers Civil Relief Act. For more information contact the Oregon State Bar at 800-452-8260, the Oregon Military Department at 800-452-7500 or the nearest United States Armed Forces Legal Assistance Office through <http://legalassistance.law.of.mil>

Mailing List for Extension PFO Copies

PFO Date: June 9, 2015

Copies Mailed

Application: G-13815

By: _____

Permit: G-12363

On: _____

Original mailed to Applicant:

Exit 282A Development Company LLC
24377 NE Airport Road
Aurora, OR 97002

Copies sent to:

1. WRD - App. File G-13815/ Permit G-12363
2. Perkins Coie
Attn: Priscilla E. Hampton
1120 NW Couch Street 10th Floor
Portland, OR 97209-4128

Fee paid as specified under ORS 536.050 to receive copy:

3. None

Receiving via e-mail (10 AM Tuesday of signature date)
(DONE BY EXTENSION SPECIALIST)

4. WRD - Watermaster District 16, Joel Plahn

CASEWORKER: CAC