



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date of Mailing of this Notice: 11/19/2025

Notice Mailed To: Property owners within 750 feet of the subject property
Community Planning Organizations (CPO)
Interested Agencies

File Number: Z0436-25

Application Type: Marijuana Processing

Proposal: MARIJUANA PROCESSING for concentrates, utilizing low heat and solventless extraction

Applicable Zoning and Development Ordinance (ZDO) Criteria: In order to be approved, this proposal must comply with ZDO Sections 202, 401, 841, 1307. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

Applicant: WAGNER, RICHARD

Property Owner: WAGNER MARY E TRUSTEE

Site Address: 18534 S SPRINGWATER RD
ESTACADA, OR 97023

Location: 18534 S Springwater Rd,

Assessor's Map and Tax Lot: 33E02 00700

Zoning: EFU - EXCLUSIVE FARM USE DISTRICT

Staff Contact: Max Del Hierro 503-742-4523

E-mail: MDelHierro@clackamas.us

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned.

REDLAND-VIOLA-FISCHERS MILL CPO
LANCE WARD 503-631-2550
LANCECWARD@AOL.COM

If this CPO is currently inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at communityinvolvement@clackamas.us. In some cases where there is an inactive CPO, a nearby active CPO may review the application. To determine if that applies to this application, call or email the staff contact.

How to Review this Application: A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost. Copies may be purchased at the rate of \$2.00 per page for 8 1/2" x 11" or 11" x 14" documents, \$2.50 per page for 11" x 17" documents, \$3.50 per page for 18" x 24" documents and \$0.75 per sq ft with a \$5.00 minimum for large format documents. You may view or obtain these materials:

- Online at <https://aca-prod.accela.com/clackamas>. After selecting the Planning tab enter the file number to search. Select File Number and then select Attachments from the dropdown list, where you will find the submitted application; or
- By emailing or calling the staff contact.

Decision Process: Following the closing of the comment period, a written decision on this application will be made and a notice of decision will be mailed to you. If you disagree with the decision, you may appeal to the Land Use Hearings Officer, who will conduct a public hearing. There is a \$250 appeal fee.

How to Comment on this Application:

To ensure your comments are considered prior to issuance of the decision, they must be received within 20 days of the date of this notice. Comments may be submitted by email to the staff contact or by regular mail to the address at the top of this notice. Please include the file number on all correspondence, and focus your comments on the approval criteria identified above or other criteria that you believe apply to the decision.

Comments:

Your Name/Organization

Telephone Number

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503 -742-4545 or DRenhard@clackamas.us.

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



Planning and Zoning
Department of Transportation and Development
 Development Services Building
 150 Beaver Creek Road | Oregon City, OR 97045
 503-742-4500 | zoninginfo@clackamas.us
 www.clackamas.us/planning

STAFF USE ONLY

RECEIVED
 OCT 20 2025
 Clackamas County
 Planning & Zoning
 Staff Initials: **TC**

Land use application for:

MARIJUANA PROCESSING

In AG/F or EFU Districts

Application Fee: \$1,552

Z0436-25

APPLICANT INFORMATION			
Applicant name: Richard Wagner	Applicant email: richard@yamhillnaturals.com	Applicant phone: 503-896-4335	
Applicant mailing address: 18534 S Springwater Rd	City: Estacada	State: OR	ZIP: 97023
Contact person name (if other than applicant):	Contact person email:	Contact person phone:	
Contact person mailing address:	City:	State:	ZIP:

PROPOSAL
Brief description of proposal: To utilize about 550 SF of an existing outbuilding for processing cannabis into concentrates with an OLCC license.

SITE INFORMATION		
Site address: 18534 S Springwater Rd	Comprehensive Plan designation: Farmland / Residential	Zoning district: EFU
Map and tax lot #: Township: <u>03S</u> Range: <u>03E</u> Section: <u>02</u> Tax Lot: <u>00700</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area: 11.65 acres	
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: Mary Wagner The Wagner Living Trust	Signatures of all property owners: <i>Mary & Wagner</i>	Date(s): <i>10/16/25</i>
I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.		
Applicant signature: <i>Richard Wagner</i>	Date: <i>10/16/25</i>	

A. Review applicable land use rules:

This application is subject to the provisions of [Section 841, Marijuana Production, Processing, and Retailing](#) of the [Clackamas County Zoning and Development Ordinance](#) (ZDO).

It is also subject to the ZDO's definitions, procedures, and other general provisions, as well as to [Section 401, Exclusive Farm Use District](#) if the subject property is zoned EFU or to the provisions of [Section 407, AG/Forest District \(AG/F\)](#) and the provisions of Section 401 cited in Section 407 if the subject property is zoned AG/F.

B. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete.
- Application fee:** The cost of this application is **\$1,552** Payment can be made by cash, by check payable to "Clackamas County", or by credit/debit card with an additional card processing fee using the [Credit Card Authorization Form](#) available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the FAQs at the end of this form and to the adopted [Fee Schedule](#) for refund policies.
- Site plan:** Provide a site plan (also called a plot plan). A [Site Plan Sample](#) is available from the Planning and Zoning website. The site plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The site plan must illustrate all of the following (when applicable):
 - Lot lines, lot/parcel numbers, and acreage/square footage of lots;
 - Contiguous properties under the same ownership;
 - All existing and proposed structures, marijuana processing areas, areas for processing other farm crops, marijuana production areas, fences, roads, driveways, parking areas, and easements, each with identifying labels and dimensions;
 - Setbacks of all structures from lot lines and easements;
 - All existing and proposed outside lighting;
 - Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.); and
 - Location of utilities, wells, and all onsite wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).
- Floor plans:** Attach detailed, accurate, and to-scale floor plans for all structures proposed to be used or marijuana processing and all activities associated with marijuana processing. Label all rooms with their proposed use, show all of their dimensions, include the square footage of each room, and identify all doors and partition walls.
- Building elevation diagrams:** Attach drawings of all structures proposed to be used in association with marijuana processing. The drawings must be to-scale and must show each side of the structure and any windows, doors, or other appurtenances. Include all measurements (height, length, width, and area).
- Proof of property size:** Attach evidence, such as tax maps, plats, and/or surveys, showing the size of the subject lot of record. Marijuana processing is only permitted on a lot of record in the Ag/Forest (AG/F) or Exclusive Farm Use (EFU) District that is at least 10 acres in size.
- Shared access agreement:** If the subject lot of record takes access via a private road or access drive that also serves other properties, provide evidence, in the form of a petition, that all other property owners who have

access rights to the private road or access drive agree to allow the specific marijuana processing described in the application. Such evidence shall include any conditions stipulated in the agreement.

- Evidence of legal water source:** Provide at least one of the following as evidence of a legal source of water for the proposed marijuana processing:
- A copy of a water right permit, certificate, or other water use authorization from the Oregon Water Resources Department (OWRD);
 - A statement *from* a public or private water provider that water is supplied by that water provider. The statement must include the name and contact information of the water provider;
 - Proof from the OWRD that the water to be used for marijuana processing is from a source that does not require a water right.

C. Detail the type and scope of the proposed processing:

Accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. Describe the proposed marijuana processing. Identify all of the items that you will process marijuana into, all of those items' ingredients, and your processing methods, including the type of any solvents that will be used to separate cannabinoids from marijuana:

My processing method involves placing frozen cannabis into a vessel (65-75 gallons) filled with filtered water that has been chilled to below 40 F, and above 32 F using ice cubes and a chiller that keeps the 300 gallon reservoir that refills the wash vessel nice and cold. Once in the cold water bath, the cannabis is agitated gently by hand, or via automation with a motorized overhead mixer or a no-shear impeller seated at the bottom of the vessel (different technology depending on the brand chosen). Once stirred around, back and forth for approximately 15 minutes, the now cannabinoid and terpene laden water is drained into sieve screens with various size openings in the weave where most of the water will drain through. The trichomes that were separated from the plant matter during the wash are spooned out into trays that are placed into a freeze drier for 24-48 hours where the soupy mix is sublimated (removal of H₂O by freezing the material under vacuum creating ice crystals that evaporate). Once the material (hash) has been dried, it is collected and placed into small (~2"x5") heat-rated mesh bags, and gently pressed at sub-200 F. This causes the cannabinoids to pass through the mesh bag, separating them from some/most of the fats/waxes/lipids that the exterior of the trichome is made of. It is at this point that water hash becomes Rosin, also known as Hash Rosin and Live Rosin. The next step is post-processing, where the rosin is cured by consolidating it into a jar, and letting it sit for a few weeks in a cool spot (50-65 F), and then mixing it to homogenize the material. Items I hope to release are: Hash Rosin, Live Rosin, Hash in various forms, and infused pre-rolls.

2. The processing of cannabinoid extracts is prohibited in the AG/F and EFU Districts.

A "cannabinoid extract" is a substance obtained by separating cannabinoids from marijuana by a chemical extraction process using a hydrocarbon-based solvent, such as butane, hexane or propane; a chemical extraction process using the solvent carbon dioxide, if the process uses high heat or pressure; or any other process identified by the Oregon Liquor Control Commission, in consultation with the Oregon Health Authority, by rule.

Does your proposal include the processing, compounding, or conversion of marijuana into cannabinoid extracts?

YES NO

3. List all of the tax lots that comprise the farm on which the processing facility will be located:

Township: 03S Range: 03E Section: 02 Tax Lot: 00700

Township: _____ Range: _____ Section: _____ Tax Lot: _____

Township: _____ Range: _____ Section: _____ Tax Lot: _____

4. What percentage of the farm crops, including marijuana, that will be processed at the proposed marijuana processing facility will be provided by the farm described in Question 3?

Percentage of crops provided by the farm: ~ 75 %

5. Has marijuana production already been approved on the subject farm by Clackamas County with a separate Type I Land Use Permit?

YES, and the file number for that permit is: Z _____

NO, but a separate application for marijuana production has been applied for and is being considered concurrent with this application.

6. What is the floor area of the processing facility or establishment, exclusive of the floor area designated for preparation, storage, or other farm use?

Floor area: 462 square feet

D. Answer the following questions:

Accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. If this application is approved, how many *total* premises licensed for marijuana processing by the Oregon Liquor Control Commission (OLCC) and medical marijuana processing sites registered by the Oregon Health Authority (OHA) will be located on the subject lot of record?

Total licensed processing premises and registered processing sites: 1

2. Marijuana processing *must* be located entirely within one or more completely enclosed buildings. Will all of your proposed marijuana processing be located entirely within one or more completely enclosed buildings?

YES

NO

3. Does the subject lot of record take access via a private road or access drive that also serves other properties?

NO

YES, and a petition is attached showing that all other property owners who have access rights to the private road or access drive agree to allow the specific marijuana processing described in this application, and any conditions are stipulated in the agreement.

4. Will light cast by light fixtures inside any building used for marijuana processing be visible outside the building from 7:00 p.m. to 7:00 a.m. the following day?

NO

YES, but the proposed marijuana processing will be done pursuant to registration with the Oregon Health Authority (OHA).

5. Will any light be cast by exterior light fixtures (e.g., security lights, driveway lights)?

- NO
- YES, but the light from the exterior fixtures *will not* be directed skyward and *will* be directed within the boundaries of the subject tract.
- YES, but the proposed marijuana processing will be done pursuant to registration with the OHA.

6. [ZDO Subsection 841.03](#) requires that a building, or portion thereof, used for marijuana processing have an odor control system, unless the processing is done pursuant to registration with the OHA. That odor control system must meet all of the following standards, unless the applicant submits a report by an engineer licensed in the State of Oregon demonstrating that an alternative system will control odor as well or better than the activated carbon filtration system otherwise required:

- a. The building shall be equipped with an activated carbon filtration system for odor control to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.
- b. The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.
- c. The filtration system shall be maintained in working order and shall be in use. The filters shall be changed a minimum of once every 365 days.
- d. Negative air pressure shall be maintained inside the building.
- c. Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
- d. The filtration system shall be designed by an engineer licensed in the State of Oregon. The engineer shall stamp the design and certify that it complies with Subsection 841.03(G).

How will you comply with these requirements listed above?

- Designs of the odor filtration system stamped by an engineer licensed in the State of Oregon and certifying compliance with ZDO Subsection 841.03(G) will be submitted prior to permitting of, or processing in, any building, or portion thereof, where an odor filtration system is required by Subsection 841.03(G).

Answer choices continued on next page...

Question 6 answer choices continued...

- An odor control system with an alternative to the activated carbon filtration system otherwise required will be used. A report by an engineer licensed in the State of Oregon demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system will be submitted prior to permitting of, or processing in, any building, or portion thereof, where an odor filtration system is required by ZDO Subsection 841.03(G).
- Marijuana processing will be done pursuant to registration with the OHA.

7. [ZDO Subsection 841.03\(H\)](#) requires that the applicant of this application submit a noise study by an engineer licensed in the State of Oregon, unless marijuana production and processing on the lot of record is done pursuant to registration with the OHA. The study must demonstrate that all generators used in association with marijuana production or processing, and all mechanical equipment used for heating, ventilating, air conditioning, or odor control in association with marijuana production or processing, will not cumulatively produce sound that, when measured at any lot line of the subject lot of record, exceeds 50 dB(A). Only generators used in association with marijuana production or processing and mechanical equipment used in association with marijuana production or processing are subject to this requirement.

The noise study must be submitted prior to permitting and use of any building or portion of a building housing the generator or mechanical equipment and before any such generator or mechanical equipment may be used in association with marijuana production or processing.

How will you comply with this requirement described above and in Subsection 841.03(H)?

- The required noise study will be provided *prior to* permitting and use of any building or portion of a building housing the generator or mechanical equipment and *before* any such generator or mechanical equipment is used in association with marijuana production or processing.
- Marijuana processing will be done pursuant to registration with the OHA.

8. Will security cameras be used in association with the proposed processing?

- NO
- YES, but the marijuana processing will be done pursuant to registration with the OHA.
- YES, but the security cameras will be directed to record only the subject lot of record and may be directed to public rights-of-way as applicable, except as required to comply with licensing requirements of the OLCC or registration requirements of the OHA. The location of the security cameras are identified in the attached site plan.

9. Identify the proof of a legal source of water that you have included with your application if the proposed marijuana processing will *not* be done pursuant to registration with the OHA:

- A copy of a water right permit, certificate, or other water use authorization from the Oregon Water Resources Department (OWRD)
- A statement from a public or private water provider that water is supplied by that water provider, with that statement including the name and contact information of the water provider
- Proof from the OWRD that the water to be used for marijuana processing is from a source that does not require a water right
- No proof is attached because marijuana processing will be done pursuant to registration with the OHA.

10. Will all marijuana waste be stored in a secured waste receptacle in the possession of and under the control of the OLCC licensee or OHA registrant?

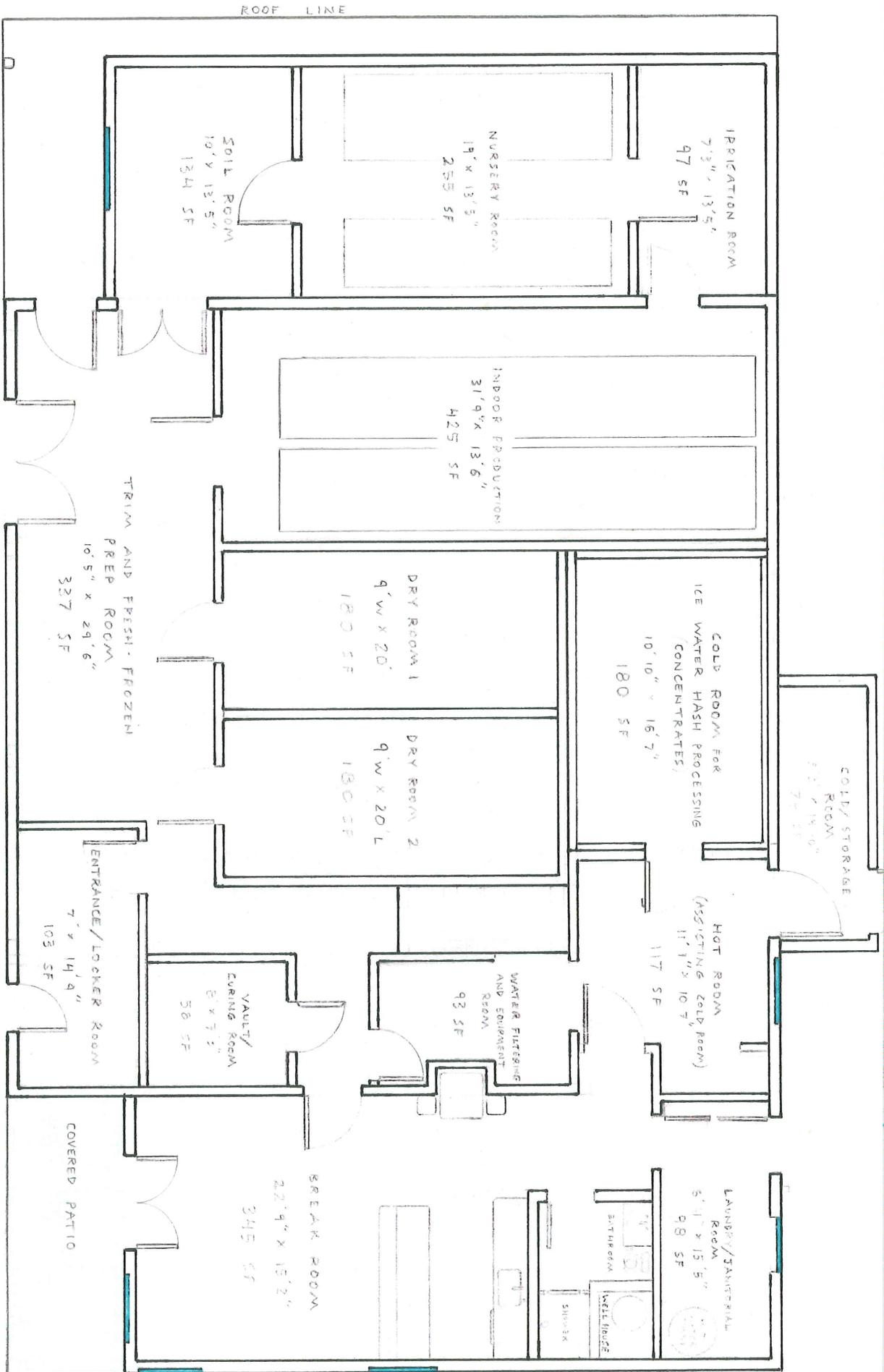
- YES
- NO, but the marijuana processing will be done pursuant to registration with the OHA.

11. Will there be any fencing on the subject lot of record?

- NO
- YES, but the marijuana processing proposed in this application will be done pursuant to registration with the OHA.
- YES, and the maximum height of that fencing will be: 6 feet

12. Will there be any fences, walls, or other barriers that are electrified or use barbed wire, razor wire, concertina coils, anti-climb spikes or any other similar security feature designed to discourage ingress through the potential of causing bodily harm?

- NO
- YES, but the marijuana processing proposed in this application will be done pursuant to registration with the OHA.
- YES, there will be barriers with such security features, as described in the box below:

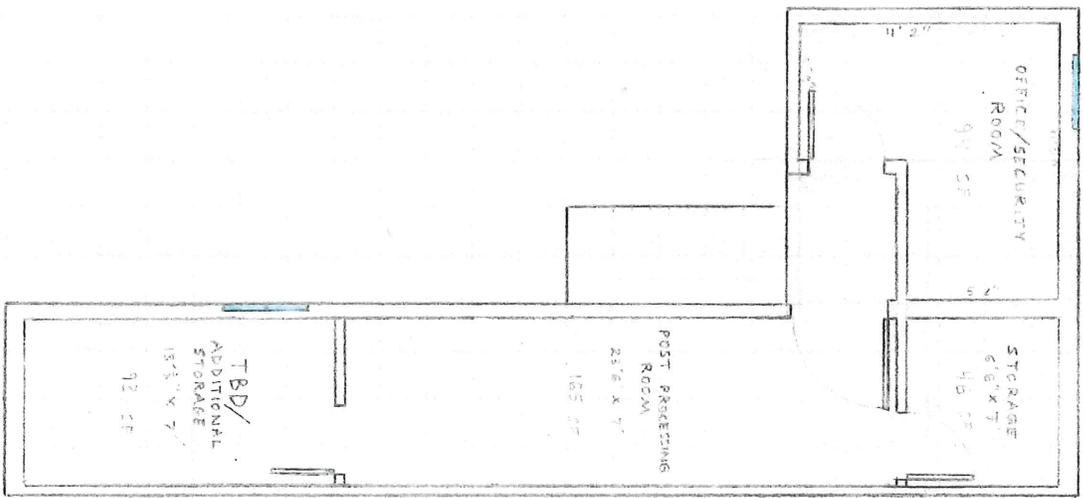


FLOOR PLANS - 18534 S SPRINGWATER RD, ESTACADA, OREGON

SCALE: 1" = 4'

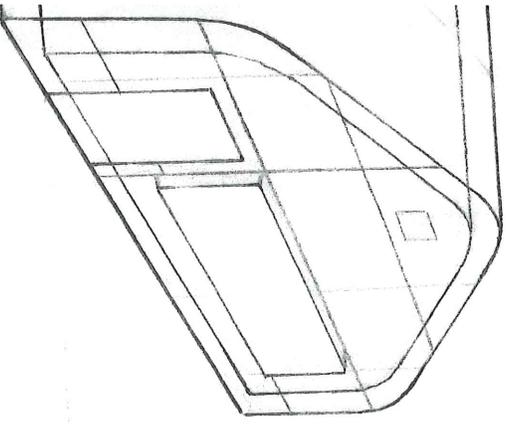
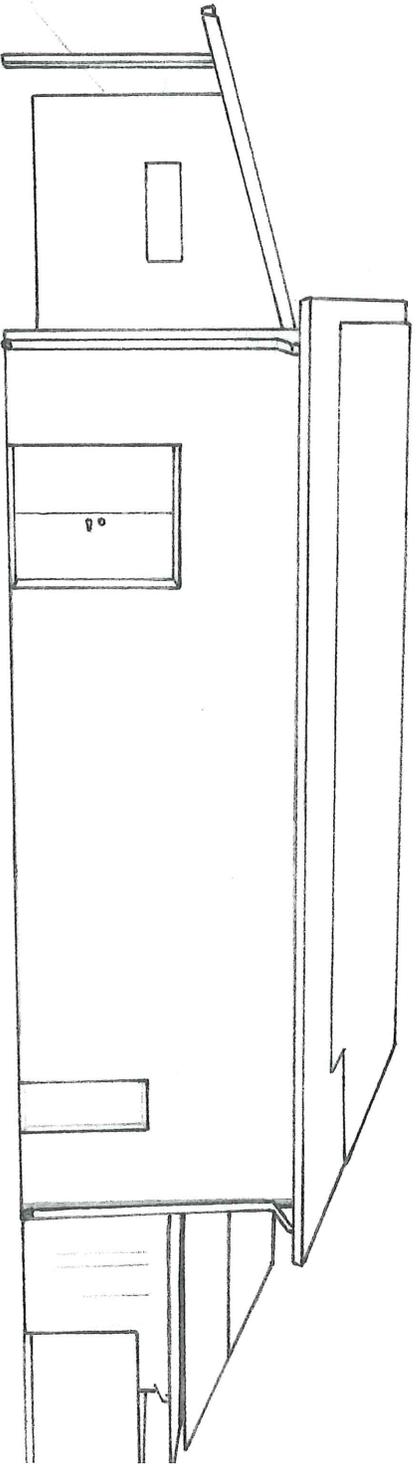
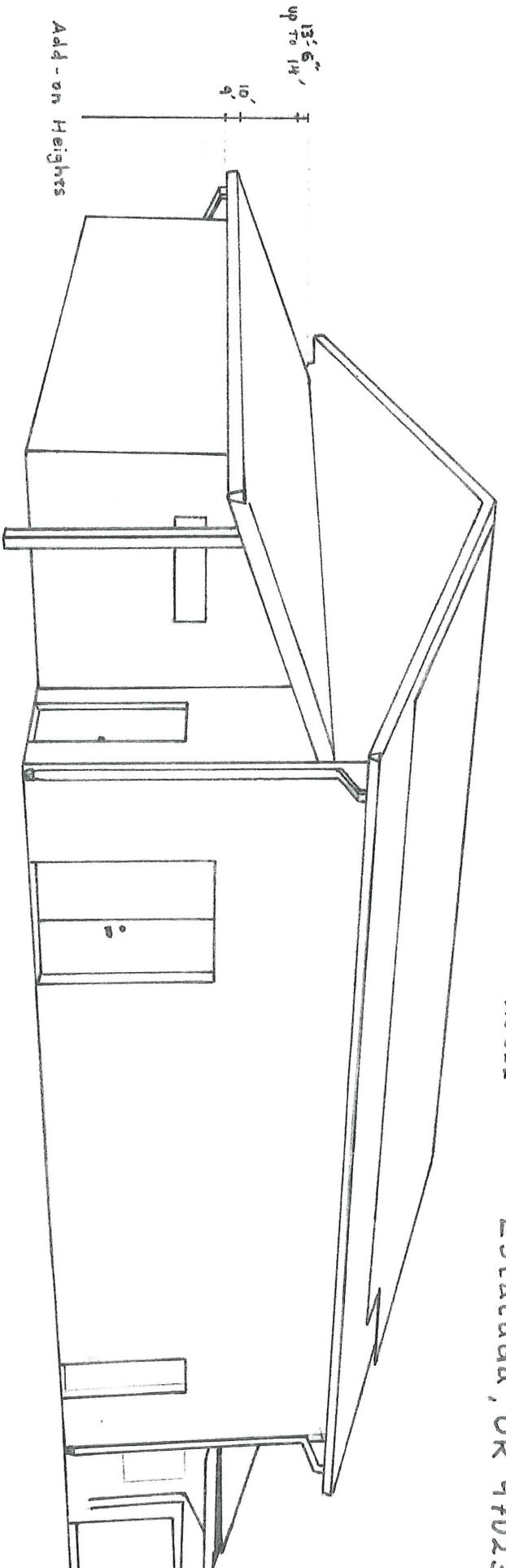
* SF ROUNDED UP AND SUBJECT TO SLIGHT CHANGES AS THIS PROPOSED BUILDOUT/RETROFIT GETS FURTHER ALONG WITH A CONTRACTOR

Upstairs Loft

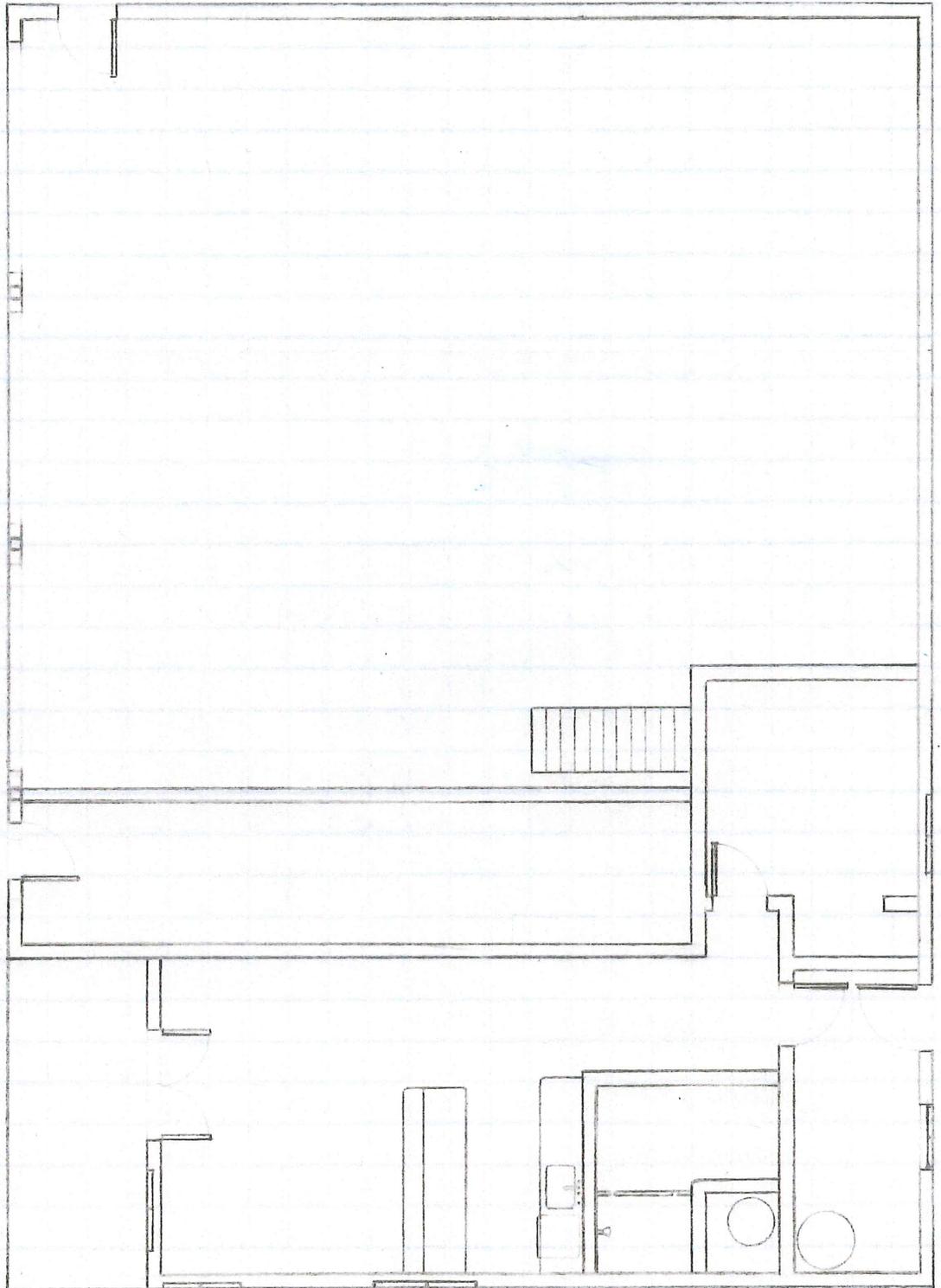


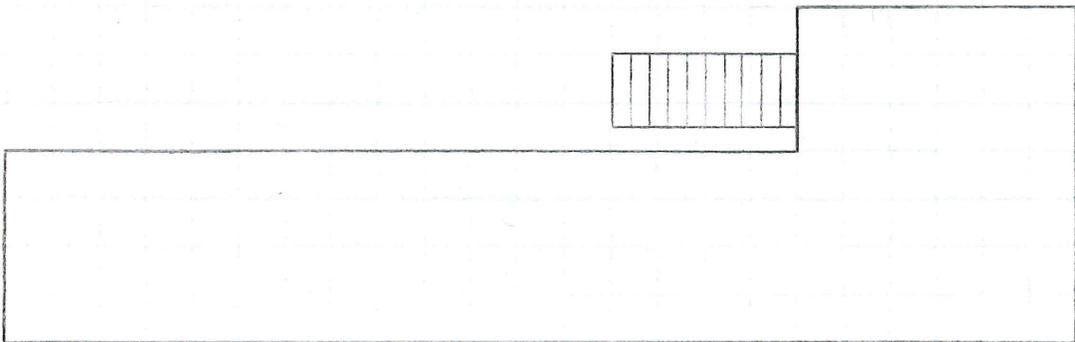
ELEVATION VISUAL FOR PROPOSED ATTACHED
14' x 40' BUILDING PLUS PROPOSED 30' x 70' HORTITECH GREENHOUSE

18534 S Springwater
Estacada, OR 97023

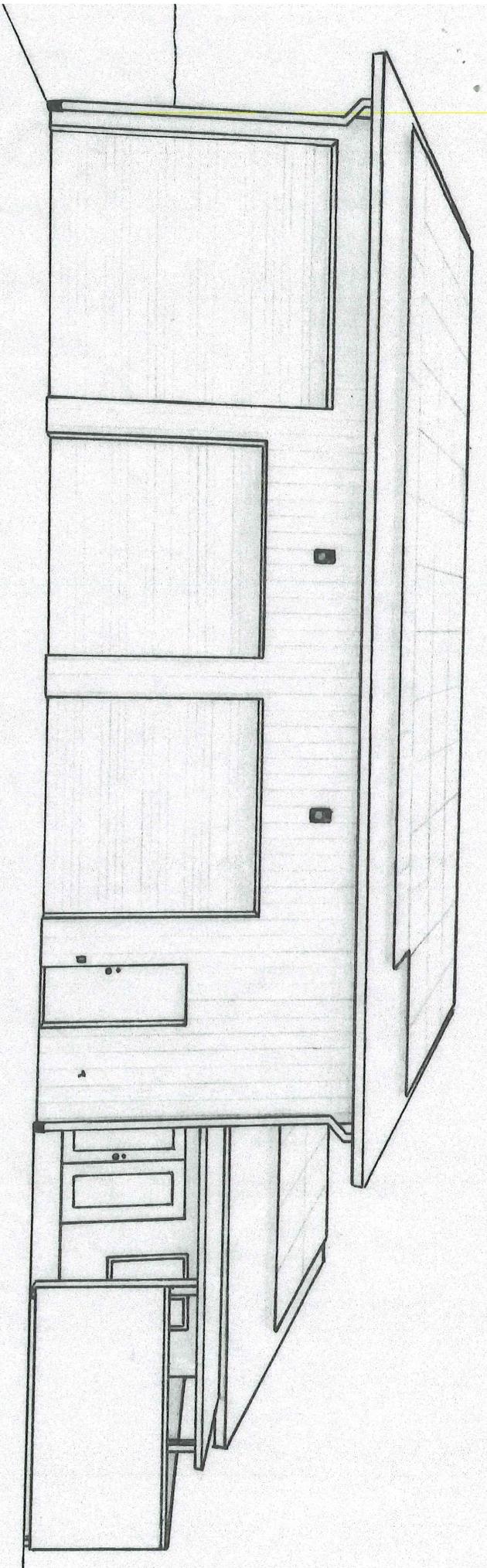


18534 S Springwater - Existing Floor Plan





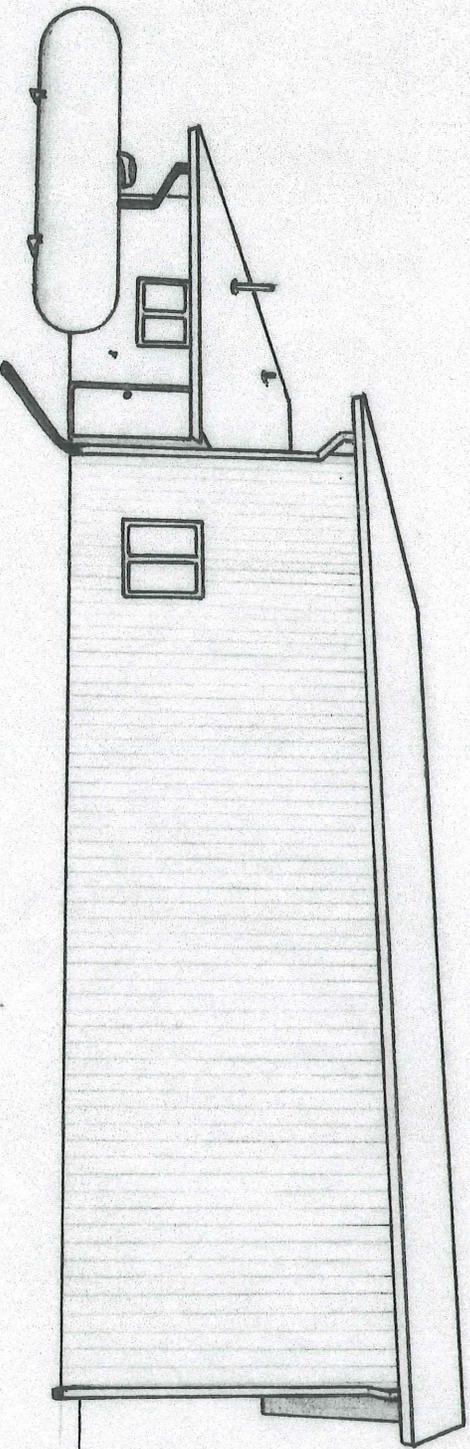
Upstairs Loft



① FRONT ELEVATION

SCALE : $\frac{1}{8}'' = 10''$

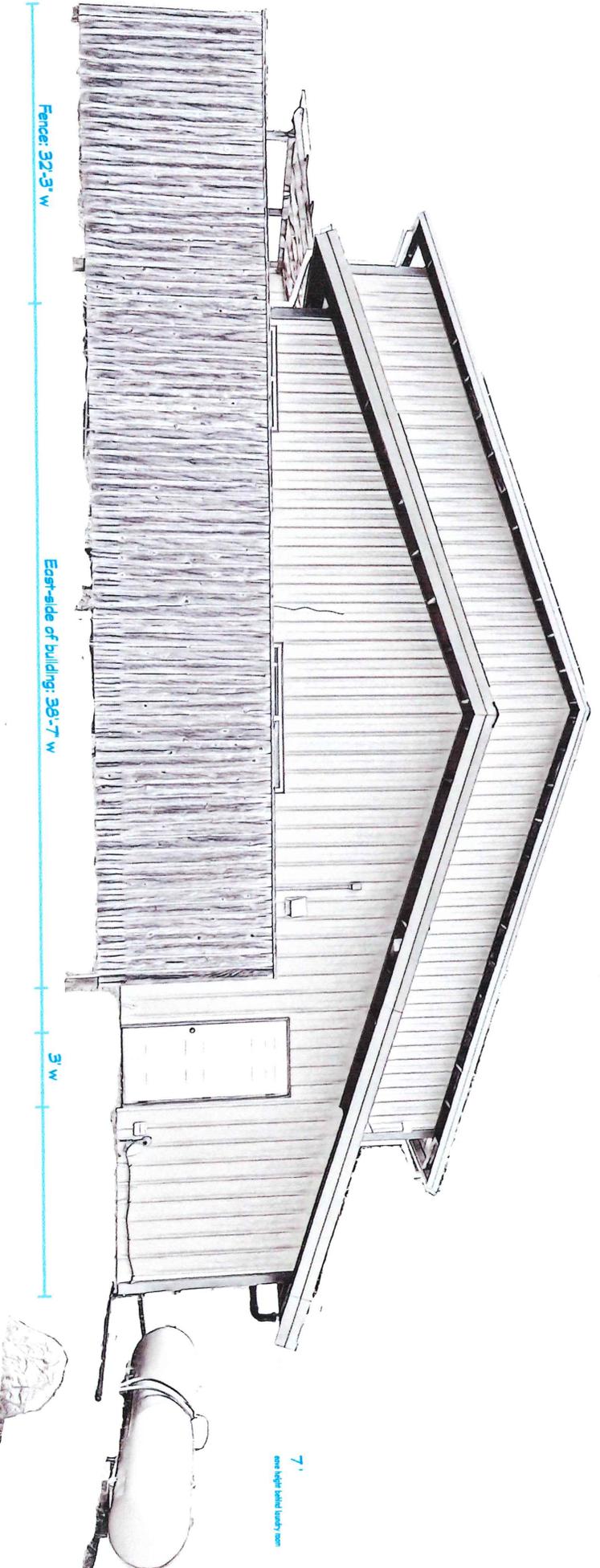
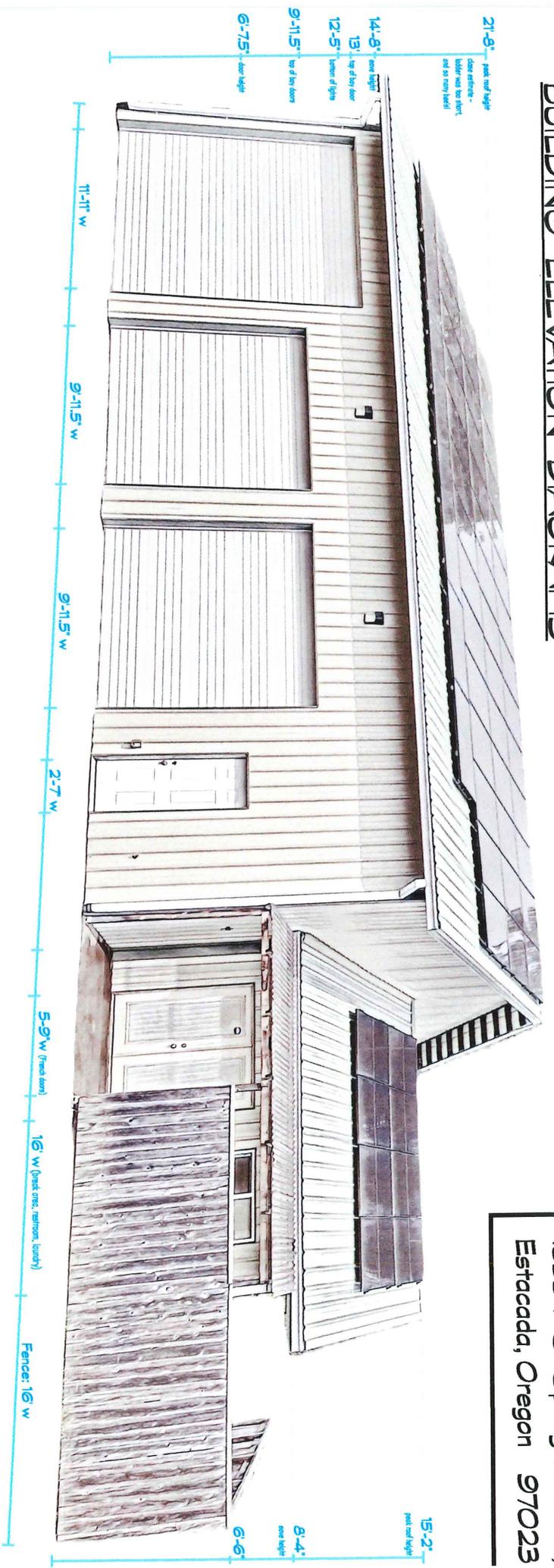
$1'' = 6'-8''$



② BACK ELEVATION

BUILDING ELEVATION DIAGRAMS

18534 S Springwater Rd,
Estacada, Oregon 97023





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 > Clackamas County (/or-clackamas-county-property-records/) > Estacada (/estacada-or-property-records/)
 > S Springwater Road (/s-springwater-rd-estacada-or-property-records/)



18534 S Springwater Rd, Estacada, OR 97023 Property Record

This property is a 4 bedroom, 4 bathroom residential single family rural home built in 1969 sitting on a **11.6 acre** lot located at 18534 S Springwater Rd, Estacada, OR 97023. Currently owner occupied and last sold in 2021 for \$1,470,000, the 5,390 sq ft property has a fireplace.

Property Highlights

- ▶ Year Built: **1969**
- ▶ Bathrooms: **4**
- ▶ Bedrooms: **4**
- ▶ Property Type: **Single Family Rural Home**
- ▶ Last Sale Date: **08-Jul-2021**
- ▶ Last Sale Price: **\$1,470,000**

Survey: A tract of Land in the N 1/2 of the W.W. Harper D.L.C #55 in Sec. 2 T.3S. R.3E. W.M. Clackamas Co. Oregon

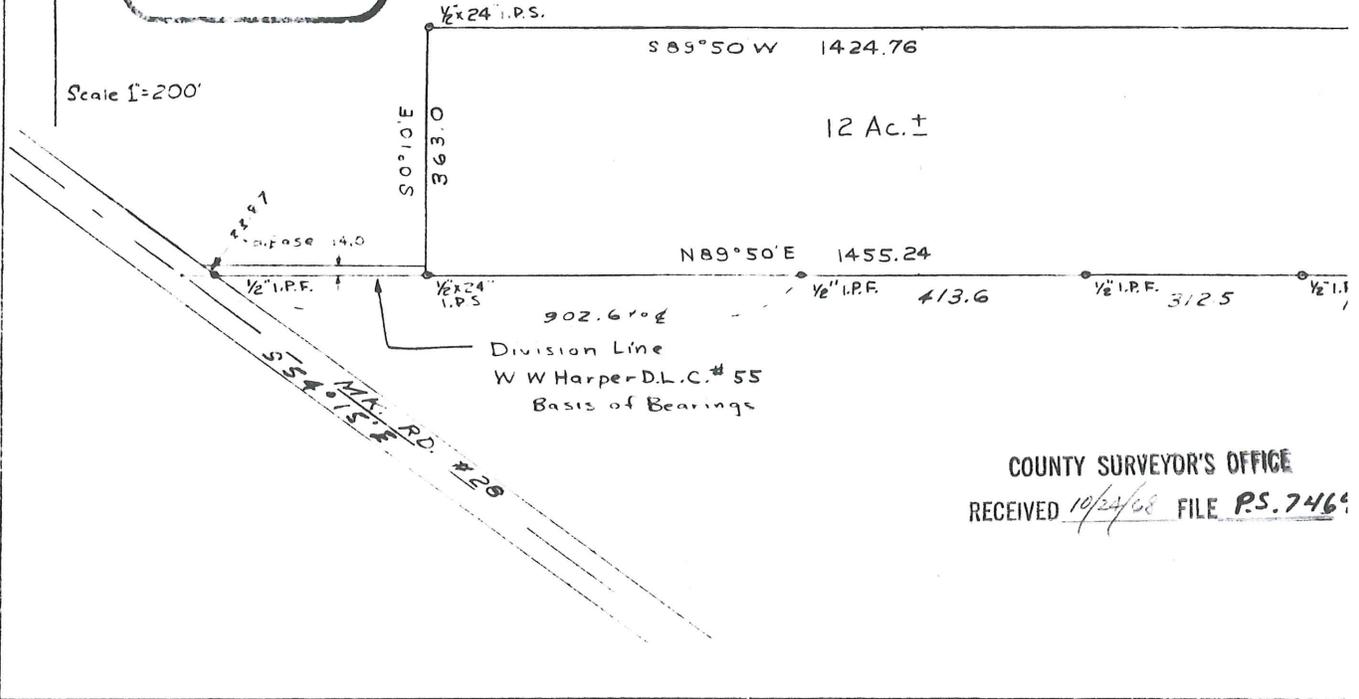
Surveyed July 19, 1968
by Gordon Hennrickson

FOR RECORD
GORDON HENNRICKSON
127 S. 2nd St. SE
TACOMA, WASH. 98402

Gordon H. Hennrickson
Gordon H. Hennrickson
659



Scale 1"=200'



COUNTY SURVEYOR'S OFFICE
RECEIVED 10/24/68 FILE PS. 7469

STATE OF OREGON
COUNTY OF CLACKAMAS

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

RICHARD WAGNER
18534 S SPRINGWATER RD
ESTACADA OR 97023

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-19239

SOURCE OF WATER: TWO WELLS IN FOSTER CREEK BASIN

PURPOSE OR USE: NURSERY USE (IRRIGATION AND AGRICULTURE USE) ON 2.0 ACRES

MAXIMUM RATE: 0.0564 CUBIC FOOT PER SECOND, FURTHER LIMITED TO 10.0 ACRE-FEET ANNUALLY

PERIOD OF USE: JANUARY 1 THROUGH DECEMBER 31

DATE OF PRIORITY: JANUARY 5, 2022

AUTHORIZED POINTS OF APPROPRIATION:

POA Name	Twp	Rng	Mer	Sec	Q-Q	Measured Distances
WELL 1	3 S	3 E	WM	2	NE SW	1400 FEET NORTH AND 1080 FEET EAST FROM SW CORNER, DLC 55
WELL 2	3 S	3 E	WM	2	NE SW	1320 FEET NORTH AND 1110 FEET EAST FROM SW CORNER, DLC 55

The amount of water used for nursery use under this right, together with the amount secured under any other right existing for the same lands, is limited to 0.15 cubic foot per second per acre and 5.0 acre feet per acre per year. For irrigation of containerized nursery plants, the amount of water diverted under this right, together with the amount secured under any other right existing for the same lands, is limited to ONE-FORTIETH of one cubic foot per second and 5.0 acre feet per acre per year. For irrigation of in-ground nursery plants, the amount of water diverted under this right, together with the amount secured under any other right existing for the same lands, is limited to ONE-EIGHTIETH of one cubic foot per second and 2.5 acre feet per acre per year. The use of water for nursery use may be made at any time, during the period of allowed use specified above, that the use is beneficial. For irrigation of any other crop, the amount of water diverted under this right, together with the amount secured under any other right existing for the same lands, is limited to ONE-EIGHTIETH of one cubic foot per second and 2.5 acre feet per acre during the irrigation season of each year.

AUTHORIZED PLACE OF USE:

Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	3 E	WM	2	SE NW	0.7
3 S	3 E	WM	2	NE SW	1.3

PERMIT SPECIFIC CONDITIONS

1. Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.
2. **Water Use Measurement, Recording, and Reporting:**
 - A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter at each point of appropriation. The permittee shall maintain the device in good working order.
 - B. The permittee shall allow the watermaster access to the device; provided however, where any device is located within a private structure, the watermaster shall request access upon reasonable notice.
 - C. The permittee shall keep a complete record of the volume of water used each month, and shall submit an annual report which includes the recorded water-use measurements to the Department annually, or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
 - D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.
3. **Groundwater Level Measurement, Reporting, and Shut-Off Condition:**

For each well on this authorization, beginning on the permit signature date for existing wells or in the year well construction is completed for new wells, and each year thereafter, the permit holder must report a static water-level measurement (“measurement”) taken in March. The measurement is required whether the well is used or not. If pumping is to commence following completion of the well and prior to the next March, then a measurement must be made at least one week following well completion and before pumping commences.

Measurements must be properly reported within 30 days of measurement using forms specified by the Department. A measurement will be properly reported if the submission includes all required information as listed in the document attached. Measurements must be made with equipment that is accurate to the standards specified in Oregon Administrative Rule (OAR) 690-217-0045.

Measurements must be made by a certified water rights examiner, registered professional geologist, registered professional engineer, licensed land surveyor, licensed well constructor, pump installer licensed by the Construction Contractors Board, or Department staff. The Department is

not responsible for regular measurement of the static water level, but Department staff may measure the well during the normal course of groundwater level monitoring or to confirm the submitted measurement(s).

For each well on this permit, the Department will establish a reference groundwater level using the best available data. The reference level is intended to represent the highest elevation (shallowest depth) static water level that has been measured or can be reasonably estimated to have existed within each well at any time before its reference level is set. If Annual High Water Levels have been increased measurably by human activity, then the Department may set a different reference level using best available information. If the permit holder fails to measure and report the static water level within 12 months of permit issuance, or of completion of the well(s), then Department staff will estimate the static water level using available data, including measurements in surrounding wells. In case the permit is amended or the subsequent certificate is transferred, the Department may establish a new reference level for any new or additional wells under new permits or certificates issued under this right. The reference level for a new or additional well should reflect the highest static water level in that well or, if that measurement occurred after the time represented by the original reference level, then the water level that would have been measured in that well, if the well existed and was measured at the time represented by the original reference level.

All water use authorized under this permit must immediately stop if any of the following occur:

- A. Any annual high elevation static groundwater level in any well on this permit declines 25 or more feet below the reference level for that well, or
- B. Groundwater levels are not measured and properly reported as specified above for any completed well that is authorized on the permit for two consecutive years, or
- C. Hydraulic interference contributes to a decline of 25 or more feet in any neighboring well with senior priority, at any time during the year.

The Department will determine when any of the above conditions have occurred and may order the permit holder to stop all water use under this permit. The permit holder is also responsible for stopping all water use if they become aware that any of the conditions have occurred, even without notice from the Department. Following such a stop, water use under this permit will not be allowed and may only resume once the permit holder receives notice from the Department. If the permit holder fails to stop use, then the Department may take control of the controlling works of any wells authorized under this permit and may reduce the amount of groundwater pumped until the unlawful use is eliminated.

The permit holder acknowledges that one or more of the conditions requiring stoppage of use may occur prior to any use of any well on this permit.

The Department may allow the permit holder to pause annual water level measurement and reporting requirements from some of the permitted wells if measurements from those wells are redundant with other data being collected by the Department. The permit holder must receive

written notification of such an allowance before stopping measurements. If this happens, the Department may reinstate the measurement requirements at any time.

4. Scenic Waterway:

Use of water under authority of this permit may be regulated if analysis of data available after the permit is issued discloses that the appropriation will measurably reduce the surface water flows necessary to maintain the free-flowing character of a scenic waterway in quantities necessary for recreation, fish and wildlife in effect as of the priority date of the right or as those quantities may be subsequently reduced.

5. Groundwater production shall be allowed from no shallower than 175.0 feet below land surface.

6. Well Identification Tag:

Prior to using water from any well listed on this permit, the permittee shall ensure that the well has been assigned an OWRD Well Identification Number (Well ID tag), which shall be permanently attached to the well. The Well ID shall be used as a reference in any correspondence regarding the well, including any reports of water use, water level, or pump test data.

STANDARD CONDITIONS

1. If the number, location, source, or construction of any well deviates from that proposed in the permit application or required by permit conditions, this permit may be subject to cancellation, unless the Department authorizes the change in writing.
2. If substantial interference with surface water or a senior water right occurs due to withdrawal of water from any well listed on this permit, 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.
3. The well(s) shall be constructed and maintained in accordance with the General Standards for the Construction and Maintenance of Water Supply Wells in Oregon. The works shall be equipped with a usable access port adequate to determine water-level elevation in the well at all times.
4. Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.
5. This permit 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.

6. 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.

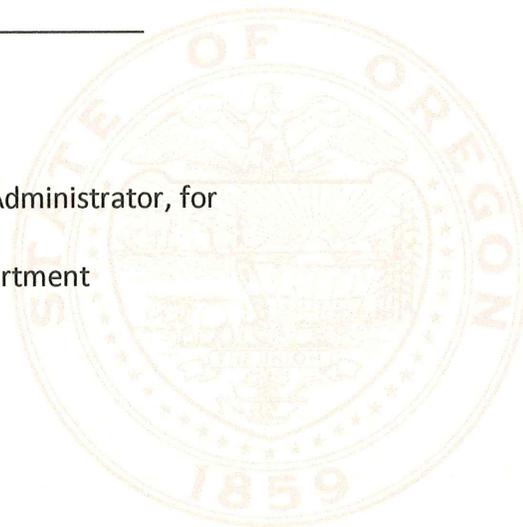
DEVELOPMENT AND COMPLETION TIMELINE REQUIREMENTS

1. Prior to receiving a certificate of water right, the permit holder shall submit to the Water Resources Department the results of a pump test meeting the Department's standards for each point of appropriation (well), unless an exemption has been obtained in writing under OAR 690-217. The Director may require water-level or pump-test data every ten years thereafter.
2. Construction of the well shall begin within five years of the date of permit issuance. The deadline to begin construction may not be extended. This permit is subject to cancellation proceedings if the construction deadline to begin is missed.
3. Complete application of the water shall be made within five years of the date of permit issuance. If beneficial use of permitted water has not been made before this date, the permittee may submit an application for extension of time, which may be approved based upon the merit of the application.
4. Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner.

ISSUED MAY 23, 2025

Katherine Ratcliffe

Katherine Ratcliffe
Water Right Services Division Administrator, for
Ivan Gall, Director
Oregon Water Resources Department





Exempt Water Uses in Oregon

Background

Under Oregon law, “all water within the state from all sources of water supply belongs to the public.” ([ORS 537.110](#)). Cities, irrigators, businesses, and other water users must obtain a permit or license from the Water Resources Department to use water from any source - whether it is underground, or from lakes or streams.

Oregon’s water laws are based on the principle of prior appropriation. This means the first person to obtain a water right on a stream or aquifer is the last to be shut off in times of low streamflows. [Please review the Water Rights in Oregon resource](#) for more information on Oregon’s water laws.

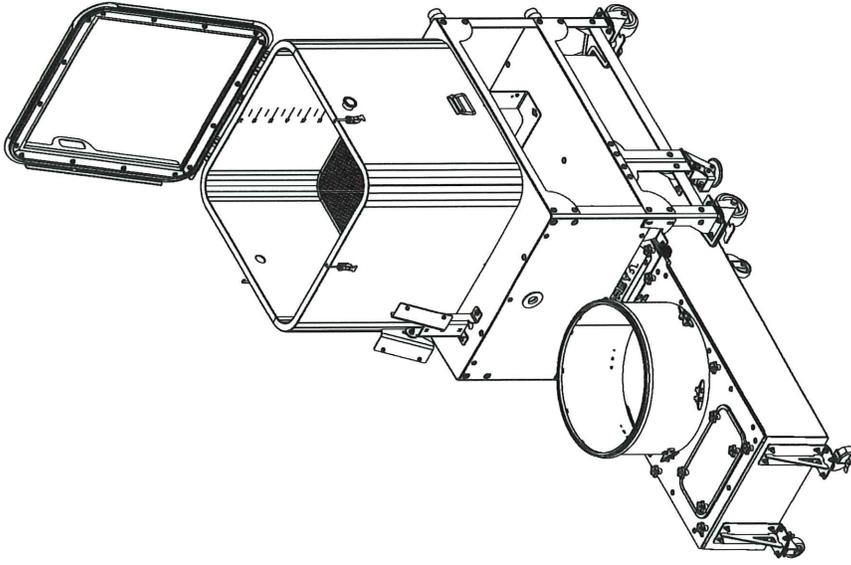
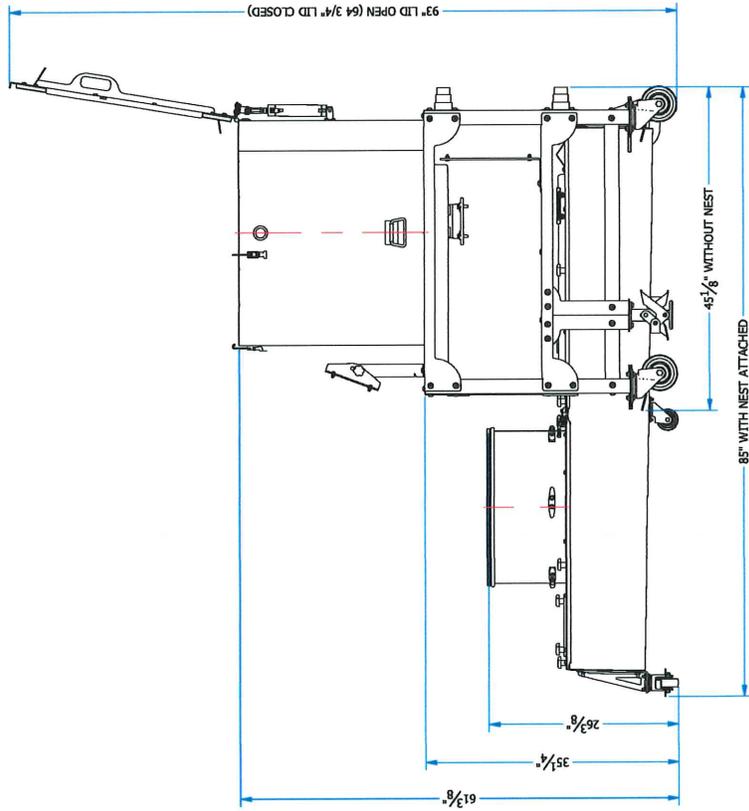
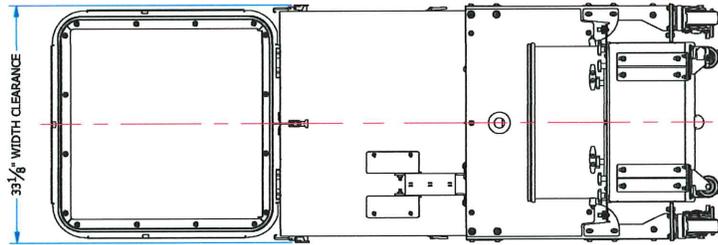
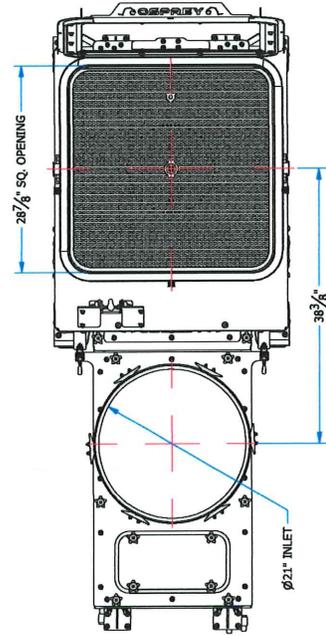
However, there are exceptions called “exempt uses.” These uses are exempt from applying for a water right permit although they must use water beneficially and without waste. An exempt use is subject to the same privileges and restrictions as any water right permit or certificate.

What water uses are exempt?

Groundwater

Groundwater uses exempt from the permitting process include ([ORS 537.545](#)):

- **Group or single domestic use (household):** Not exceeding 15,000 gallons per day.
- **Stock watering:** Drinking water for livestock animals. Water use limitations may apply for some permitted confined animal feeding operations.
- **Irrigation of lawn and/or garden of a half-acre or less:** No more than a half-acre in area. Irrigation of larger areas requires a water use authorization and is not exempt. Beginning Jan. 1, 2026, commercial gardens not exceeding a half-acre and using no more than 3,000 gallons per day will qualify as exempt.
- **Industrial or commercial purposes:** Not exceeding 5,000 gallons per day, including the 3,000 gallon per-day cap on commercial gardens of one half-acre or less. Does not allow irrigation or watering to grow marijuana or unregistered hemp plants for commercial purposes.
- **Watering school grounds:** Less than ten acres for schools located within a critical groundwater area.
- **Down-hole heat exchange purposes:** An open loop heat exchange hole to provide source heat.

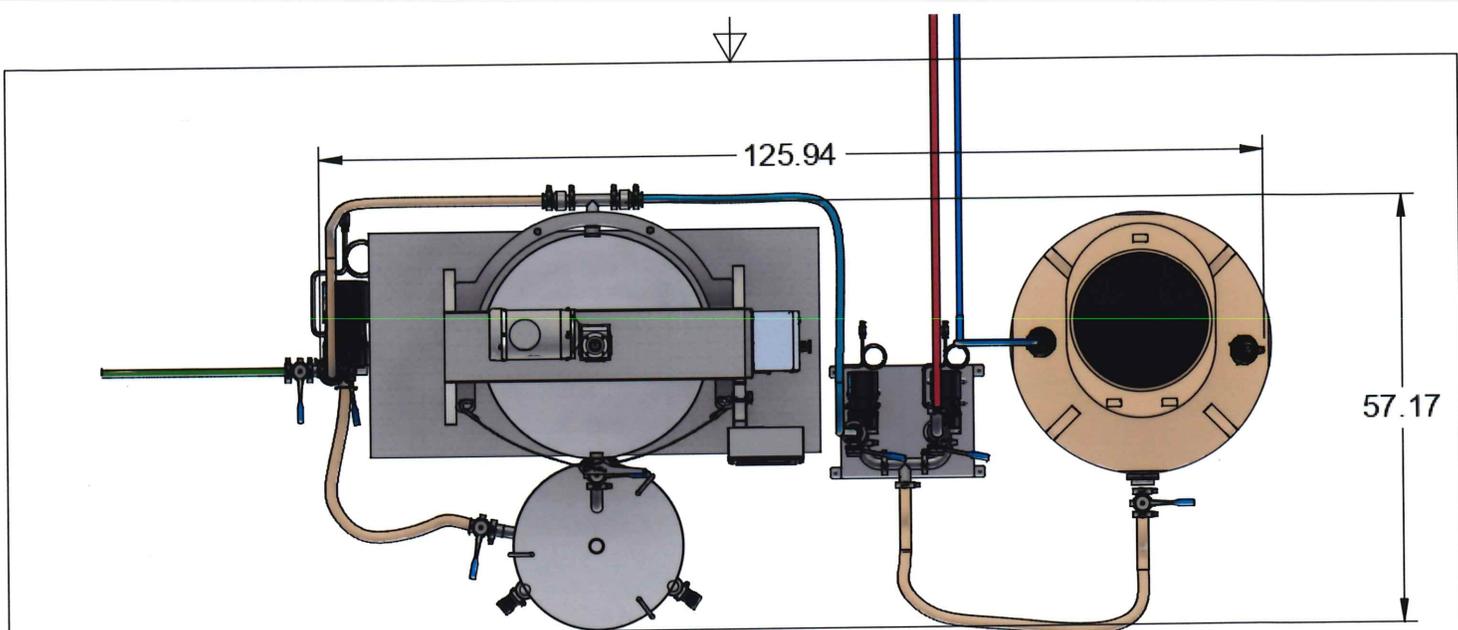


Lowtemp Industries, LLC
 The Osprey
 The Nest
 316-308-7441

*Optional Nest Configuration Shown

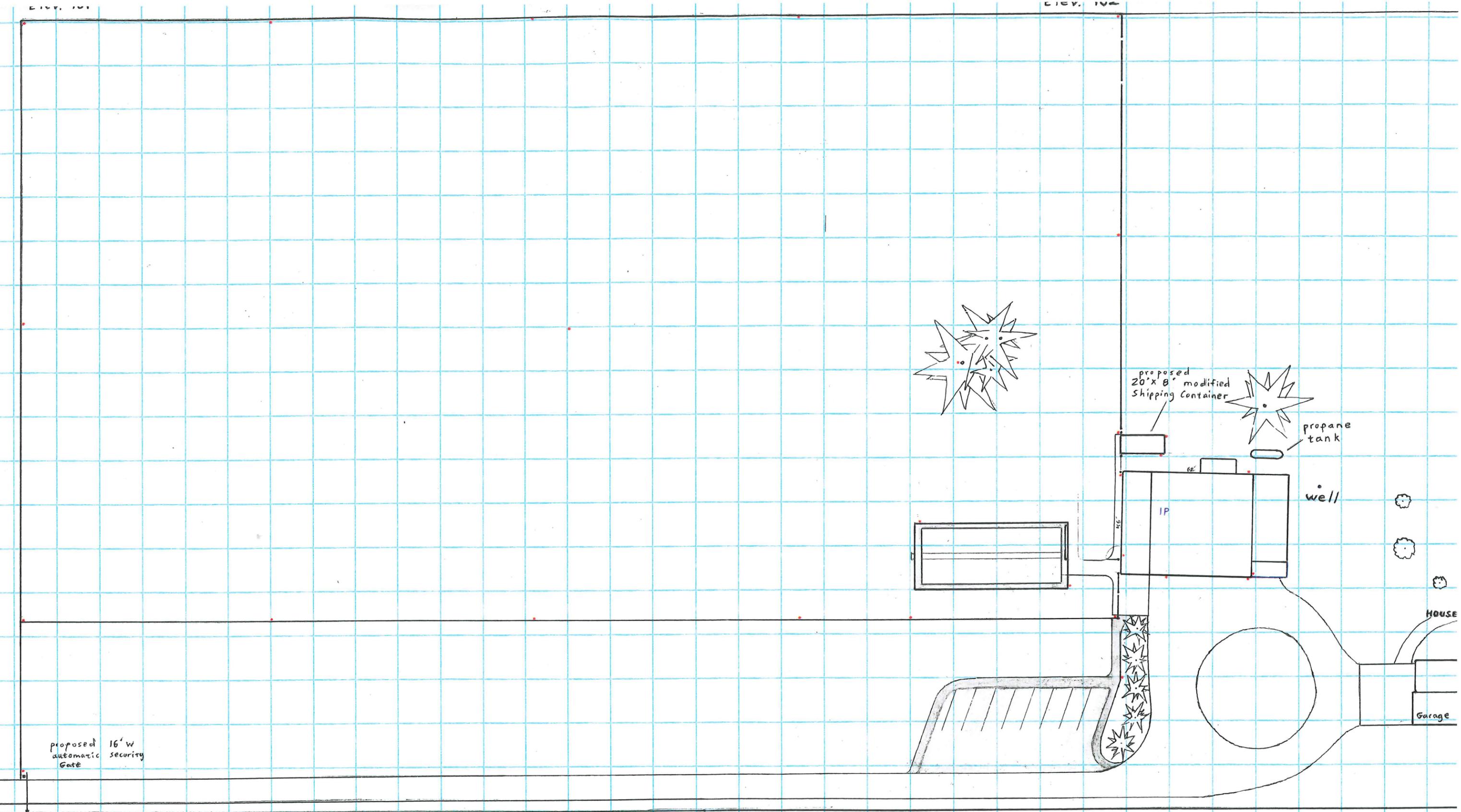
Support@lowtemp-plates.com





		PROJECT Admin Project		
		TITLE Pre Chill Tank		
APPROVED	SIZE	CODE	DWG NO	REV
CHECKED	A			
DRAWN	ALEKS ZED	2024-10-15	SCALE 1:20	WEIGHT
				SHEET 1/1





Elev. 106'

Elev. 117

18534 S Springwater Rd., Estacada, Oregon

11.65 acres

Zoning EFU

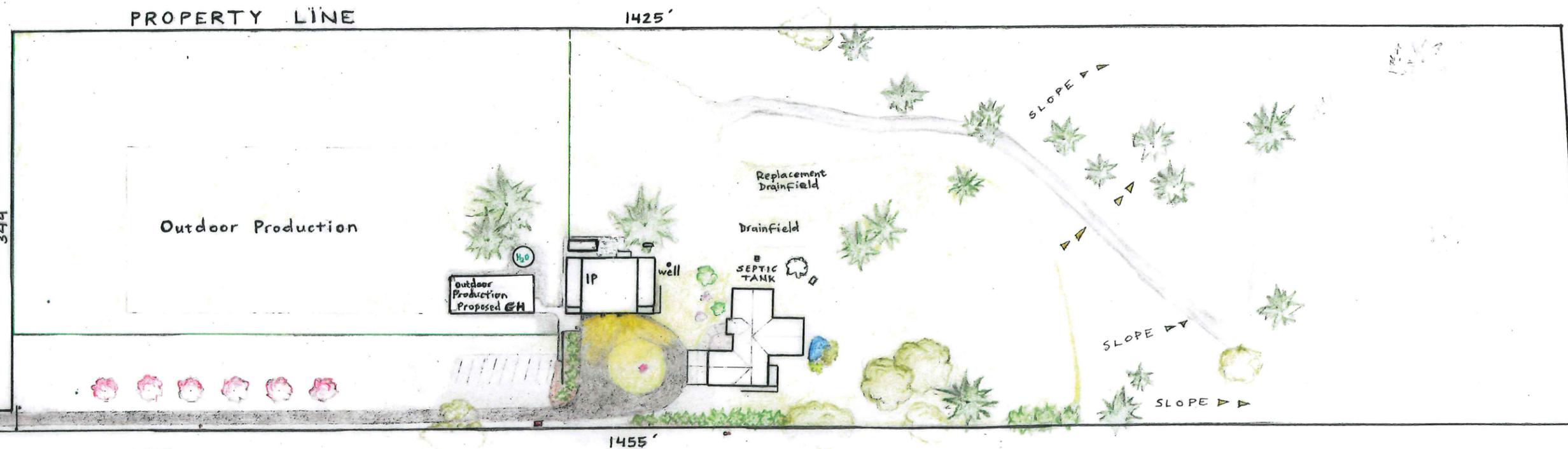
Tax Lot 33E0200700

• Security Cameras (Estimated Locations. Exact locations TBD upon installation)

Township: 035 Section: 02 Range: 03E

18534 S Springwater Rd, Estacada, Oregon

Tax Lot Number 33E0200700 Zoning EFU 11.65 acres



S Springwater Rd.

- Parking Lot - 8 parking spots
78' x 48' with 9' wide stalls
- Evergreen Tree
- Deciduous Tree
- Modified Shipping Container (May go with alternative type of ancillary structure.
TBD if and when scaling up to outdoor production)
- IP = Indoor Production
- GH = Greenhouse (30x70' = 2,100 sq ft)
- Existing Lighting
- High-Speed Internet Underground Utility Box

