



I would like to submit some photos for the planning commission to look at before the next hearing about the proposed Pinecrest Ridge LLC subdivision 1415270000204. These are representative of how close some of our homes in the Westridge neighborhood sit below the rimrock which Pinecrest will be built on. I would urge everyone on the board to make a site visit to this 60+ acre property directly above our neighborhood and also to drive up Century Drive and take the road to the right just before the turnaround that goes up to the homes right below the rimrock.

RECEIVED

OCT 16 2024

Crook County
Community Development

Thank you for serving and your time,
Bob Cage
Westridge HOA President

458-218-5665

email: bobcage423@gmail.com

2766 NW Century Dr.

Also included are some Crook County policies one of our homeowners discovered.

Thank You,

Bob Cage

SCANNED



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NATURAL HAZARDS POLICIES

1. The county shall recognize the development limitations imposed by the carrying capacities of natural resources; i.e. surface and ground water capacities, soils, geology, etc.
2. Natural resource physical limitations shall be one of the primary evaluation factors for development approval. The carrying capacities thereof shall not be exceeded.
3. It shall be recognized that problem areas or hazards do not necessitate disapproval of development, but that higher development standards can be expected in order to minimize problems or hazards.
4. To maintain development costs at a minimum and to encourage the most efficient use of resources by guiding development to low hazard or physical limitation areas.
5. High density development shall be encouraged in areas having high carrying capacities and low physical limitations, and discouraged in areas having low carrying capacities and high or severe physical limitations. Thereof, the following criteria shall be considered:
 - (a) Slopes greater or less than 30%.
 - (b) Safe distance from rimrock scarps, talus debris and fractures.
 - (c) Sufficient quality and quantity of water.
 - (d) Location relative to floodplain channels, high ground water, unstable soils or geology, etc.
6. It shall be the developer/builder's burden of proof for determining the degree of hazard or physical resource carrying capacity.

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- (c) Minimum quantity and quality of water.
 - (d) Location relative to floodplain channels, high ground water, unstable soils or geology, etc.
6. It shall be the developer/builder's burden of proof for determining the degree of hazard or physical resource carrying capacity.
 7. Natural resource evaluations, hazard determinations, development effect and corrective measures shall be determined by a licensed/bonded consultant at the expense of the developer for proposed developments located in recognized hazard areas or areas with severe physical limitations.

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Valley occurs principally along the north side of the valley floor on the alluvial terrace. A small amount of recharge occurs from a downward leakage from the overlying unconfined aquifers. Water quality from perched zones will be high while that water developed from the ground water body will not be quite as high and in some instances may be unusable. Shallow ground water aquifers, like the alluvial valley fill at Prineville, are especially susceptible to bacteriological and chemical contamination. It is possible that the water quality within this shallow aquifer could deteriorate in time. Because of the varying aquifer characteristics, it is important that large

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The following guidelines can be used to help curtail potential water problems in new developments.

1. The ground water supply (and its carrying capacity) shall be used as major criteria for evaluation of any growth policies in Crook County.
2. The water potential of major geologic formations can be used as a first approximation for the carrying capacity of the ground water system. It should establish whether or not the population projections to the year 2000 can be realistically supported, and whether or not all support active services needed for that population can be supplied, i.e. industrial, commercial development, housing, utilities, etc.
3. At present, there is insufficient data to estimate either carrying capacity of the county's water supply or the ability of the recharge areas to keep up with the increased demand as the county grows, even at the low estimate of 2% per year population increase. The ground water study of the Prineville valley needs to be updated and expanded to cover the remainder of the county.
4. Knowledge of the water potential of geologic formations will assist in predicting future problems of water supply to any area being developed.
5. Detailed well log information from the Central Oregon Watermaster can help further refine these general predictions of water potential in cases where recent wells have been drilled.
6. The carrying capacity of the water resources shall be determined as this capacity is the key to the survival of the community, its economy and growth potential.
7. The largest carrying capacity exists for the alluvial aquifers; the smallest carrying capacity for the formations outside of the alluvial valleys and terraces.
8. The alluvial valley and terraces are used as a first approximation for estimating the amount of irrigable agricultural land in the county.



or all of these conditions. Steep slopes are commonly characterized by shallow rocky soils, high erosion potential, mass movement, septic tank limitations and low agricultural potential.

SEPTIC TANK SUITABILITY

Septic tank-drainfield system approval by the Crook County Health Department is based on soil type or texture, depth of soil (minimum of 18"), topography, slope (maximum of 25%), depth to restrictive or impervious layers, depth to water table, existence of perched water tables, location of wells, lakes, streams, etc., and general environmental and physical characteristics of the land.

The Crook County Health Department requires an onsite subsurface sewage disposal evaluation, approval and permit whenever an individual sewage disposal system is the proposed method of sewage disposal. An approval and evaluation is required prior to approval of a

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partitioning, a subdivision, a building permit, a mobile home installation, etc., if an individual sewage disposal system is the proposed method of sewage disposal.

The septic tank suitability maps give an indication of which areas in the county and Prineville valley do and do not have the probability to support septic tank facilities. They can be used for planning purposes as a determinant for allowed population densities or for expansion of particular areas. Site specific analysis is necessary for indications of suitable septic tank locations. The septic tank suitability maps were derived by identifying specific soils with general soil units and determining suitability of these soils by correlating Health Department criteria with soils information (S.C.S. Oregon I Soil Sheets); percents of soils suitable for septic tanks were thus determined.

AGGREGATE

The inventory of aggregate removal sites included is primarily based upon the inventory submitted to the U. S. Department of Agriculture by George Ross of the Prineville Soil Conservation Service Office. This inventory was conducted during the spring of 1977. Eight removal sites are reported for Crook County Road Department use as follows: 1) Camp Creek owned by Les Schwab; 2) Grass Butte owned by the State of Oregon, Crook County owning mineral right (cinders); 3) Myers Butte (cinder); 4) Juniper Canyon owned by the BLM; 5) McKay Creek owned by Hudspeth and Ovens; 6) Congleton Ranch near Paulina, the county does not plan to use it anymore; 7) Bear Creek (inactive); and 8) Jones Ranch. See Appendix IV for all legal descriptions of sites and Oil: Geothermal: Mineral: Quarry Map.

The City of Prineville has two stockpile sites, but all of their road building material is purchased. The State Highway Department utilizes four primary removal sites. Two are located along the Paulina Highway at mileposts 32 and 38, Grass Butte (cinder) and where the



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Geological Areas - The most popular geological landmarks of the county are Barnes Butte, Rimrocks around Prineville and the "palisades" of Crooked River Gorge below the Bowman dam. The Parks and Recreation and Open Space Study of Greater Prineville Area designates 51 acres of Barnes Butte located above cultivated crop land and 4,156 acres of Rimrock area (including 200 feet setback from rim edge) for scenic preservation.

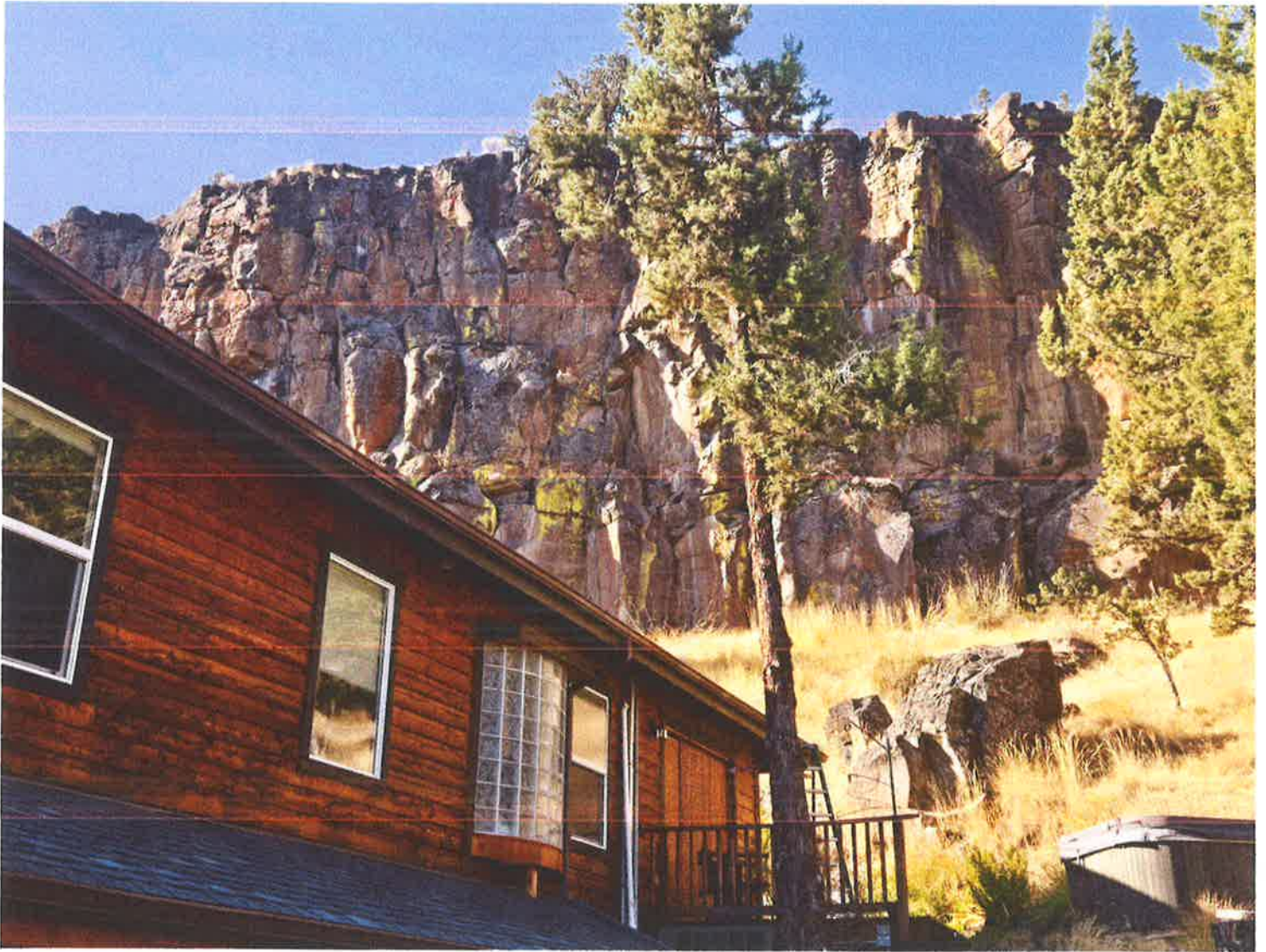
The Open Space Study addresses the rimrock from the intersection of Elliot Road and O'Neil Highway, including Westwood Subdivision and Ochoco Wayside Viewpoint, to the Steams Ranch. The report also includes rimrocks paralleling Juniper Canyon, Combs Flat Road and Ochoco Creek out to Ochoco Reservoir. Further consideration should be given to scenic value of Crooked River rimrocks all the way to Smith Rock Road.

The BLM has also designated sites under their ownership atop Barnes Butte for geological value. BLM designated four additional sites for geological value as follows: 1) Logan Butte located along Camp Creek (approximately 9,600 acres). This is the southern most exposure of the John Day Formation. Bentonite is mined from the clays of this formation and paleontological evidence can be discovered. 2) Eagle Rock and ridge extending west along Prineville Reservoir (approximately 9,600 acres). This also is designated for rockhounding value because of two agate quarries. (See Recreation, Chapter III regarding further rockhound sites.) 3) Bear Creek Buttes known for mineral exploration and 4) Powell Buttes.

Geological sites inventoried by the Oregon Natural Heritage Program include the following: Crooked River Gorge (Palisades) from Steams Dam to Prineville Reservoir (approximately 1,280 acres). This tall, narrow canyon is one of the best exposures of columnar, extensive and pillon (lake type) forms of lava existing collectively. Near Suplee on the Weberg Ranch is an exposure of the oldest rock found in Oregon, believed to be 450 million years old. Fossil remains also occur here. Professor Bob Lawrence of O.S.U. has studied this unique feature; more detailed information of his findings can be found on Pg. 150-151, Comparative Evaluation of ERTS-I, O.S.U., 1974. Another site inventoried by ONHP is White Rock located near Mill Creek within the U.S. National Forest Service boundaries.



5. Evaluate development proposals according to available scientific data pertaining to potential impact on the environment, including but not limited to:
 - (a) Depth of soil
 - (b) Slope
 - (c) Septic tank suitability
 - (d) Agricultural suitability
 - (e) Hazards
 - (f) Unique species or habitats
 - (g) Water availability and impact (Housing Element and Natural Resources Element, Chapters VIII and IX).
6. Provide for bicycling and walking as viable transportation alternatives and provide facilities for such (Transportation Element, Chapter IV).
7. Maintain air and water quality through enforcement of DEQ regulations (Crook County Health Department).
8. Maintain and improve the handling and disposal of solid waste consistent with DEQ requirements.



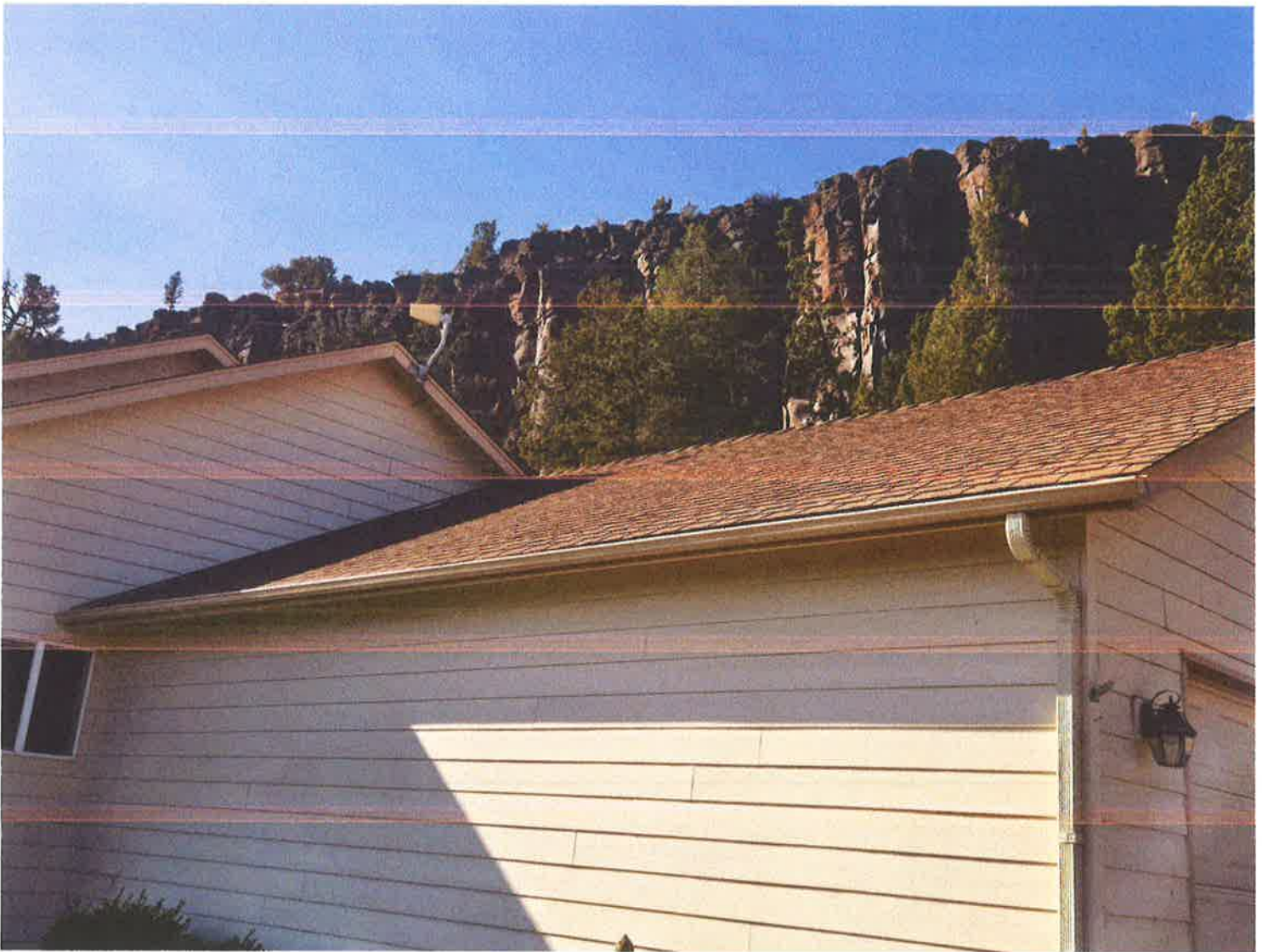
Eyman house under very Tall rimrock
2171 NW Century Dr.



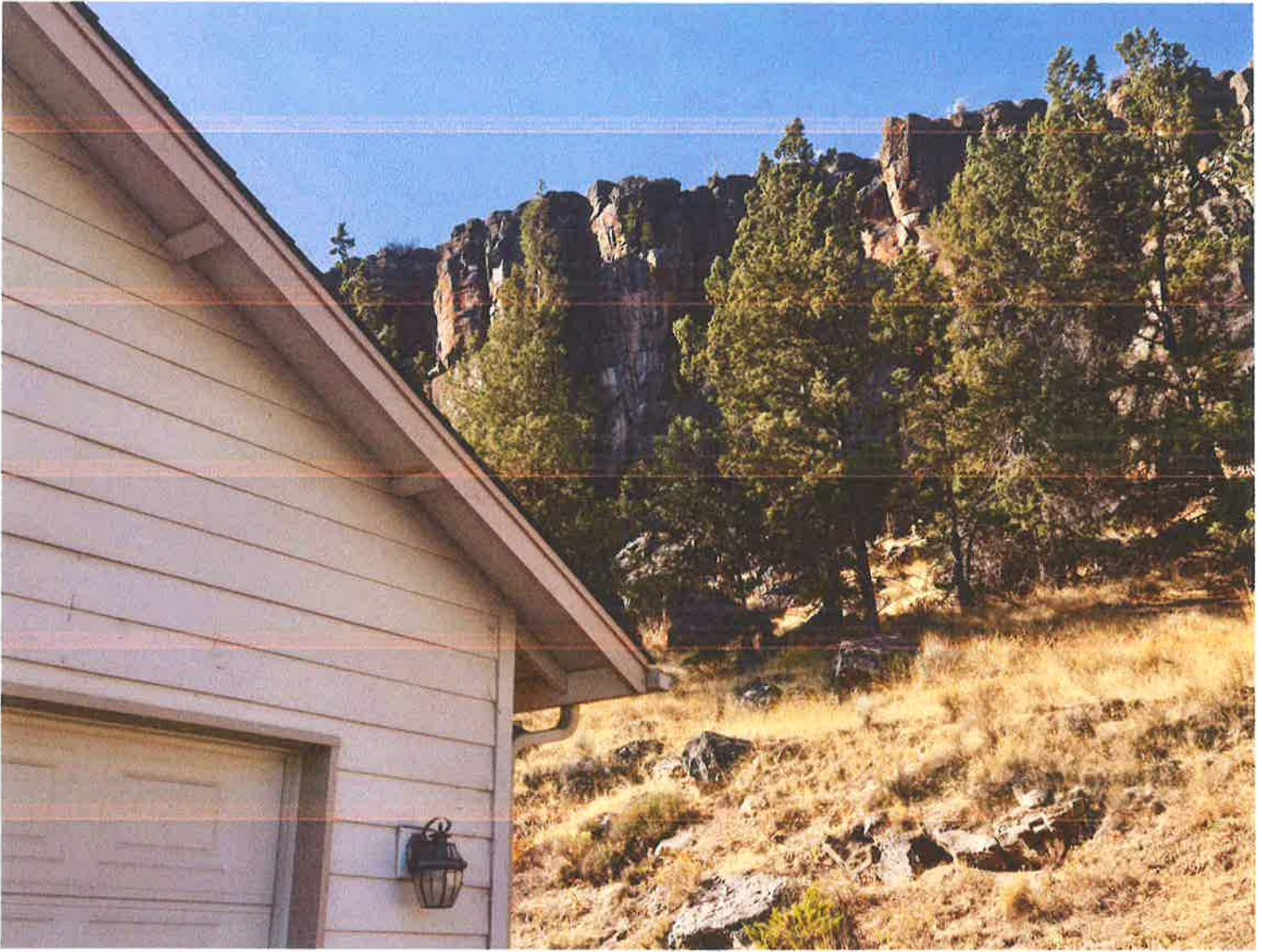
Eyman house
2171 NW Century Dr.



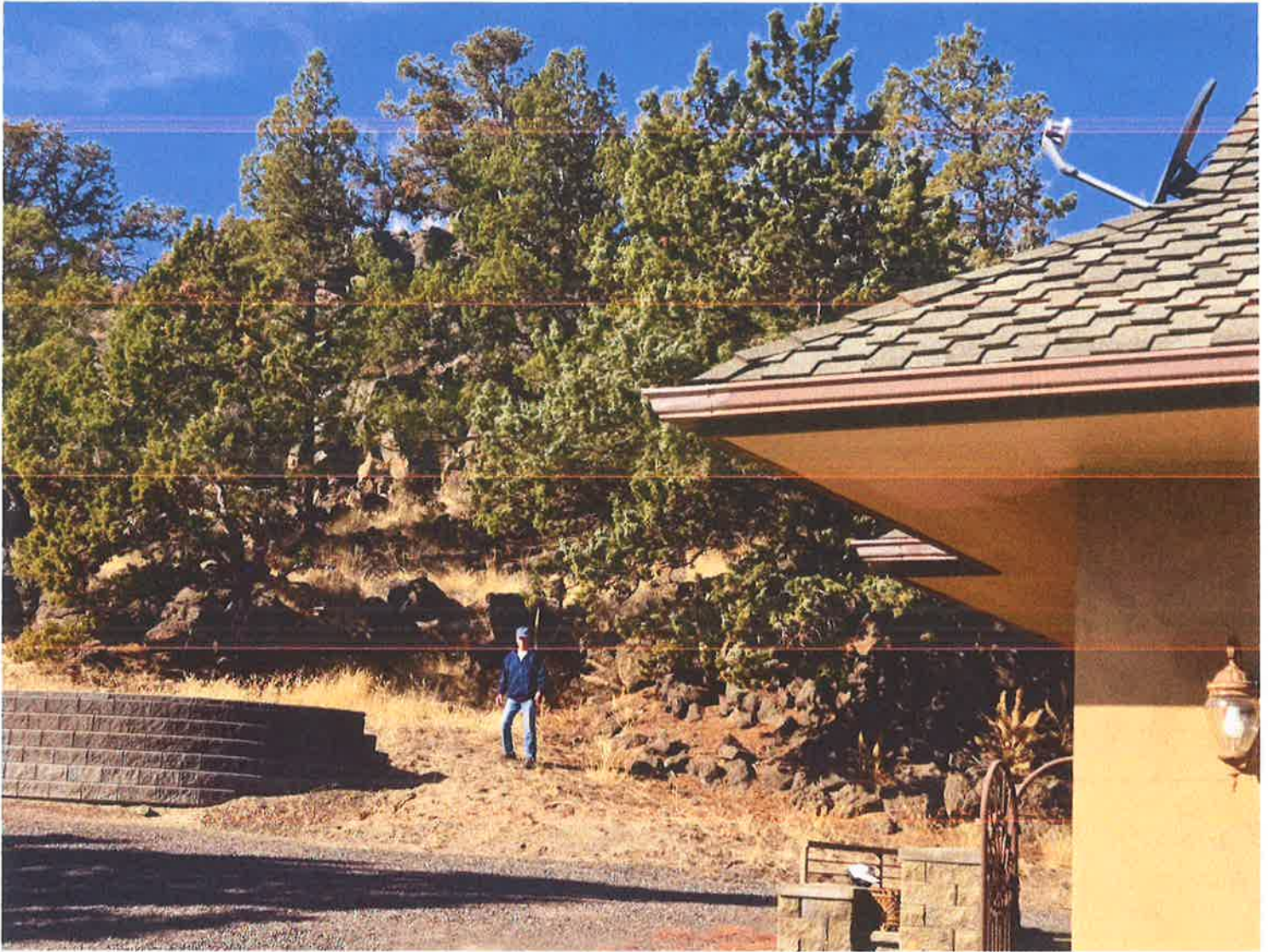
Eastman house - rimrock here about 60'-80' approx.
2283 NW Century Dr.



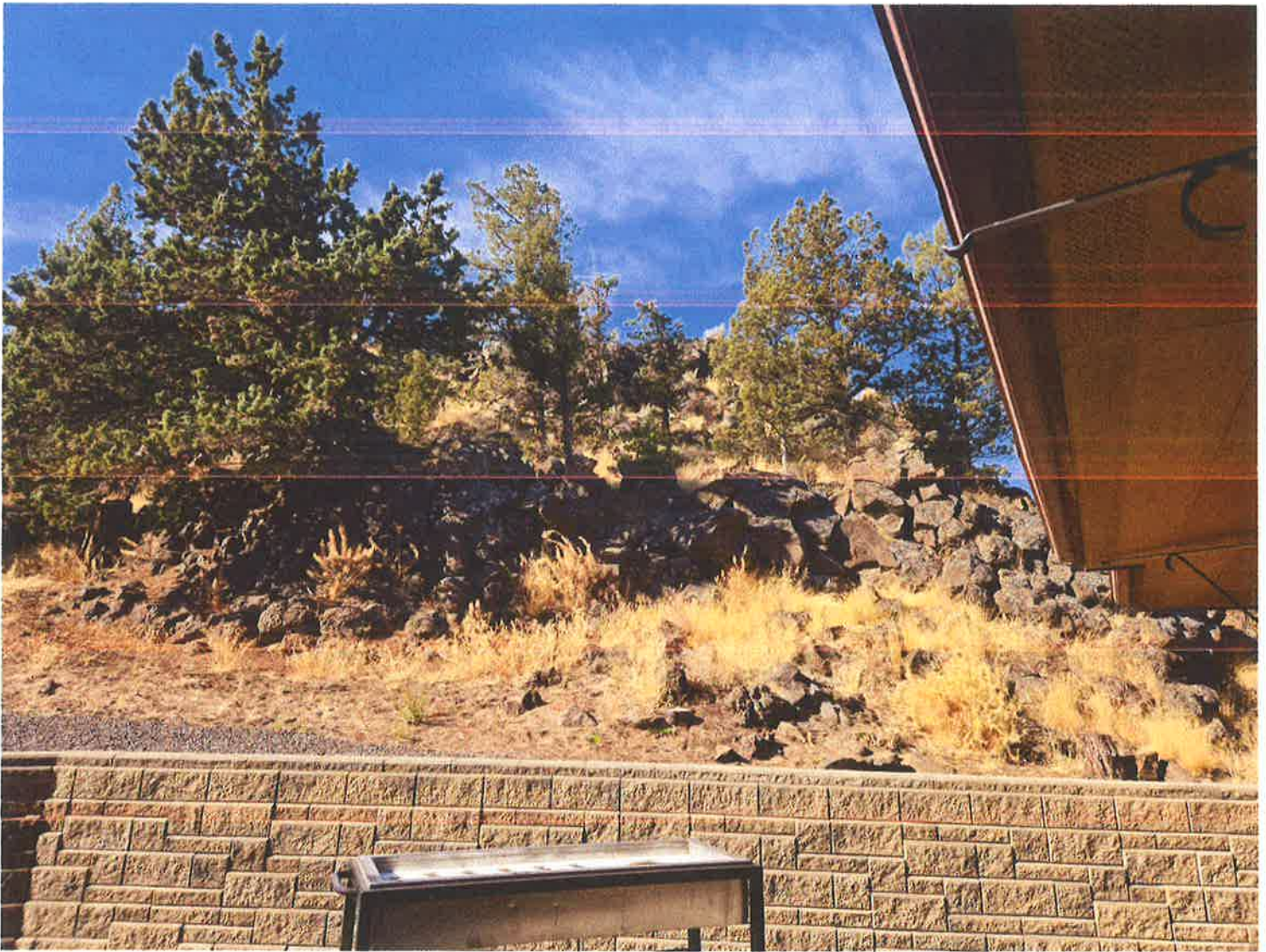
Eastman home from front/side
2283 NW Century Dr.



Eastman house
2283 NW Century Dr.



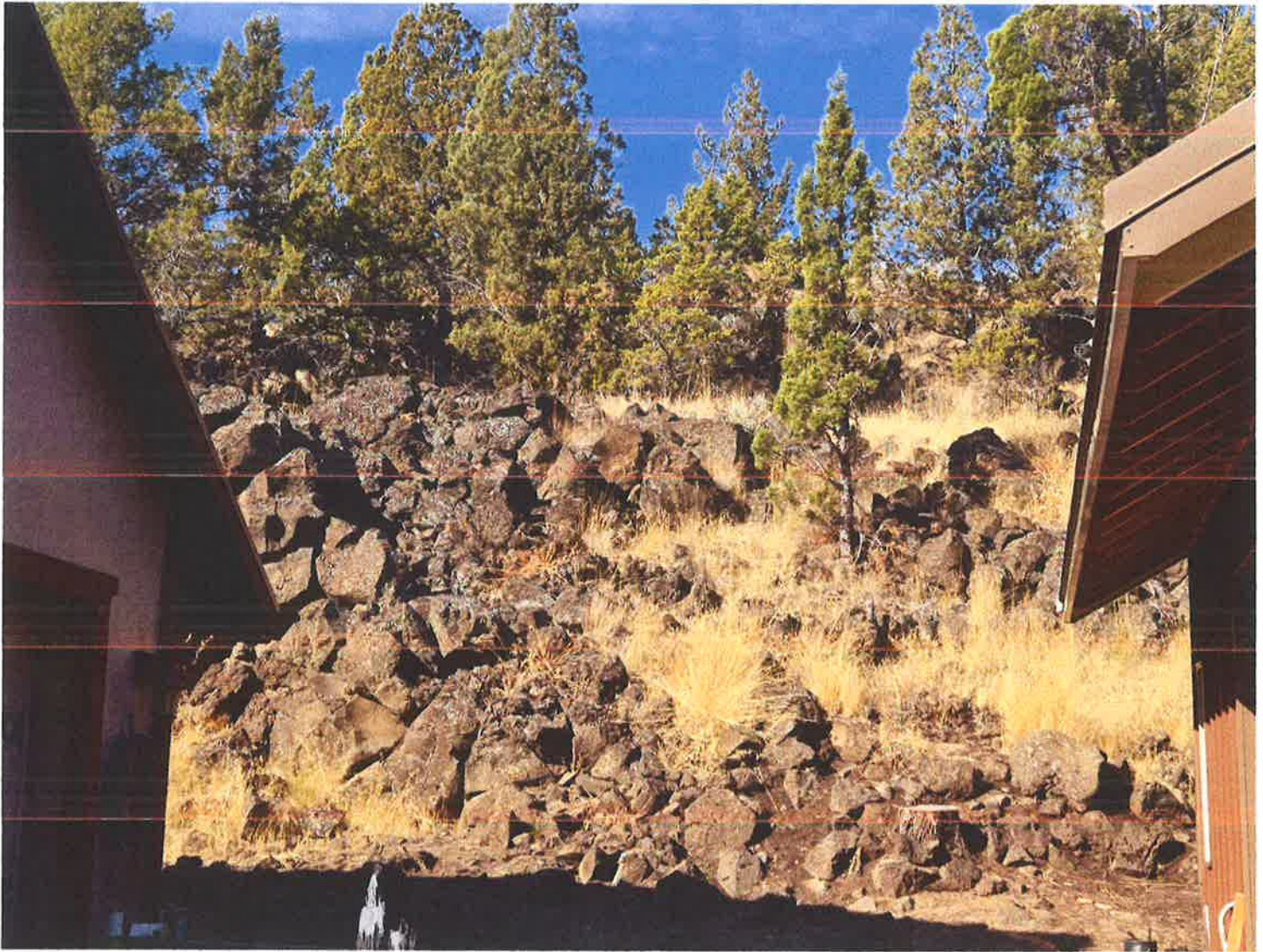
Mehring house
2841 NW Century Dr.



Mehring house/patio area directly below rimrock
2841 NW Century Dr.



Mehring House - Notice The large buck in the shade behind
(shop) The shop.
2841 NW Century Dr.



Mehring Shops below Rimrock
2841 NW Century Dr.



Dramen house below rimrock- Photos do not do justice
To how close The rimrock is To These homes!

2917 NW Century Dr.



Dramen home
2917 NW Century Dr.