

Crook County
Community Planning Division
300 NE 3rd Street Room 12
Prineville Oregon 97754



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OCT 21 2024

Crook County
Community Development

Subject: Pinecrest LHC Subdivision
Facts regarding Pinecrest Subdivision
Record # 217224-000166-PLNG

① Water availability on 52 acre property.
Wells: Three well holes have been drilled on the 52 acre site over the past 70 years. Two of those well holes are illegal due to the fact there was never a well drilling permit acquired and thus there is not a record filed with the State of Oregon Water Resources Department. There was not any water found in those drilled holes.

On 07-16-2004 a legal hole was drilled by a licenced well driller (David Schlichting) WWC#1573 signed 08-04-2004. This well had been cased with 8" casing down to 25 1/2 feet. The records show that water was found at 410 to 480 feet. The amount of water flow was .25 gallons/minute. This amounts to one quart of water per minute. Drilling was continued down to 1,005 feet with no increase in water flow.

(2)

The water available was still .25 gallons per minute, again only one quart per minute. The sub-surface was a mixture of clay and stone. (See attached well report filed by the driller.

I contacted Abbas well drilling to ask what it would cost to have an eight inch well drilled 1,000 feet deep. They said the drilling would cost between \$72,000 and \$73,000. This cost does not include casing, well pipe, or a pump capable to lift water 1,000 feet.

The minimum well capacity for a rural property is five gallons per minute to obtain a FHA loan to build a home. Many banks and lenders will not make a loan without an approved water source for each parcel or lot. Some will only lend 50% of home loan cost.

Water sprinkling or hydrants for each home would not be able to function without an existing water source to have a 24 hour/day availability.

(3)

Sewage waste:

all sewage systems require water to transfer sewage from a buried septic tank to a buried drain field with good soil. This property has very limited soil. Excavation of surface to bury a functional drain field would be very expensive and may not meet requirements to percolate sewage.

Real Estate Ethical Standards:

I spoke to a long-time successful Real Estate Broker who said it is not ethical to sell rural land to a prospective builder or homeowner without making them aware that the property does not have available water or a storage system capable to supply water for consumption needs as well as sewage disposal and water to suppress a fire.

Wildlife Management:

Jamie Bowles with the Oregon Department of Fish and Game, phone 541-447-5111 EXT 1, made indication she is not aware of any written or verbal contact by the Crook County Planning Department in regard to big game, protected birds, on the pinecrest subdivision. She will research further and let me know.

The presence of big game animals and protected birds are continually seen in Westridge Estates, as well as seen migrating to the proposed Pinecrest subdivision. Covenants and restrictions in Westridge Estates prohibits shooting within the subdivision.

Will CC&R's in the proposed Pinecrest Subdivision prohibit killing of all game animals and protected birds? Will CC&R's prohibit shooting of guns in order to protect the public?

What extra impact of ~~the~~ public & county services (police, fire and game management) will there be to service a new subdivision ten to fifteen miles from the city of Prineville in Crook County?

Please consider these realistic concerns carefully.

MIKE MEHRING Mike Mehring
 2841 NW Century Drive
 Westridge Estates
 Prineville, OR 97754

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765)

WELL I.D. # 71627
START CARD # 155526

Instructions for completing this report are on the last page of this form.

(1) OWNER: Well Number 1183
Name Jim Chancey
Address PO Box 5238
City Bend State OR Zip 97708

(2) TYPE OF WORK
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 1005 ft.
Explosives used Yes No Type _____ Amount _____

HOLE		SEAL			
Diameter	From To	Material	From To	Sacks or pounds	
<u>12</u>	<u>0</u> <u>25 1/2</u>	<u>Benbrite</u>	<u>0</u> <u>25</u>	<u>13</u>	
<u>8</u>	<u>25 1/2</u> <u>1005</u>				

How was seal placed: Method A B C D E
 Other Poured in Dry
Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: <u>8"</u>	<u>7 1/2</u>	<u>25 1/2</u>	<u>250</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(7) PERFORATIONS/SCREENS:

Perforations Method _____
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

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

Pump Bailor Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
<u>0.25</u>	<u>unknown</u>	<u>1005</u>	<u>1 hr.</u>

Temperature of water 58° Depth Artesian Flow Found _____
Was a water analysis done? Yes By whom _____
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
Depth of strata: _____

(9) LOCATION OF WELL by legal description:
County CROOK Latitude _____ Longitude _____
Township 14 N or S Range 15 E or W. WM.
Section 27 SE 1/4 SW 1/4
Tax Lot 204 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) Pinecrest
No Street Number

(10) STATIC WATER LEVEL:
410 ft. below land surface. Date 7/16/04
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found 410

From	To	Estimated Flow Rate	SWL
<u>410</u>	<u>400</u>	<u>0.25</u>	<u>410</u>

(12) WELL LOG:
Ground Elevation _____

Material	From	To	SWL
<u>TOP SOIL</u>	<u>0</u>	<u>2</u>	
<u>Hard grey Basalt</u>	<u>2</u>	<u>90</u>	
<u>Hard Brown sand stone</u>	<u>90</u>	<u>280</u>	
<u>Hard Cong.</u>	<u>280</u>	<u>291</u>	
<u>Hard Brown sand stone</u>	<u>291</u>	<u>302</u>	
<u>SOFT Tan clay stone</u>	<u>302</u>	<u>335</u>	
<u>SOFT Green clay stone</u>	<u>335</u>	<u>360</u>	
<u>SOFT Tan clay stone</u>	<u>360</u>	<u>410</u>	
<u>SOFT Brown clay stone</u>	<u>410</u>	<u>480</u>	<u>410</u>
<u>SOFT grey clay stone</u>	<u>480</u>	<u>863</u>	
<u>SOFT Brown clay stone</u>	<u>863</u>	<u>1005</u>	

RECEIVED
OCT 13 2004
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WATER RESOURCES DEPT
SALEM OREGON

Date started 7/15/04 Completed 7/16/04

(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
Signed David H. Schlichting WWC Number 1573 Date 8/4/04

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
Signed David M. Maffet WWC Number 584 Date 8-4-04