

**Jennifer Orozco**



**From:** Donna Barnes <barney.5@outlook.com>  
**Sent:** Tuesday, October 15, 2024 8:29 AM  
**To:** Plan  
**Subject:** Record Number: 217-24-000166-PLNG - Pinecrest LLC Subdivision Proposal  
**Attachments:** Pinecrest Subdivision Input 251015.pdf

Please accept the attached input regarding the Pinecrest LLC Subdivision 217-24-000166-PLNG.

Thank you,  
Rod and Donna Barnes  
[barney.5@outlook.com](mailto:barney.5@outlook.com)  
541.410.8329 (Donna)  
541.771.6493 (Rod)

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]



October 15, 2024

Crook County Community Development Department  
Planning Division  
300 NE Third Street, Room 12  
Prineville, OR 97754

Re: Pinecrest LLC Subdivision, Record #: 217-24-000166-PLNG

To whom it may concern:

From Westridge subdivision, our properties (2939 NW Century Dr, lot 35 & 2945 NW Century Dr, lot 36) are the greatest impacted by the proposed Pinecrest LLC subdivision with 1,000+ feet of exposure.

The following is a list of our concerns.

1. **Adjacent Owner Liability.** Liability to Westridge Subdivision property owners due to negligence of Pinecrest LLC subdivision property owners. For example, the rimrock is not stable and unsupervised children playing around rimrock are at risk for debilitating and possible deadly falls.
  - a. Who is liable in the event of a Pinecrest resident misjudging the stability of the rocks, falls into one of the many large crevices or stumbles on the rocky terrain falling off the 20-30' rim which is the property of the adjacent Westridge Subdivision landowner?
  - b. Building codes require a railing to prevent injury on highly elevated surfaces. Why would we approve domestic housing on a cliff with a 20-30' drop without any protection?
2. **Geographic and Topographic Character.** At a minimum, the 200' setback should be considered to contain no structures or equipment from the inner most portion of the rimrock face since a portion of the rim is within some Westridge subdivision property lines. We need to protect the geographical character of the area. Additionally, there should be consideration of increasing this setback as we see how the Facebook data center use of the setback decimated the view of the rimrock from several areas of town.
  - a. Due to the unique geographical and topographical character of the rimrock, nothing should be allowed within the 200' setback, which include: landscaping, driveways, parking areas, storage sheds, vehicles, decking, benches, etc.
3. **Adequate Water for Fire Suppression.** This subdivision should not be approved without a defined permitted adequate water source for home use and fire suppression purposes. The lack of available onsite water (see attached well report #L 71627) to suppress fire in the area puts many adjoining properties at risk for wildfire in a high desert landscape. Pinecrest landowners will not have adequate water to suppress fire caused by housefires or outdoor burning. Response to fires will take time due to the distance from the fire department. Once on site, the fire department will have no adequate means to refill their truck's water tanks.
4. **Code and CC&R Enforcement.** Without a functioning homeowners' association, there will be limited enforcement of any rule set forth by the County to protect the safety of homeowners and mitigate wildfire exposures.
5. **Emergency Access.** In case of emergency, this subdivision lacks two exits. We already have this problem in Juniper Canyon. Why continue to support development that creates similar emergency exit challenges?

Thank you for taking our concerns into account.



Rodney E. Barnes



Donna E. Barnes

2939 NW Century Dr. & 2945 NW Century Dr.

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

WELL I.D. # L. 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 5258  
 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
12	0	25 1/2	Bentonite	0	25	13
8	25 1/2	1005				

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:

Casing/Liner	Diameter	From	To	Gauge	Material			
					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"/>	

Final location of shoe(s) \_\_\_\_\_

(7) PERFORATIONS/SCREENS:

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

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

Yield gal/min	Drawdown	Drill stem at	Flowing	Time
<u>2.5</u>	<u>unknown</u>	<u>1005</u>	<input checked="" type="checkbox"/> Air <input type="checkbox"/> Artesian	<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>480</u>	<u>2.5</u>	<u>410</u>

(12) WELL LOG:  
 Ground Elevation \_\_\_\_\_

Top	Material	From	To	SWL
<u>Top</u>	<u>soil</u>	<u>0</u>	<u>2</u>	
<u>Hard</u>	<u>Brown Basalt</u>	<u>2</u>	<u>90</u>	
<u>Hard</u>	<u>Brown sand stone</u>	<u>90</u>	<u>280</u>	
<u>Hard</u>	<u>cong.</u>	<u>280</u>	<u>291</u>	
<u>Hard</u>	<u>Brown sand stone</u>	<u>291</u>	<u>302</u>	
<u>Soft</u>	<u>Tan clay stone</u>	<u>302</u>	<u>335</u>	
<u>Soft</u>	<u>Green clay stone</u>	<u>335</u>	<u>360</u>	
<u>Soft</u>	<u>Tan clay stone</u>	<u>360</u>	<u>410</u>	
<u>Soft</u>	<u>Brown clay stone</u>	<u>410</u>	<u>480</u>	<u>410</u>
<u>Soft</u>	<u>Grey clay stone</u>	<u>480</u>	<u>863</u>	
<u>Soft</u>	<u>Brown clay stone</u>	<u>863</u>	<u>1005</u>	

Date started 7/13/04 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 H. Schlichting WWC Number 584 Date 8-4-04