

July 17, 2025

Patrick Zweifel
Oregon Coastal Flowers Hydrangea Ranch
Via email: sales@oregoncoastalfowers.com

**Re: Well (PR#44-2025)
Ultimook Running Camp (PWS ID#95654)
Site Plan Approval**

Dear Patrick:

Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the well for Ultimook Running Camp. On March 21, 2025, our office received a plan review fee of \$825. A site plan was received on June 17, 2025.

The project includes an existing well (Well ID TILL 50068), drilled to a depth of 89 feet in 1996. The water system appears to have the required 100' radius of control. A few questions on hazards within the sanitary setback remain and are included as conditions. Note that if hazards are within the sanitary setback, this site plan approval may need revision or revocation, particularly since the well draws water from an unconfined aquifer.

Under OAR 333-061-0060(1)(b), submittals must be prepared by a Professional Engineer registered in Oregon, unless exempted by DWS. An exemption was approved for this submittal. Note that by utilizing this exemption, the water system takes full responsibility for the design of the project.

The project is granted site plan approval. In order to evaluate the above ground well construction details, please submit:

1. The following site plan questions remain, and can affect the acceptability of the well for use at a public water system. Please provide the following details as soon as possible:
 - Is sewage disposal prohibited within 100' of the well? (Gravity sewer lines and septic tanks must be at least 50' away.)
 - Is chemical use and application prohibited within 100' of the well?
 - Is the well site prone to flooding?

2. A raw water coliform bacteria sample result is required. The sample taken from the well's raw water sample tap at the wellhead.
3. Above ground well head details must be provided (pictures may be the best way of showing these items), specifically:
 - Unless a pitless adapter was installed, a concrete slab must be provided around the well.
 - The casing height must be 12" above the slab (or 12" above grade, if a pitless adapter was installed.)
 - A watertight sanitary seal must be provided.
 - A sample tap at the well head must be provided.
 - Piping arrangements must include provisions for pumping the total flow of the well to waste. Pump-to-waste piping is typically installed for this, however, some systems plan to pump the flow to waste through the sample tap.
 - A method of determining the total output of the well must be provided (typically a flowmeter is installed for this purpose).
 - Unless a pitless adapter is installed, a well house must be provided. If the well house is not a small dog-house style, then it must be provided with light and heat. In all cases it must be lockable.
 - A casing vent with a screened return bend must be provided. If a pitless adapter was installed, the caps are typically vented.

The above items should reference Plan Review #44-2025 and can be emailed to me at Carrie.L.Gentry@oha.oregon.gov.

A regional geologist in our program reviewed the well construction. He noted the following:

- The below-ground construction meets current construction standards.
- The well draws water from an unconfined aquifer.
- The results of a sensitivity analysis indicates that the aquifer is highly sensitive to nearby land use practices.

Water rights may be required for your water system, depending on how much water is utilized out of each well per day. Oregon's Water Resources Department regulates water rights and can be contacted at (503) 986-0900. Copies of water right permits or exemptions should be provided to DWS.

If you have any questions, please feel free to call me at (971) 201-9794.

Sincerely,



Carrie Gentry, PE
Regional Engineer

OHA-Drinking Water Services
Carrie.L.Gentry@oha.oregon.gov

cc: Nicole Alfafara, REHS, OHA/DWS
Jaime Craig, REHS, Tillamook County Health Department