



Sanders County Land Services Department

Subdivision Administration

RE: Verbal Public Comment Related to Water and Sanitation Information for Blue Creek Major Subdivision

This is a summary of all of the public comment received related to water and sanitation information that must be provided to the developer. The developer then must provide these comments to DEQ for their review of the subdivision in accordance with 76-3-604(7), MCA and Condition #8 of the conditional preliminary approval for Blue Creek Major Subdivision.

Comment Summary from July 23, 2024 public hearing:

Comments at the July 23, 2024 public hearing state that the well log information that was provided is not accurate to the actual conditions related to water availability in this area.

Alicia Welcher – Noted that the well log for her property (GWIC Id: 257791) is from 2010 and sites 20 gpm over 1 hour and that is not currently what she receives.

Kalvin Ratzlaff – Stated his well only receives 1 gpm. The well log reports 5 gpm of 1 hour and was completed on August 17, 2020.

Comments from November 19, 2024 and November 26, 2024 public hearings:

John Trochmann – Provided a sketch showing his identified locations of groundwater. The method used was “witching”. Concerned that not all lots will have access to the groundwater that he has identified. (See attachment below)

Robert Sinclair – Our 1200-gallon cistern on the neighboring property ran dry that is supplied by his well. Concerned with the validity of the well and groundwater data within the application. Does not believe the well logs from GWIC accurately represent groundwater availability in this area.

Kalvin Ratzlaff – Concerned with the water available for his well. Can you guarantee that my well will not run dry from 9 new wells from this subdivision? How do I get a new well if this subdivision causes my well to go dry?

Greg Hinkle – Believes that the 9 new wells would have an impact on the wells that are upgradient from this subdivision.

Robert Sinclair – Concerned that the 9 new wells will take water from and deplete his upgradient well.

Alicia Welcher – Stated that one of the well logs that claims 20 gallons per minute went dry last year and had to drill a new well with a cistern to supplement a low-yield well on that property.

Tom Armstrong – Concerned about his water. He's at 4 gallons per minute now and very concerned that these new wells in this subdivision will have a negative impact on his well.

Alicia Welcher – Mother lives across the highway from the subject property and is concerned that this subdivision will negatively impact her mother's property related to groundwater availability.

Kalvin Ratzlaff – Provided a well log and a well pump test report. The well log (GWIC Id: 287054) from 2016 shows 10 gallons per minute and the pump test from 2020 shows 1.1 gallons per minute. Wants more well testing in the area to ensure there isn't water depletion that will impact the surrounding properties. (see attached well log and well pump test)

JOHN TROCHMAN
P.O. BOX 1563
NOXON, MT 59853

MONTANA WELL LOG REPORT

Other Options

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This well log reports the activities of a licensed Montana well driller, serves as the official record of work done within the borehole and casing, and describes the amount of water encountered. This report is compiled electronically from the contents of the Ground Water Information Center (GWIC) database for this site. Acquiring water rights is the well owner's responsibility and is NOT accomplished by the filing of this report.

Site Name: WILLIAMS, CLARK
GWIC Id: 287054

Section 7: Well Test Data

Total Depth:
Static Water Level: 78
Water Temperature:

Pump Test *

Depth pump set for test 180 feet.
10 gpm pump rate with 58 feet of drawdown after 2 hours of pumping.
Time of recovery 0.25 hours.
Recovery water level 78 feet.
Pumping water level 78 feet.

* During the well test the discharge rate shall be as uniform as possible. This rate may or may not be the sustainable yield of the well. Sustainable yield does not include the reservoir of the well casing.

Section 2: Location

Township	Range	Section	Quarter Sections
27N	34W	20	NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$
County			Geocode
SANDERS			
Latitude	Longitude	Geomethod	Datum
48.09504886945	-116.017369803	TRS-SEC	NAD83
Ground Surface Altitude	Ground Surface Method	Datum	Date
Addition	Block	Lot	

Section 3: Proposed Use of Water

DOMESTIC (1)

Section 4: Type of Work

Drilling Method:

Status: NEW WELL

Section 5: Well Completion Date

Date well completed: N/A

Section 6: Well Construction Details

Borehole dimensions

From	To	Diameter
0	0	6

Casing

From	To	Diameter	Wall Thickness	Pressure Rating	Joint	Type
0	0	6	0.25			STEEL

There are no completion records assigned to this well.

Annular Space (Seal/Grout/Packer)

There are no annular space records assigned to this well.

Section 8: Remarks

ORIGINAL DRILLER NOT KNOWN. THIS LOG IS FROM A CERTIFICATION DONE 3/15/2016.

Section 9: Well Log

Geologic Source

Unassigned

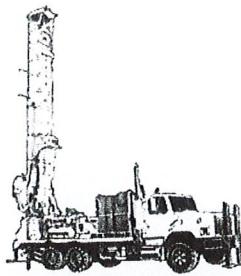
Lithology Data

There are no lithologic details assigned to this well.

Driller Certification

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

Name: PHILIP LEWIS
Company: LEWIS DRILLING
License No: WWC-453
Date Completed:



Lewis Drilling

Pump Sales and Service
Philip Lewis

PO Box 577 Thompson Falls, MT 59873
Phone: 406-827-9317 Cell: 406-239-0300

Well Pump Test

To: Linda Ratzlaff
8 Fat Man MT Read
Heron, MT 59844

TD	Static Level	Start Time	Stop Time
450 Gal		11:15	12:00
35 Gal		12:30	1:00
35 Gal		1:00	1:30
35 Gal		2:00	2:30
35 Gal		3:00	3:30

After initial pump down of 45 gal we repumped the well every 30 minutes in 4 successive tests. The well produced 35 Gal each time. This amounts to 70 Gal P/Hour or 1.1 Gal per minute.

I interpret this data to show that the sustained yield of the well is 70 Gal per hour or 1680 Gal per day.

Philip S. Lewis 3-6-20