

TO THE COLUMBIA COUNTY PLANNING COMMITTEE

11/2/2023

From Frank Hall

The USGS and the state watermaster has stated that our area has a very low rating for available water from aquifers, and due to the immense size of aquifers that our water and the proposed subdivision water is most certainly in the same aquifer.

We own the property adjacent to the Petersen proposed subdivision and we also had the McMullens drill a well a short distance from one of the wells they drilled for the Petersen's. The well was not operational until recently due to the 16K to get power to the pump house. We have now invested over 41K to get the well ready, a 740 foot ditch, 40" deep and over 200 hours of our labor. The well is 300 feet deep and was rated at only 4 GPM, but it runs less than 5 min. then goes empty, and the water has a strong sulfur content and odor making the water unusable.

When the Petersens drilled the well by the barn, that most likely supplies water for 2 or 3 homes and cattle has had a direct impact on the wells water levels of Shirley's, lot #1003, Mary's lot #1007 and, Gene's lot #1001. When Shirley drilled a new well this also directly affected Gene's well to the extent of a major \$4,000 rework ending with only 26 feet of water with only 30 minutes of water use then no water. This certainly demonstrates that a well on Petersens side has direct consequences on our side. Due to the fact that no water levels were taken before Petersens well was drilled and put into service due to our lack of knowledge, tied the hands of the State Water Master. We are prepared if this subdivision is approved. We are filing Dry Well Reports with OWRD including well testing. OWRD is taking great notice of our situation.

Please take notice and again review the many illustrations we have provided you from USGS and the DEQ and OWRD. They clearly define real issues that mirror what we are going through and the devastating results that occur. Water well interference is a very real thing. When you have new developments move next to older clustered coned wells that have issues it has a very negative impact on old wells in a clustered area. We cannot win that battle. We lose big time. And to compound all of this we are topographically up hill from the collector our land runs into with the proposed sub division between us and the collector. We beg you to please study these reports. Can we sue for water rights? YES Definitely. But that does us no good when aquifers are ruined.

11/2/2023

A question was raised about what if these new homes deplete our water ? The Oregon state water laws are quite explicit. If our well water is depleted due to other wells, Oregon State would require newer wells to be turned off. The illustrations and comments that we have provided include a OWRD Well Water Interference form to claim your senior well rights over other wells.

The road has always been an issue and is getting worse every year. Our driveway and several others exit at the end of a bend in the road and there will be three more driveways there if the Petersens subdivision is permitted. There have been 6 wrecks at this bend that I know of, and we have had several close calls even with a 2 foot mirror, due to dark cars on dark roads, and blinding sun, etc. Not all wrecks are due to bad drivers.

It's incredible how well off these people are. I have no class envy and God Bless our free enterprise system that allows people to flourish. It makes our Country the greatest Nation in the world. However these neighbors of ours are not at all oblivious of the fact that we have severe water issues that are highly likely to be severely exasperated and just continue on as if we are expendable for their goal of making more money. These people are a business.

In our research at the courthouse we came across the estate of Agnes Jane Thompson, Aggies mother, we were surprised to learn this 97 year old, single woman that owned about 10 properties, a number of which previously belonged to John and Agnes, and 4 bank accounts with a combined value of 4 dollars shy of one million 500 thousand dollars.

The Petersens are not land owners as most of us view land owners they are landholders with an intent, it would seem, to make her children landholders and multi millionaires at our demise. Not being satisfied with just making a profit on this property like it always has, and still does regardless of how it affects others and their business most likely will directly affect our water, properties, and our lives.

There is still a question about contiguous rental property on lot 401 that has been contiguous since the 37/49 claim, on the last application and on this one. Also fencing is still lacking, The deed being used to verify the ownership of this property actually sales this property to Jane Thompson. We keep bringing this up and everyone ignores us. Why cant we get anyone to discuss the deed discreption questions. Thank You so much for your time and attention. Frank Hall

[I]f an owner of the property is authorized by other home site authorizations to subdivide, partition, or establish dwellings on other Measure 37 claim properties,

It was brought up a couple of times at the Sept. 11th meeting that it was the Planning Departments job to require that the applicant prove a viable water source for its development. It was not their job to explore any interference the new wells would have on nearby wells. This is page 2 of the applicants application. The opposition without a doubt clearly falls into the category of the below underlined ruling. It may not be in your wheelhouse of normality but we are definitely in a wheelhouse with the underlined rule. Not normal for us either. So please bare with us. We are doing our very best to express to the Committee that the severity of the impact that this could have on our lives is immense .

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for farm or

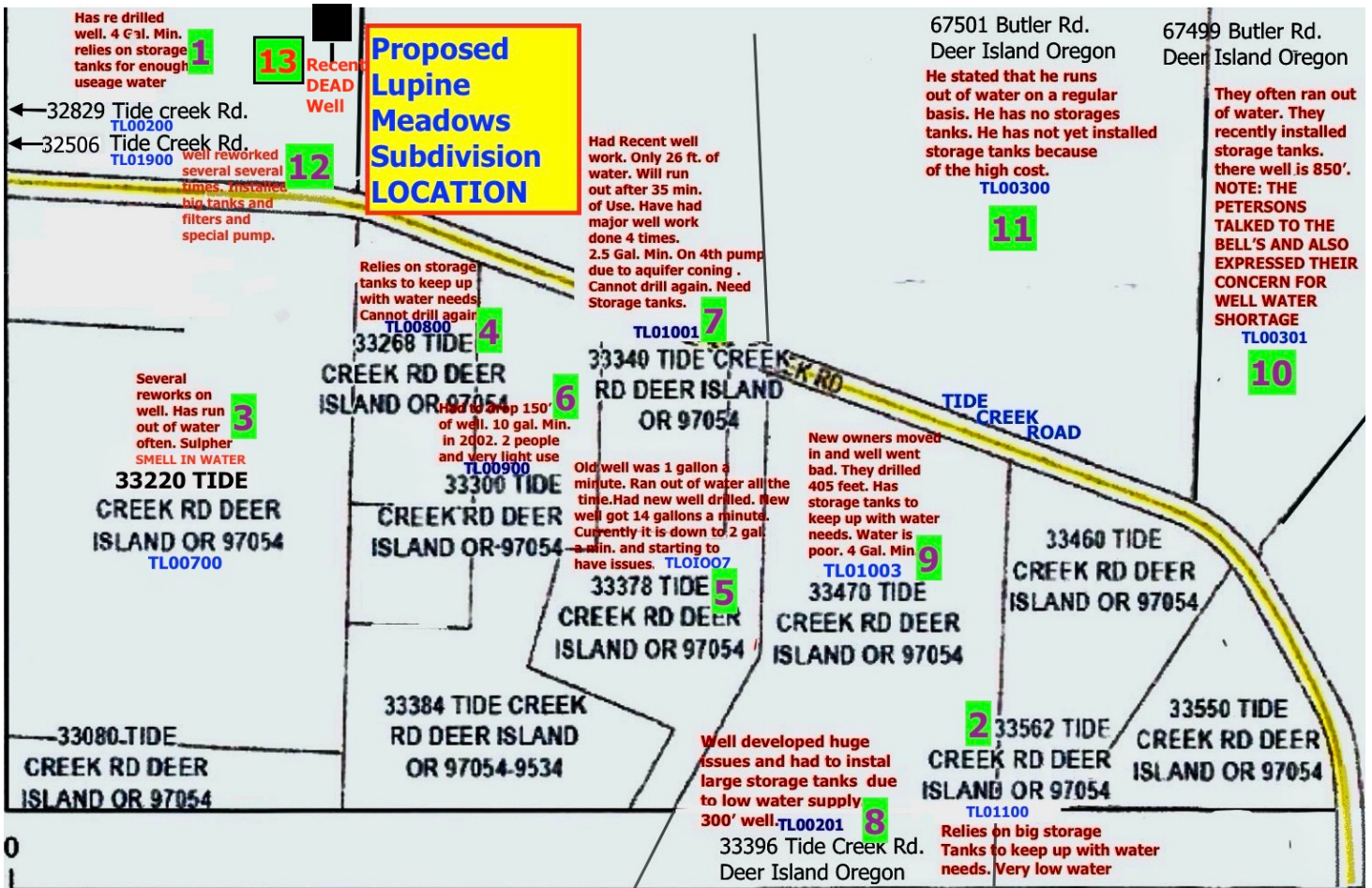
dwellings Applicant seeks

astering provisions

ry to site on an

) from other Measure

49 Claim Properties (the “sending” properties). The County is expressly prohibited from interpreting its development standards to prohibit Applicant’s request, absent a standard that is reasonably necessary to avoid or abate a nuisance, to protect the public health or safety or carry out federal law. No such issue is implicated by Applicant’s request.



Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this

The numbers on the locations above correspond with the numbers on the well information sheet that has owners name and address and TL # . Yes I know it looks convoluted but it brings to light all the water problems in one small confined area. It showcases that there is a big problem in a small area that can only get worse with 8 new wells.

The well logs from the Petersons that are being used to justify the proposed subdivision water is stated by Oregon State water resources as archaic and not reliable.

Water volumes, levels and well conditions from neighbors properties are current and as reported by the property owner. The property owners Tax Lot # (TL) is included

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WELL INFORMATION

- 1 Christie, 32829 Tide Creek Rd., 4 gal. per min., has storage tanks. TL00200
- 2 Andrew Ahensbrak, 33562 Tide Creek Rd., 4 gal. per min., relies on storage tanks. TL01100
- 3 Parsons, 33220 Tide Creek Rd., 3 gal. per min. Has gone empty often. and has sulfur odor. TL00700
- 4 Hall, 33268 Tide Creek Rd., .4 gal. per min. and relies on storage tanks and can't re-drill. TL00800
- 5 Mary, 33378 Tide Creek Rd. they are on their second well and getting 2 gal. per min. TL01007
- 6 McFarland, 33300 Tide Creek Rd., well level has dropped 150' and has had rework done. TL00900
- 7 Gene Hester, 33340 Tide Creek Rd., 28' of water in well, goes empty in 45 min., has had recent rework cost 4K, McMullen said was only a bandage. Has sulfur odor. Pump replaced 4 times do to aquifer coning. Can't re-drill, need storage tanks. TL01001
- 8 Tim Rose, 33396 Tide Creek Rd., has a large storage tank due to low water. TL00201

9 Meador, 33470 Tide Creek Road. New property owner. They had to dig a new well. 405 ft. 4gpm. Poor water. They are on storage tanks to get enough water. TL01003

10 Sheila Bell, 67499 Butler Rd., They rely on newly installed water storage tank, before that they often ran out of water. Also the (Petersen's talked to the Bell's and also expressed their concerns about well water shortages). Well at 850' TL00301

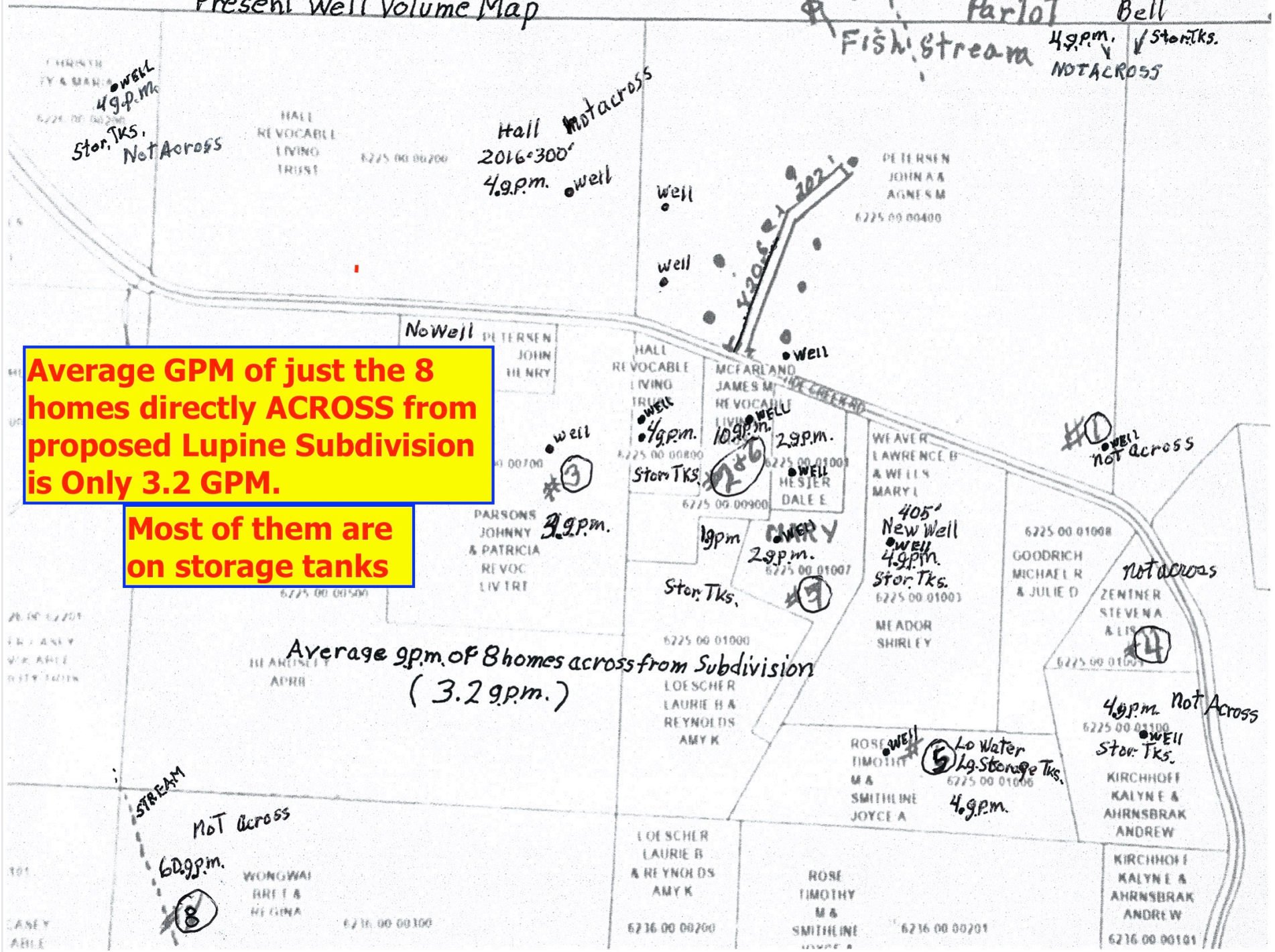
11 Parlot, 67499 Butler Rd., He stated he runs out of water on a regular basis, he also has no storage tanks due to the 4100 cost of installation. TL00300

12 Hughes, 32506 Tide Creek Road. Ken has ran out of water often. He has had extensive well work done. He is now on big expensive tanks and a filtration system to handle bad water . About 3 gallons a minute but without tanks he runs out of water. TL01900

13 Frank Hall . 67501 Tide creek Rd. Frank owns the property on the direct West border of the proposed Lupine Meadows Subdivision. Franks well on that property is about inline with the middle of the proposed project. His well is not far from the property line. After spending thousands of dollars on his well it has gone dry. Its gpm is not measurable because it will only pump about 5 minutes. TL00200

Columbia County Web Map

Present Well Volume Map



Average GPM of just the 8 homes directly ACROSS from proposed Lupine Subdivision is Only 3.2 GPM.

Most of them are on storage tanks

Average g.p.m. of 8 homes across from Subdivision (3.2 g.p.m.)

STREAM
Not Across
60 g.p.m.
⑧

Parlot Bell
49 g.p.m. Stor. Tks.
NOT ACROSS

Hall Not Across
2016-300'
49 g.p.m. well

Fish Stream

CHRISTY & MAHONEY
6225 00 00200
WONGWAI BERT & MELINA
6216 00 00100
CASEY ABLE

HALL REVOCABLE LIVING TRUST
6225 00 00200

No Well
PETERSEN JOHN HENRY
6225 00 00700

HALL REVOCABLE LIVING TRUST
WELL
49 g.p.m.
Stor. Tks.
6225 00 00800

MCFARLAND JAMES M. REVOCABLE LIVING TRUST
WELL
109 g.p.m.
6225 00 01003

PETERSEN JOHN A & AGNES M
6225 00 00400

PARSONS JOHNNY & PATRICIA REVOC LIVING TRUST
WELL
39 g.p.m.
6225 00 01500

well
#3

WEAVER LAWRENCE B & WELLY MARY I
WELL
29 g.p.m.
6225 00 00900

#1 WELL not across

MARY
WELL
29 g.p.m.
6225 00 01007

405' New Well
WELL
49 g.p.m.
Stor. Tks.
6225 00 01003

GOODRICH MICHAEL R & JULIE D
6225 00 01008

not across

LOESCHER LAURIE B & REYNOLDS AMY K
6225 00 01000

LOESCHER LAURIE B & REYNOLDS AMY K
6216 00 00200

ROSE TIMOTHY M & SMITHLINE JOYCE A
WELL
Lo Water Lg. Storage Tks.
49 g.p.m.
6225 00 01006

ROSE TIMOTHY M & SMITHLINE JOYCE A
6216 00 00201

ZENTNER STEVENA & LISA
WELL
49 g.p.m. Not Across
6225 00 01001

KIRCHHOFF KALYN E & AHRNSBRACK ANDREW
6216 00 00101

KIRCHHOFF KALYN E & AHRNSBRACK ANDREW
6216 00 00101