

From Frank Hall

Page 1A

We are speaking for a number of homeowners opposed to this subdivision.

We have been told by your office that you are "concerned about our welfare". Water is our main concern and our welfare, without water our homes and properties are worthless. So we will start with our water concerns and the misinformation about our wells.

In addition to well logs on lot 400 Art McMullen, local well driller, commented on other well logs in our area that were producing at least 10 gpm, gallons per minute (when drilled).

We have provided the Petersen's well log data sheet that states the wells in our area yield 10-60 gpm, also stating this establishes adequate water for the proposed subdivision.

Well logs have proved to be worthless to gauge present or future gpm water volume. The (present gpm yield) is listed at the end of the data sheet for the wells listed by McMullen.

The (Present Well Volume Map) shows the lot locations and gpm of each well, these are across Tide Creek Road as stated on the Well Log and Data Sheet. The circled numbers are the locations of wells, listed on this Data Sheet. Well volumes not across from this subdivision are not listed or used to establish our average. It does not show the many thousands that have been spent on the original well drilling, piping, storage tanks, etc., and the ongoing repairs.

Many of our trees are dying due to our diminishing water, we deal with this on a daily basis.

Even though we know our well rights and when this subdivision depletes our water we can legally have their wells turned off. This would be a terrible, (to little to late), situation that somebody would be held responsible for and no doubt a huge lawsuit would be the result.

The following well log Data shows these 8 wells (when drilled.) and even though this system is considered antiquated and unreliable an applicant can use these old well logs to show adequate water for a subdivision.

Nearly every well listed has had redrills, repairs, storage tanks installed due to low water, ect. All the tax lot numbers across Tide Creek Rd. as noted for their location on the Well log Data sheets start with 6225 except one, 6236-00-0030, this exception is due to the location being a considerable distance from the other wells in a valley and near a stream and 60 gpm. It's obvious why this well log was used and that it's also obvious that it's not in our aquifer as our average is about 4.1 gpm with may under that number. All of the wells across from this subdivision are shown on the Present Well volume map with Tax Lot #, water volume and the owners names.

Peterson's submitted this well log data in an attempt to show that the Residents in the proposed lupine meadow area on Tide Creek Road have plenty of water. Because the well log data came from McMullens I am sure it is very legit. However since the data was collected as far out as 52 years ago it is mostly not current and obsolete.

Peterson also claimed on this well log sheet that OWRD states that half a gallon a minute can establish a well. He does not tell you the whole story . That is only if you instal a very expensive big storage tank system that the water can trickle into to build up over time when you are not using it. And a huge water supply. Just normal common sense clearly dictates that you cannot run a household on one half gallon a minute. You can have 5 gpm water but run out of water with 30-40 minutes of steady running. Most all of us have had extensive well work done and a large percentage are on storage tanks. Storage tanks are a last ditch effort and you are limited with them when it comes to garden watering and pressure washing etc.

WELL LOG DATA

Startcard # (if listed)	Well Log #	Date	Tax Lot No.		Yield (gal/min)
1028595	COLU 55121	10/26/2015	6225-00-00400	1	10.0 Petersons new well
	COLU 1704	7/13/1976	6225-00-00900	2	37.0 duplicate
	COLU 1706	8/7/1971	6225-00-00700	3	10.0 3 gpm
83956	COLU 50307	10/30/1995	6225-00-01009	4	25.0 out of area
83964	COLU 50308	10/26/1995	6225-00-01006	5	12.0 3 gpm
126399	COLU 52001	2/6/2002	6225-00-00900	6	10.0 2002
148019	COLU 52165	12/31/2002	6225-00-01007	7	20.0 2 gpm
1043597	COLU 55494	7/15/2019	6236-00-00300	8	60.0 out of area

Submitted with this application as Attachment 8 are copies of the above well logs. This data establishes a yield for wells in the area ranging from 10 to 60 gallons per minute.

1 c

The OWRD well logs clearly establish adequate potential for water for the proposed lots.

- 1** This is Petersons new deep water well
- 2** This is a duplicate on Jim McFarland property. (#2 and # 6 above) He lost 150' of well and dropped to 10 gpm 2002. He is not sure what it does now . 2 people in house. Lite use.
- 3** John Parsons. Several reworks on well. Sulpher smell.Runs out of water often.Cannot drill again
- 4** Out of area well
- 5** Tim Rose installed large storage tanks due to low water. 3gpm
- 6** Jim Mcfarland. Had 37 gpm. Major well rework .Dropped 150' off of well. 2002 10 gpm
- 7** Mary Wells. Had to put in new well at the same time as Jim Mcfarland. Was 14 gpm now down to 2 gpm
- 8** Out of area well

The word contiguous meaning adjoining or even close is used repeatedly in this housing application and the prior one in 2020 stating the rules set forth by the Department of Land Conservation and Development. In nearly each case, what is said is there is no contiguous property. This has not been true since 10/2/2006, as John and Agnes have owned a rental home on lot 401 adjoining lot 400 for many years. This fact even though repeatedly brought to the attention of this office has both been ignored and denied, this rule would have limited the homes on lot 400 to two homes as mandated by the DLCD rules, Final Order, page 4 of 8 #3 Conclusion.

The DLCD stated they relied solely on the information they received from the (Petersens and this office), nothing was received about contiguous properties or transferred properties.

Application page 11 of 22 term 4 is based on no contiguous property, thus no reduction and allows clustering.

Since term 4 is based on no contiguous property, and there is and has been an occupied dwelling under the same ownership, on lot 401, thus contiguous. there is a reduction on homes with no clustering. This home is even shown above the barn on the photo part of the latest meeting notice.

DLCD states they provided written notices to the owners of the surrounding properties, dated 12/29/2009.

DLCD final order page 4 of 8 #comments.

The six property owners directly across from this proposed subdivision each with frontage on Tide Creek Rd. never received any notification from the DLCD in 2000. We find this a very strange coincidence.

We have a concern that fencing has been omitted, unless we missed it. Since deer, elk, bobcats, coyotes, raccoons, ect., with recent sightings of bears and mountain lions. There should be a 6 foot fence on the entire west boundary and 75 feet to the east, either no gap, wood, or chain link.

Tide Creek Rd. is a disaster in progress, then add the thousands of extra trips per year, (approximately 12 - 18,000 per year for eight four bedroom homes), and even before that, there is the construction for the road, then for the lots, drainage preps, the lots, drain fields, wells, homes, ect., ect.

Page 18 of 22 states they are complying to road standards serving no more than six lots, the plot map shows 8 homes, there is a statement that two homes will have separate access to Tide Creek Rd., this is not shown on the plot map, though they do show both drain fields are partly under the road.

With about 80 feet of fall from Tide Creek Rd. to the turn around, with this amount of slope to the lots we see this as a wash out in waiting. The location of the last two homes on the west and the one at the end, this area turns into a swamp in most winters, how well does a septic system work under water? There is a 150 foot of fall to the fish stream, there are 2 wells there and how many more wells between here and the Columbia river, 2 miles away where it comes out that could be in danger of contamination.

We also have a concern on the height of these homes, unlike nearly all the homes on Tide Creek Rd. which have a viewable frontage setback, and the close proximity to adjoining properties these homes should not exceed 24" in height, even this would be a view blocker from three sides.

Since this property is not within the service district of an existing community water system, the authorized dwellings on all Lots will be served by private wells. This was stated in the previous application, this seems to be omitted in this application to lessen the expense of the builder. Shared wells are always a huge problem and a constant headache for the new owners forever, both water quantity and quality should be a guarantee before any purchase.

On attachment 6 Ownership Records Tax Lot 400

Page 3 Deschutes Title: They state a complete examination of subject property will need to be completed.

Page 4 & 5 are tax records, the courthouse states tax records do not necessarily identify the owner as anyone can pay anyone's taxes, this is a normal everyday occurrence.

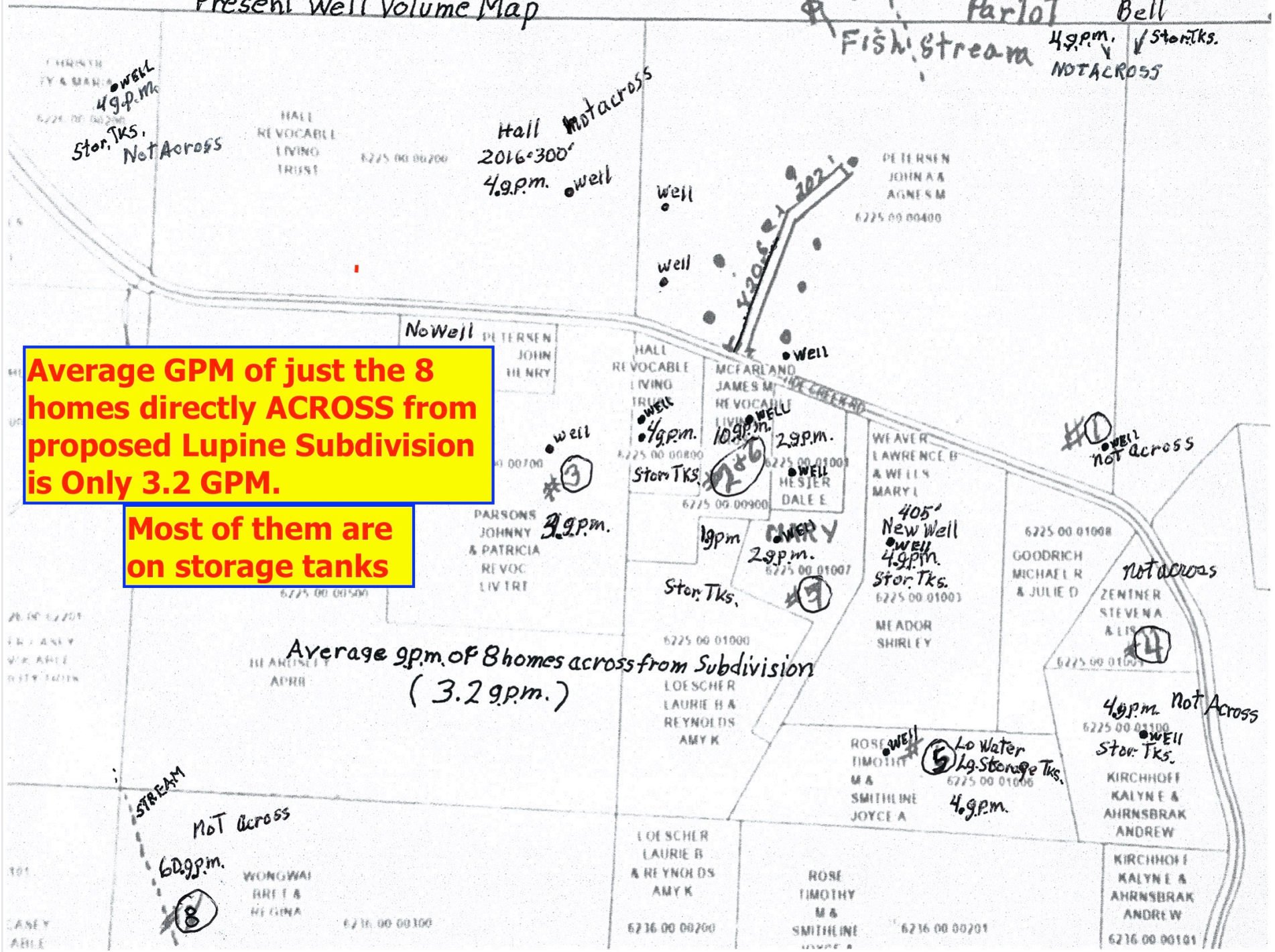
Page 6 We are concerned about this deed being used to establish Agnes Petersens ownership, we realize there may be some confusion since the Petersens have about 15 of these claims, but this deed names Agnes Jane Thompson as legal recorded owner, the deed seems to say she remained owner from 1/6/1967 until her passing about 7/18/2006, the property, it looks like lot 400 and 401 was transferred and recorded back to John and Agnes Petersens names on 10/2/06. John and Agnes then signed up for the 37/49 claim on 11/30/2006 less than two months after regaining ownership from Agnes Jane Thompson, this looks like she was the owner of the property for nearly 40 years. John and Agnes owned the properties for about 1.5 years before they sold it to Jane Thompson.

In early 2000 the Thompson Brothers Logging Company logged lot 400 and 401. One of the Thompsonn brothers told me that when they went to pay John Petersen for the logging, John told them they needed to pay Jane Thompson because she was the owner, so he said she's the one they wrote the check out to. He also told me the amount was a little over \$100K. This also should confirm who owned lot 400 & 401.

In 7/1984 the FA80 law came into effect in Columbia County and since it doesn't look like the Petersens owned the property again until 10/2/2006, over 20 years past the ownership deadline to use the 37/49 claim. If this is correct the Petersens should have no right to use the 37/49 rule. If they are given this right then there should be hundreds of other land owners, even myself, that have been deprived of this right and would probably seek equality.

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 gpm. of 8 homes across from Subdivision (3.2 gpm.)

Parlot Bell
4.9 g.p.m. ✓ Stor. Tks.
NOT ACROSS

Hall Not across
2016-300'
4.9 g.p.m. well

WELL
4.9 g.p.m.
Stor. Tks.
Not Across

No Well

well
#3

WELL
4.9 g.p.m.
Stor. Tks.

WELL
10.9 g.p.m.
#2

WELL
2.9 g.p.m.
#1

#1 WELL
not across

well
3.9 g.p.m.
#3

well
1.9 g.p.m.
Stor. Tks.
#7

WELL
2.9 g.p.m.
#9

405'
New Well
WELL
4.9 g.p.m.
Stor. Tks.

not across

#4

4.9 g.p.m. Not Across
WELL
Stor. Tks.

WELL
Lo Water
Lg. Storage Tks.
4.9 g.p.m.
#5

STREAM
Not Across
6.0 g.p.m.
#8

KIRCHHOFF
KALYN E &
AHRNSBRACK
ANDREW

LOESCHER
LAURIE B &
REYNOLDS
AMY K

ROSE
TIMOTHY
M A
SMITHLINE
JOYCE A

6216 00 00201

WONGWAI
BRET B
HELENA

6216 00 00100

PETERSEN
JOHN A &
AGNES M
6225 00 00400

HALL
REVOCABLE
LIVING
TRUST
WELL
6225 00 00800

McFARLAND
JAMES M
REVOCABLE
LIVING
WELL
6225 00 01003

WEAVER
LAWRENCE B
& WELLY
MARY I
6225 00 01007

GOODRICH
MICHAEL R
& JULIE D
6225 00 01008

MEADOR
SHIRLEY
6225 00 01003

LOESCHER
LAURIE B &
REYNOLDS
AMY K
6225 00 01000

ZENTNER
STEVENA
& LISA
6225 00 01001

ROSE
TIMOTHY
M A
SMITHLINE
JOYCE A
6225 00 01006

LOESCHER
LAURIE B &
REYNOLDS
AMY K
6216 00 00200

ROSE
TIMOTHY
M A
SMITHLINE
JOYCE A
6216 00 00201

6216 00 00201

WONGWAI
BRET B
HELENA
6216 00 00100

6216 00 00100

PETERSEN
JOHN A &
AGNES M
6225 00 00400

HALL
REVOCABLE
LIVING
TRUST
WELL
6225 00 00800

McFARLAND
JAMES M
REVOCABLE
LIVING
WELL
6225 00 01003

WEAVER
LAWRENCE B
& WELLY
MARY I
6225 00 01007

GOODRICH
MICHAEL R
& JULIE D
6225 00 01008

MEADOR
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6225 00 01003

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LAURIE B &
REYNOLDS
AMY K
6225 00 01000

ZENTNER
STEVENA
& LISA
6225 00 01001

ROSE
TIMOTHY
M A
SMITHLINE
JOYCE A
6225 00 01006

LOESCHER
LAURIE B &
REYNOLDS
AMY K
6216 00 00200

ROSE
TIMOTHY
M A
SMITHLINE
JOYCE A
6216 00 00201

6216 00 00201

WONGWAI
BRET B
HELENA
6216 00 00100

6216 00 00100

#857

We agree with our neighbors regarding the
peterson development lowering the existing water
table. Our well is already low performing
and additional development may have large
financial implications for us if our well goes dry.
The petersons expressed the same concerns to us
soon after we moved into our property in 2004
So we know this is on their radar too.

Butler Rd

Sheila Bell
JCB

8/9/2020

~~8/9/2020~~

8/9/2020

Aug. 17, 2023

To Whom it May Concern:

We give our speaking time, in the matter of Agnes Peterson, development on Tide Creek Rd, to Gene & Frank.

We have 2³ huge concerns.

1. When we moved in 20 yrs ago, we couldn't do dishes and use the shower at the same time. We got about 1 gal. of water a minute.

So we had a new well put in. (McMullen)

We got 12-15 gal a minute for awhile - at 300ft.

Now we get 2-3 gal a minute. We do not want to spend the money to go deeper but clearly, the water table

over

up here is Iffy at best.

Our other concern, is we got a letter about a development in WARREN.

Didn't affect us, so we garbaged it. It's hard to respond appropriately to something miles from us.

Our 3rd concern is the collapsing road below the S curves. What will all of the heavy construction do to the stability of the lower part of Tide Creek?

Again, Gene & Frank will speak for us and we give them our time slots.

Mary Wells 3338 Tide Ck Rd.
R. Weaver 8/17/23

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subdivision issue

I strongly agree with the following statements against the Lupin Meadow subdivision. The following are the reasons I oppose this subdivision:

I have a tremendous concern about the Lupin Meadow subdivision planned which would be directly across Tide Creek Road from my property. The well levels have dropped about 150 feet over the past few years and we feel would be a disaster for us and all our neighbors for you to approve any more families using this depleted aquifer. Tide Creek road is and has been in disrepair for years and getting worse with the present traffic and the construction of added homes will destroy it.

This uphill road you have proposed would have a dozen more cars coming and going with their lights aimed at my bedroom windows.

We also saw Al Petersen pumping water out of the septic test holes for the property before your agent arrived to test them. Plus, several years ago many wood chip loads from the mill were placed on the wetlands by John Petersen to cover said wetlands then they caught on fire so they stopped adding more chips.


Jim McFarland
Glennis McFarland

8/05/2020

I strongly agree with the preceding statements against the Lupin Meadow Subdivision. The following are the reasons I or we oppose this subdivision:

- ① Lack of ground water. All the wells in the area are already Marginal. Some houses in the area including mine run out on a regular basis. To further tax this Aquifer would be devastating for all of us!!!
- ② The run off from the Proposed development runs right through ~~the~~ the creek on my property. This is a fish bearing stream and would surely not benefit from the run off from driveways and cars.

I strongly oppose this development

Gordon Perlot
67501 Butter rd
Deer Island, OR
97054

