

Gary T. Haas

rec'd
10/15/18
02:12 pm
CHT

-5189 Hwy 93, here in Florence

-I live due East of this proposed subdivision

-I am not against growth, but what I am against is this cluster development up gradient of MY property. I am speaking on my own behalf and my family and no one else. And what I am worried about is the potential contamination of my ground water rights if this development is approved. I can see two or three well placed homes, ~~but NOW 10 homes~~. When I first got involved in the approval of this housing development, the developer was talking about (+ or -) 20 homes, ~~then when I went to the meeting in mid June it was 9 homes, now its 10 homes~~, with the potential of who knows how many more 10? in the future. NO, with the facts I have, that ground will NOT handle that many homes without contaminating the ground water!

-Two homes have gone up for sale to the South of this proposed development one because of it and the other because he decided to take a new job well away from this development so he would not have to contend with it. Two of the main reasons, was the road that accesses these homes is too close to their North fence and ground water contamination

-Several people I have spoken to, chose not to attend this meeting because they have already given testimony and the volunteer planning members ignored it. They feel that any further deliberation on their part, would be fruitless!!! They DON'T believe that the Planning Board and Ravalli County Commissioners care. They just want the taxes and other revenue that these new houses will generate! The problem is, we do not have the infrastructure or services needed to supply the homes we already have and you the commissioners want to add more and more houses, in the hopes that these new houses will dump enough money into your coffers to meet those demands. Well it's not going to ever happen. Because more houses means more infrastructure, more infrastructure per motes more houses, which means more infrastructure. It's a viscous circle, feeding on itself and it won't ever end until someone says, ENOUGH!!!! *there is a problem here and I'm vst the only one who sees it! and trying to*

-And where are these people that purchase these homes going to work? If the elderly move in, most are on a limited income. Young couples need jobs and they can't work at McDonalds, we already have PhD's doing that. Snowbirds don't bring in very much money past the building of a multimillion dollar home and spend most of their additional money going to a warm place for the winter, up to 9 months away as an absentee land owner and they pay most of their taxes in the state they claim as their place of residence. And if they make part of their living in Montana, much of their taxes are again, paid in their place of residence. This is a loose, loose, loose proposition for Montana. *I don't see alot of Resposable growth going on here!*

*what if
our children
have to go out of
state to go to
school and are
forced to go out
of state to
find work.*

-Monitoring was done in 2017 and it did NOT take into consideration that the Townsend ditch was running at all or at a very limited capacity due to damage done to the ditch in

→ I spoke to Chris Hoffman the Sheriff back about the Aspen Spring delin was trying to be approved. I asked him if he could protect us if this housing delin is built. He told me he can't. Protect us now, how could he protect us then.

Effects on Ag. - this decision is just one of many decisions that is
picking away at the Ag^l lands here in the Valley. I have spoken to several
Rectors & people who want to dev. subdivisions, they claim the Ag. in the
Valley is ~~dead~~ or dead and there really won't be ~~Ag^l~~ in the
Valley and Ag should vacate the Valley so it can be dev^d.
Commitment

- Chris Taggart
- Greg Chilcott
- Chris Hoffman
- Doug Schallenberg
- Jeff Burrows Chairman
- Ray Hawk
- Howard Recht

Developers - Engineers - Hydrology

- John
- Jeff Stubbert →

As much as called me a liar
I am a water commissioner
for Sweeney Creek. I am mandated
to keep accurate records and I did
so in monitoring these water test wells
I report to the ~~state~~ ^{Ditch master} w/ my data -
daily staff gauge measurements
which is then reported to the
County which reports to the state

Planning Board

Vol. Planning Board

Look of Hwy 97. It's been 18-20 years since it was reconstructed from 2 lanes to up to 5 lanes wide. It's been repaired or replaced 3-5 times and it's still in need of more repairs and replacement.

Mountain View Estates.

-I did some ground water monitoring on this property on June 19, 2018. I received permission to measure these gwm wells from the two Planning Board members that conducted the walk thru of this development on 6/19/18. A letter with my results was sent to the Planning Board on June 25, 2018 at the request of one of the Volunteer Planning Board members, Vito ?.

-There are some environmental considerations that were not taken into account;

-The Townsend ditch carries 2,022,831.3 gallons of water across this property per day, that is:

$3.13 \text{ cfs} \times \text{a constant } 448.8 = 1,404.7 \text{ gal/min}$
 $1,404.7 \text{ gal/min} \times 60 \text{ min/hr} = 84,284.64 \text{ gal/hr}$
 $84,284.64 \text{ gal/hr} \times 24 \text{ hrs} = 2,022,831.3 \text{ gal/day}$

-The Simpson Ditch carries 1,615,680 gallons of water across this property per day during high water and carries 646,272 gallons per day for a #5 until water drops below his water right, usually some time in July. There are 10 water rights on this ditch.

-I believe that DEQ needs to have this information to make an accurate data review!!!!!!!!!!

-The summer of 2017 was one of the driest years on record according to the National Weather Service. Despite the comment that one of the planning board members that 2017 was an average year for precipitation.

-2018 surpassed 2017 by 1.5 days

-Spring of 2018, 4.5 inches of rain fell during the month of June, snow pack came off rather fast. McClellan Cr. runs through my property according to a map I can not longer find, but the topo lines on a quad map say that there is a low spot just like a creek that originates above this property and runs between my two pieces of property, runs to the south of my neighbors property and runs East towards the Bitterroot River. This last spring, water ran down this creek for almost a week. This was the 3rd time water has run on the surface of the ground in the 12+ years I have lived in this house. When this creek is not running, if you dig in the creek bottom down 12 and 16 inches, about an inch of water pools in the bottom of this hole. So the water in this creek bottom runs subsurface/subterranean for most of the year.

-I was asked by one of the Planning Board members why I was being such a pain in the ass about this development! I responded that I feel that there is a potential for this development contaminating MY ground water. I have water rights and I want to protect them. Or I don't have protected!

-The vol. planning board members mitigated this project and sent it thru to you the

Road 16

-County Commissioners for consideration and approval. How can all the concerns be mitigated, water is my concern, new students in our school, loss of agricultural land, dust, traffic (I waited for 120 automobiles to pass my driveway before I could get on the hwy to take MY children to school), how will Sweeney Creek Road handle all that new traffic as well as the traffic that will result from the other new housing development that was approved 20 or so years ago, wildlife (I saw 37 deer on this property when I monitored water) as well as several dozen other animal species, and so on?!

which is
Crumbling
under the
ridiculous
Traffic
going on

12 of which
were fawns

-Water is a limiting factor in this valley. I know people that get less than 2-3 gallons of water a minute in their homes and at times get less. They have water holding tanks with sump like pumps that pump water out of their wells when it becomes available and it sometimes is not available for hours or even days. How can this be legal? They don't have washing machines or dish washers and take limited showers. They don't water their weeds either, because that is all that will grow on their property.

-Many of us moved here to get away from unlimited, unrestrained growth and we worry about OUR water being contaminated or taken away thru excessive growth. This Valley does not have an unlimited supply of water. Much of the water that is in the Bitterroot River does not even belong to Montana. It belongs to Idaho, Oregon and Washington states. You can only put or drill straws or wells into this soda pop or aquifer before it goes DRY! Just like you can't put too many septic fields into an area, before the ground water becomes contaminated!!!

The Columbia
River
basin

-I have been told and have over heard comments from the developer, planning board and several other concerned parties, that once they sign off on this development, that they are no longer responsible for any problems and potential problems, like contamination of the ground water and can not and will not be held responsible, there after. That is nonsense!!

-I have spoken to my attorney, who is also a judge in Missoula, about what I have brought to like in this meetings. He informed me that I need to take down everyone's name in this planning, permitting and approval process, and if my water is contaminated in the future how ever long it takes, I can hold each and everyone of you responsible, since I have brought these potential problem's to light in this meeting, and I will do so.

-I have also been told that all the laws associated with this development have been followed and that is why the volunteer planning board members, planning board members and sanitarian, told me, that is why they will NOT do any further ground water monitoring, even in the face of MY findings and the discrepancy/difference in climate conditions as well as the change in the amount of water flowing down the Townsend Ditch. They said that it would be a waste of time and money to do so, the law was followed! NO, there is a problem here and it is not being addressed. The change in the amount of water in the Townsend ditch, the driest years on record and the 4.5 inches of rain that fell in the month of June and the excessive spring run off that also occurred in June. If this kind of changes in environmental conditions and irrigation water running in irrigation ditches, then the laws need changed and these changes taken into consideration.

to be
concerns

You can only pass the buck for so long before someone takes responsibility for their actions

-I have been told by several realtors that they tell perspective home buyers that since an irrigation ditch flows through the property they're interested in purchasing, water running down those ditches belongs to them if they purchase this property. Anything to sell a piece of property and make a commission! I want this practice STOPPED!!! I have also been told by several land owners that have been caught stealing water out of Sweeney Creek, that they were told by their realtor, that they have water rights out of Sweeney Creek, when in actuality, they do NOT own any surface water rights at all! I've seen it on my irrigation ditch and heard about it for years on at least a dozen other irrigation districts here in the valley, I've even seen illegal ponds dug and entire ditch systems diverted or filled in, illegally!

-I can go on with my concerns, but I do believe that my comments will fall on deaf ears and this subdivision will go thru and I am powerless to stop it or even have it reviewed again like the others I spoke to believe will happen. I want my concerns with this development addressed!

-I want all of you to remember and this is not my quote, but someone else's, "whisky is for drinking and water is for fighting" and there is going to be a lot of fighting over water in the future. I have seen re-adjudication twice in the 34 years I've lived in Montana and there is another water right registration coming in 2019, according to DNRC. In 1995, Oregon Power & Light bought up a considerable number of water rights in Montana and is now selling them to people who did not register their water rights when they bought their property and their rights were considered abandoned. That is how OR. Power & Light got them. There are several other entities that have been buying up abandoned water rights for years and years!!

To whom it may concern:

My name is Gary T. Haas and I live at 5189 U.S. Hwy 93, Florence, MT 59833. My mailing address is P.O. Box 776, Florence, MT 59833-0776. My e-mail address is beetleman@montana.com.

I am asking for some consideration in my findings and concerns with this housing development. (MOUNTAIN MEADOWS ESTATES SUBDIVISION)

1. The ground water monitoring for this subdivision was conducted during one of the driest years in recent history and I don't feel it was conducted during a representative or average year, 2017. Consequently, it did not take into account the well above average rainfall that has fallen during the Spring of 2018, where 4+ inches of precipitation fell in the Bitterroot Valley during the month of June alone. It also, did not take into account the following.

2. The Townsend Ditch. This ditch runs the entire length of the purposed subdivision property. During the spring-summer of 2017, the Townsend Ditch ran at $\frac{1}{4}$ to $\frac{1}{2}$, or less of its normal flow, if it ran at all. Due to inadequate maintenance, due to the destruction of a portion of the ditch and collapse of a culvert, this ditch was turned off at the head gate for several weeks and only ran at a fraction of its normal flow the remainder of the year. Consequently, no water was run down this ditch during the time that ground water monitoring was conducted. Since little to no water was run down this ditch during the time frame, the water table in the area of monitoring was greatly depleted. So the effects of said water was NOT realized. Without going into great detail of why this ditch was not properly cleaned or why no final resolution has been reached to the damage caused to this ditch, little or no water was run during this time frame. I must note that when these resolutions are finally completed, this ditch will be returned to its original carrying capacity. It will be carrying 100's more gallons of water per minute. That will be considerably more than what it was running, when ground water monitoring was conducted.

3. My property lies directly East and down gradient from this purposed subdivision. This causes me great concern. As of June 18, 2018, surface water is running down the creek bottom that flows through the purposed subdivision property. I'm not sure of the name of this creek. It then flows through the property directly adjacent to and to the West of my property. This water originates on the property in question, then flows through Joe and Sharen Marble's property and on to mine. In the 12+ years I have owned my property, this is the third time that surface water has flowed on to my property from that direction, during spring runoff. My concerns are that when the Townsend Ditch starts carrying its historic amount of water, I fear that the septic in this new subdivision will be inundated with ditch water and will contaminate mine and all other properties ground water, in the area, including any wells drilled for these new homes. Also, if we have another spring like the one we are having in 2018, this problem WILL only be compounded.

I am writing at the request of the Planning Board, to relate the ground water monitoring data I gathered on June 19, 2018, after the walk-around of this purposed subdivision. I received permission to do my monitoring from the Planning Board members present during this walk-around.

I am asking that this data be shared with the Dept. of Public Health, Sanitarian, the Dept. of Environmental Quality, and whom ever requests it. I am requesting that additional ground water monitoring be conducted to prove or disprove my concerns,

I measured 29 ground water monitoring stations on this property. I do not know if these are all the ground water monitoring stations on this property. Of the 29 stations measured, 23 stations had water measuring between 1 inch and 79 inches, and 6 were dry, with only 1/8 inch or less of mud or sand sticking to the tip of my measuring stick.

The total for each station are as follows, identified by yellow number tag and are listed in numerical order:

#35 52"

#36 dry

#38 dry

#39 dry

#41 dry

#42 dry

#43 dry

#44 1"

#45 1"

#46 1"

#47 1"

#49 21"

#50 1"

#51? 75" no tag, took number from inside pipe

#51 35.5"

#53 79"

#54 39.5"

#55 37"

#58 38"

#59 1.5"

#111 40.5"

#112 20.5"

#113 33.5"

#114 21"

#116 69.5"

#117 64"

#118 75"

#119 72.5"

#120 53.5"

Thank you for your time.

Sincerely,

Gary T. Haas

