

3-2-06

FOR THE RECORD

Regarding - input on water quality and its possible impact on a decision to enact a temporary moratorium in Dunes City

To Dunes City,

For the record, the following is a brief outline of facts and observations that we would like to make in reference to the water quality issue of our Dunes City lakes.

1) The two large lakes of Woahink Lake and Siltcoos Lake, are completely different from each other and should be evaluated separately for water quality

a) Page 35 of the Comprehensive plan states --- Studies of the lakes show Woahink has a retention time of 1 to 2 years, whereas Siltcoos has a retention time of only approximately 2 months.

b) There appears to be some rather sketchy collected data on Woahink Lake, but not much at all on Siltcoos Lake.

c) NO DISTINCTIVE ALGAE BLOOM IN SILTCOOS & WOAHIK ALGAE BLOOM SINGLE OCCURANCE

2) The land around Woahink Lake and Siltcoos Lake, are too completely different to be evaluated together for future development and its possible contribution to the lake water in each respective lake

a) Woahink Lake is almost totally surrounded with existing homes and development. It also has additional contribution of water and potential contaminants from high traffic areas to the north of Honeyman State Park and the Hwy 101 traffic and commercial businesses in Glenada.

b) Siltcoos Lake has a much smaller number of existing homes and development. It is also a much larger body of water with direct river drainage to the Ocean on the northwest side of the lake. Much of the water that flows from Woahink into Siltcoos is then moved down the shoreline a relatively short distance to the Siltcoos River outlet and out to the ocean.

3) The criteria for land divisions in Dunes City falls into 3 categories. Minor Partitions take a large lot and create 3 total lots, each lot is a minimum of 1 acre in size. Sub Divisions take a large lot and create any number of lots, each lot is a minimum of 1 acre in size. PUD's take a large lot and create any number of lots so that the total number lots does not exceed a math equation of one buildable lot per acre of the total developed parcel.

a) The Minor Partition - only adds 2 lots per year for possible development. Therefore the small number of possible lots to be added to Dunes City for development in the near future would be very insignificant. All development and building is <sup>INSPECTED</sup> and followed closely by the Site Review committee, Roads department and the Building inspector, therefore having only a minimal effect on the water quality in either lake from water runoff.

b) Sub Divisions - take a considerable length of time (approximately 1 year or more) to get through the application and final approval stage. All development and building is inspected and followed closely by the Site Review committee, Roads department and the Building inspector, therefore having a minimal effect on the water quality in either lake from water runoff.

4) Buy following the guidelines for septic systems, development and building that are already in effect in Dunes City, there would be only a minimal effect, if any, on the water quality in Woahink and Siltcoos Lake.

a) THERE IS A VERY POSITIVE PROACTIVE STEP FORWARD - THE SEPTIC INSPECTION ORDINANCE

5) There is not enough substantiated data to impose a temporary moratorium on any type of development in any portion of Dunes City.

6) You either have a water filter system or you are a water filter system. You decide.

7) SUGGEST EDUCATION + ENFORCEMENT OF CURRENT RESIDENTS. WOULD BE MORE BENEFICIAL THAN A TEMPORARY MORATORIUM

Sincerely, Marv & Darlene Beckman