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I appreciate and thank the Planning Commission for continuing this issue and receiving clarifying testimony regarding the hearing on 11 July 2024.

- With regards to citizen testimony given regarding the timely receipt of notification letters, I can attest that my letter, dated 21 June 2024, was postmarked 2 July in Portland and received 8 July at my PO Box in Bandon. If I hadn't been otherwise made aware of the application, it would have been difficult to prepare meaningful remarks in just 3 days.
- The property listed on the application as owned by Bandon Biota to the North of Twin Creek Ranch (a century-old farm incorrectly listed in the application as Leff Enterprises) has been entirely unmaintained and unirrigated for at least the past 13 years that I've been observing it. The gorse abutting Twin Creek is easily 12 feet tall (see below) and impenetrable. While gorse mitigation is a fact of life around Bandon, the applicant has allowed dozens of acres of it to grow up causing their neighbors to work that much harder at controlling it on their own boundaries.

Lands also owned by the applicant across the highway from my property to the West have also been left to grow gorse up along Highway 101 (see below) for at least 4 years. Only a thin strip is represented on the application as being part of the course, but a handful of surrounding residences are also owned by the applicant and currently used as employee housing. The rarely used building next to the road has attracted theft from drug dealers and squatters.

- The applicant's representative at the 11 July hearing was questioned by a Planning Commissioner if the applicant's was "threatening" to allow gorse to grow up on their properties South of Bandon if the application was not accepted. And, while the applicant's representative assured the commissioner they weren't threatening or extorting the county, he later stated that if there is no financial return, the applicant felt there was no compelling reason to maintain their holdings against wildfire.
- The applicant's representative proposed that irrigated turf grass South of Bandon will protect the city from wildfire, despite the fact that winds during the fire-season are, with rare exception, from the North. Historically, wildfires in this area travel South once they reach The Coast.

- It was mentioned that there was concern about the proposed course being a Snowy Plover nesting area. I can confirm that the plover is a resident of the area. I have observed them nesting West of the proposed course.
- The Applicant's representative stated that they intended to change the site of the service entrance further South on 101 from the previously proposed Hoffer Lane. However, they couldn't quite say where. This leaves two possibilities, neither of which seem any more viable:
 - a) Harvey Lane, which they do not appear to own and has many of the same concerns as Hoffer
 - b) The turn into an unmarked, private, gravel driveway located 30 feet from my front door, which has even more safety concerns than Hoffer

There is no protection for the residence and no room for a deceleration lane. There have been a series of fatal accidents in the past 4 years within a mile of this location and almost weekly near misses due to traffic already utilizing this driveway.

- The applicant's representatives conceded that water was essential to their being able to do business. However, when making additional remarks, they seemed to be confusing cfm (cubic feet per minute) with gpm (gallons per minute) when estimating how much water the proposed course anticipates using. In their previous application, they expected to use every bit of 400cfm.

$400\text{cfm} = 2,992\text{gpm} * 60\text{ min} = 180,000\text{gph}$
 12 hours / day average (rotating sets, 2x per day) = 2.15 million gallons per day
 280 days per year average = 603 million gallons per year

$300\text{cfm} = 2,244\text{gpm} * 60\text{ min} = 134,000\text{gph}$
 12 hours per day = 1.61 million gallons per day
 280 days per year = 452 million gallons per year

Even the smaller figure is enough water to supply the average water needs (300 gal/day) of over 5,300 households in an community of a few dozen households that already has experienced the first signs of salinity in their wells in addition to increasingly routine late-Summer dry-ups.

However, for the sake of argument, let's assume the applicant has reduced their ask to 300gpm, as was stated at the hearing. This is equivalent to roughly 40cfm which is just 10% of the amount estimated to be used in the only submitted plans (2022 Bandon Biota). If true, this must represent a significant change in method from the previous application, given that the same amount of turf is proposed to be irrigated on sand without catch-ponds. Even this figure only constitutes 35% of the rights currently proposed for transfer from nearby High Value Farmland.

- It is notable that in the 11 July hearing, the applicant's representatives admitted that their test wells in the mid-level aquifer on the proposed course did not contain the quantities of water they'd been hoping for. They did not elaborate.
- The yet-to-be-approved transfer of three water rights (for a total of about 14cfm with

seasonal and application restrictions) would include literally running large-diameter pipes from adjacent High Value Farmland (previously part of the proposal) to the currently proposed course parcels. The claim that these necessary parts of operation are somehow not part of the property is tenuous.



Illustration 1: Kaiser Course on Twin Creek Property Line #1



Illustration 2: Kaiser Copses as seen from Twin Creek Property Line, so tall it fell over last Winter



Illustration 3: Kaiser Copses as seen from my front porch, along Highway 101, now 6 feet tall in places



Illustration A: Presumed Service Entrance, as photographed from my front porch