



Sanders County Land Services Department

Subdivision Administration

RE: Relevant Verbal Public Comment Summary for Blue Creek Major Subdivision Public Hearing November 19, 2024, and November 26, 2024

A summary of comments for the Public Hearing for Blue Creek Subdivision held on July 23, 2024, was included in Section I-E-4 of the Amended Staff Report dated October 17, 2024.

NOVEMBER 19, 2024

Greg Hinkle – Concerned with fire protection requirements related to ingress/egress and fuel treatment standards.

John Trochmann – Provided a sketch showing his identified locations of groundwater. The method used was “witching”. Concerned there that not all lots will have access to the groundwater that he has identified.

Robert Sinclair – Our 1200-gallon cistern on the neighboring property ran dry that is supplied by his well. Concerned with the validity of the well and groundwater data within the application. Does not believe the well logs from GWIC accurately represent groundwater availability in this area.

Kalvin Ratzlaff – Concerned with the water available for his well. Can you guarantee that my well will not run dry from 9 new wells from this subdivision? How do I get a new well if this subdivision causes my well to go dry?

Greg Hinkle – Believes that the 9 new wells would have an impact on the wells that are upgradient from this subdivision.

Robert Sinclair – Concerned that the 9 new wells will take water from and deplete his upgradient well.

Robert Sinclair – Concerned with the school bus pickup and drop-off and overall traffic safety in the area for this subdivision. Can MDT be pressured into making this area of Highway 200 a “No Passing Zone”? Wants the “No Passing Zone” to happen in this area.

John Trochmann – Concerned with the traffic conflicts at the intersection of Highway 200 and Blue Creek Road.

Alicia Welcher – Stated that one of the well logs that claims 20 gallons per minute went dry last year and had to drill a new well with a cistern to supplement a low-yield well on that property. Concerned with ingress/egress into the subdivision not having a secondary access based on fire protection standards. Brought up historical fires in the area.

Tom Armstrong – Concerned about his water. He’s at 4 gallons per minute now and very concerned that these new wells in this subdivision will have a negative impact on his well. Wants to know when the lots will be built out.

Robert Sinclair – Claims no one he has talked to who lives in the area supports this subdivision.

John Trochmann – Why isn't this subdivision located closer to a town?

Alicia Welcher – Mother lives across the highway from the subject property and is concerned that this subdivision will negatively impact her mother's property related to groundwater availability.

NOVEMBER 26, 2024

Greg Hinkle – Questions the verified fire risk rating being verified by the rural fire district. Concerned about homeowner's insurance being canceled in this area because of the high risk of wildfire. Does not agree with the fire risk rating as moderate for this subdivision. Requested more research on the fire risk.

Kalvin Ratzlaff – Provided a well log and a well pump test report. The well log (GWIC ID: 287054) from 2016 shows 10 gallons per minute and the pump test from 2020 shows 1.1 gallons per minute. Wants more well testing in the area to ensure there isn't water depletion that will impact the surrounding properties.

Bob Abel – Asks about the size and number of people that will be in this subdivision and what the land use of these lots will be.

From: [Eric Moore](#)
To: [Land Services](#)
Subject: Blue Creek Subdivision
Date: Sunday, November 3, 2024 4:06:52 PM

Greetings,

I am a retired Firefighter and live in an area that would be quickly affected should a fire start in this subdivision. I have some concerns about the subdivision.

Will the internal roads be built to accommodate fire engines? Will they be in place before construction begins?

What water supply for firefighting will it have? Will it be in place before construction begins?

Fire Districts in Lincoln County are now requiring a water supply for fire suppression in subdivisions. This is ideally an underground tank, gravity feeding a water main with fire hydrants. Lincoln County has also had some problems with developers who do not put in the water supply first, and then walk away after the last house is built.

Thank you for your consideration.

Eric Moore
35 Little Bear Lane
Noxon