

Interviewer: This thing is rolling. Today is April 11th. This is Mark Solomon. I'm here with Tom Torgerson and we're here to discuss issues of Ferdinand Lake watershed in relation to the University of Idaho's project in the watershed. Tom, as I understand it, you're both a resident of the watershed, as well as an owner of undeveloped properties within the watershed or some ____.

Interviewee: Correct. Correct. Yes.

Interviewer: So how long have you lived in Ferdinand watershed or in the region?

Interviewee: I purchased the property probably almost 12 years ago after for – it was never for sale and I begged the owner from 1960 for 3 and a half years to sell it to me is how I obtained it, because I wanted it.

Interviewer: And where is it on the –

Interviewee: We are four-tenths of a mile east of Victorian Drive, so we access the home from Ferdinand Hill Road and then the eight and a half acres drops down and there is a couple of partials. And then it drops down and we have 300 feet of waterfront on the lake itself.

Interviewer: What, you know, brought you to Ferdinand? What's why do you want to live there?

Interviewee: Several things. The beauty and the views, for sure. The access to water should you choose to utilize it, but quite honestly too, the steep slope of the south shore, because it's from a practical standpoint undevelopable. I'm not saying it is, but it's practically undevelopable.

So you, there is a consistency with what you can anticipate to be your future business. I wanted to start a family – got started a little late in life – but wanted to start a family and have them in a

somewhat rural setting to have that growth pattern and that idealism and make them work a little bit.

But yet still be have easy access, paved road, high speed internet, natural gas. I was the last place to have natural gas at that time. So it was a big conglomeration of all the perfect things that you want and they kind of gelled right in that one spot.

Interviewer: Excellent.

Interviewee: Yeah.

Interviewer: Have you seen your use changing over time of your property and the lake? I mean what brought you there, is that still what you value there?

Interviewee: Well, I'm trying to keep focused more on the water, if you want any. There are a few small changes, you know, development tries to encroach towards us, which I'm not for, but I respect peoples' private property rights. So, but that's not as big a concern. Probably the biggest thing that I would note and I can't say that it would have changed my ultimate decision, but it has become a large concern.

The first several years we were there, for example, we never saw this really, at least visually painful **blooms** on the lake. And we have gone down – my wife would train for triathlons and swim and she got to the point where she couldn't see her hand four or five inches in front of her face and she was swimming.

And the visual impact is certainly great. You can see that they're like tides of the orangish colors that migrate through, and certainly in my opinion as a broker for 20 years, that impacts property values. If somebody comes out there they're like what's – whoa, what's going on? I mean and that's a very scary thing for people.

And so, from that aspect of both my concern for the lake, but for the visual aspect of the benefit of having those nice views, we were always accustomed to looking down and Ferdinand would typically be green **weedy** from our spot. We actually see the north end of Coeur d'Alene Lake too, so you see the blue of Coeur d'Alene Lake and the green of Ferdinand.

But when it became burnt orange in as a few time in the last three years, it's a psychologically impacting just without even considering the health of the lake.

Interviewer: Do you still use the lake for swimming, recreational purposes?

Interviewee: Not when it's like that. No, we do irrigate from it and I assume and you could correct me, our pump intake is probably at 15 feet of depth and then it fills a pond, and then I pump out of the pond to irrigate. And our pond looks great. So I think that this must be a very deep layer of –

Interviewer: Of algae, the light so they're in the upper surface.

Interviewee: That's it, yeah so our pond water looks great and the kids swim in the pond when it's big and it's – and we've shock treated it. It's lined, so it's kind of like a swimming pool, but from the lake standpoint yeah, it's impacted. We don't hang out down there when it's like that.

Interviewer: Yeah. So in your perception who do you think is taking responsibility for reducing the algae blooms?

Interviewee: Nobody.

Interviewer: Nobody.

Interviewee: Not a soul.

Interviewer: Who should be?

Interviewee: I get a wee bit concerned about some of this. I have two big issues. One, with the amount of money that was spent with federal highways when they came through and did the roadwork, it was in my opinion, unbelievable that they didn't do something with all of the money that they spent – the \$20 million.

They didn't at least put settlement ponds or whatever on Ferdinand Creek. If you go up there is one section of Ferdinand Creek that's left where you can see the meandering aspect of how that creek once was. And when the ranchers came in they all just dug a channel right next to the road and straightened out and it's just a gut shot down, and then you have the cattle and what have you.

And granted, they're not nearly the number of cattle from talking to some old timers in town. There used to be a boatload of animals out there. So I'm sure that all the organics that have come in from Ferdinand Creek – I would wager to say and I'm no biologist. You know I'm a numbers gear head.

I would wager to say that the nitrogen, the phosphates, the nitrates predominantly would have to do with the potential fertilizers, with the animal waste, et cetera, from up Ferdinand Creek. So I, you know, that uber meandering aspect – there is one section of that creek that's just beautiful and it's a very small section, but yeah, you have to assume that that's how the whole thing looked at one time.

And so through that I still think and there is virtually the no logging that's accrued on the steep southern slope in the last 11 years and I'm not sure that it would be a real viable logging operation for people. So there has been a little bit upstream, but I think it's more of an agricultural type base, you know, farm animals and agriculture that have added nutrients.

The interesting thing about that lake is as I look at it, both the north and south shores come down at a steep angle and one would assume that that lake is a hell of a lot deeper than 26 feet. It looks like at one time it probably was and I would assume that it has filled in tremendously with sediment. I could be wrong. Maybe you don't, but –

Interviewer: We do not know. We have taken some shallow cores from the lake to take them back to the lab and actually incubate them to see how much phosphorous comes out of it under different water quality conditions, but we haven't tried to core the bedrock. That's a whole different story.

Interviewee: Does anybody know, is the midsection of the lake, is it all just silt or is it rock? Does anybody know?

***Interviewer:* All we know is we pulled four cores from different places in the lake and we didn't have any trouble dropping a foot into it.**

Interviewee: Okay. Well and again, so no biological background. Just kind of a common sense approach to trying to keep nutrients out.

***Interviewer:* Do you think there has been any urban influence on nutrients?**

Interviewee: There is only – I don't know the number, what 16 – 17 homes that are actually on the water. We're quite a bit away. I mean our home would be classified as a **view** home even though we have all that waterfront, but most of them have grass to the water's edge, which probably isn't the world's best thing if you're fertilizing and mowing and stuff.

So, you know, probably a little bit, but I would think that on a lake that size with a predominant east to west flow out probably the bulk of that nutrient load that's coming from the village I would think would go down the creek and into Coeur d'Alene Lake. I would think, but again, I know it would hang out there.

But I don't see any actually, if you just look at what's there it seems that the east end of the lake is actually a little bit more troubled than the west end of the lake, where the development ends. And again, just observation.

***Interviewer:* Yeah. You know observations – what did you, when you first moved out there did you have algae blooms that you were aware of or are they a recent occurrence?**

Interviewee: And I cannot recall one until three years ago, and it was definitive. And when it happens it comes on fast. I mean you can literally one morning you'll wake up and didn't see it and on the south shore and maybe that's because of winds, you'll see striations in the water and then the next day it's all the way across and you can see.

I mean it's unbelievable how fast hit grows. And then you can see like as a fishing boat goes through it and it churns up the water, you have normal looking water and then you can just watch it all come back together, but so that would probably be the depth aspect of that you're talking about they're pulling up some of that water from below.

Interviewer: Yeah. So back to who should take responsibility. Most of those cattle operations are no longer there. There is a few, you know, small horse hay operations up there.

Interviewee: Well, this is where I struggle between private property rights and where you have something that's worth protecting, should it be the onus of everybody in the state, everybody in the county, everybody in a physical geographical location. Everybody that has adjacent property or just the people who potentially have areas who potentially degrade quality? And that's a really tough question.

Interviewer: It is a tough question.

Interviewee: When – and again, this is why I'm going to go back to it. When the feds are in there and they're hemorrhaging millions of dollars and you've got heavy equipment, where literally in minutes with the size of some of those excavators and stuff they have, ponds could have been dug.

They could have negotiate – they were purchasing additional easement area from all of us homeowners, landowners. And it would have been so easy. There isn't any – I can't imagine there is any of those current landowners up there that wouldn't say oh yeah, you want to put three big ponds on here, sure. Dig a hole. And so, one I think there was a big missed opportunity.

I do think that Idaho Department of Lands, they own all the submerged lands in the state of Idaho. I think that they have somewhat of a responsibility, certainly to assist protecting any and all of the watersheds. We sit here and look out at this river and I've actually been heavily involved with the EPA from back at the very beginning of the when the box was determined – the 21 square mile box.

And I had many meetings with the head of EPA and was on the **cruise** up here on Coeur d'Alene Lake and yet we get to have the State of Washington dictate what our TM deals are and we spend \$60 million – \$30 million just recently and now another \$35 million on our sewage treatment plant, because of what Washington dictates to us upstream.

So, if we're going to have to play that game, then that game should probably be played throughout the whole structure. So I do think that the state has some responsibility for it. I think that certainly all of us that live on the lake, certainly we all need to use best practices to minimize or eliminate – maybe you can't eliminate – but minimize any nitrates and phosphates that we're getting in the water, and that includes all the upstream guys on Ferdinand Creek.

My family – not my family, my wife's family has a large ranch in Montana by _____ and I know that they have four miles of a year round creek and even my father-in-law realized years ago and he fenced off the whole creek and then just put in little fenced areas and dumped a whole ton of big rock in there so the cattle could still free water, but they're not just destroying it and they can't get close enough to crap in it.

So, those types of things I think should be I hate to say mandated, but people need to be educated and it would be nice if people could be given assistance, you know, if they couldn't afford to build those fences, if they run cattle for example. To get some assistance or low interest loans or no interest loans to assist those types of things.

Interviewer: I know that the Conservation District and some others put in put in a grant proposal for is Clean Water Act Section 319 on these here to last year that I don't think was funded. We kind of hope that after we do this study they'll have a little bit more data to back up their request and maybe it will get better ____ ____.

Interviewee: Well let me ask you and this is a silly question. It's not going to happen, but let's say you could stop the inflow of Ferdinand Creek and you pumped out that whole lake and made it dry. Dumped all the water into Coeur d'Alene Lake and let it fill back up. Would we have the exact same problem in six months? I mean that's something that, you know, that's what I'm trying to figure out.

Interviewer: We are and I don't think I can answer that now. I can tell you that there are generally speaking four different types of sources, either current or future. One is just our normal super it's fertilizer type releases. Second is going to be from agricultural production and logging and whatever else happens in the upper watershed.

Third is going to be the legacy of whatever is in the bottom, because phosphorous binds to sediment. That's why phosphate detergent –

Interviewee: Oh, that –

Interviewer: That's why phosphate detergent is so good. You put phosphorous in with your clothes the dirt stick to it.

Interviewee: And then it gets washed down. Is that –

Interviewer: And then it gets washed down.

Interviewee: Okay. Okay. Now well now that makes sense.

Interviewer: So right now there is probably a fair amount of phosphorous trapped in the sediments, but it's trapped there as long as the water chemistry stays at a certain place. If you get low dissolved oxygen levels. Then –

Interviewee: That's the same thing that releases heavy metals in the bottom of Coeur d'Alene?

Interviewer: Right. But because this lake is so shallow, it probably sees low dissolved oxygen levels which they potentially release the phosphorous which then potentially is driving a bloom, which then further depletes the oxygen as the plants grab the oxygen out of the water.

Interviewee: Are there any anywhere that you've ever heard of lakes or anything of anywhere near that size where they oxygenate?

Interviewer: Yes, absolutely.

Interviewee: Really? They literally have pipes that run under the lake and they just pump air.

Interviewer: They have bubblers. We installed some after a couple of decades on the Clear Water Basin Advisory Group that work up here for the Panhandle basin Advisory. And we installed some at Winchester Lake south of **Lapway** and off 95. And it helped. It was I mean there is little solar powered units that sit up on the lake and look like a buoy. They have a pipe that goes down.

Interviewee: And they just spin a fan and that's –

Interviewer: It just pumps atmospheric oxygen down to the bottom of the lake and keeps, you know, just like a fish tank. It keeps the oxygen. Does it cure the problem? No. Does it mask the problem? Yes. So maybe we'll find out that that is possible here. I don't know. And there is a fourth major potential, which is storm water runoff.

In this watershed there is the area that we directly think of as Ferdinand Lake Watershed, you know, where you live on the south hill on the north side, going up the valley. The village, but Trench Gulch also feeds the lake.

Interviewee: I thought it drains in at the pond level, and then dependent upon of Coeur d'Alene Lake is higher or _____. Isn't that be – it used to – that creek used to. I talked to some old timers. That creek used to come by. There was an old restaurant called the Sourdough Restaurant with – have you ever run on it? You know.

Interviewer: It's been around since the 70's, yeah.

Interviewee: Oh yeah, okay. So that creek went through where the Lake Villa Apartments are. And they went through Ferdinand Village and it dumped into the lake.

Interviewer: Right. They don't have any –

Interviewee: Now they do have a lot more crap that comes down that creek.

Interviewer: I mean the lake – Ferdinand Lake's outlet, where it turns from a lake into a little bit of creek is clear over on the golf course. So, all the storm water that comes down French Gulch and the interstate carter from Highway 95. So that means everything –

Interviewee: _____.

Interviewer: Yeah, from Highway 95, where 95 crosses, okay. That's whoosh, and then you do down.

Interviewee: You're kidding me.

Interviewer: So from everything from Highway 95 up to the north up to the top of that first hill up there. All that storm water comes down into the interstate cut. Now they have infiltration wells throughout that whole system, but in a good gully washer those capacities are overwhelmed and it runs down into the storm water outfall in between the interstate and Coeur d'Alene Drive into the lake, because Lake Ferdinand –

Interviewee: Does it go to that pondy creek bed?

Interviewer: Yeah, that's actually Ferdinand Lake.

Interviewee: It goes in there?

Interviewer: Mm-hmm.

Interviewee: See, I thought that those outlets were out there in kind of in the in front of the Resort Golf Course. I thought they came into Coeur d'Alene Lake. They come into the – really.

Interviewer: It goes into there.

Interviewee: Well I know that there is some people said that's the longest creek that in the world that flows both directions or some, you know, whether it's true.

Interviewer: Yeah, right. So depending on the water level of the lake – Ferdinand Lake –

Interviewee: Mm-hmm.

Interviewer: – that storm water input is either continuing the flow to Lake Coeur d'Alene or it may be coming back and getting up into the lake.

Interviewee: I didn't realize that came all the way and then you – there is two big outfalls that are just right down here too.

Interviewer: Sure.

Interviewee: But really.

Interviewer: That hasn't really been studied. We're pretty much developing that by looking carefully at maps and talking to people, yeah. So anyway. A long way of trying to answer your question of what's causing it. We were analyzing all these things. We're dropping a whole bunch of automated sampling systems called **Itscoes** into the system and I think we have six instruments.

Interviewee: In the outfalls?

Interviewer: Into the outfalls and to the lakes and the creek and the valley. So we will have a good sense of what water quality is as it passes through the system over the course of the year.

Interviewee: Oh, that's very interesting.

Interviewer: And then we'll be able to more definitively answer the question. You mentioned earlier both of your hat on as a homeowner and a landowner and also, with your professional hat on as a realtor that certainly having the lake turn green or orange isn't the best thing for either land values or development potential.

Interviewee: No.

Interviewer: Have you seen that? Is that a future concern or is that a current concern?

Interviewee: Oh, it's current. It would be a current concern. I mean I don't plan on selling personally and people say that all the time, but there are several homes and look down upon it. And I've had clients there that are like you know who are specifics. What the hell? What's going on? I mean literally. I'd be very turned on.

And it's not even I don't even know that you could quantify to say a \$300,000.00 house is now worth \$250,000.00. I think more what it is, is I would have bought here, but I'm not going to. It's an on off switch. It's not a – I don't think that you can quantify a percentage of reduction in value based on water quality. It's just a ew, ick and they're gone.

Interviewer: Right. So in that sense that's a real break on future development.

Interviewee: Huge. The Coeur d'Alene – the Hillside Ordinance that they have is helpful. You have the some of the citizens, Pat Acuff and those

guys ended up buying up the one would have just been an unbelievable mess on that steep hillside, which I can't fathom anybody developing.

But so you got – and that's a good example. Developer zoned a certain way, he's got private property rights and by gosh, if – and this was a perfect example of how you fix things. Well, you need to compensate the guy. It's not his job to take it in the shorts. It's nobody's job to take it in the shorts to protect something that's for the benefit of many.

So, I think we all as human beings, should always be concerned for the good of all, but we also first have to look out for the good of you and hopefully that those other things temper what we make our decisions based upon. So that was a wonderful – I'm just really proud of those guys.

Jim Alder and Pat Acuff and those guys got in there and they bought that property and it's going to have some help from the city and what a wonderful alternative to ____ and that mountain which I would assume would have just an erosive nightmare.

Interviewer: **How do you get your information on front end lake water quality?**

Interviewee: So me visually. Then **DQ** and **Animal Health**. I call them and chat with and again, I deal with them on other things, and not just from a case by case basis, but on policy. They've both have, they have rule making authority, which I don't know if you?

Interviewer: **Mm-hmm.**

Interviewee: So, we have come over the years to realize rule making is a really – in my opinion – shifty way to make "law" without people knowing about it. And so, whereas these few agencies that have rule making authority where they can go by and put together ten things and throw them to the legislature and everything else by facto they are adopted unless they are specifically voted against, which is weird, to me.

And so, I've been very engaged in that, so I know most of these people and we talk about it and I'll be, I'll just call up a friend there and say hey, you guys need to look at Ferdinand Lake right now.

It just popped. So I usually make quick calls to them and stuff, and then we've had good answer.

But and again, it's all somebody tells them. They go look. They say yeah, we think it's a blue green algae. They put a notice in the paper don't drink the water. Don't swim in it if you're susceptible. It's probably okay for your pets, but probably best not to let – and that's the end of it.

So, all it is it's just a smoke detector going off. The firemen aren't coming, right? So that's all it is. It's an alarm and that's all it's meant ever. And I'm not – I don't have an answer for it. I would assume regardless of what it is it's going to be an expensive answer, but on the flip side, other than just informing people, there is no agency and there is no person and there is no group that's doing anything, myself included.

Interviewer: Yeah. We talked a little bit about residential development, the other major component of that watershed is timber. Do you manage the timber on your property?

Interviewee: We manage it. I've been out thinning is all. I never manage it "commercially". It would be ridiculously expensive and it would tear up my property too much to get it out, unless I helicopter. It's just not worth it. And so what we do typically is for health and trying to – our particular – well actually most of it on that side of the hill is really stricken with mistletoe and tons of damage from ice storm – broken tops everywhere.

So we've been trying to get the diseased trees out just as we go and try to figure out what's going to potentially die and try to focus on those, and then keep the ones with good crowns and stuff going. So but, from that standpoint you really the McKenna family passed us and Scott's a forester by education. They had done some stuff and it's predominantly up to I've never seen erosive work done there.

I had seen a little bit of logging a few years ago very high up on the south shore. I don't see much going on there and again, I think from a – you'd probably have to line skid that, which sucks and I'm not big on that. And again, and you need to realize too, so and I think this is important.

Everybody thinks that if you're a republican, for example, you're not going to support these types of things or if you're a democrat you're not going to let anybody build and there is these two dichotic positions. I'm a staunch fiscal conservative. I'm no tea partier or anything, but I'm a staunch fiscal conservative.

But when it comes to this stuff I'm very pragmatic about we have to take care. I mean that's why people come here, is because it's a beautiful place and this is clean water in this lake and this is, you know, Coeur d'Alene Lake as we look out here and it's just gorgeous.

And so to strip a hillside, be it for sticking up a bunch of white and pink houses instead of leaving the trees – Priest Lake is a perfect example. Growing up I remember hearing about all of these mansions and everything and then you take your boat out on Priest Lake and you're like where are all of these – oh, look through those trees.

So on Priest Lake, when somebody builds their icon to themselves, they leave the timber up. They have filtered views of the lake. On Coeur d'Alene Lake, when they built this thing, they cut everything down and the houses just sticks out like a turd a punch bowl, and of course by denuding that.

And I think there are still ways that you can still help with everything that frankly, and I don't know that it's as big an issue on Coeur d'Alene Lake, but you can do down on all around Coeur d'Alene or on Ferdinand, but you can go all along on Coeur d'Alene Lake. Go down by Gotham Bay Road where it comes into Highway 97. Stand there, where those community docks are. It's just stand there and watch how much dust comes off of Gotham Bay Road when one car goes by.

Those boats are covered in that much dust in one day. That's where people don't understand. You're getting thousands and thousands of cubic yards of sediment into the lake through dust. And so, paving those – that truthfully, I think probably cerates as much or more sediment than logging or some guy building a house or whatever.

It's unbelievable when you think about it. You take an eighth of an inch every day and you add that out and you're over square miles that's a unbelievable amount and people don't realize that. So I think there is a lot of things. I'd rather see them oil that road. I'd

rather see the oil on top of that road. I think it would be safer for the lake.

Interviewer: Yeah, they have bad **chloride**.

Interviewee: And they – yeah, yeah, so any of that stuff. But so I think that's why Ferdinand is so unique. It's like there is very homes on it, you know, right on it. There is 20 – I'll bet you max 20 that are on the lake and two of those are like segregated by themselves. Then the other shore is undeveloped. It's predominantly unlogged. It's very stable. I've never seen any slides or anything.

So you've got the road cuts that federal highways did, which is abusive, I'm sure to that lake. And then so really all you've got is the upstream stuff, plus then the outfall, which I didn't realize how far away it got collected and sent that way. It's a complicated lake.

Interviewer: It is.

Interviewee: Kind of it just makes me wonder and I don't know if this is the truth, how many settling funds, how big, how much have slowing down that creek by meandering it could that help? And again, I hate to put the onus on those people, but some of the people would probably be totally cool with it. If the feds were up there and they had, you know, \$45 million worth of heavy equipment in any given stretch of road you could have whipped that out in minutes.

Interviewer: It's true. Any development plans for your property?

Interviewee: Oh heck no. As a matter of fact I restricted when I bought it. And a good thing and again, this is where I'm ____ to now. And a good thing is the City of Coeur d'Alene won't annex and they won't let anybody even over like that's potentially even on the French ____ side, they have a water flow and water pressure issue.

So they want a \$2 million standpipe on top of the mountain which would be getting pretty close to my house up on the very top before they'll let anything, because they don't have the appropriate fire flows. So it's going to, there would have to be a huge expense and for and plus you have many of us owners that have more than

five acres who can fight annexation once you have more than five and I have never annexed.

Interviewer: So you don't see development pressure on the lake at this time or in the watershed?

Interviewee: I hope not, but no I don't see it come. I don't think it's a – I don't think there is enough profit in it. And then also, there Kootenai County altered their zoning ordinance and we have restricted residential and agricultural suburban and they were both five units per acre.

We changed and I was on the committee of 12 that worked on that and we changed ag ____ to go from 5 units per acre to 1 unit per 2 acres, so that was a big help, so some of the upland stuff. It's like the bottom half of my property is still restricted residential. It's five units per acre, but it's ____ ____ space. There is no way to dispose of sewage. It's too rocky.

And most people up on Ferdinand Hill have fractured the salt all over or clay that you can make pottery out of. The two ____ _____. So sewage disposal is very challenging. The water table isn't good. The wells have to be very deep. They're through two layers of sediment. Typically now they have to drill an eight inch cased well.

They break through the first layer of ground where you should get water and you have to go through it. Go through another silt layer and then their granite and then they do a six inch case well, very expensive. Not good water, lots of iron. It's not a practical development area for say five acre parcels.

City wise, yeah, it's kind of unbelievable. I mean if you could come back to Arnold Holm, who Arnold doesn't own the property on the lake, but Arnold owns – I can't remember if he own 90 or 120 acres and he goes between French Hill Road and Hill Road and he owns all of the highest property. He owns the property where somebody would have to build a –

Interviewer: Tower.

Interviewee: – tower. And Arnold is a little bit of a different guy. His folks owned all of the property that became Ferdinand Hill Estates for example.

So Holm controls a lot of that potential, but he's not a developer. Really kind, kind of simple guy and that's not his goal, but somebody is going to get that property someday and the stakes could change. Again, you're talking about the central part and in both areas and do that, so he is just in the _____. You familiar with this piece?

***Interviewer:* I think so, yeah. At least looking at maps.**

Interviewee: Yeah. So Arnold has got a lot of – he's a big player. And then you have multiple people in between that would set right past Arnold's. You've got next door to me Dusty **Flammen**, Gene – Eugene **Flemming**. Dusty has got 12 or 13 acres and I've got 8.5 and then across the street from me Wendy Trout or Wendy Carpenter, who used to be the chief of police department, Wendy has got it from her dad, who I bought my property from. She's got 25 acres. None of us are going to let the city get past us.

You've got the Bartons on the other side of the mountain, so. There is going to be a big resistance. There is kind of a line in the sand that it has right past home, so even if Arnold dives in I would assume that most of us are going to puke out before then, if nothing else.

***Interviewer:* That sounds like some natural restraints there, elevation, sewage.**

Interviewee: Yeah, yeah, no it's logistically it's a challenge. My drain field is 1,000 feet from my house bordered on Ferdinand Hill Road on somebody else's – on Carpenter's – on Trout's property and it's 150 vertical feet above my house. It's the only place we could find it.

***Interviewer:* What about up the valley?**

Interviewee: I think predominantly in that valley you got high water table, lots of clay and silt – not good for a septic. So I think you've got big resistance. They tried to do that campground but the locals came unglued. And again, when you don't have – when you go into a

place like that that's sensitive, to be a lot of conditional or special use permit for things that certainly at a minimum can be damaging, I don't think that's the right place for any of those types of permits.

Those are used for and used properly for different things, but I would oppose that type of development in sensitive areas if you need things that are outside of the existing zoning. That's not a place where you'd expand.

Interviewer: Yeah. I ask this, because if you aren't aware of the issues of the area and you look at a map – satellite view – and you look at Ferdinand.

Interviewee: Oh, it looks great.

Interviewer: And it's like look there is all of this ground here that is not developed. I've just –

Interviewee: Go walk through it right now and wear your hip waders. But no, you're dead right and people think that and you know, for three months or four months a year, you know, maybe June through the end of September it's terra firma, but yeah. Just I hope not I guess is the answer to Ferdinand.

Interviewer: Well what else should I know?

Interviewee: I don't know. I don't know that I said anything important, but I just have a love for that area. I could have bought wherever I wanted to in the county and I certainly could have bought something that was actually for sale, but yet I spent three and a half years of at least every three or four weeks knocking on this guy's door so that I could live there.

And I paid him a lot more than it was appraised for and I didn't care. I mean because it's that unique. It's just to be that close and to have elk and deer and turkey and song birds and good fishing and peace and quiet. It's just and yet, you're six minutes from downtown to a restaurant, so that's my gig.

Interviewer: Well, thank you. I'll turn this off.

Interviewee: Sorry, I'm kind of a chatty Cathy when it comes to –

[End of Audio]