

January 21, 2013

U.S. Army Corps of Engineers  
c/o Mr. Jeff Knack CESWT-PE-E  
1645 S. 101st E. Ave  
Tulsa, OK 74128

RE: PUBLIC COMMENT - LAKE EUFAULA DRAFT EIS

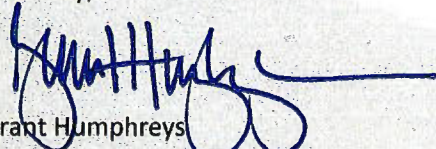
Dear Jeff,

H | As an Oklahoman who cares greatly about the future of Lake Eufaula and the surrounding area, I am writing this letter to urge you to select Alternative #4 for the federal lands surrounding the Carlton Landing project. There are several reasons for my request for Alternative #4:

- E4  
D4
1. **A Solid Boost to the Local Economy.** Our Master Plan for Carlton Landing contains more than 2,700 homes over the next 30+ years. Realizing this vision will inject more than \$1.5 billion of primarily outside investment into our local economy. Also, as a direct result of Carlton Landing's growth, hundreds of jobs will be created and the boost to local taxes will help build and maintain roads and schools in the area.
  2. **Enhancing Public Lake Access and Public Recreation.** With Alternative #4, we can secure a long-term lease on the USACE lands adjacent to Carlton Landing. As you know, all of the elements we have proposed for this land will be accessible to the general public with no portion of the lands set aside for purely private purposes. Additionally, as public recreation is a goal of the USACE for Lake Eufaula, we believe that Alternative #4 will allow public recreation to flourish. Everything we do in Carlton Landing enhances the local tourism industry and offers the general public more ways to access, enjoy, appreciate and recreate within the lake and natural environment.
  3. **A Sustainable Management Model.** We understand that land management requires resources. Keeping a publically accessed area of land in operable condition requires time, manpower and financial resources. We understand that the USACE is limited to the annual federal funding allocated by Congress to carry out the stated USACE goals and mission. Those dollars are in short supply and if growth is not efficiently managed and adequately planned for, those dollars may run out before the work is done. We believe that a long term leasing and management agreement for the land around Carlton Landing might create a new model for management whereby a partnering entity takes the financial burden for land management off the shoulders of the USACE with outcomes that are still in keeping with the mission and goals of the USACE.

Thank you for considering my comments. I appreciate the work you've done to complete this new Environmental Impact Study for Lake Eufaula.

Sincerely,



Grant Humphreys  
Town Founder, Carlton Landing

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 1:19 PM  
**To:** Stenberg, Kate  
**Subject:** FW: (UNCLASSIFIED)  
**Attachments:** Fame Area Re-Zone.jpg

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: Jessica Hunt [<mailto:jvhtu99@sbcglobal.net>]  
Sent: Monday, January 21, 2013 4:44 PM  
To: Knack, Jeff SWT  
Subject:

Dear Mr. Knack,

13  
I am a part of the Turner Family and am wanting to show my support to have the USACE land adjacent to our rezoned from "Protected" to "Limited Development". I have attached a picture of the area to specify the area in question. We wish to be able to apply for permits for dock construction, vegetation, management, etc. and the current land zoning does not allow for this. Please apply our request to the final SMP during this revision process. Thank you.

Yours truly,  
Jessica Victoria Hunt, Esq.  
Daughter of Pamela Turner Hunt

Classification: UNCLASSIFIED  
Caveats: NONE



The area we wish to be re-zoned is identified by purple in the cut-out. This area is directly West of HWY 69 Bridge.

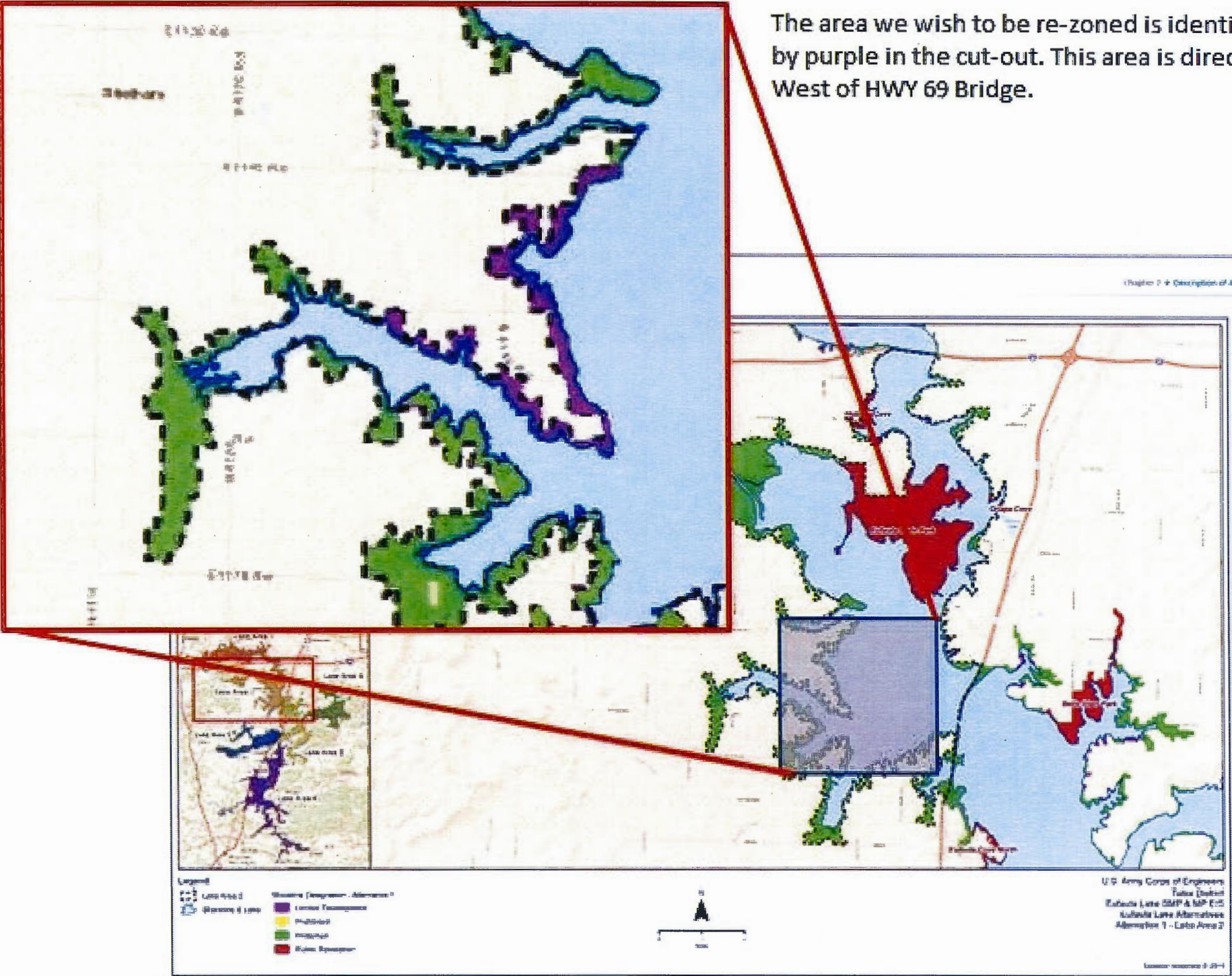


Figure 2-26. Alternative 1 Lake Area 2

**Subject:** FW: lakeshore management plan at Eufaula (UNCLASSIFIED)

-----Original Message-----

From: Pamela HUNT [<mailto:p.turner.hunt@sbcglobal.net>]

Sent: Monday, January 21, 2013 8:17 PM

To: Knack, Jeff SWT

Subject: lakeshore management plan at Eufaula

Mr. Knack,

I must apologize for the lateness of my comments on the above referenced subject. In addition, even if I did not make the deadline, which conveniently was on a federal holiday, I will at least be satisfied that I made a comment on the plan.

My family has owned land in McIntosh Country since before it was a country or Oklahoma was a statehood. I won't bore you with the entire saga however, I had to leave to go to college in 1969. Except for a brief period of time there in 1981, I have not lived there since. However, I am planning to move from my home in Skiatook back to my home place this spring. I have plans to clear land, plant some organic crops and raise some organic vegetables, chickens and beef.

I have many plans for the small amount of land I still hold in my possession. I don't have a map to send, I think my son, Turner Hunt, sent you the map and perhaps a comment and request. Our land is on the west side of the lake, directly across the lake from the Highway 69 North bridge.

13  
/ I am requesting that the area described as Sections 8-10-16, 7-10-16 and 1 7-10-16 that belongs to us be changed from its current status as 'protected' to the status of 'limited development'. We are farmers and ranchers. We have no intention of developing our land any further than using environmentally safe methods to utilize our land for crops and livestock, provide responsible grass management and brush control. We would appreciate the Corps of Engineers assisting us in seeing that this designation be changed.

Thank you for your time, Pamela Turner Hunt

809 West Fifth Street  
Skiatook, Oklahoma 74070  
918 698-8573  
[p.turner.hunt@sbcglobal.net](mailto:p.turner.hunt@sbcglobal.net)

Classification: UNCLASSIFIED

Caveats: NONE

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 12:13 PM  
**To:** Stenberg, Kate  
**Subject:** FW: Comments on Proposed Revisions to Lake Eufaula SMP and MP (UNCLASSIFIED)  
**Attachments:** Letter to USACE.docx; Exhibit A to Letter to USACE.docx

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: Ron Matlock [<mailto:ron.matlock@me.com>]  
Sent: Monday, January 21, 2013 3:57 PM  
To: Knack, Jeff SWT  
Cc: Ron Matlock; Linda; Katherine L (HSC) Matlock; Mason Matlock  
Subject: Comments on Proposed Revisions to Lake Eufaula SMP and MP

Dear Mr. Knack -

I have attached a cover letter and an exhibit "A" providing you with our comments on the proposed revisions to the Lake Eufaula SMP and MP. I am also sending this letter by FedEx to your offices for delivery tomorrow. If you have any questions or have difficulty opening these documents, please let me know.

Thanks in advance for your consideration of our comments and questions.

Sincerely,

Ronald L Matlock  
405-761-1820

Classification: UNCLASSIFIED  
Caveats: NONE



**Ron & Linda Matlock**

9401 Morning View Road  
Oklahoma City, Oklahoma 74432  
405-761-1820  
[ron.matlock@me.com](mailto:ron.matlock@me.com)

January 21, 2013

*Sent by Email and by Overnight Courier*

Mr. Jeff Knack  
Acting Chief, Environmental Analysis and Compliance Branch  
CESWT-PE-E  
1645 S. 101<sup>st</sup> East Avenue  
Tulsa, OK 74128

Re: USACE Tulsa District – Draft Environmental Impact Statement of the Eufaula Lake Shoreline Management Plan Revision and Master Plan Supplement

Dear Mr. Knack:

I have READ the materials contained in the CD included with your letter of instruction dated November 21, 2012 titled "To Interested Parties". I read all 486 pages of the main report, and I perused all of the 1,973 pages of the related appendices.

No, I am not going to lie and tell you that I read every "word", but I did read every word that didn't appear to be a sentence, paragraph or set of rules that were applied to the project as lead-ins to each section, or repetitive analysis of what can be projected to happen if "No Action" is taken and the related Alternatives labeled 1 - 4. Listen, I am not being critical of the overall document, I understand the process required. In a previous life I was a securities lawyer, and I wrote documents much like this to comply with the rules and regulations of the Securities and Exchange Commission. I truly do appreciate all of the thought, time and effort that have gone into this project. I read this document over a period of four days devoting about 5 to 6 hours each day to reading and studying your words, your charts, your maps and your photos... some edited to show how you foresee the various plans developing in the future. This truly is a remarkable paper documenting the countless hours that have been devoted to hopefully getting this round of revisions to the SMP and MP "right". I sincerely appreciate the time devoted to this project by everyone with USACE.

I tell you all of this simply as an introduction of who I am and to show you that I think this process is important enough for me to read all of the documents. I doubt that many people providing comments did any more than come to a meeting or read the summary.

I also want to show you how important your plan is to my life, my family's lives and those lives of my family going forward... forever. Yes, I said "forever" for you see my family, actually my parents, first bought our lake front lot in Longtown Estates in 1966 on the prettiest piece of lake front property that we had ever seen with an incredible view of the lake, clear water and a perfect beach. We then built our home in 1969 and have maintained our home and this piece of property for 47 years...and we intend to keep it in our family forever. We bought the vacant lot next door 30 years ago to keep someone from building on it and we are in the process of buying the house next to our vacant lot in a continued effort to protect our shoreline, protect our investment and to protect our lake. For you see, our "Lake House" as we call it is the common thread of all of our family's best times...best memories. I was raised on the beach behind our house and our children have been raised on the beach behind our house and I expect that our grandchildren will be raised on this same beach. Life at our lake house is the one constant in an ever-changing world. Like so many families we have lived in four different houses in Oklahoma City all with great memories, but nothing compares to the memories from the lake house and the beach, and life on Lake Eufaula. Few things are more important to us than your proposed revisions to the SMP and MP, and how it affects our lives. Not just our personal lakeshore property, but the overall experience of life at the lake.

All of this provides background on who I am and what my biases are in providing you these comments...because we all have biases in our opinions. I reviewed the comments submitted from your meeting last summer and saw that the vast majority of them are from developers, realtors, dock builders and the local chambers of commerce. No surprise there, because these people's livelihoods are all directly tied to any changes you might make in the SMP and MP, and, therefore, they all had actual notice of the meetings and your work on this project. They do read the local papers looking for notices like yours and they do "call in the troops" in mass to attend meetings and provide comments...at least those that agree with them. They all also have the same bias...more development is better...more boat docks are better. Having been in and around the lake for all of these years, I know a lot of the people who submitted comments and I personally understand why each would take the position that they do. If my financial success, my existence depended on continued development, the building of boat docks and collecting taxes, I too would think, "more is always better". I am not saying I have a unique perspective from others, but I do have a perspective that is not driven by future financial gains versus just protecting what we already have invested in our lake.

With that said, I am not against additional development within reason. I am not against boat docks. I confess, we actually keep our boat in a slip at Number 9 Marina, which is about 2 miles from our house. So we have a boat dock, it is just not behind our house. We go and get our boat when we are at the lake and moor it behind our house. We, and thankfully, most of our neighbors do not want boat docks ruining our view and the beaches behind our homes. I am, however, against high-density development and high-density boat docks in areas where the crowds

are already over-whelming the lake's resources and waterways. Reality is that a large majority of all of the boats on the lake at any given time gather in the same few areas of the lake.

5 I am disappointed that in today's world that USACE would rely on antiquated concepts of providing "Notice" ...albeit legal ones. Your publishing of Notice is fine and I understand that it is required by law to provide theoretical "Notice" to the public, but with the addition of sending a letter to all of us that have shoreline permits and for whom you have addresses, you could have increased the actual Notice many times over and had a far more representative audience at your meetings and providing comments. I know this would not include all property owners, but it surely would include the vast majority of the shoreline property owners and certainly increase the opportunity for receiving Notice for those of us that don't actually live at the lake and don't subscribe to the local newspapers. I did not have any knowledge of your undertaking to update the SMP and MP until a neighbor mentioned it to me in passing just before Christmas and provided a copy of your letter and the CD containing your report. As one quick thought for improvement, you should add an email address to the Application For Shoreline Use Permit (Form ER 1130-4-406) so that you have the ability to electronically provide notices to all of us without the hassle and expense of paper mailings.

My sense is that those of you working for USACE are dedicated to doing your job and have resumes indicating that you are well qualified and passionate about your work. Based on the materials I have reviewed you also appear to be attempting to do the very best job possible under the objectives outlined for you. However, each of you will change jobs, be promoted, move to other lakes, and generally get on with your lives after your work with USACE is done. While those of us that live on Lake Eufaula will forever have to deal with the overall affects of the rules and regulations that you choose to implement. Please focus on the long-term benefits for the lake and the people who experience the lake and not the short-term pressures when making your decisions. Our quality of life at Lake Eufaula is depending on it.

You will find attached as Exhibit "A" for your review and consideration my family's comments on the proposed revisions to the current SMP and MP. Please feel free to contact me if you have any questions regarding our comments or need further clarification.

Sincerely,

Ronald L. Matlock



PS - By the way, you have a picture of our area of Longtown Estates in the middle picture on the front cover of your report. Our house is located on the south side of the point that is surrounded by sand and if you could zoom in you would see two roofless courtesy docks and a boat on a mooring buoy. Notice how much more attractive our side of the point is versus the area to the north of this same point that is jammed with seven boat docks!

## Exhibit "A" to Letter from Ron Matlock dated January 21, 2013

### Comments on Draft Environmental Impact Statement for the Shoreline Management Plan and Master Plan for Lake Eufaula dated November 21, 2012.

1. **Mowing Permits** - As stated in my cover letter, we have owned Lot 106 in Longtown Estates Development #1 for 47 years and Lot 107 for 30 years. We have had a mowing permit for all of those years and have complied with all of USACE's rules and regulations during that period, and as amended from time to time. I see that in several places in your materials, such as in Part 6, Section 4.2, you state:

"USACE generally honors past written commitments, such as permits related to vegetation modification practices. Any changes to vegetation management policies included within any proposed alternative would apply only to the issuance of new permits."

A4

I hope that this means that for people like us, our long term mowing permits and current practices would be grandfathered in and not subject to the proposed new buffer zones. However, this statement could be interpreted to mean that USACE will honor the current mowing permits, but would amend them to include the proposed buffers when the mowing permits come up for renewal every five years. I fully understand the idea of the buffer zones in new developments because the trees and natural vegetation are already in place and would continue in place. However, in areas like ours, the trees and lawn have been maintained for all of these years and it would seem to be unrealistic to now be required to let the johnson grass and weeds grow up behind our houses in an effort to create a buffer zone. For your information, our lots had virtually no trees on them when we bought them except for several small persimmon trees, so minimal clearing was done and we planted additional trees that now help maintain the shoreline from erosion. *Please allow our mowing permits to be grandfathered in from the new rules as long as we otherwise continue to remain in compliance.*

- C14
2. **Mooring Buoys** - It is interesting to note your wording in the previously cited language as in "USACE generally honors past written commitments..." I say this because we came out on the wrong end of USACE's "honoring of prior commitments" in connection with the permit we had for years for our mooring buoys. It seems that USACE undertook a similar study in the late 90's regarding shoreline use and arbitrarily reversed its prior rules regarding mooring buoys so that they became secondary to "floating facilities", aka "boat docks". I am sure that this was decided after an opportunity for the public to comment, and probably after public hearings, that no one was aware of except for the developers and dock builders, but I

c14

knew nothing of the process until I received a letter on May 9, 2000 telling me that our mooring buoys were now second class citizens to boat docks. I have always wondered how it is that a hearing regarding the life and ultimate death of mooring buoys was held without the people with mooring buoy permits being notified! You have our addresses! I am not surprised that boat dock builders would argue for boat docks versus mooring buoys because boat docks cost tens of thousands of dollars to build and a mooring buoy can be placed for \$250. My family has the right to apply for and obtain a boat dock permit behind our house, but we chose along with our fellow neighbors to apply for mooring buoy permits because we believed that we were protecting the shoreline and not blocking our views of the lake. Yes, our lives are more complicated in dealing with a mooring buoy versus a dock, but the additional problems with access to our boats floating in the water is well worth maintaining the beauty of the view and the quality of the sand beaches behind our houses. Nothing deteriorates the quality of a beach and the shoreline like a boat dock blocking the natural wave action and creating dead zones of dormant water along the shore. It is incomprehensible that an entity charged with among other things as you state in your materials "Maintaining the aesthetic and environmental characteristics of Lake Eufaula" would choose huge metal boat docks that block the views of the lake and the shoreline over a small floating mooring buoy. I submit for your consideration that beautiful lakes like Lake Tahoe actually have a preference for mooring buoys versus boat docks and piers for all the reasons I have stated above. I am sure that any jury of our peers would consider a boat floating lazily around a mooring buoy to be more aesthetically pleasing than the same boat stuck up on a lift in a boat dock with a roof. *Please reconsider your discriminatory rules against mooring buoys versus boat docks, or at the very least, grandfather in the rights of the people with mooring buoy permits that were in place in 2000 as part of this process.*

- c15
3. **Locations of Boat Docks.** I also request that you reconsider the rules regarding the placement of boat docks as part of this process because of what I assume are "unintended consequences" of your current rules. I say unintended because I doubt that a decrease in property values and the associated broken hearts created for some homeowners when their beautiful view of the lake and shoreline is taken away from them without just compensation was not part of the intended rules regarding spacing of boat docks. I am referring to the rule that an applicant must have legal access to the public property within 500 feet of the proposed location of their boat dock. While this seems to be a "limitation" upon first reading, so that people just don't apply for boat docks without having property in the area of the proposed dock, i.e. a person that lives five miles from the water cannot find a public access to the water and apply for a boat dock. This rule in reality is an unconscionable "expansion" that is subject to abuse. For instance, in our location a homeowner using this 500 foot access language could actually apply for a boat dock to be located behind our house, block our view, ruin the

c15  
beach behind our house and keep the lake, the beach and the view behind their house perfect and unobstructed. Surely this was not intended. I submit that the rule needs to be modified so that a person with lake access must be restricted to locate their boat dock directly behind their house when possible and not behind the houses of their neighbors. We are so afraid of this possibility and the subsequent plummeting property value of our current house that we are buying the house next door just to make sure that no one buys that house and applies for a boat dock permit behind our house. The new house has a small-uncovered courtesy dock that has been there for years, but not a full multi-slip boat dock with roofing. By the way, I fully support your ideas about limiting roofs on future boat docks to minimize their negative effects on the aesthetics of the shoreline. We are fortunate to be in a position financially to protect our property values from this one encroachment, but other houses may be sold that will recreate this battle with every change in ownership. I submit that it is your obligation in serving the public to attempt to establish rules that are fair for all and to avoid the dreaded "unintended consequences" that is always feared in the rule making process. *Please revise your regulations to clarify that the 500-foot access language is only to be used in highly unusual circumstances as an "exception" and that in most instances the boat dock and its respective walkway must be placed on, or as near to the applicant's property line as possible.*

- c1  
D3  
4. **Density of Boats.** Overall your density analysis of the number of boats on the lake is very impressive. However, it doesn't seem to focus on the high concentration of boats in certain areas of the lake versus average lake surface acres per boat, but that may be implied in your documents without your having to state the obvious. Clearly on all major holidays, and most summer weekends, the actual number of boats is well above your guidelines in the more popular areas of the lake, such as those areas around Number 9 Marina, Longtown Creek, Duchess Creek, and Eufaula Cove. As you point out in your documents, as the Lake Patrol tightens restrictions in the name of public safety, it also deteriorates the overall lake experience. The joy of being out on the open water with your family, feeling the wind in your face and enjoying the beauty of the lake, just isn't the same when you have to deal with a 300+ yard long No Wake Zone like we have near Number 9, but I acknowledge that it is needed because of the crazies that have no experience driving a boat and would drive through this narrow cut going 60 mph!

I know that there is no way to effectively restrict how many boats can be in one area or another on the lake because as Americans we enjoy our freedom to go where we want once we leave the dock or the beach. But I feel USACE does have an obligation to attempt to not implement shoreline plans that add to the high-density levels that are already occurring in some locations. For example, the Longtown Creek area has been one of the more beautiful areas of the lake for all of these years and I have to admit that everything south of the Highway 9 Bridge was almost like a private lake for probably the first 30



e1  
D3

years that we owned property on the lake. We were all very spoiled to have such a wonderful place to boat and play that few others knew of, but all of that has now changed. The Longtown Creek area has been "discovered" and is now so popular that on most weekends we don't even venture up the narrow area of Longtown Creek going to the proposed Carlton Landing, which was previously our favorite area of the entire lake. It is simply too crowded and dangerous because of the density of the boats. As the shoreline continues to develop to the south of Highway 9 with all of the current and proposed developments, the density is going to continue to increase, but geometrically not arithmetically. When marina facilities, restaurants and public recreational areas are added to the mix, the area is simply going to explode in popularity and draw boats from all over the lake...not just from the boat docks and marinas in the immediate area. I suspect the area of the lake behind our house will effectively become an I-40 like waterway for all the boats traveling from under the Highway 9 Bridge to further south in Longtown Creek and back again. I guess that I just need to suck it up and acknowledge that it is likely that at some point in the lives of my grandchildren that most of the Longtown Creek area is just going to be one giant No Wake Zone. Ah progress!

I am too old and experienced in the ways of life to hope to stop or even delay what many would see as "progress", but I am naïve enough to still hope that sometimes people in positions of power will stop and evaluate the overall "quality of life at the lake" when making their decisions...especially when their decisions will affect those of us that love the lake forever.



P.O. Box 3190, McAlester, OK 74502 • TEL. 918.423.5735 • FAX: 918.426.0207 • mpowercorp.us

2013-01-21 MPower CooperS.pdf

January 14, 2013

U.S. Army Corps of Engineers  
c/o Mr. Jeff Knack CESWT-PE-E  
1645 S. 101st E. Ave  
Tulsa, OK 74128

RE: PUBLIC COMMENT - LAKE EUFAULA DRAFT EIS

Dear Mr. Knack,

As an Oklahoman who cares greatly about the future of Lake Eufaula and the surrounding area, I am writing this letter to urge you to select Alternative #4 for the federal lands surrounding the Carlton Landing project.

H

There are several reasons for my request for Alternative #4:

D4  
E4

**1. A Solid Boost to the Local Economy.**

The Master Plan for Carlton Landing contains more than 2,700 homes over the next 30+ years. Realizing this vision will inject more than \$1.5 billion of primarily outside investment into our local economy. Also, as a direct result of Carlton Landing's growth, hundreds of jobs will be created and the boost to local taxes will help build and maintain roads and schools in the area.

**2. A World Class Vision.**

Carlton Landing brings a world class vision to the Lake Eufaula with resort amenities that have not existed to date. The Master Plan, designed by world renowned urban designers Duany Plater-Zyberk, puts Lake Eufaula in the same discussion as Seaside, Florida and premier communities around the world. This will help continue to refine Oklahoma's national image.

**3. Building Oklahoman Values.**

Since the Humphreys family's roots are here in Oklahoma and the Longtown Creek section of Lake Eufaula, the community they are creating in Carlton Landing connects with our Oklahoma values. Carlton Landing is a place where families are strengthened and neighbors have a sense of belonging to a tightly-knit community. Kids can play safely and reconnect with nature. Culture and the arts are supported by the Carlton Landing Community Foundation which offers music, food and art which celebrate our proud Oklahoma heritage.

Thank you for considering my comments. I appreciate the work you've done to complete this new Environmental Impact Study for Lake Eufaula.

Sincerely,

Shari Cooper  
Executive Director

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 6:10 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Comment re Lake Eufaula Draft EIS (UNCLASSIFIED)  
**Attachments:** image001.png

Classification: UNCLASSIFIED  
 Caveats: NONE

FYI

-----Original Message-----

From: Steve Stephens [<mailto:Sstephens@fellerssnider.com>]  
 Sent: Monday, January 21, 2013 2:47 PM  
 To: Knack, Jeff SWT  
 Cc: Terri Stephens  
 Subject: Comment re Lake Eufaula Draft EIS

Jeff

My wife and I own a lake front home at Lake Eufaula and were unable to attend the public meeting. I have tried, however, to read the draft EIS.

First, I greatly appreciate the Corps' efforts to manage the Lake. Eufaula is a wonderful lake and we enjoy it very much.

R2  
R3

However, I was surprised and concerned to see that all of the Options (except the Option to leave things as they are) included a further restriction on mowing permits. In my view that is not desirable. Mowed areas are less prone to accidents. Mowed areas are less likely to provide habitat for dangerous animals (snakes, coyotes, etc) and thus provide a buffer between areas used frequently by humans and dangerous animals. Plus, mowed areas provide greater ground cover and thus a greater protection against erosion. Finally, I think they are more aesthetically pleasing.

D1

Also, it seems as if this study was prompted by certain groups who are trying to develop areas of the lake for profit. While I don't mind someone trying to make a buck, it seems untoward to me that someone could buy a large area of lakefront property, (that had previously been deemed unsuitable for docks, marinas, etc, and thus purchase that property for less money), then change the status of that property to make it more valuable, and in the process interfere with everyone else's enjoyment of the lake. Thus, if any of the proposed Options would restrict or alter the current Shoreline Master Plan as it effects my lake home, then I am opposed to it.

51  
Finally, I, and most of my neighbors, are weekenders who primarily use the Lake in the summer. Most of my neighbors have no idea that this process is even going on. Had the time for submission of comments occurred in mid to late summer I am sure you would have received much more input from weekenders like me. If the Corps seriously considers any Option that would include any new restrictions at all to current management practices, I would urge you to re-open comments until at least July 15th to let the word get out to those who are not fulltime residents. Otherwise, the views of the few (developers, full time residents - which only account for a minority of the actual lake front owners) will be given priority over the vast majority of lake front owners who primarily use the Lake during the Summer months.

Again, thanks for the work you do.

Steve Stephens

Attorney

Description: <cid:image001.png@01CB4F58.8892F5C0> <<http://www.fellerssnider.com/>>

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Steve Stephens

Attorney

Description: <cid:image001.png@01CB4F58.8892F5C0> <<http://www.fellerssnider.com/>>

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Classification: UNCLASSIFIED

Caveats: NONE

Alt #4

2013-01-22 BernhardtA.pdf



US Army Corps of Engineers  
Tulea District

# Eufaula Lake Shoreline Management Plan Revision and Master Plan Supplement

## Draft Environmental Impact Statement

Please provide comments on the proposed alternatives for the Eufaula Lake Shoreline Management Plan Revision and Master Plan Supplement, potential impacts of the alternatives, and on the proposed mitigation measures. The Draft EIS may be found on the web at <http://www.swt.usace.army.mil>. Thank you for your interest in the management of Eufaula Lake. Feel free to take an extra form and send it back later to USACE at the addresses below. **Comments must be submitted by January 21, 2013.**

Please PRINT.

Name: Angel Bernhardt  
Organization: Angel's Diner  
Address: 1402 S George Nigh  
City/State/Zip: McAlester, OK 74501  
E-mail: skystel@hotmail.com

H

Alternate 4 is right choice

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.

**Eufaula Lake  
Shoreline Management Plan Revision  
and Master Plan Supplement  
Draft Environmental Impact Statement**



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Please PRINT.

Name: RICHARD CHASTAIN

Organization: NA

Address: 838 N ELM ST.

City/State/Zip: EUFULA, OK, 74432

E-mail: NA

H  
AH  
CI

I LIKE ARTICLES 3 & 4 AS LONG AS DONT EFFECT OUR  
MOWING PERMITS. I THINK IT WOULD CREATE ~~THE~~ JOBS.  
BUT I ALSO THINK THE NUMBER OF DOCKS BE LIMITED.

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Wednesday, January 23, 2013 6:32 AM  
**To:** Stenberg, Kate  
**Subject:** FW: rezoning property Eufaula (UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: lisa kemp [<mailto:elkay9912@gmail.com>]  
Sent: Tuesday, January 22, 2013 8:57 PM  
To: Knack, Jeff SWT  
Subject: rezoning property Eufaula

Dear Mr. Knack,

I3

I am a part of the Turner Family and am wanting to show my support to have the USCE land adjacent to our rezoned from "Protected" to "Limited Development". I have attached a picture of the area to specify the area in question. We wish to be able to apply for permits for dock construction, vegetation, managment, etc and the current land zoning does not allow for any of that. Please apply our request to the final SMP during this revision process. Thank you.

Lisa Kemp-Hazlewood

Classification: UNCLASSIFIED  
Caveats: NONE





US Army Corps of Engineers  
Tulsa District

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Please PRINT.

Name: John P. Lauer President  
Organization: Beacon Point Development  
Address: P.O. Box 127  
City/State/Zip: Parum, OK 74455  
E-mail: lauer.penny@yahoo.com

I thank you for the opportunity to comment on the findings and possible solutions of the EIS study. I have just a few thoughts as a small developer of property for sale.

what concerns me is the amount of attention the big developers are getting. I hope that whatever decisions that the U.S. Army Corp makes, is available in proportion to all developer (big or small). Beacon Point Development favors proposal No. 4 as shown at the open house.

We also favor a more proactive approach toward recreation. It's long overdue for recreation to be at the top of the list for consideration.

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Tuesday, January 22, 2013 10:13 AM  
**To:** Stenberg, Kate  
**Subject:** FW: SMP Revisions (UNCLASSIFIED)  
**Attachments:** Fame Area Re-Zone.jpg

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: Marion Peters [<mailto:marionreubenpeters@gmail.com>]  
Sent: Tuesday, January 22, 2013 1:16 AM  
To: Knack, Jeff SWT  
Subject: SMP Revisions

I 3

Dear Mr. Knack,  
I am a part of the Turner Family and am wanting to show my support to have the USCE land adjacent to our rezoned from "Protected" to "Limited Development". I have attached a picture of the area to specify the area in question. We wish to be able to apply for permits for dock construction, vegetation, management, etc and the current land zoning does not allow for any of that. Please apply our request to the final SMP during this revision process. Thank you.

Respectfully,  
Marion Peters

Classification: UNCLASSIFIED  
Caveats: NONE



**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Wednesday, January 23, 2013 6:34 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Land rezone (UNCLASSIFIED)  
**Attachments:** fame area rezone 1.22.13.jpg

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: saoirse petra [<mailto:irisogreen@hotmail.com>]  
Sent: Tuesday, January 22, 2013 7:06 PM  
To: Knack, Jeff SWT  
Subject: Land rezone

Dear Mr. Knack,

13  
I am a part of the Turner Family and am showing my support to have the USCE land adjacent to ours rezoned from "Protected" to "Limited Development". I have attached a picture of the area to specify the area in question. We wish to be able to apply for permits for dock construction, vegetation, managment, etc and the current land zoning does not allow for any of that. Please apply our request to the final SMP during this revision process. Thank you.

Yours Truly,

Rebecca Peters

Classification: UNCLASSIFIED  
Caveats: NONE



The area we wish to be re-zoned is identified by purple in the cut-out. This area is directly West of HWY 69 Bridge.

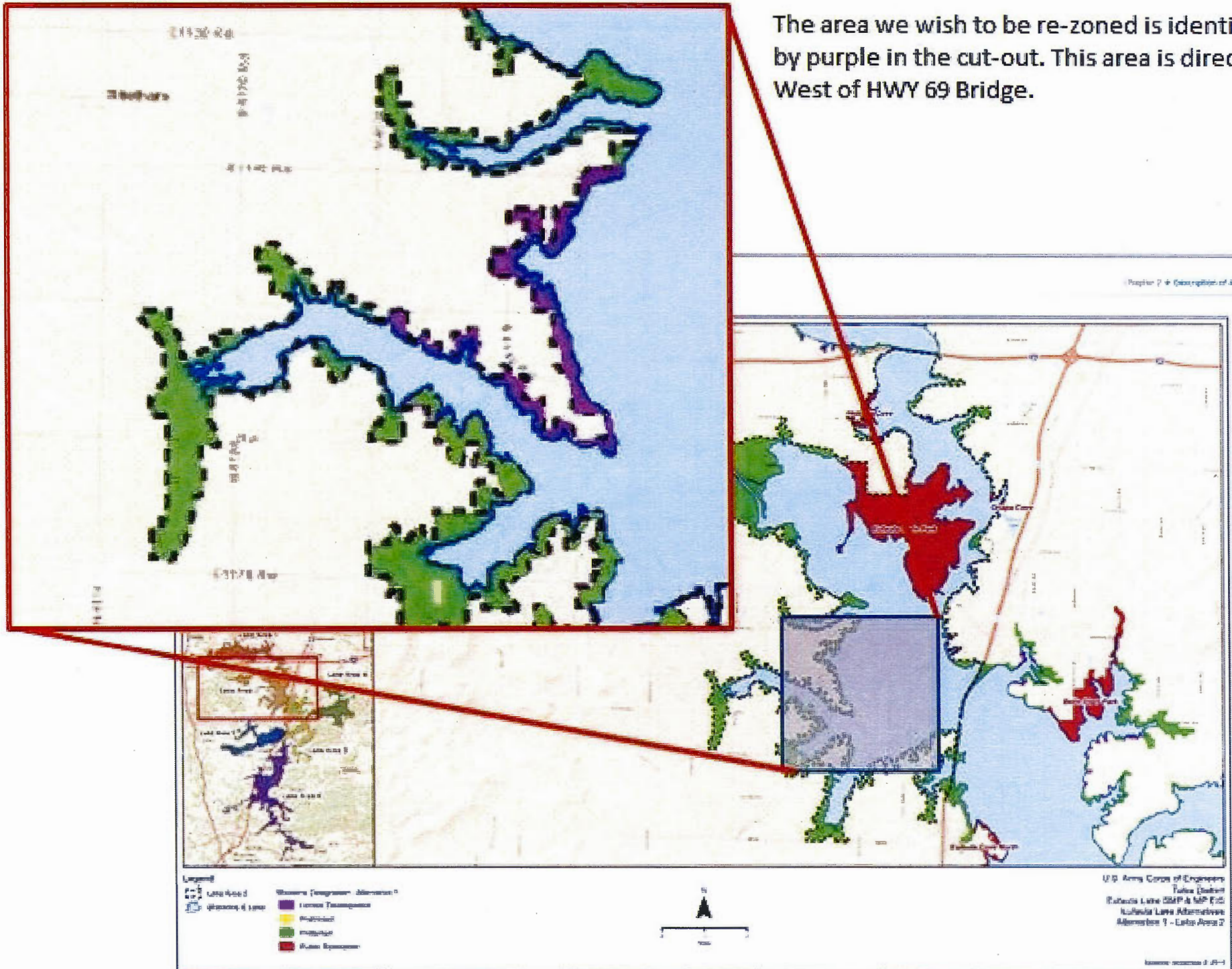


Figure 2-20. Alternative 1 Lake Area 2





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Please PRINT.

Name: Kittie Richardson

Organization: \_\_\_\_\_

Address: 16123 Indian Hill Rd

City/State/Zip: Choctaw OK 73020

E-mail: \_\_\_\_\_

H  
CH

Alternative 1: ~~a~~ limited boat docks because you can't inspect & make owners fix what we have. Boat dock matters in sportsman addition, Price Woods is a piece of junk. 2 yrs they have promised.

New housing areas should have slips only. How about 10 a slip. NO individual Boat docks.

Who is going to inspect all these boat docks? You don't have enough employees now handle the Corp property. They drive all over the Corp property in our Boat Dock, leaving trash & deep ruts but have to fill up level.

d

It's a disgrace the way sandy beach has filled up with Boat Dock at Longtown area. We used to build camp fires & play volleyball, family fun, but not now. What is going on? A family used to come & camp go to Sandy beach & play in water for a wk or more, but they can't do that any more. There's not a sandy beach anymore.

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.



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Please PRINT.

Name: George A. Shear  
Organization: Lake Eufaula land owner next to case prop.  
Address: RR 4 BOX 445  
City/State/Zip: Eufaula OK 74432  
E-mail: george@smallmotorwarehouse.com

*AM*  
Please Allow the permit holders  
for docks and mow to take care  
of or shoreline as we will  
keep it in good order and charge  
a nominal fee!!

*Thanks*  
*G. Shear*

*Faxed 1-8-13*

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.



US Army Corps of Engineers  
Tulsa District

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Please PRINT.

Name: Rebecca Tinker

Organization: \_\_\_\_\_

Address: 174 Eagles Nest Drive

City/State/Zip: Eufaula OK 74432

E-mail: netisnew3@yahoo.com

H | Alternate Four is the best choice  
to me.

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.

**Stenberg, Kate**

---

**From:** Knack, Jeff SWT <Jeff.Knack@usace.army.mil>  
**Sent:** Wednesday, January 23, 2013 6:36 AM  
**To:** Stenberg, Kate  
**Subject:** FW: Eufaula Lake Shoreline Mgt Plan Revision (UNCLASSIFIED)  
**Attachments:** CORPS OF ENGINEERS - JAN 2013.docx

Classification: UNCLASSIFIED  
Caveats: NONE

FYI

-----Original Message-----

From: [norma.bowles@faa.gov](mailto:norma.bowles@faa.gov) [<mailto:norma.bowles@faa.gov>]  
Sent: Wednesday, January 23, 2013 5:43 AM  
To: Knack, Jeff SWT  
Cc: [Norma.Bowles@faa.gov](mailto:Norma.Bowles@faa.gov)  
Subject: Eufaula Lake Shoreline Mgt Plan Revision

Please find attached our comments regarding the proposed alternatives for the SMP.

Jerry and Norma Bowles  
13900 South Luther Road  
Newalla OK 74857

405-386-4768

Classification: UNCLASSIFIED  
Caveats: NONE

C2

1 I believe the balance between private use and the conservation of natural and cultural resources should be of high concern to the public and the State of Oklahoma as a whole! Congressional funding in 1946 built the lake for the he purposes of flood control, water supply, and hydroelectric power. Tourism provides the major economic base for the area now. Tourism has been affected greatly by the lowering of the water in the lake. I do not care about the plans for making a few builders rich; I care about the lake and the surrounding towns around it.!

D2

2 The Tulsa District of USACE manages the water and land areas of Eufaula Lake for the purpose of flood control, hydroelectric power, navigation, water supply, fish and wildlife management, and recreation. NO WHERE DOES IT STATE the Tulsa Dist. of USACE is to guarantee private money profits by individuals! (ex: Carlton Landing). I fear that money has already altered the pristine nature of Oklahoma's Gentle Giant - Lake Eufaula. I understand 2 developers are going to loose huge amounts of money if they can't privatize parts of Eufaula for their own benefit ( adding boat ramps that would only benefit the private homes in that area and NOT the public!), but that's not the intent nor the purpose of Lake Eufaula. I find it very hard to believe that these 2 land developers did not have the proper licenses, leases and building permits in place before investing their money.

H

3 The No Action Alternative does not seem to be a reasonable alternative either. I believe the SMP and the MPS should be updated to reflect the current water quality and the lowering of the lake level. With the flood and now drought conditions the lake has changed on its own!

H

4 I believe that the federal objective to maintain the aesthetic and environmental characteristics of Eufaula Lake would not and could not possibly be met if any part of Alternative 4 (Carlton Landing) is allowed or adopted.

D4

5 If I understand the environmental consequences of all the alternatives correctly then I don't understand why Alternative 4 could even be considered at all. According to the graphs that were presented to the attendees on Wednesday 12-19-12 Alternative #4 negatively impacted all the areas concerned! I understand Alternative #4 is the only one that would allow Carlton Landing free access to do anything and everything to Lake Eufaula in order to make money.

H

6 The No Action Alternative does not seem to be a reasonable alternative either. I believe the SMP and the MPS should be updated to reflect the current water quality and the lowering of the lake level. With the flood and now drought conditions the lake has changed on its own!

7 People come to Lake Eufaula to relax, get away from all the hustle and buzzle of the big cities. They want to fish, swim and play on the water. They retire here because of the beauty and quality of life they have as of today NOT in 20 or 30 years!

326

8 Why didn't the study address the handling of the 2 lake lodges - before and after they were left to deteriorate and run down? I believe this impacted the shoreline and the surrounding environment. I believe if the lake still had the quality lodges it use to have the revenue would be there to help fund some of the improvements to the lake.

C16

8 There definitely needs to be a public marina added to the lake south of Highway 9.

9 Please do not over develop Lake Eufaula and its surrounding areas AND please do not lower the lake level anymore!

325

10 Why didn't the Environmental Impact Study (article in Indian Journal by Bob Buckner 1-17-13) address the hydroelectric power of Lake Eufaula and its effect on the vegetation and lake levels?



US Army Corps of Engineers  
Tulsa District

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Please PRINT.

Name: Billy G. Baden  
Organization: \_\_\_\_\_  
Address: Rt 4, Bx 2260  
City/State/Zip: Eufaula, Okla. 74432  
E-mail: \_\_\_\_\_

H

My decision is to Class proposal # 1, I feel like the  
boat or so Boat Docks added would be enough to let the  
the investors and private parties put on the lake.

G4

One great concern is the impact all the house boats  
are having on our water quality of this lake. I know for  
fact that house boat owners are dumping their sewage  
into the water. With this going on plus the sewage from  
extraction cities and then local septics that run into the  
river & into the lake <sup>the water is</sup> being impacted greatly.

527

The subject of investors coming in on this lake property and  
leaving up the public owned shoreline for nothing at all in  
payment is becoming "redirection". The Corp is saying "we have  
no money for dredging or upkeep" who hat? They should be  
charging a great amount of money for the use of investors putting  
money making business on the lake shore that are actually  
tax payers property. So, No Carbon Landing. The environmental  
impact on this lake is already alarming, without added pressure  
of more investor shoreline development.

D4

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.





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Tulsa District

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Please PRINT.

Name: Leo W. Cravens

Organization: Longtown H.O.

Address: RTF Box 153

City/State/Zip: Eufaula, OKLA. 74432

E-mail: \_\_\_\_\_

Limited Development.

Continue the Program.

Work with the Property Owners

Shoreline Management is Important.

We have Shoreline Cleanup Crew.

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.



US Army Corps  
of Engineers  
Tulsa District

**Eufaula Lake  
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Please PRINT.

Name: DAVE CHAMBERS

Organization: CITIZEN

Address: 1717 ROSE LANE

City/State/Zip: Eufaula, OK 74432

E-mail: Chambersprojects@gmail.com (214 864-5029)

WE CAME TO LAKE EUFAULA VIA A TIME'S HARE ON HOUSEBOATS  
OUT OF EVERGREEN MARINA. WE LOVED THE LAKE. WE WOULD  
PARK THE HOUSE BOAT + WALK THE CLEAR SHORES NW OF THE DAM  
GREAT TIME. ANIMALS GALORE.

Thus, when we were set to retire, we visited lakes in  
TX + OK. With the free shores + wild life + in truth, cost, we  
chose Lake Eufaula. After much searching, we bought a lot  
+ built in a new subdivision controlling the quality of the  
homes. WE LOVE THE LAKE + THE CITY. Quiet + peaceful.

WE support ALT. 1, + at most 2. The real liberation of DOCKS  
+ shore development robs us of the free shore that  
ATTRACTED us here in the 1<sup>st</sup> place.

WE vote for ALT 1 + hope NOT to loose ANY MORE SHORE  
THAN HAVE TO. RECREATION - fishing, water sports, beaching,  
swimming, wild life ARE the greatest Resources of this  
LAKE. PLEASE protect them.

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email:

[Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.





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Please PRINT.

Name: Billy Stanford  
Organization: Individual  
Address: 917 W. Rockwell  
City/State/Zip: Newcastle, OK 73065  
E-mail: bigredcaboose@gmail.com

H

I prefer Alt #1 due to the least negative effect for the lake, however Alt #2 would seem to allow more small type development to proceed without having a much greater impact to the lake.

D4

Although Alt #4 would allow Carlton Landing I feel the negative impacts are too great to allow this alternative. Perhaps Carlton Landing could change their development plans, so it could fit into one of the other alternatives.

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.





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Please PRINT.

Name: CATHI TAYLOR

Organization: \_\_\_\_\_

Address: RR4 BOX 285D

City/State/Zip: EUFULA, OK 74432

E-mail: \_\_\_\_\_

DOES THE UPDATE TO THE SMP MAKE ONE OF THE LAKE  
PURPOSES RECREATION?

WHY IS THE CARLTON LANDING PROJECT ONLY ON ONE ALTERNATIVE?

I DO NOT SUPPORT CHANGING PROTECTED SHORLINE DESIGNATIONS.

I DO NOT SUPPORT MAKING THE ENTIRE SHORE LINE LIMITED  
DEVELOPMENT.

NEED TO FIND A WAY TO CONVEY MORE INFORMATION ABOUT  
THE PLANS OTHER THAN A POSTER BOARD WITH THREE OF  
FOUR LINES.

I HAVE SPENT SEVERAL HOURS READING THE EIS ON LINE  
AND I AM AMAZED AT EVERYTHING THAT HAS GONE INTO THE  
STUDY. YOUR OPEN HOUSE DISPLAYS DO NOT DO JUSTICE TO  
THE EFFORT THAT HAS GONE INTO IT.

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.



US Army Corps  
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Tulsa District

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Please PRINT.

Name: JAMES GROSS

Organization: \_\_\_\_\_

Address: HC 62 Box 32

City/State/Zip: Eufaula, OK 74432

E-mail: \_\_\_\_\_

C-1  
C-2

*I agree with alternative #1  
We have too many docks already  
The docks we have are mostly in bad shape  
partially because of the low water*

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.





US Army Corps  
of Engineers  
Tulsa District

# Eufaula Lake Shoreline Management Plan Revision and Master Plan Supplement

## Draft Environmental Impact Statement

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Please PRINT.

Name: Mary Ann French

Organization: \_\_\_\_\_

Address: 43 Grant French Addition Rd

City/State/Zip: Eufaula OK 74432

E-mail: \_\_\_\_\_

H  
C  
FI

need to keep alternative 1 and 2 especially in the Long Truss # 9 area. We are property owners and we can hardly use the "Lake Now" This area has been overly populated. We need more wildlife life and fishing protection in this area.

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.



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Please PRINT.

Name: LEON FRENCH

Organization: \_\_\_\_\_

Address: 43 GRANT FRENCH ADDITION RD EUFALA, OK 74432

City/State/Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_

H  
C1  
P1  
C1

We need more recreational and natural resources - alternative 1 & 2  
 This lake is fastly becoming like Grand Lake - us property owners can hardly use the Lake on holidays now. Need more wild life and fish protection our area of the lake Langtown #9 area is already to heavily build on "Development needs to be limited in this area"

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.





**Eufaula Lake  
Shoreline Management Plan Revision  
and Master Plan Supplement**

**Draft Environmental Impact Statement**

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Please PRINT.

Name: Tom Baldwin  
 Organization: \_\_\_\_\_  
 Address: HC 60 Box 932  
 City/State/Zip: Cherokee OK 74426  
 E-mail: Tom Lyn Baldwin @windstream.net

Will we see more boat Ramps & especially Boat Ramps improvements. I live in the enchanted Oaks addition section 2, our Ramp has deteriorated through the years. We need it improved & Resurfaced & widened. It is very narrow & shallow in summer months <sup>mostly</sup> I hope the Corp of Engineers can look <sup>at</sup> it and give us some help please. ~~It is~~

AT | I have a boating permit always have, and thinking about have a dock installed, are we still being zoned for a Dock under any of these alternatives.

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.



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Please PRINT.

Name: NEVA EILEEN (AND) DEAN SNYDER

Organization: NONE

Address: 321 E. Platt Dr

City/State/Zip: Yukon, OK. 73099

E-mail: \_\_\_\_\_

H

We think #1 alt. is the best

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.



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of Engineers  
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Please PRINT.

Name: Jim DOKIE

Organization: \_\_\_\_\_

Address: 438 N ELM

City/State/Zip: EUFULA OK 74432

E-mail: JIM DOKIE@COSSTEL.NET

H  
C  
A4

No to #4 TO MUCH AREA(LAKE) USED FOR

BOAT DOCKS. TO MUCH SHORELINE USED FOR PRIVATE  
SHORE LINE

KEEP mooring Permits at AT. #2 LEAVE.

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.





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Please PRINT.

Name: JT STUBBS

Organization: \_\_\_\_\_

Address: 157 Hickory LN

City/State/Zip: Eufaula OK 74432

E-mail: LAKRVR@HOTMAIL.COM

D2 | Alternative #4 allows for several acres of shoreline in the Carlton development area to be privatized.

you will note that several Boat Ramp areas have been privatized such as Rock Creek - Indian Springs etc. yes, public has access but must now pay a fee to use property developed through federal taxes.

54 | I would favor the same thing in the Carlton area - if that passes may I also privatize my mowing permit area & to restrict access to that?

Thanks JT Stubbs

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Please PRINT

Name: PARKER SALTSMAN  
Organization: SALTSMAN'S ORCHARD  
Address: 1000 NORTH 'E' STREET  
City/State/Zip: EUFULA, OK 74432  
E-mail: PSALTSMA@SBCGLOBAL.NET

H  
I  
I

I feel that the alternative 4 would be the very best thing for my company. Having lots that back up to the shoreline has been a big detriment to my sales.

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.





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Please PRINT.

Name: Bert Albers

Organization: Homeowner

Address: 3000 McGill Circle

City/State/Zip: Eufaula, OK 74432

E-mail: \_\_\_\_\_

H

I recommend the no action alternative due to the multiple effects all of the other alternatives will create, either all the shoreline owners will be harmed or others will be affected,

AS

Do not create buffers around the lake for mowing, this will harm all homeowners if they can not mow and take care of property up to the edge of the water, this would create unkept areas which devalue all lakefront property.

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Please PRINT.

Name: DAWAYNE KALIN

Organization: \_\_\_\_\_

Address: 335 ROCK CREEK DR

City/State/Zip: CANADIAN, OK 74425

E-mail: THREE KALINS @ AOL.COM

H | I THINK ITS VITAL THAT AT MINIMUM ALTERNATIVE  
3 BE APPROVED. THE COUNTIES COVERED BY  
LAKE EUFAULA ARE SOME OF POOREST IN THE STATE.  
ANY THING THAT WOULD INCREASE DEVELOPMENT OF NEW  
HOUSES, INCREASED RECREATION COULD ONLY BENEFIT SO MANY  
IN THE AREA. WE HAVE A LAKE HOME, DOCK  
PERMIT, & MOW PERMIT. ON AVERAGE WE HAVE  
4-6 VISITORS FROM SPRING TO FALL EACH WEEKEND.

C6 | I WOULD LIKE TO SEE THE FUTURE HAVE MORE  
HOUSES, MORE DOCKS, & MORE PEOPLE AT LAKE EUFAULA.

F6 | I WOULD LIKE TO SEE THE APPROVAL TO  
REMOVE ALL CEDAR TREES ON CORP LAND.

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Please PRINT.

Name: RICK WOODS

Organization: \_\_\_\_\_

Address: PO BOX 1414

City/State/Zip: NOBLE, OK 73068

E-mail: rwoods@lovingcarehealth.com

HOME IN ROLLING OAKS

ALTERNATIVE #1

H

Comments may be submitted via mail, email, or fax with attention to Mr. Jeff Knack, Acting Chief, Environmental Analysis and Compliance Branch, CESWT-PE-E, 1645 S. 101st E. Ave., Tulsa, OK 74128, Fax: (918) 669-7546, Email: [Jeff.Knack@usace.army.mil](mailto:Jeff.Knack@usace.army.mil), Website: <http://www.swt.usace.army.mil>. Written comments must be postmarked, e-mailed, faxed, or otherwise submitted by January 21, 2013.

EUFAULA LAKE SHORELINE MANAGEMENT PLAN  
REVISION AND MASTER PLAN SUPPLEMENT  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
December 19, 2012  
Eufaula Middle School Gymnasium  
Eufaula, Oklahoma



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BELA D. CSENDES  
25E Shoreline Drove  
Eufaula, Oklahoma 74432

BELA CSENDES: My comments are concerning the use of government resources to best benefit the communities, the organizations, the economy of the area, as well as the environment. In that area, I honestly truly believe having dealt with the Corps for many years, that they need to undertake a training program for their rangers, that they do fully understand the Lakeshore Management Plan, that they fully understand the CFR, which is Court of Federal Regulations, which they quote real loosely, apply real loosely at their whim. And that's not the intent of the corps regulations or the guidelines of Lakeshore Management Plan or that of the CFR.

I also am concerned about not only the training and education, but the use, and proper use, of the lake water, the lake shores and protection of the environment. The lake has been here for over 50 years. One of the serious problems is they allocated land or lakeshore for boat docks and for boat dock approved areas. And, generally, they're located in sandy areas where

1 the river has washed it full of silt, which -- all  
2 kinds of land -- all kinds of abuse. Realtors,  
3 developers are selling properties that once upon a  
4 time were reasonable use for a boat dock. And all  
5 they are now is places where water doesn't exist  
6 in August.

7 Boat docks sitting in sand. The corps  
8 really needs to evaluate the use of land that they  
9 own along the lakeshore. Take some of these  
10 areas, perhaps, that has not been sold to the  
11 public, but some people are just sitting on it,  
12 and take it off the approved lakeshore for boat  
13 docks, take it out of that environment and take  
14 some of the other areas where -- are in deep water  
15 that could allow better use. In other words,  
16 development of the area without deep water,  
17 without the boat docks, without recreation, the  
18 economy of Eufaula and the surrounding areas  
19 suffers.

20 And I understand the regulations of  
21 the federal government, having served 35 years in  
22 DOD. But common sense use along with the  
23 established guidelines, which the Lakeshore  
24 Management Plan authorizes them to implement the  
25 actual CFR. They should have started the process

1 much earlier. They should have evaluated the  
2 better use of the allocated zones. And they  
3 should take greater concern about the environment,  
4 which they do a very poor job to protect.

5 Areas being washed out, they're  
6 being -- some places being cut down and some of  
7 the developers are destroying the areas. They  
8 need to work with folks to make sure that doesn't  
9 happen. Years ago, my statement was, don't worry  
10 about the number of trees. Make sure that if  
11 somebody takes down a dead tree, another tree is  
12 planted in its place. That makes more -- or  
13 sounder management than doing nothing and -- for  
14 instance, behind my place, there's 25 to 30 dead  
15 trees that are hanging limbs. Children could be  
16 killed.

17 My Zero Turn almost got hit two or  
18 three times. What it is -- and the OU -- OSU  
19 Extension comes out and says, "Those are dead,  
20 they serve no value, they crowd out other things."  
21 Those things should be taken down in a reasonable  
22 fashion and replanted. And make sure that you  
23 take them down, replant them. That's environment  
24 control. And do something about the erosion.  
25 Saying you can't do anything, you can't fix

1 anything, is not erosion control.

2 I hope that gives you some gist of  
3 what I think should be looked at in this study.  
4 Although, it's a tiny, tiny sliver of what should  
5 be looked at.

6 FRED JACKSON

7 ROUTE 2 BOX 1270

8 CHECOTAH, OKLAHOMA 74432

9 FRED JACKSON: My name is Fred  
10 Jackson. I live in Rolling Oaks edition in Lake  
11 Eufaula. And I have lived there about 21 years.  
12 We live on a protected cove in which there are 48  
13 boat slips. Back in about 1997 or 1998, a few  
14 years before I moved there, the dock owners'  
15 association made application to the Corps of  
16 Engineers to build two jetties to help protect the  
17 cove from the strong southwest winds which had  
18 caused severe damage previously.

19 Permission was given to build those  
20 two jetties at a cost of quite a number of  
21 thousands of dollars. I don't know the exact  
22 figure. A few years later, they determined that  
23 the entrance way to the cove was silting in with  
24 sand, so they applied to the Corps for a permit to  
25 dredge the entrance way out. And that permit was



1 allowed. After I moved there, and I've forgotten  
2 which year this occurred in, that we decided we  
3 needed to build two more jetties to control better  
4 the movement of the sand to keep the entrance way  
5 from filling up, silting in.

6 Permission was also given for those  
7 two jetties at the cost of many thousands of  
8 dollars. What we're trying to do is protect our  
9 property values, of course, and our boat docks and  
10 boats. Periodically, it does silt in still and we  
11 do have to dredge about every two to three years.  
12 We've never had a problem with dredging. When I  
13 was president of the organization, all I would do  
14 would be call Rick Smithers, tell him that we need  
15 to dredge, and the lake is low enough that we can  
16 do it at a reasonable price. And he would say,  
17 "Go ahead. That's just maintenance of an existing  
18 structure. You don't need a new permit."

19 Well, that went on -- we operated in  
20 that fashion as long as I was president. And when  
21 I gave it up, Delores Evans -- or Edwards, who was  
22 secretary the last time we dredged, she applied  
23 for a permit and it was issued. Well, we're in a  
24 position now where the lake being five feet low or  
25 almost five feet low, it's an opportune time for

1 us to dredge. And we need to dredge very badly.

2 We already have a contractor lined up  
3 to do the work. I called Rick Smithers. He said,  
4 "You won't be able to dredge this time because  
5 there's a moratorium on all dredging." And I  
6 asked Rick, I said, "Well, how can we protect our  
7 property over here?" Then he said, "Well, you  
8 can't now." And he told me about these meetings  
9 coming up. I missed the Monday meeting, so I  
10 didn't have a chance to voice anything at that  
11 meeting, but I'm taking this opportunity to tell  
12 you what our situation is.

13 We don't think it's right that you  
14 give us permission to spend many thousands of  
15 dollars building these jetties to protect our  
16 cove, and now you won't let us maintain the  
17 structure that we -- that we built with your  
18 permission. And that doesn't seem right to us.  
19 Because we need to dredge right now while the lake  
20 is low. After we get water back in the lake, we  
21 won't be able to dredge because we won't be able  
22 to -- we can't afford a sand dredge. And we have  
23 to do it with a trackhoe or -- the words fail me  
24 now.

25 But, anyway, you understand our

5/10

1 predicament and we would certainly appreciate some  
 2 consideration for our immediate need, and that is  
 3 to dredge the opening to our cove. We understand  
 4 the rules we have to comply with because we've  
 5 been doing it for years. We haul all the sand off  
 6 to a place that's not on government land and we  
 7 don't disturb any of the government land at all.  
 8 And, now, all we do is make it possible for the  
 9 water to get in and out of the cove so that our  
 10 boats can get in and out of the cove. So we would  
 11 appreciate any consideration you might extend to  
 12 us. Thank you.

13 BILL NEAL  
 14 ROUTE 6 BOX 249  
 15 EUFAULA, OKLAHOMA 74432  
 16 BILL NEAL: My only concern is all

5/27

17 the leasing out of these docks, boat ramps.  
 18 Indian Springs, they just leased that. Rock  
 19 Creek, you have to pay a separate fee to launch a  
 20 boat at Rock Creek. And all these different  
 21 things. And when you talk to the Corps, they say  
 22 they can't afford to keep them up. I just wonder  
 23 how many they keep up now.

24 You know, but if we buy a yearly  
 25 permit from the Corps to launch a boat, then if you

527  
1 go to Indian Springs or you go to Rock Creek or  
2 some of these other lease places, you have to pay  
3 an additional \$3 or \$5 a day to -- it just doesn't  
4 seem right to be to have to pay. Taxpayers built  
5 the lake and the ramps and -- it just doesn't --  
6 that doesn't seem right to me, but -- that's about  
7 the size of it. Everything else is just hunky-  
8 dory.

9 GREG SHIREY

10 ROUTE 4 BOX 1562

11 EUFAULA, OKLAHOMA 74432

12 GREG SHIREY: The question I have:  
13 -- before I went blind, I was over most of our  
14 lakes McGee Creek, Atoka, Draper, Hefner,  
15 Overholser, worked for the City of Oklahoma City.  
16 And the question I have, I have a dock currently.  
17 And I go to the Corps -- I've gone blind or I'm  
18 just about blind. And I'm trying to find out if  
19 there are -- you know, there's stipulations on  
20 docks. Like I currently have a dock that's been  
21 there for years and years and years.

528  
22 And what I'm wanting to find out, are  
23 there exceptions made for docks for people with  
24 disabilities, such as, you know, my -- I've got a  
25 T-dock now. It's 16-foot wide. It makes it



1 extremely difficult for me to get in and out of my  
2 boat. I want to put in a stall-type dock that  
3 will still be the same width, but it's going to  
4 need to be longer because of the problems I have.  
5 I can still get on the water. I can still enjoy  
6 the lake. It's just I have a little more  
7 difficulties than the average person entering and  
8 exiting my boat and things of that nature.

9 So I was wanting to find out -- I've  
10 called the Corps here and wasn't able to get --  
11 they told me I could go to a Website and look it  
12 up. Well, I can't go to a Website and look it up,  
13 you know. And I have a wife, but she works and  
14 she's gone all week. You know what I mean? And  
15 so what I -- I guess what I'm trying to find out  
16 is once the moratorium is lifted on docks -- my  
17 dock definitely needs some work now, but I hate to  
18 fix what I've got if the moratorium is going to be  
19 lifted in another six months or so to start  
20 rebuilding docks.

21 And if not, with my disability, will  
22 they make any exceptions and look at a plan, at  
23 this point, so I don't spend a bunch of money.  
24 You know what I -- understand what I'm saying?  
25 Fixing up what I have when I really need to change

1 what I have.

2 STEPHANIE KAY SELLERS

3 DUCHESS CREEK ACRES

4 POST OFFICE BOX 69

5 WARNER, OKLAHOMA 74469

6 STEPHANIE SELLERS: My name is

7 Stephanie K. Sellers. I'm the Developer for

8 Duchess Creek Acres No. 1 and No. 2. Our

9 shoreline, currently, has two docks and was

10 previously approved on the old shoreline

11 management plan for five docks. According to the

12 current zoning posted in this gym, it says that we

13 are in a protected shoreline that is leased to the

14 ODWC. That lease endangers the residents of

15 Duchess Creek Acres by allowing hunting next to

16 the homes.

17 The lease covers approximately 7/10

18 of a mile of shoreline that is protected, and also

19 within a few hundred feet of each residence. I

20 request that the ODWC lease be reviewed and

21 changed so that Duchess Creek Acres is no longer

22 zoned shoreline, is no longer zoned for hunting.

23

24

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18

1                   NORMA BOWLES/JERRY BOWLES  
 2                   13900 SOUTH LUTHER ROAD  
 3                   NEWALLA, OKLAHOMA 74857

DY  
 DZ

4                   MS. BOWLES: Now, is the time to stop  
 5 Carlton Landing. Lake Eufaula is set up for  
 6 recreation for everybody, not the Humphreys. And  
 7 if -- their plan -- we believe their plan is for  
 8 the future to have their own little part of the  
 9 lake that's not open to the public. We will not  
 10 be able to use their facilities or that part of  
 11 the lake. I believe that is their plan for the  
 12 future for Lake Eufaula.

13                   All of the alternatives, except No.  
 14 4, has said no to granting them -- what is it they  
 15 call it? Hold on just a second --

16                   JERRY BOWLES: They're trying to  
 17 lease -- land.

18                   NORMA BOWLES: Well, yeah, that's  
 19 separate. Wait just a minute. I've got something  
 20 else to do.

21                   All the alternatives the effects, I  
 22 guess to the lake, are negative. No, wait a  
 23 minute. Got this mixed up. Wait just a minute.

H

24                   The adverse effect to the lake on all  
 25 the alternatives is negative in all categories for

p2

1 No. 4, which is the one for Carlton Landing to be  
 2 approved. We don't want the Corps to lease any  
 3 land to anyone, especially Carlton Landing if --  
 4 because if that's -- if they get -- if they are  
 5 granted lease land, then it should be -- any area  
 6 on the lake should be -- someone should be able to  
 7 lease that land. And that would be a legal mess  
 8 eventually. Nobody would have access to the  
 9 lake. That's just our worries.

10 And I just guess that's it. And, of  
 11 course, we're going to fill these out when we go  
 12 home and everything because went and printed all  
 13 the information out and was looking at it and  
 14 everything. The representatives of the Corps of  
 15 Engineer were all very nice, very knowledgeable  
 16 and were able to answer all the questions that I  
 17 heard.

18 JASON B. MOORE  
 19 INDIAN SPRING RV PARK  
 20 RURAL ROUTE 6 BOX 114C  
 21 EUFAULA, OKLAHOMA 74432

22 JASON MOORE: I just got one  
 23 statement: You treat the little guy like you do  
 24 the big guy. If they don't get that --

p1

25



1 DAVID ARION/LORI ARION

2 4301 N. 17TH W

3 MUSKOGEE, OKLAHOMA 74401

4 DAVID ARION: The only comments I  
5 have is I prefer if they're going to make changes  
6 to do Alternate 1 or 2 and improve the lake  
7 quality without increasing boat docks. I don't  
8 want anymore boat docks. There's plenty of  
9 docks.

10 LORI ARION: Don't take away our  
11 mowing permit. Keep mowing permits, Alternative 1  
12 probably. Least amount of change, no docks, no  
13 bunch of docks anyway. Keep the mowing permits  
14 the way they are.

15 MIKE GREEN

16 133 BETTY DRIVE

17 TECUMSEH, OKLAHOMA 74873

18 MIKE GREEN: I want our mowing  
19 permits to be grandfathered in for sure.  
20 Alternative 1 and 2, I could live with, but some  
21 of the other ones, no. Docks, I think there's  
22 enough out there. Few more docks, I don't mind,  
23 but don't make any big changes. Leave it like  
24 they are. Alternative 1 or 2 would be okay.

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C E R T I F I C A T E

STATE OF OKLAHOMA )  
 )SS:  
COUNTY OF OKLAHOMA )

I, Chrystal H. Vance, a certified  
shorthand reporter within and for the State of  
Oklahoma, certify that the enclosed statements  
were taken by me in stenotype and thereafter  
transcribed by computer and is a true and correct  
transcript of the statements.

Witness my hand and seal of office on  
January 9, 2013.

\_\_\_\_\_  
Chrystal H. Vance, CSR  
For the State of Oklahoma  
CSR #1819



US Army Corps  
of Engineers

# Public Workshop

## Comment Sheet

**Eufaula Lake**  
**Canadian River**  
**McIntosh County, Oklahoma**

*Environmental Impact Statement*

**Eufaula, Oklahoma**

6:00 – 9:00 p.m., Thursday, 2 June 2011

### Question, comments, or suggestions?

We want your input in this study. Your participation is key to our success! Please write your questions, comments, or suggestion in the space provided below. Feel free to use the back of this form or add additional pages if needed. Then, fill out the form at your convenience and return it in the postage-page envelope provided.

- A4 ① Mowing Permit Same
- D4 ② Do Not Allow Carlton Landing to Lease Corps Property
- B5 ③ Please furnish all Residence with an Engineer for erosion control with private money use
- B7 ④ Please make Available dredging Permits
- C6 ⑤ Boat Dock permits to be available or to increase

**Optional Information (used for mailing list to keep you informed and will not be used for any other purpose):**

Name: Nita Cable Affiliation: \_\_\_\_\_

Address: 2667 Frink Rd City: McAlester State: OK

Zip: 74501 Phone: 918/424-3339 E-mail: Nitasc@health.ok.gov

**Point of Contact:**

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