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JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
621 SHERIDAN STREET
PORT TOWNSEND, WASHINGTON 98368

BRINNON MASTER PLANNED RESORT (MPR)
SCOPING MEETING for
SUPPLEMENTAL ENVIRONMENT IMPACT STATEMENT (SEIS)

wednesday, October 28, 2009
5 p.m.

Brinnon School Gym, 46 Schoolhouse Road,
Brinnon, Washington

NOV 16 2009

Reported by Valerie Allard, CCR

Olympic Court Reporting Services
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BRINNON, WASHINGTON; WEDNESDAY, OCTOBER 28, 2009

5:00 p.m.

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MR. SCALF: Good evening. It's six o'clock.

Let's get started. I'd like to welcome you. My name is Al Scalf from Jefferson County. I'm the director of Community Development. Staff here tonight with us is Stacie Hoskins, who's the planning manager. She's the SEPA responsible official, so she is actually the author of the Brinnon Master Plan --

AUDIENCE MEMBER: Al, I'm recording you, but I'm not recording you because the DVD is playing. I'm so sorry.

MR. SCALF: Phillies, one; Yankees, zero.

And David Wayne Johnson from the Jefferson County Department of Community Development. He is the project planner. So we have three county people here. I hope you've looked at the agenda and the handouts and signed yourself up. We appreciate you attending this.

This is for environmental review of the Master Planned Resort, so tonight's discussion is what we call "scoping." We are interested in your environmental concerns about the impacts associated with the proposal for a Master Planned Resort at Black Point. So to get started tonight, we're going to let the proponent, Mr. Garth Mann, speak to

1 you and introduce this project. Garth, please come forward.

2 MR. MANN: Hello, everybody. I feel like we're 11
3 old friends because I've done this -- this is about No. 18
4 or 20. So I'm going to do it a little differently this
5 time, because we're going to talk about what people really
6 understand or don't understand about what we're proposing.
7 So first of all, could I have just a show of hands, please,
8 as to people that really feel that they understand quite
9 clearly what it is that Pleasant Harbor Marina and Golf
10 Resort is all about. Just how many really feel they
11 understand? That's quite a few. How many feel they're not
12 quite sure? Okay. So we're going to do that. What we're
13 going to do is introduce the topic of Pleasant Harbor Marina
14 and Golf Resort, what it's all about and how it's going to
15 be developed, and some of the plans and the designs that
16 we've incorporated.

17 There is, as I mentioned, a number of meetings
18 that we've been involved in. We've been involved in
19 meetings with the Planning Commission, with the Board of
20 County Commissioner meetings, meetings with the
21 representatives from Jefferson County, meetings with the
22 school, meetings with Jefferson Transit, meetings with
23 various different community groups, and meetings on a legal
24 level on four different occasions. We've had the
25 opportunity to go to court four times and, probably, another

1 one or two. So we certainly have been involved and getting
2 to know a lot of people in the community and letting them
3 understand what it is that we're all about.

4 we're going to show you just a really quick video
5 presentation so that you can get a strong feeling about what
6 we're about and how "green" we are in terms of protecting
7 the environment, because if there's one thing that Statesman
8 really is admiring about this community, it's the fact that
9 we can do something that will enhance development that will
10 set standards around the world for quality environmental
11 issues in the ecosystem. So we're going to talk to you
12 about that tonight because I think that's probably the
13 genesis of any objections that people might have.

14 Obviously, all of you are here wanting to promote
15 your community. Your community has to grow, it has to
16 develop, and that means you have to retain young people in
17 order to create jobs. If all the young people leave the
18 community, obviously, a community dies because retirees
19 can't sustain a community for long. So we really are
20 looking at building a community, keeping them strong and
21 vital -- and replacing some tiles that may fall on your head
22 tonight -- and things of that nature, but, really, the
23 important thing is protecting the environment and making
24 sure that it gets properly explained.

25 Diane Kullman, if you're here -- I'm just going to

1 stay quiet, and I'm going to let you just watch this five-
2 or six-minute DVD. It explains it better than I ever could.
3 It will show you all of the work that we've done in terms of
4 finding ways of protecting the environment, some of the new
5 technologies that I'll talk about tonight.

6 (The video was shown.)

7 MR. MANN: The Board of County Commissioners set,
8 in January of 2008, the criteria that had to be met. And so
9 our mandate has been to develop the property, develop the
10 lands, and work within the confines of the various
11 conditions that were required by the Board of County
12 Commissioners. What you see in the back of the room
13 represents the addressing of those issues and the minor
14 changes that reflect the original, what we call "FEIS"
15 stage.

16 So what we've done is declined the amount of
17 intensification in terms of impervious areas. We've been
18 able to find ways of breaking it down from 70 percent down
19 to roughly 13 or even 12 percent of impervious areas. And
20 we found other ways of preserving one of the kettles and
21 various things that if you read the conditions that were
22 imposed on us, you will find that we have been able to
23 satisfy all of that within the Supplemental Environmental
24 Impact Statement. So from that perspective I'm going to ask
25 anyone if they have any questions, I'll quickly give you an

1 answer; other than that, we're available afterwards to
2 address any questions you might have. Other than that, Al,
3 if there's space, I guess I'll sit down. Any questions? I
4 have copies of this DVD that you saw. Anyone that wants a
5 copy, just see me afterwards. It's something that you can
6 watch in bed at night. Thank you.

7 MR. SCALF: Thank you, Garth.

8 Let's turn to staff, David Wayne Johnson, Project
9 Planner, to give a staff report.

10 MR. JOHNSON: It's more like a staff update.
11 well, good evening, everybody. Thanks for coming tonight.
12 I was thinking here today how many planners there have been
13 on this project, and actually I've been the fourth one.
14 Actually, I was the planner who conducted the preapplication
15 conference in January 2006. So we're coming up on four
16 years that this project has been in the works and, needless
17 to say, it's long project and it will continue to be so.

18 So one of the things I want to talk about tonight
19 is the permitting process, where we are right now and where
20 we're going to go and what we need to do to get there;
21 another thing is what do we hope to accomplish by this
22 meeting tonight; and, finally, how to keep informed and up
23 to date about the process and developments during the
24 process.

25 I would like to make sure that everybody that came

1 in signed the sign-in sheet. That's important for me to get
2 you on a list so I can keep you up to date and informed.
3 Also, if you'd like to testify, we use that sheet to
4 identify you. If you don't get called during the time
5 period, you can raise your hand at the end of that and still
6 testify.

7 And so first, when you came in -- and there's
8 still some up there at the sign-in table -- I had a little
9 handout. we call these "buckets." It's basically the
10 project phases. If you look at this, on the left-hand side
11 is Phase 1. That's already been completed. And that's the
12 Programmatic EIS SEPA Analysis and the Comprehensive Plan
13 Amendments that established the Brinnon Master Planned
14 Resort boundary, so that's been done. That was created
15 through an ordinance that the Board of County Commissioners
16 passed and adopted in January of 2008. Garth referred to
17 the 30 conditions that they imposed on the resort. One of
18 those conditions was that every project level development
19 after that point would require a Project Level Environmental
20 Impact Statement, so that's the stage we are now.

21 If you look at Phase 2 through 5, it says
22 "Project-level SEPA SEIS." So we have one more EIS to go,
23 Environmental Impact Statement. So we're at the beginning
24 stages of that, and scoping is the first part of that. I've
25 got a little arrow that points down the page to show this is

1 where we are today. Part of Phase 2 is also the Development
2 Agreement that the developer will sign with the county --
3 basically, the Commissioners -- and Development Regulations.
4 If you turn over onto the other side of that sheet, it will
5 give you some detail on what those are. The regulations
6 include zones, bulk and dimension, setbacks, impervious
7 surfaces, uses, and development standards. The Development
8 Agreement is memorandums with understanding with other
9 agencies, like the school here, the fire district, and so
10 forth. Basically, you can just refer to that list on that.

11 So the first step in Phase 2 is to complete the
12 Supplemental Environmental Impact Statement. Once we get
13 that done, that's going to carry forth through every phase
14 of the rest of the development. So another way you can
15 think about these two EIS's is the Programmatic, the big
16 picture, the 30,000-foot view of the project. We've already
17 done that, it's been finalized; but the detail is in the
18 Project Level, which is the Supplemental EIS that we're
19 beginning right now. So that's an important one because
20 that's the specific detail that we need to know on what
21 they're planning to do and how the environmental impacts
22 will be mitigated for what they're planning to do. So this
23 is an important part of this.

24 How does that process work? Well, what we started
25 with was some technical reports. We reviewed those and gave

1 comments back to the applicant. The applicant is hired as a
2 consultant to write the EIS, but there are other
3 consultants, the technical people, who produce those
4 reports. The scoping that we're here tonight to do is to
5 look at the scope of the environmental impact, so that's why
6 your input is important as well as the other agencies who
7 are reviewing this. We need to have your input, to have
8 ideas, and to help us to define what that scope is so that
9 we can write a really good EIS. So that's what we're hoping
10 to get tonight from you, is ideas and testimony on that.
11 Once we have that, we'll take those comments and we'll
12 produce a draft EIS. That draft will be released to the
13 public, you'll be able to read it, and you will be able to
14 comment on that. So that's your second opportunity to
15 comment on this project.

16 Once we get those comments, we'll produce a final
17 EIS, and that will then be forwarded to the Planning
18 Commission, along with the draft Development Agreement and
19 draft Regulations, and they will work on that. They will
20 also hold a public hearing, and that's another opportunity
21 for you to speak to the Planning Commission, because they're
22 going to be working on the actual Development Agreement and
23 Regulations, along with the EIS. So the EIS identifies the
24 environmental impacts and that are going to have an
25 influence over the Development Agreements and the

1 Development Regulations.

2 So once the Planning Commission gets that, they
3 have their public hearing. They'll deliberate on that, and
4 they will make a recommendation to the Board of County
5 Commissioners which alternative and which version of the
6 Development Agreement and Regulations they want to see
7 approved. At that point, the Board of County Commissioners
8 can either accept their recommendation or they can decide to
9 hold their own public hearing; once again, another
10 opportunity for you to comment. So that's basically the
11 process for Phase 2. I know it's complicated, but that's
12 the system we have to work under and the code that's
13 written.

14 And then you can see that once Phase 2 is
15 completed, the next step after that is Applications for
16 Development Permits, that would be clearing and grading.
17 There's going to be a lot of that excavation and cutting and
18 filling of the site. That would be forest practice; they're
19 going to take a lot of trees down for this. They'll need a
20 permit for that. Then we go on to Phase 4; that's where we
21 divide the property into zones and lots. And the final step
22 is the Building Permits phase. So that gives you an idea of
23 where we are in the process and what's coming up.

24 So, as I said, tonight we're going to take your
25 testimony during the public comment period. We want to

1 focus on the environmental elements because this is all
2 about environmental impacts: That would be air, water,
3 wildlife. This is not about economic development. We're
4 not interested yet in this process. It's not about
5 financial feasibility, whether or not we have enough money
6 to build this or not. So we're just going to focus on the
7 environmental elements, your concerns, your ideas about how
8 we can build this out with the least environmental impact
9 possible.

10 Part of this, too, is developing from those
11 comments. Hopefully, we'll get enough of them that we can
12 develop another alternative, which is required under the
13 SEPA law. I'm going to read to you right out of the SEPA
14 Code, which is WAC 197.11.440(5)(b), "Reasonable
15 alternatives shall include actions that could feasibly
16 attain or approximate a proposal's objectives, but at a
17 lowering environmental cost or decreased level of
18 environmental degradation." So we want to have at least
19 three alternatives. Hopefully tonight, we will be able to
20 develop another one and then that will go into the final
21 EIS.

22 So today begins the comment period. It's going to
23 be 30 days. If you don't comment tonight, we will accept
24 written comments through November 30, so you can direct
25 those to me. The other part of my job is to keep you

1 informed on the process, so I'm available for that. I have
2 a list now of a lot of people who are interested in this
3 project. It's an e-mail list. If you want to get on that
4 list and you're not on it now, make sure I get your e-dress.
5 You can do that through our web site, which is also another
6 place to check for information. I have a page set up for
7 this project, and you can go there first. If you don't get
8 your questions answered, you can e-mail me through the web
9 site and I will respond. So I guess that's all I really
10 have to say. I'm going to turn it over to Al for the public
11 comment section of the evening. Take it away, Al.

12 MS. HOSKINS: I'm Stacie Hoskins. I'm the
13 planning manager, and I'm the SEPA responsible official. I
14 just wanted to expand a little bit on some of the things
15 that David said today. Just for the purpose of the meeting
16 today, I did want to let you know that if you're not
17 comfortable coming up and speaking in front of everyone, the
18 court reporter will be available for a period of time after
19 the meeting closes so that you can just one-on-one provide
20 comment, but, of course, you can provide it written through
21 the comment period.

22 The other thing I wanted to mention, just to
23 explain perhaps for some people that may not know, a
24 Development Agreement is an agreement between the applicant
25 and the Board of County Commissioners, the County, to freeze

1 the rules for a period of time so that the project can be
2 built without changing rules that might make it impossible
3 to build what they started. So that's really what a
4 Development Agreement is.

5 I did want to list out the elements of the
6 environment that are in WAC, Washington Administrative Code,
7 197.11.444. There's the natural environment and the built
8 environment. In the natural environment we have earth,
9 which includes geology, soil, topography, unique physical
10 features, erosion/enlargement of land area; air, which
11 include air quality, odor, climate; water, surface water
12 movement/quantity/quality, runoff absorption, floods,
13 groundwater movement/quantity/quality, and public water
14 supplies. It includes plants and animals, which includes
15 habitat for and numbers or diversity of species of plants,
16 fish, and other wildlife, unique species, fish or wildlife
17 migration routes; energy and natural resources, amount
18 required/rate of use/efficiency, source/availability,
19 nonrenewable resources, conservation and renewable
20 resources, and scenic resources.

21 In the built environment, we have environmental
22 health, noise, risk of explosion, releases or potential
23 releases to the environment affecting public health, such as
24 toxic or hazardous materials. We have land and shoreline
25 use. And in that category is relationship to existing land

1 use plans and to estimated population, housing, light and
2 glare, aesthetics, recreation, historic and cultural
3 preservation, agricultural crops. Another element in the
4 built environment is transportation. It includes
5 transportation systems, vehicular traffic, waterborne, rail,
6 and air traffic, parking, movement/circulation of people or
7 goods, and traffic hazards. And the last element of the
8 built environment is public services and utilities, fire,
9 police, schools, parks or other recreational facilities,
10 maintenance, communications, water/storm water, sewer/solid
11 waste, and other governmental services or utilities.

12 Lastly, I did want to underscore that we will not
13 be deliberating any time tonight. We really will be just
14 accepting your comments. We do have a court reporter
15 transcribing that, so we will be looking at these issues as
16 we go forward in our environmental reviews. So if you do
17 want to get home to get to the game you're perfectly welcome
18 to leave at your leisure, but we hope you will find this
19 fascinating and stay with us. Thank you.

20 MR. SCALF: Thank you, Stacie. Thank you, David
21 Wayne. As you can see, ultimately the consultant work comes
22 through the County. The County is the final decision-maker
23 and issues the EIS through the SEPA responsible official.

24 The public hearing is now open regarding the
25 Brinnon Master Planned Report Supplement Environmental

1 Impact Statement. This is a scoping meeting. This is a
2 legal process. There will not be a formal decision through
3 the environmental review. They will be examining the
4 environmental impacts associated with the proposal. Both
5 oral and written comments are allowed. The floor is now
6 open to the public. The SEPA responsible official will hear
7 public comments on the environmental issues only. Your
8 testimony is being recorded, therefore, when you speak,
9 begin by stating your name and address, and speak slowly and
10 clearly for the court reporter. Each person will be allowed
11 to speak for three minutes. We will start with the names
12 listed on the sign-in sheet and after that, anyone else who
13 hasn't already spoken and you'd like to give public comment
14 and we didn't call upon you. So, your patience is enjoyed
15 and we'd invite you to the podium. Our first person would
16 be?

17 MS. HOSKINS: Janice and Hal Richards?

18 MS. RICHARDS: we'll pass.

19 MS. HOSKINS: Wendell Stroud?

20 MR. STROUD: Is it good luck to be first?

21 MS. HOSKINS: Yes.

22 MR. STROUD: Thank you for this opportunity. My
23 name is Wendell Stroud, 1208 East E Street in Tacoma 98421.
24 I'm with Radon Boats in Tacoma. We were pleased to be
25 selected by Statesman Corporation to rebuild the marina and

1 have accomplished part of that, certainly with the help of
2 Don and Diane in management. My contribution to this
3 meeting is really just a first-hand experience with
4 Statesman and Garth and their extreme seriousness in
5 bringing a project in the most environmentally sensitive --
6 just a good project to the community.

7 we're primarily involved in the enlargement part,
8 but I wanted to also say to you that this marina has been
9 examined by the State Department of Natural Resources and is
10 being used as an example of the type of marina construction
11 they want used throughout Puget Sound at the waterfront. So
12 we're proud of that and I think Statesman's also proud of
13 that. This just recently happened in their examination. I
14 know that this reconstruction project is one of my personal
15 prides and joy because it was done so well and so sensitive
16 to the details that were required by the ownership. So my
17 message simply is that my belief is that Statesman has had
18 experience in doing great environmental projects and are
19 extremely sensitive to the community and especially the
20 environment. Thank you very much.

21 MS. HOSKINS: Gene Farr?

22 MR. FARR: Good evening. I'm Gene Farr, 570
23 McMinn Road in Port Townsend. Although I live up in Port
24 Townsend, I'm concerned about everything that's going on in
25 Jefferson County here. I must say that everything I've seen

1 about this development, it looks like these people are on
2 the proper track to ensure that the environment is
3 adequately protected. In fact, I've even heard that they're
4 cleaning up runoff issues and septic tank issues in the area
5 here that are really detrimental to the environment. I see
6 this whole development as a net plus for the environment
7 here. I recommend that you consider it very seriously, and
8 if some people have some minor disagreements, we'd really
9 need to take those into account with all the pluses that
10 this development brings to this area here. I encourage you
11 to go forward with the development. Thank you.

12 MS. HOSKINS: Karen Farr?

13 MS. FARR: I'll pass.

14 MS. HOSKINS: Felicity Christensen.

15 MS. CHRISTENSEN: I'm sorry. I didn't mean to
16 check that.

17 MS. HOSKINS: Ian McFall?

18 MR. MCFALL: Well, as you know, I've been --

19 MR. SCALF: Name and address, Ian?

20 MR. MCFALL: Sorry. Ian McFall, Brinnon.

21 MR. SCALF: Thank you.

22 MR. MCFALL: Is that close enough?

23 MR. SCALF: Address?

24 MR. MCFALL: Box 507, Brinnon, 98320. I'd
25 basically like to second what was just said. I think having

1 had a lot of time to really look at what this project's all
2 about, I see one of the most significant environmental
3 developments that I've ever seen in the state of Washington.
4 The whole water system, and all of the things that they've
5 done to bring this project to where it is, I think it's
6 state of the art. Every little piece of it has actually
7 been proven on a water system that we know works elsewhere.
8 We've got sewer systems that we know work elsewhere.

9 what these guys have managed to do is put it all
10 together in one package, and I think you have to look at it
11 that way. Each of these things has already been proven, and
12 all we're trying to do here on this piece of property is
13 bring them all together. I think the engineering people
14 have done an incredible job of doing that. And, of course,
15 you already know that as far as economic development this is
16 one of the greatest things that could happen to the county.
17 So even though there will be -- there's bound to be -- minor
18 objections from the environmental point of view, you have to
19 look at the overall picture, and it's got to be a plus.

20 Thank you.

21 MS. HOSKINS: John McKay?

22 MR. MCKAY: I'll pass, but I'd like to after
23 everybody has spoken.

24 MS. HOSKINS: Thank you. Barbara Moore Lewis?

25 MS. LEWIS: I don't know if this is three minutes

1 or not, but you can stop me. Thank you for the opportunity
2 to speak.

3 MR. SCALF: Name and address, please.

4 MS. LEWIS: Barbara Moore Lewis, Box 303, Brinnon,
5 Washington. Earlier today you talked about technical
6 reports that you've reviewed to get to tonight, and I want
7 to talk about one of them and make some comments on it.
8 Subsurface Group, LLC, has prepared a document titled "water
9 supply and Groundwater Impact Analysis." The document is
10 dated November 20, 2008 and was date-stamped into the
11 Jefferson County Department of Community Development on
12 April 1, 2009. This document was sent for comments to state
13 and local agencies, tribes, and interest groups on June 30,
14 2008 after an internal review by DCD. Comments were due to
15 David Johnson, July 17, 2009. waterworks Consultants
16 submitted comments on behalf of the Brinnon Group at that
17 time. waterworks Consultants pointed out significant gaps
18 in the information needed to assess the Black Point
19 hydrogeologic system. My remarks are based on the
20 recommendations of waterworks Consultants.

21 what I would say here is that it's really, I
22 think, difficult for citizens to comment on your process
23 when the documents you're using are not being made public.
24 This was not made public in the usual way, and it was an
25 extremely helpful document, and I think everyone here should

1 read it.

2 The summary of recommendations for additional
3 testing, to better understand the hydrogeologic response to
4 the proposed water supply management scheme and its
5 relatively sensitive groundwater environment, each of the
6 components of the hydro-cycle should be more accurately
7 quantified. In addition, the aquifer properties must be
8 better defined to design a supply system that does not
9 overstress the aquifer. The following tests are recommended
10 in order to gather that information: Aquifer
11 properties/aquifer testing, pump tests should be conducted
12 for a minimum of 72 hours in any wells that might be
13 proposed for water supply purposes -- American Campground
14 well, Pleasant Tides Coop well, Sam Boling water System,
15 Black Point Water Company, and MW2.

16 Pump tests should be conducted for long enough to
17 generate a measurable drawdown in at least two monitoring
18 wells in the vicinity. Pumping rate at the Pleasant Tides
19 Coop well should include the 300 gallons per minute for
20 existing water rights plus the proposed new withdrawal.
21 Pump testing at MW2 should include installation of a
22 monitoring well at a location that is as close as existing
23 wells are to the eastern shoreline in line with the MW2
24 well.

25 Chloride testing of water pumped from the aquifer

1 should be done when the Mw2 is pump tested. Pump testing at
2 the Pleasant Tides Coop well should include monitoring to
3 water level drawdown and for chloride at the other Black
4 Point Water Company wells, the Babare well, the Tutor well,
5 and the other Pleasant Harbor beach tract owners wells.

6 Seawater intrusion, chloride content in
7 groundwater should be determined in samples collected from
8 wells pumped adjacent to the marine shoreline over the
9 duration of the pump test. At a minimum, one sample should
10 be collected prior to initiation of pumping, another after
11 at least 12 hours of pumping, and a third shortly before
12 pumping is stopped. More samples provide more confidence in
13 the data collected and the interpretations derived from that
14 data. Chloride concentrations between 100 and 200
15 milligrams per liter indicate wells at moderate risk for
16 seawater intrusion.

17 MS. HOSKINS: Barbara?

18 MS. LEWIS: Yes.

19 MS. HOSKINS: You're going to have to --

20 MS. LEWIS: Okay. I will submit this, and I'm
21 going to submit it by e-mail because there are a number of
22 attachments to it. But you really do need to do much more
23 testing there to know the impact. I have never seen the
24 definition of the amount of water that's available for all
25 of us. I have not seen the definition of the part --

1 everything that is available that Statesman is going to use
2 that respects my water rights. Thank you.

3 MS. HOSKINS: Thank you, Barbara. John Adams?

4 MR. ADAMS: Thanks, Stacie. My name is John
5 Adams. I'm the Dosewallips farm manager. One of the cool
6 things about my job is we get to be the strong advocates of
7 water quality, and in that role I'll be speaking today. We
8 have four key areas that we'd like to have considered by the
9 SEIS. Because of the probable risk of this project, the
10 demographics, and the uses specific to the project, we
11 believe that they are very worth being deliberated over.

12 Number one is septic influences, mainly the gray
13 water from the watershed. This is a really neat process,
14 that we're using the gray water, but you don't completely
15 remove hormones, antibiotics, and medicines. And also,
16 we're talking about water delivery. Aerial delivery of the
17 solution onto it, which is a really neat idea, but we don't
18 completely understand the processes of aerielly delivering
19 this water onto the golf course, the accumulation of
20 chemicals -- phosphorous, nitrogen -- onto a steep slope
21 that's perched over a sensitive body of water. We feel like
22 it's deserving of a really good deliberate look and analysis
23 of potential impacts.

24 This one seems odd at first when I ask it, but it
25 makes sense. We'd like to have a rigorous look at the Pet

1 waste Program. Over the last few years, we've found that
2 pet waste actually has a very high vector for fecal coliform
3 contamination of the water. For example, one stool from a
4 moderate size dog -- a retriever, lab, whatever -- has
5 enough fecal coliform to contaminate about 100 by 100
6 square-foot area of shellfish beds, which gives maybe 1,000
7 servings of food, gives 1,000 people a really miserable
8 three days. And when you look at some of the demographics
9 of people that will be using this area, a Pet Waste Program
10 would be a really key component to managing some of the
11 water problem issues.

12 The storm water runoff issue is being looked at by
13 Statesman Corporation, and it's going to get a deliberate
14 look. Basically, we're talking about a lot of vehicles in
15 an intense area. A lot of polyaromatic hydrocarbons, again,
16 right over on top of that sloping substrate or sloping
17 surface terrain adjacent to an existing body of water.

18 And, finally, we are really asking for an
19 objective assessment of risk to the entire area of inputs
20 and outputs. I bring this up mainly because the initial EIS
21 did a really good job of addressing risks immediately around
22 Pleasant Harbor, but it really got gray and ambiguous when
23 it talked about that 2,000-meter section contiguous to
24 Duckabush and that was very, very alarming. It's just a
25 black hole of risk that wasn't there. Thank you very much.

1 MS. HOSKINS: Ross Anderson?

2 MR. ANDERSON: I didn't sign up to testify.

3 MS. HOSKINS: Lisa Johnston?

4 MS. JOHNSTON: My name is Lisa Johnston, and my
5 address is through the trees, right there. I don't have
6 anything prepared, but I will say that since we're focusing
7 on the environment, my two main concerns are water and
8 traffic.

9 The last few years have been a lot drier than
10 normal -- well, normal, I don't know, but it just seems to
11 be getting drier every year. I'm just concerned that trying
12 to use rainwater filling up kettles, I don't know if that's
13 going to be enough to run the resort. I know they have
14 other issues too with water, but I'm concerned about water.

15 I'm concerned about traffic. If you drive up the
16 Canal in the summertime, it's busy already. I mean, there's
17 people coming out all the time, which is great; but if you
18 add that many more homes, that many more places to stay,
19 that many more cars coming up the Canal, we're going to be
20 having more accidents, and that's just one of my concerns.
21 I have a lot of other issues too, but those are my
22 environmental issues.

23 MS. HOSKINS: Thank you. Dale Johnson?

24 AUDIENCE MEMBER: He left.

25 MS. HOSKINS: Paul Loreazen?

1 MR. LOREAZEN: My wife and I came here about four
2 years ago --

3 MR. SCALF: Name and address?

4 MR. LOREAZEN: -- because we loved the
5 environment.

6 MR. SCALF: Name and address, please.

7 MR. LOREAZEN: Paul Loreazen, 652 Valley view
8 Lane, Brinnon.

9 MR. SCALF: Thank you.

10 MR. LOREAZEN: We love the area. We came here
11 because of the environment. I've been, I think, to every
12 presentation the Statesman group has given regarding this
13 development and have been quite impressed. I think they're
14 doing very well, and I have no reason to think that they
15 won't proceed in the way they've described. My concern is
16 that there will be development here, there will be more
17 people coming, and I have no reason to think that they will
18 take the same care of the environment that the Statesman
19 group has described. I think that that, for me, is the most
20 compelling reason to support this group.

21 MS. HOSKINS: Thank you. I don't have anyone else
22 that has checked "Yes," so I'll open it up. If you'd like
23 to speak, raise your hand and we'll get to you one at a
24 time.

25 MR. MCKAY: My name is John McKay, and I've lived

1 here for about 36 years.

2 MR. SCALF: Can I have an address, please?

3 MR. MCKAY: 71 Brinnon Lane.

4 MR. SCALF: Thank you.

5 MR. MCKAY. I'm sorry, I'm new to the process. I
6 know this has been going on for about four years and I'm not
7 acquainted. My question is on the public's participation,
8 because the public has to trust -- has a public trust to the
9 officials that oversee development. They are professionals,
10 and all of this is being carefully monitored and there's
11 guidelines to be followed. So it's a little bit confusing
12 to me as to why the public has to be so involved with this
13 process.

14 I mean, it's interesting to follow, and I see
15 great benefits. There's some things that are kind of
16 questionable about traffic, in a general way. I see the
17 development of this area of great asset to the people who
18 live here. There's already zoning restrictions, so I don't
19 think overpopulation is going to be a problem. So that's
20 why I'm mostly curious, as to why the public is being so
21 involved. Thank you.

22 MS. HOSKINS: Thank you. Would anyone else like
23 to speak? Come on up, George?

24 MR. SICKEL: George Sickel, P.O. Box 228, Brinnon,
25 Washington. I'd like to speak in support of this project.

1 It's one thing to promise things in the future as to what's
2 going to be done, either that being our county
3 commissioners, our DCD staff, or project builders; but if we
4 look back on what they've already done for us here in the
5 Brinnon community, they've put more than a million dollars
6 into marina improvements. They've replaced the gas dock,
7 which you all knew had sunk two or three years ago, they
8 replaced that. They've replaced the pump-out station, all
9 new electrical in the main docks. They're safer now. There
10 was a lot of pollution going into Pleasant Harbor before.
11 Those have been mitigated. There was an invasive species,
12 the Tunicate, that were growing on the docks. Those docks
13 are now gone. I think it's just really great. It shows the
14 commitment that this project developer has put into making
15 this really happen and helping out the Brinnon community.
16 Thank you.

17 MS. HOSKINS: Anyone else?

18 (Audience applause.)

19 MR. SCALF: No clapping, please.

20 MS. HOSKINS: Is there anyone else that would like
21 to speak? All right.

22 MR. SCALF: Thank you very much for your comments.
23 David Wayne, do you have any staff comments, anything in
24 closing?

25 MR. JOHNSON: I do not.

1 MR. SCALF: Stacie, anything in closing?

2 MS. HOSKINS: I'd just really like to thank you
3 all for taking time out of your busy schedules to come this
4 evening. We do appreciate your input, and we will consider
5 those comments during our environmental review. Please do
6 provide written comments if you have something else to say.

7 MR. SCALF: This public meeting is now closed. We
8 thank you for your attendance and look forward to
9 participation from you in the future. Goodnight.

10 (The meeting was adjourned at 7 p.m.)

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