



## **JEFFERSON COUNTY**

### **PLANNING COMMISSION**

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#### **JEFFERSON COUNTY PLANNING COMMISSION**

##### **MINUTES FOR OCTOBER 3, 2007**

- A. OPENING BUSINESS**
- B. PUBLIC HEARING – COMPREHENSIVE PLAN AMENDMENT PROPOSAL  
MLA06-87 STATESMAN GROUP- BRINNON MPR**
- C. MOTION FOR RECONSIDERATION OF MLA07-96 – D’AMICO**
- D. ADJOURNMENT**

**A. OPENING BUSINESS**

The meeting was called to order at the Brinnon School Gymnasium at 6:30 p.m. by Chairman, Peter Downey.

**ROLL CALL:** Peter Downey, Patricia Farmer, Bud Schindler, Mike Whittaker, Edel Sokol, JD Gallant, Ashley Bullitt and Bill Miller. Excused Absence: Henry Werch.

DCD staff present: Karen Barrows, Stacie Hoskins and Wendy McCauley, secretary.

There were approximately 100 members of the public present. Those that signed the guest list were: George Sickle, Evelyn Cemper, Dennis Schmitt, Stan Walter, Bill & Shirley Rock, Barbara Grace, Donna Simmons, Gloria Allingham, Bob Allingham, Terry Germaine, Cindy Germaine, Don Herrin, Merry Herrin, Larry Hartley, Hal Beattie, R. Mitchell, A. Mitchell, Joe D’Amico, JoAnn Porter, Jack Titterness, Joan Hendricks, Jill Yeene, John Austin, Beverly Polacek, Ronald Polacek, Ian McFall, Paul Lorensen, Joy Baisch, Janet Sugino, John McDuff, Wes Neal, Sam Boling, Dan Gravlin, Nancy Thompson, Eleanor Sather, Ken Dressler, Mike & Joy McFadden, Steve Peterson, Jody Weed, Steve Redhead, Kathy Barth, Carl Sheats, Wayne Schlaefhi, Hal & Janice Richards, Chris Dunagan, Michael Hughes, Arnold Swan, Mary Lou Holtgeerts, Jackie Benson, Paul Benson, Margaret Mooney, Lydia Blake, Brady Blake, Dalila Dowd, John Dowd, Willa Beeman, Byron Beeman, Mike Wells, Patsy Wells, Lisa Johnston, Dale & Jane Johnson, LaVelle Montgomery, Noel Carey, Spencer Keene, Curtis Stacey, Michael Eastman, Ryan Kaufman, Diane Coleman, Mary & Roger Myhre, Sue Bond, Sue Bettinger, Jim Watson, Norma Jean Young, Mike Biccum, Aaron Boling, Melody Draper, Anne Recker, Pam Tyler, Ephraim Barney, Terence Byrne, Dana Starfire and Sharon McClain. (Some names were not legible from the sign in sheets, therefore not reflected in the minutes)

The minutes of August 15, 2007 were approved as submitted.

**B. PUBLIC HEARING – COMPREHENSIVE PLAN AMENDMENT PROPOSAL  
MLA06-87 STATESMAN GROUP MASTER PLANNED RESORT:**

Karen Barrows presented MLA06-87: The applicant is the Statesman Group Co., Ltd. The proposal is a Comprehensive Plan (CP) and application for a Master Plan Resort (MPR) in the Black Pointe area of Brinnon consisting of a golf course, resort, townhouses, condominiums, marina and village. The location of the proposal is the Brinnon Sub Area Plan, Area 11 of Jefferson County. The MPR area is 310.6 acres under multiple ownerships. The proposed MPR is located on approximately 256 acres of the Statesman’s property, and 15.2 acres of DNR marina leased land. MPRs are authorized pursuant to RCW 36.70A.360.

On September 5, 2007 a draft Environmental Impact Statement (EIS) was published and became available for public review. The public comment period for this document has been extended from 30 to 45 days, and will remain open until 4:30 p.m. on Wednesday, October 24, 2007. The staff will make no recommendation on the Comprehensive Plan Amendment (CPA) application until after the close of the public comment period on October 24, 2007.

PC and staff recommendations on this application, as well as all other CPA applications, are due to the BoCC on November 14, 2007. The BoCC will make final decision on all CPAs on December 14, 2007. There may be a public hearing at that time.

Chairman Downey stated the PC would not be taking any action on MLA07-96 D’Amico. He told the public he wanted to save them time and effort if they had come to the public hearing about that issue.

## **PUBLIC TESTIMONY:**

Sandy Mackie, attorney for the applicant, Statesman Group, presented: MPRs are authorized under the state's Growth Management Act but the county has to adapt criteria saying where and when a MPR is appropriate. Jefferson County has done that. This is also a public hearing on the EIS and any comments of the evening will be incorporated into the final EIS. The MP provides a 220 acre golf course south of Black Pointe, 739 units, and a marina which is north of Black Point.

Joanie Hendricks, Dosewallips State Park, Hwy 101 is opposed to the size and the impact on Brinnon lifestyle. She believes it is unsuited for the Brinnon area because of the size and the wealthy people it would attract. She proposed an alternative such as a sustainable tourism resort which would attempt to make a low impact on the environment and local culture.

Lisa Johnston is not opposed to growth in general but believes it should be gradual.

Wayne Schaech retired here in 1993 at about the time the Brinnon Sub-Area Plan was being discussed, and of which included a Master Planned Resort. He believes it would be hard to come up with anything better than what the Statesman Group has proposed as a quality resort.

Kathy Barnes, 1451 Duckabush River Rd is not totally opposed to the development, but believes 800 units is too big. She likes rural living.

Donna Simmons, Hoodspout: Board Member of the Hood Canal Environment Council is concerned with the environmental impact of the MPR and will make a recommendation to her council on 10/6/07 as a "no action alternative."

Sam Boling lives next to the proposed development on Black Point. He developed 200 acres and believes the MPR is "too much for the area." He's concerned with the quality of life.

George Sickel of the Duckabush area provided a letter and 180 signatures of supporters of the MPR who have researched extensively the proposal.

John McDuff of 212 East Quill Road, Quilcene, reviewed the EIS extensively and provided his support for the proposed MPR. He believes it is the best proposal and will make the least foot print. He opposes any sort of small unit construction with small septic systems.

Steve Redhead of Brinnon expressed his main concern for "fresh water". He gave Marrowstone Island as an analogy and the salt water intrusion they experienced. He is not opposed to a small resort.

Wes Neal of the Shelton area gave his support of the MPR. He believes growth is inevitable, that the Statesman Group cares while others don't.

Barbara Lewis of Jupiter Loop expressed her dislike that people use the idea that "corporate cares about us." "Corporation doesn't care about us." "It's all about money."

Sharon McClain of Quilcene is concerned about the water, taxes and the loss of rural living. Thinks it is about greed.

Sue Vaughn, a 2-year resident of the community. She is opposed because of her desire to have Brinnon remain a rural area.

Adam Boling, life long resident. Expressed his concerns of property value and not being able to afford to

buy his own home.

Ian McFall: Resident of Jefferson County. Came here for the same reasons as others. Jefferson County has a tax basis that will not allow people to continue to afford to live here. The cost of infrastructure continues to go up and unless we have reasonable and economic and commercial development in this county, we are all going to be looking at a fixed income and not being able to pay our taxes. He is in favor of the MPR because when one looks at what the alternatives are, which is 50 independent units on the same piece of land with 50 independent septic systems, it would be environmentally worse off. To allow this to happen by random chance is the kind of growth we see in other areas of this county.

Mike Biccum of Black Point area, third generation owner of the land. He is concerned with salt water intrusion in the wells, the impact on the Duckabush River flats, and access to the beach.

Mike McFadden moved here in 1994. Is in support of the MPR because they propose a Class A sewer system which returns water from the sewer system that is so clean it can be returned to Chimacum Creek which would reinforce the creek. He also believes we need the economic support the MPR would bring.

Sadie Shaw, a life-long resident, has concerns with the water and environment should the MPR be approved.

Rob Mitchell, Duckabush Rd., resident since 1992 and business owner since 1997. He does not believe the money brought in by the MPR will stay in the area.

Melody Draper, a Brinnon resident since 1988. She has traffic impact concerns.

Ellie Sather of Whitney Gardens indicated that a lot of information is not in the MPR and that it is the most pretentious plan she has ever seen. She is concerned with the impact on the environment and that Statesman's MPR is "too big" for the Brinnon area. She believes further research needs to be conducted.

Mitchell Draper lives above Pleasant Harbor. He opposes the resort due to traffic concerns.

Jim Watson of 80 Brinnon Way expressed concern with the current pollution problem in Pleasant Harbor. He believes the Statesman Group should research Brinnon rainfall data, not Quilcene. He suggested that Statesman work with the community to build a new school - "work with us so we can move forward together." He believes it would be a way for the community to be spared some of the tax burden. He would like the Statesman Group to show their commitment to the community and the future of the community.

Jasper Hendricks, Hwy. 101. He is a boy scout who stays the camp ground in the area. He suggests downsizing the MPR. He is also concerned with the current pollution at Pleasant Harbor.

Norma Jean Young stressed to the PC that there be stop gaps along the way during construction so that this is a live, vital, humane addition to the community. She expressed her observations of working with Garth Mann, who she felt was a most humane CEO. She believes she felt his willingness to work with the community.

Delila Dowd, member of the sub area plan for 12 years. She expressed her neutrality on the issue and wanted to be assured that the community benefits from the MPR and does not suffer.

The public hearing was then closed by Chairman Peter Downey.

**C. ADJOURNMENT:**

The meeting adjourned at 8:15 p.m.

**APPROVAL OF MINUTES**

These minutes were approved this \_\_\_\_\_ day of October, 2007.

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Peter Downey, Chair

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Wendy McCauley, Secretary