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FINAL

PAINTED HILLS RESIDENTIAL

PLANNED DEVELOPMENT

EIS SCOPING MEETING

HELD ON

MONDAY, SEPTEMBER 25, 2017

6:00 P.M.

CENTERPLACE REGIONAL EVENT CENTER

2426 NORTH DISCOVERY PLACE

SPOKANE VALLEY, WASHINGTON 99216

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7 **6:00 P.M.**

8

9 **MR. HOHMAN:** I think everyone's just about
10 settled. I want to introduce myself. I'm John
11 Hohman, deputy city manager of the City of Spokane
12 Valley. I'm also the SEPA responsible individual
13 for overseeing the permitting of this project.

14 Tonight we have an environmental impact
15 statement scoping meeting. What that means, we'll
16 have a further explanation here in a few minutes,
17 but I did want to introduce the individual that will
18 be conducting the meeting tonight, and that's Reid
19 Shockey from Shockey Planning Group. The City has
20 decided to retain outside planning expertise for
21 this project.

22 That way we can make sure that we've got
23 all of our bases covered as we move forward. I
24 don't have to explain to you that this project has
25 been very long in the process. We received an

1 application in 2015. It's been slowly working its
2 way through the process. We have prepared boards in
3 the back if anybody's interested in finding out
4 where are we, where is this project in the overall
5 scheme of how projects usually go through our code
6 provisions. It's very early on in the process yet.
7 We just recently completed the environmental
8 determination.

9 We did make a determination of
10 significance, which means that this project does
11 need to conduct an environmental impact statement
12 study and go through that process, which we also
13 have a board in the back that talks about the EIS
14 process. So what we'll do tonight is I'll turn it
15 over to Reid.

16 He will give an overview of what tonight's
17 meeting is really about and what we're trying to do
18 is receive input from you, the public, on what the
19 EIS should focus on. What are the actual attributes
20 that should be studied in this EIS? So that's what
21 we'll be asking you to provide input on tonight.
22 Reid will talk about that some more.

23 We'll turn it over to the project
24 representative, Bryan Walker. He'll have a few
25 minutes to talk about the project. And then the

1 rest of the evening will be just listening to your
2 comments.

3 What should we focus on? Again, it really
4 is trying to gauge where should this environmental
5 impact report go? What are the areas that need to
6 be focused on? So with that I'll turn it over to
7 Reid and he'll walk you through tonight's meeting.

8 **MR. SHOCKEY:** Thank you, John. We do have
9 a court reporter that will be taking down all
10 testimony and the meeting is being recorded so that
11 we can make sure that whatever you come up to the
12 microphone to say is on the record so that we can
13 follow up and make sure we've addressed whatever
14 concerns you have expressed regarding the scoping.
15 And with anything official, I've got a statement I
16 want to make. It's about two pages. It won't take
17 long.

18 And then we'll get into your testimony.
19 For the record, this is a public meeting being held
20 on Monday, September 25, 2017, at CenterPlace in
21 Spokane Valley. The purpose of the meeting is to
22 receive comments from the public regarding the scope
23 of an environmental impact statement being prepared
24 for the proposed Painted Hills Planned Residential
25 Development which has city file numbers SUB-215-0001

1 and PRD-2015-0001. The process of determining the
2 content of the EIS is called scoping, and this is a
3 scoping meeting.

4 My name is Reid Shockey and I am a
5 planning consultant from Everett. I have been
6 retained by the city to review the Painted Hills
7 project under the rules established by the
8 Washington Environmental Policy Act, otherwise known
9 as SEPA. I'll be outlining this evening's
10 activities here in a moment. First to comment on who
11 I am and what my role is. Because I live 200 miles
12 from here, I have no opinion regarding the Painted
13 Hills proposal in terms of whether it should or
14 shouldn't be approved.

15 I have been retained to make sure that the
16 letter and the spirit of SEPA are met and the
17 environmental review of the project. Once the scope
18 of the EIS is determined, my job is to make sure
19 that these items are studied accurately and
20 circulated to the public for comment. I need to
21 explain exactly what this meeting is about and what
22 it is not about.

23 The rules governing the preparation of an
24 environmental impact statement can be confusing but
25 they are the rules. Black Realty has applied for a

1 permit for a project involving 300 single family
2 homes and 280 multi-family dwellings and a
3 neighborhood commercial center. You had the
4 opportunity to see those plans earlier tonight
5 before the meeting -- before this meeting convened.
6 The permit is being reviewed under the various codes
7 of the city. As John mentioned, the city has
8 determined that an environmental impact statement
9 must be completed analyzing the issues you will find
10 on the DS document that was on the table out there
11 and hopefully you have a copy. The purpose of this
12 meeting is to hear what other topics you, the
13 citizen, believe should be analyzed in addition to
14 what you see on the list.

15 We will take your comments under
16 advisement and will then make a final decision on
17 scoping. You will either see that your topic has
18 been included for study in the environmental impact
19 statement or you will see why the item was not
20 included. And SEPA has criteria as to what's
21 discussed in the environmental impact statement.
22 While your comments might certainly have meaning to
23 you and others, it may not meet the criteria for
24 discussion in an environmental impact statement.
25 That's one of those confusing rules I was telling

1 you about. Not including your item in the
2 environmental review does not prohibit you from
3 raising it at future hearings on the permit itself.

4 For tonight's meeting, it will be helpful
5 to the city to hear comments from the public on what
6 additional items should be addressed in the EIS or
7 comments related to the items that are already on
8 the list. Everyone is invited and encouraged to
9 speak. If a prior speaker has adequately expressed
10 your opinion regarding issues to be discussed in the
11 EIS, you need not testify.

12 The number of persons asking for something
13 to be discussed, the number of people asking does
14 not affect the decision to include it in the
15 environmental impact statement. If you do not wish
16 to speak, feel free to fill out the comment sheets
17 that were out in front and drop it in the comment
18 box before you leave. Again, the box is on the
19 table.

20 If you have a letter to submit, you may
21 drop it in the comment box or give it to Ms. Barlow
22 and you will be on the record. The deadline for
23 scoping comments is this Friday, the 29th, at 5
24 o'clock p.m. Any of the methods that I've discussed
25 will get your comments recorded. I have read the

1 253 comments submitted by citizens already, and if
2 you submitted a comment, one of those 253, you're on
3 the record. Once the draft EIS is issued, there will
4 be another hearing to hear your comments on the
5 analysis of the various documents in that document.

6 And once the final EIS is issued, you will
7 have the opportunity to speak at a public hearing on
8 the project itself. Are there any procedural
9 questions that any has for the purpose of tonight's
10 meeting? We'll have testimony later on the topics
11 that you think should be included, but does everyone
12 sort of understand what we're all doing here
13 tonight? Okay, thank you. I'm going to introduce
14 Bryan Walker.

15 We're -- in a minute I'm going to tell you
16 we're going to try to hold you all to two or three
17 minutes and then we'll hold Mr. Walker to two or
18 three minutes. If you would like to get up and
19 mention anything that -- about the EIS process,
20 Bryan, are you -- oh, there he is. And if you would,
21 and I'm going to ask this of everyone, if you want
22 to speak, come forward to the mic and give us your
23 name so that we have that on record.

24 **MR. WALKER:** Bryan Walker, 107 South
25 Howard. And I just want to first of all tell

1 everybody that -- I'm facing the wrong direction.
2 First of all, I want to tell everybody thank you for
3 coming because you're the neighbors, you're the
4 citizens, and you're the people that we need to hear
5 from, as well as the city needs to hear from with
6 your concerns. We have a lot of -- we've spent
7 almost four years now in the planning of this and
8 we're finally at a point to where we believe we can
9 try to move this thing -- move this thing forward,
10 but we want to be able to give everybody ample
11 enough time to express their opinions and talk about
12 what's concerning them as it relates to this
13 environmental impact statement tonight.

14 Like he said, in the future we're going to
15 have other opportunities to talk about other things
16 but I set up a little display in the back and I can
17 talk about those things with you. I was there
18 earlier and had a lot of people talk but if you want
19 to come and see me afterwards and talk a little bit
20 more about the neighborhood, I'll be happy to answer
21 your questions. And I'm going to keep it under two
22 minutes.

23 **MR. SHOCKEY:** And I think you did. Okay, I
24 do have the sign-in sheets in front of me. And what
25 I'm going to do is I'm going to just start right off

1 the top those people who indicated that they would
2 like to speak. And I'm going to mention the name
3 and then I'll mention the two next names. And if
4 those other two folks would like to work their way
5 to the front and just take a seat, then I think
6 it'll move things along quickly. So, and our target
7 tonight is adjournment at 8 o'clock.

8 And I think, looking at the list of
9 speakers I see that indicated they want to speak, I
10 think we're going to be fine in that regard. But we
11 are going to remind you when three minutes is up and
12 ask you to quick conclude your comments and return
13 to your seat so the next person can talk. So to
14 start off I have Marcia Sands, to be followed by
15 Nancy Bauchwitz, to be followed by Pat Munts.

16 **MS. BARLOW:** M-u-n-t-s, Munts.

17 **MR. SHOCKEY:** I'm hearing Munts. Thank
18 you very much. Okay. And I need your name. And I
19 already have your number. We need your name. Don't
20 need your address, just your name.

21 **MS. SANDS:** Marcia Sands. Tonight I'm
22 going to speak just to the SEPA checklist revisions
23 as they address surface and floodwater issues.
24 Revision A-10, city floodplain development permit
25 part 4.8 requires that written notarized approval of

1 the property owners for said increase in base flood
2 elevations be provided. And 4.9 requires a no-rise
3 certification and documentation.

4 Given that this property is in the
5 compensatory floodplain defined in the Spokane
6 Valley Municipal Plan as an area where development
7 cannot reduce the volume of water stored, these
8 requirements need to take into account all of the
9 properties bordering the extended floodplain due to
10 the interconnectivity of surface and groundwater
11 flow in the area. I have some attachments, and I
12 will provide this letter and all of the attachments
13 to Ms. Barlow by email.

14 The attachment that goes with this is the
15 FEMA floodplain map that shows the extended
16 floodplain goes down East 40th Avenue and extends
17 over across Highway 27 and covers the area that's at
18 the base of Belle Terre and the housing division in
19 that area. Revision A-11 in part says remove the
20 project area from the compensatory floodplain
21 storage. Based on the definition of compensatory
22 floodplain storage, I'm not sure how it can actually
23 be removed. You can't remove -- there are
24 approximately 60 acres according to the FEMA
25 floodplain maps, a potential flood depth of about a

1 foot. And that's 60 acre feet of water. And
2 because of our pre-spot cycles here that water tends
3 to all accumulate.

4 And so talking about it in CFS doesn't
5 really help. You need to talk about it in volume.
6 And that volume of water has to go someplace. It's
7 going to go to the outlying floodplain areas. Those
8 are all previously developed areas before this FEMA
9 flood map was initiated. Those properties are going
10 to be affected. Item No. B3A4. And this again --

11 **MR. SHOCKEY:** And I need to remind you
12 your three minutes is up. If you can conclude and
13 you certainly can submit your written comments as
14 well.

15 **MS. SANDS:** Okay. In conclusion, a
16 subdivision of this size and magnitude is completely
17 inappropriate for that property. It's going to
18 affect all of the properties that are on all of the
19 interconnected floodplains in the surrounding area.
20 So I think the city has been wrong in even
21 considering allowing development in this property
22 and they need to do a lot more review and address
23 all of the people that are going to be affected by
24 it.

25 **MR. SHOCKEY:** Okay. Thank you, Ms. Sands.

1 **SPEAKER:** I don't know if Pat Munts is
2 here.

3 **MS. MUNTS:** I'm here.

4 **SPEAKER:** Oh, you're right there, Pat.
5 Okay, good. I knew Pat was here. Okay. Nancy
6 Bauchwitz?

7 **MR. SHOCKEY:** And if I may. I apologize.
8 Followed by Pat Munts, followed by Kent Mayer or
9 Mayer. Thank you.

10 **MS. BAUCHWITZ:** I agree with everything
11 the previous speaker said. I'm not in favor of this
12 development. I -- we lived here 42 years ago on the
13 north side. When we came back nine years ago we
14 ended up in the valley and we loved everything about
15 the view from our deck which is the northwest. The
16 greens, the trees, the hills, the mountains, the big
17 sky. Our view will be now multi-family dwellings
18 and single-family dwellings and maybe a few hills
19 peaking over the top. I do feel that will affect
20 the property value of the homes in my area. If it
21 does go through, I'm worried about the potential
22 increase in traffic, in the impactedness of the
23 schools, in increased crime in such a -- for the
24 density factor of the dwellings that are going to be
25 built. It is, yes, as the previous speaker said,

1 far too many for that area. I would prefer a great
2 park.

3 If we -- other places that I have lived,
4 including Southern California which was the
5 development capital of the nation for a long time,
6 when developers are in the planning stages, they do
7 plan into their project to build a new school
8 because of the impact it would have -- because of
9 the plan's impact on the current schools. And after
10 they build the new school, as part of their project,
11 they deed that over to the school district at their
12 expense. So it's a gift, if you will. But also
13 helps with the impacting of the schools. And I think
14 that's all I have to say. Thank you.

15 **MR. SHOCKEY:** Thank you very much.

16 And we have Pat Munts, followed by Kent
17 Mayer, followed by Randy McNeice.

18 **MS. MUNTS:** My name is Pat Munts, M-u-n-t-
19 s. I have lived in the very north of Painted Hills
20 area for 40 years. My first introduction to that
21 area was to come in with our realtor, up the back
22 way off Dishman Mica and then down over the hill
23 going north on Mohawk because the field was flooded.
24 And it was flooded a full third of this development.
25 Now, that was the mid to late '70s. In the last 40

1 years I've seen it flood multiple times, including
2 after they tried to clean the creek out and put in
3 the drainpipes under the road. And in some cases in
4 the last seven, eight years, it was flooded for a
5 full three months. Now, I have a background in
6 resource management, wildlife, gardening, and soil.
7 The water table in that area is very high.

8 I have seen holes in the late summer full
9 of water. I have seen wildlife in that area use
10 that creek heavily because it is the only source of
11 water in the region come July, August, and
12 September. I have seen wildlife displaced
13 throughout the development of the Creek at Chester
14 and Alderwood. In fact, we've had deer that have
15 been killed on that road repeatedly. Now, when they
16 put in the Chester Creek development, they actually
17 had to raise the elevation of the lots closest to
18 the creek because they were below the flood line.

19 If this development is going to be
20 considered, the wildlife has to be considered, the
21 plantings that they are using to put in for
22 landscaping need to be wildlife friendly, native
23 focused. And if this is going to be a community
24 area, then the community -- and I'm talking about
25 everybody outside the gates -- needs to have access

1 to some part of it. This land is an old lakebed. I
2 have seen great beach sands when we built our house.
3 As a floodplain issue first of all discussed by Ms.
4 Sands, this is a floodplain. This is an old lakebed
5 that will fill with water again. The best thing
6 that can happen to this property is that maybe half
7 of it be developed. The rest of it needs to be
8 taken over by the City of Spokane Valley as a
9 retention area turned into a city park. Thank you.

10 **MR. SHOCKEY:** Thank you very much. Let's
11 see. Next would be Kent Mayer, followed by Randy
12 McNeice, followed by Gary Lake. I'm going to
13 butcher some of these names, and I apologize.

14 **SPEAKER:** Does it say Gary Lake and Pamela
15 Lake, Pam Lake?

16 **MR. SHOCKEY:** You know, it does. I
17 apologize.

18 Let me real quickly look at our court
19 reporter. Is everybody doing well?

20 **COURT REPORTER:** The slower they speak the
21 better, but that's quite all right.

22 **MR. SHOCKEY:** Okay, that sounds good.
23 Okay, go ahead, sir.

24 **MR. MAYER:** My name is Kent Mayer. I'm a
25 fishery biologist for a state agency. I can't say

1 which one because I'm here on my own. I have a
2 master's degree in Fisheries and a bachelor's degree
3 in Forestry. I know a lot of big words like fluvial
4 geomorphology, hydraulic connectivity, and
5 anastomosing, so I get it. I've been through the
6 SEPA process. I've written EISs. I've critiqued
7 EISs. Most of this what I'm going to say is
8 addressed to city staff and their environmental
9 crews. I've been there. Chester Creek came within
10 inches from flooding at the ridge this year and this
11 flooding isn't over one day; it's over a period of
12 weeks. Houses flooded. I see a lot of nice
13 pictures here. I don't see a single house but I see
14 a hell of a lot of pavement.

15 From my perspective as a fish biologist,
16 pavement and salmon are not compatible. Now, we're
17 not talking about salmon but there's going to be no
18 less water with pavement. And if they think they
19 can capture floodwaters, they're crazy. You simply
20 have too much CFS going here. We've already heard
21 about acre feet. You're talking about Chester Creek
22 flowing at that high rate for potentially months on
23 end like it did this year, so the amount of water to
24 be captured is millions of gallons. Where is it
25 going to go? How fast is it going to flow? And

1 what about what's downstream of that? When you put
2 something in a dyke or a levee, why don't you ask
3 New Orleans and Houston how that worked out for
4 them? So my environment -- what I know being a
5 professional biologist is environmental concerns
6 generally don't slow down a project a whole lot.

7 Traffic concerns do, and here's the
8 relatedness. When I went to a Traffic meeting, they
9 said our traffic ratings in this area are about As
10 and Bs. But after this there's going to be Cs and
11 Ds. So I'd like to ask, how would you feel if your
12 kids brought home As and Bs the first couple years
13 of high school and come back and bring back Cs and
14 Ds? Are we simply just going to dumb this down, our
15 environment and our traffic, and just the quality
16 goes out the window from excellent to good down to
17 average or below average.

18 Water is a tricky business. It kills
19 people. I've worked in streams flowing at 3,000
20 CFS. I had to wade in them to do my projects. It's
21 not fun, and it flows 24/7. You're asleep and it's
22 flowing. You wake up and it's flowing. On weekends
23 when you're off work it's flowing. It's always
24 flowing. As I said, pavement and water storage and
25 retention are not compatible. So I'm asking city

1 staff: How do we hold a standard up that protects
2 people, the environment and their homes and their
3 kids? Having a raging river and a toxic bank worse
4 is going to be worse. And the last thing I'll say
5 is, Mother Nature bats last and we can't get out of
6 it.

7 **MR. MCNEICE:** My name is Randy McNeice. I
8 have lived in the valley all of my life. I attended
9 Bowdish Junior High and University High School. I'd
10 like to say that I'm not anti-development but I am
11 100 percent anti this development. It is totally
12 inappropriate. I'd like to address an issue that I
13 don't know if anybody else will. I have a letter
14 here addressed to Ms. Lori Barlow and it's from
15 DAHP, and that is the Department of Archaeology and
16 Historic Preservation for the State of Washington.
17 I'd like to quote a couple of lines out of this
18 letter. "Our professional opinion is that the
19 project area has a high probability to contain
20 archaeological resources. The project area is
21 depicted as having the highest probability for
22 containing pre-contact archaeological resources."

23 I'd now like to reflect back to my days in
24 junior high school when that area was an old farm
25 and myself and a number of my friends would often

1 frequent that farm to shoot gophers. In that
2 endeavor, we noticed a multitude of times that in
3 the fresh dirt around the gopher holes were plates
4 of agate, jasper, and obsidian. And I think for
5 anybody that understands what that is, it's absolute
6 proof that Native Americans used that site and used
7 it for construction of stone tools. And I would
8 encourage the City of the Valley absolutely require
9 an extensive cultural resource study of the golf
10 course site.

11 Now, that site has been disturbed by a lot
12 of dirt being hauled in there for the construction
13 of the golf course, by farming, but I will bet you
14 that if they do an extensive amount of work on that
15 property, the deeper levels, you're going to find
16 that history that's been there for hundreds of
17 years, and I encourage the City of the Valley to
18 include that in their requirements. Thank you.

19 **MR. SHOCKEY:** Okay. Next, with apologies,
20 we have Pam Lake's group.

21 **SPEAKER:** That's right.

22 **MS. LAKE:** Thank you. My name is Pam
23 Lake, L-a-k-e. My address is 11912 East 40th. I'm
24 speaking as a citizen of Spokane Valley and a
25 neighbor of what was previously the golf course. The

1 housing that is proposed will be much more densely
2 populated than what is in the surrounding area.
3 This will increase the traffic on ill-equipped
4 streets and the schools. It will also increase the
5 crime in our area and affect our property value.
6 Thank you for listening.

7 **MR. SHOCKEY:** Thank you. Now, we do have
8 next Jill and/or Frank Cobb. After then, John and
9 Kathy Sisser. After them John and it looks like
10 Lorri Clarizio. Good evening.

11 **MR. COBB:** My name is Frank Cobb. My wife
12 and I live right on the old number five green, right
13 on the old golf course. I want to talk about the
14 floodplain engineering. The developer has designed a
15 very complex system. It's designed to handle the
16 spring runoff and all this floodwater we're talking
17 about. It's a system of catch basins, pipes,
18 drywells, weirs, and it's complex. And it's going
19 to have to be maintained and at times repaired.

20 And the developer has proposed -- I've
21 read the engineering on this and the comments, and
22 the developer has proposed that a future homeowner's
23 association for this community, if it's built out,
24 will be responsible for the maintenance and
25 operation of this floodplain mitigation system.

1 I think this is totally, totally unreasonable,
2 because most homeowners' associations just plain
3 don't work. It wouldn't surprise me that we're
4 going to see a weather event at some point in the
5 future that could overwhelm a system like this and
6 it makes no sense for the city to approve it.

7 So my question to the city is, do you find
8 this proposal acceptable? I think we need an answer
9 to that because I don't think it is. Thank you.

10 **MR. SHOCKEY:** Next is the Sissers.

11 **MR. SISSER:** My name is John Sisser, S-i-
12 s-s-e-r. I have spent 10 years in Southern
13 California living in probably the fastest growing
14 community in the country at that time. I sat on a
15 commission that every developer had to go through to
16 submit its plans for parks, recreation, and schools.
17 I sat there and asked questions. They had to make
18 the changes and they had to pay for the changes and
19 dedicate all that land to the city or to the school
20 district. So we worked together, the three of us,
21 the school district, the city, and the developer, to
22 come up with an equal plan. This is not happening
23 here. Another thing I want to address is the water
24 that's going to be generated that's going to come on
25 that property has to stay on that property. It

1 cannot be taken off some other way and got to a
2 different spot that we don't know about yet that
3 somebody probably has got a thought in their head of
4 how they're going to do that. That's all I've got
5 to say.

6 **MR. SHOCKEY:** Thank you. And let's see.
7 Next we have John and I think Lorri Clarizio?

8 **MR. CLARIZIO:** Clarizio.

9 **MR. SHOCKEY:** Oh, thank you.

10 **MR. CLARIZIO:** My name is John Clarizio,
11 C-l-a-r-i-z-i-o. After reviewing the conditional
12 use permit, CUE-26-85, many points stand out as to
13 why all 15 agencies agree to the only use for the 75
14 acres is a golf course. Here are some of the
15 points. The County Engineer's office granted a
16 development permit under the Floodplain Management
17 Program and under the National Insurance Program.
18 The permit will be issued under the condition that
19 there will be no adverse onsite and offsite impacts
20 due to any excavation regarding any excavation
21 rearranging of the landscape. Fill can only be used
22 from within the site. It was estimated by the
23 applicant that 150,000 cubic yards, revised down to
24 30,000 cubic yards of soil material will be
25 rearranged to accomplish the golf course design.

1 The clubhouse and driving range will be
2 built on the same site as the existing farmhouse.
3 The 100-year floodplain for Chester Creek is
4 included in most of this site. The challenge will
5 be to see -- excuse me, the challenge will be to see
6 that any alteration of the terrain on the site does
7 not adversely affect upstream or downstream
8 properties contained in the floodplain area. The
9 site has been designated as a critical materials use
10 activity under the aquifers sensitivity area overlay
11 zone and there shall be requirements to construct
12 the proper place for the storage and handling of
13 critical materials. The conditional use permit is
14 granted in perpetuity. The golf course will be
15 located in a designated flood hazard zone.

16 Documents on the file state that the 75
17 acres is a floodplain, floodway, as well as
18 wetlands. The soil is clay, silt, loam. Paved
19 driveways are prohibited in a 100-year flood zone.
20 No more than five percent of a 100-year flood zone
21 area shall be covered by impervious surfaces or
22 fill. Information from the United States Bank
23 Servicing court case, Case No. 12-036113-PCW11
24 concerning Painted Hills says two-thirds of the site
25 within the floodplain zone is -- two-thirds of the

1 site within the flood zone is 61 acres. One-third
2 of the site is outside the flood zone and it's 30
3 acres. The total unusable area is 61.03 acres and
4 the market value of the property is \$930,000. Thank
5 you.

6 **MR. SHOCKEY:** Thank you. Next I have
7 Velvet Bachman.

8 **MS. BACHMAN:** My name is Velvet Bachman,
9 V-e-l-v-e-t, and my last name is B-a-c-h-m-a-n. I'm
10 here to represent myself, my family, and neighbors
11 like me. We moved to that area about six years ago.
12 It took us about six months to find a home and we
13 decided on that place because it overlooked the
14 mountain and the golf course. It had a beautiful
15 view. Right now we're concerned about not only our
16 view going away but the square footage of our
17 property if we lose our basement because of flood
18 issues in the future. We're also concerned about the
19 school.

20 We have two children that are three and
21 five years old, and what that's going to do to the
22 schools because we know in the past that schools had
23 been full, and even though we live two blocks away
24 from there we may not be able to -- our kids may not
25 be able to attend that school. We're also concerned

1 about the traffic. Right now we take our children
2 to daycare and there's a lot of traffic in that
3 area. We're concerned about the property value and
4 how that might affect our home. And those are
5 issues that when we purchased the home were not
6 there and we hope that you consider them. Thank
7 you.

8 **MR. SHOCKEY:** Thank you.

9 **MR. SHOCKEY:** Okay. Next, I have Sylvia
10 Passe or Passe, followed by Charlie McGuire,
11 followed by Rose Coalson. Good evening.

12 **MS. PASSE:** Good evening. My name is
13 Sylvia Passe. I've lived in the Ponderosa now for
14 10 years just down from the golf course. When we
15 heard about all of this development that was
16 proposed we were quite upset because it truthfully
17 seemed like money talks. Money, if you have the
18 money, you can get the floodplain designation
19 changed, and that's exactly what's happening here.
20 Besides all the flooding -- it was tremendous
21 flooding this last spring. And with ice dams and
22 flooding in people's homes. The traffic that's
23 going to be increased on these roads is going to be
24 horrendous. We've been to the traffic study
25 meetings, which basically the people that went to

1 the meetings were just blown off.

2 This should not be happening in our city.

3 We bought out there because it's large. The lots
4 are large. It's more of a country feel. I don't
5 know all the big words like the previous folks, but
6 this is just wrong. Our schools are already
7 overcrowded. The crime is getting worse and you
8 bring in such a dense amount of homes, it's going --
9 it's just going to multiply. We don't have enough
10 deputies or police in this county and in this city
11 as it is. And what's going to happen to the
12 surrounding neighborhoods? We're all at risk.

13 Thank you.

14 **MR. SHOCKEY:** Thank you.

15 **MR. SHOCKEY:** Charlie McGuire, Rose
16 Coalson, followed by Sandy Pavelich.

17 **MR. MCGUIRE:** Hi, my name is Charlie
18 McGuire. An environmental impact study needs to
19 consider the effects of the aquifer below this
20 property. And there is a water well in this area.
21 And presently, the old golf course has turned into a
22 giant weed patch, and the heavy rains have produced
23 weeds that are waist high. The billions of seeds
24 from these seeds are viable for 20 years. Most
25 homeowners use Roundup to kill weeds. If 500 homes

1 use a gallon of Roundup a year, that will add up to
2 10,000 gallons of Roundup in the next 20 years to
3 kill these seeds.

4 In addition, many neighbors in this area
5 spray for spiders. These are big, ugly, one-inch
6 long spiders. My neighbor has his property sprayed
7 three times a year to kill these spiders. Any new
8 homes will have the same spiders and want to spray
9 them. These thousands of gallons of herbicides and
10 pesticides will affect our health. There's a clear
11 link between Parkinson's disease and exposure to
12 these chemicals.

13 After 20 years of new spraying, we could
14 say we killed all the weeds and spiders, but the
15 water is not safe to drink. I propose a low impact
16 change to this property that has a low population
17 density. The Fairchild Air Base poisoned their
18 aquifer with fire-retardant foam. This week, many
19 millions of dollars were added to clean up their
20 poisoned water. We should learn from their
21 mistakes. Thank you.

22 **MR. SHOCKEY:** And after Rose Coalson we'll
23 have Sandy Pavelich and Dan Pavelich.

24 **MS. COALSON:** My name is Rose Coalson.
25 The last name is spelled C-o-a-l-s-o-n. I'm a

1 resident of Painted Hills since January '79, and I
2 experienced the firestorm in October of 1991. We
3 were told in the afternoon to evacuate, whereupon we
4 loaded up our car with two kids, our pets, and some
5 belongings. We left on Free Drive headed north on
6 Madison, along with many other neighbors. Many
7 cars, even boats, with belongings and people were
8 leaving the area. We have two exits to leave that
9 neighborhood, basically. This is Mohawk to Dishman
10 Mica and Mohawk to Madison. It's 2017 now.

11 There are more homes that have been built
12 in Painted Hills, plus we have the two communities
13 along Madison, the Creek at Chester and the
14 Alderwood Estates area. And I notice from the map
15 back there that they are looking at putting four
16 more exits into Madison. That means at present more
17 people right now before this is built to evacuate in
18 case of an emergency. So adding another 500-plus
19 homes to the area along Madison and Thorpe would
20 further slow down the evacuation process in case of
21 a fire emergency. And after such a fire in Painted
22 Hills, rain would follow, which means more flooding
23 events in the area. It's not a matter of if there's
24 going to be a fire, it's when. Thank you.

25 **MRS. PAVELICH:** My name is Sandy Pavelich,

1 P-a-v-e-l-i-c-h, and I would like to talk about the
2 wildlife corridors. Our state has been working to
3 make sure these areas remain open for wildlife.
4 Everyone knows we have pictures of eagles, moose,
5 elk, cougars, and many more species that are in this
6 area. We need this area left open with a source of
7 water for our wildlife. The 10-acre park area will
8 not meet these needs. In the Black proposal, there
9 will be fencing in these areas. In the
10 recommendation from the Washington Department of
11 Fish and Wildlife it states, and I am quoting,
12 "There will be little value of a wildlife corridor
13 for elk due to the surrounding development. It is
14 highly unlikely that these animals will move through
15 this area anymore." And that is from Karin Divins.

16 I also would like to mention in the
17 Whipple Report for the Black development, their
18 biology, soil, and water expert, Larry Dawes, has
19 written a memo to Henry Allen that states, and this
20 is a quote, "After reading Clomer's (phonetic)
21 stuff, it was only then that I learned about mounds
22 and steel plates along the creek base. I hadn't
23 included any mitigation for those impacts in the
24 biological evaluation. I need detailed engineering
25 drawings showing how and where the structures will

1 be built. I will treat this as a temporary impact
2 with no net loss of buffer."

3 So you can see that this development will
4 completely change the quality of life in the
5 community that we live in. And this is the area
6 that we have chosen to live with open space and for
7 the animals that cross this area. Thank you.

8 **MR. SHOCKEY:** As Dan makes his way to the
9 microphone, next would be Art Fried, Candace Gropp,
10 and Todd Gropp.

11 **MR. PAVELICH:** My name is Pavelich. I'm
12 her husband. You have the spelling of my name. So
13 I'm going to have to go quickly. Three minutes is a
14 short period of time to address the scoping that we
15 have in front of us today. The scope needs to
16 include not only the impact on our natural
17 environment but also the impact on our human
18 environment. I think that definition is totally
19 understood by the city. With approximately 6,000 car
20 trips a day, the scope should include detailed time
21 data for infrastructure improvements, including the
22 projected present value cost for the responsible
23 parties. The scope needs to address fire
24 evacuation. The scope should include projected
25 school enrollments over the duration of the

1 evolvment to completion, projected capacity,
2 restraints, and the mitigation thereof, including
3 the financing. The schools are already exceeding
4 capacity. I'll read the following from Central
5 Valley School District in response to --

6 **MR. SHOCKEY:** Excuse me. You've got a lot
7 of stuff there and I know that you've been on the
8 record with a lot of information. You might be
9 going a little too fast. I'm going to give you four
10 minutes.

11 **MR. PAVELICH:** Can you give me more than
12 three minutes?

13 **MR. SHOCKEY:** How's that? So --

14 **MR. PAVELICH:** Do you have what I have so
15 far? I don't want to repeat it because I only have
16 three minutes and I'm taking up my time now. So,
17 are you okay? Great. I'll slow down then. So let
18 me read from the Central Valley response on SEPA:

19 Thank you for the opportunity to have
20 impact regarding this development. The district
21 believes it is important that everyone understand
22 that even the adjusted capacity due to new
23 construction, that students within this area will
24 likely not attend the schools within this boundary
25 area. Depending on buildout, capacity will be

1 limited and the students in this new development
2 will likely attend a school other than Chester
3 Elementary. And they signed it, "Thank you."

4 The property sits on a FEMA 100-year
5 floodplain. It has vastly exceeded this flooding
6 frequency. In addition, it is a compensatory water
7 storage area which has been spoken about before.
8 The scope needs to address this impact. The
9 developer is proposing that an HOA become
10 financially and administratively -- excuse me,
11 administratively responsible for the operation and
12 maintenance of the flood control facilities. The
13 scope needs to include who will bear the enhanced
14 responsibility when a proposed HOA becomes defunct,
15 and there are comments within written material from
16 the city that we have obtained that they questioned
17 the same issue.

18 I have forwarded it on to counsel for the
19 city the Phillips versus King County case, very
20 appropriate. Determine if the applicant is the legal
21 owner of the property. Many statements of ownership
22 are being made in public that are conflicting to
23 that stated in the application. Determine that the
24 applicant owns all the property that is included in
25 the preliminary plats representing the apartments in

1 the proposed location.

2 Determine that the developer can achieve
3 the right to unobstructed views to the triangle
4 pond, also known as a barrow pit, including ingress/
5 egress, reflect controlled infrastructure. The
6 city's National Floodplain Insurance Program is
7 being put to risk when the system fails. The city
8 needs to address the resulting impact when this
9 occurs.

10 In an email dated November 18, 2015, Scott
11 McKinney, Washington State Department of Ecology, to
12 one of the city staff members, whose name has
13 already been mentioned, involved in this proposed
14 development, Mr. McKinney states: First, building
15 levees is not something we encourage communities to
16 do. In fact, we discourage them. The scope needs
17 to address and reconcile the state's view versus the
18 view of the developer and so on. Wetlands have been
19 identified by the state.

20 A wetlands expert does not weigh
21 sufficient mitigation by the developer. This needs
22 to be addressed in the scope. I'm the president of
23 Painted Hills Preservation Association which
24 strongly opposes the plan as designed and presented
25 to the city. We'll be sending a letter on our

1 behalf. Included in the letter of transmittal or
2 the letter will be alternate plans that one of our
3 urban planners -- our urban planner has put
4 together.

5 That concludes my comments. Thank you.

6 **MR. SHOCKEY:** Okay. Thank you very much.

7 And we have Art Fried, followed by Candace
8 Gropp, followed by Todd Gropp, followed by somebody
9 whose last name is May. And I don't know if I can
10 make out this first name. We'll get to that. Go
11 ahead.

12 **MR. FRIED:** Hi, my name is Art Fried. I
13 just want to tell you, from talking to the city
14 council, how intelligent the people are that are out
15 there that took the time to study this for you. And
16 I mean in a big way they are concerned. And if I
17 was on this council for the city, I would sincerely
18 look over it carefully. It's nothing you want to
19 make a mistake on because it's going to cost
20 everybody in the long run. The city, I understand,
21 I'm quoting for a fact, had the opportunity to
22 purchase this as a nice little golf course, turn it
23 into a beautiful city park which we don't really
24 have one. You know, maybe you ought to look at
25 this, folks. This was fine. Everything was fine,

1 but you went in what direction? You want to go now
2 and develop it with all these different homes and
3 traffic. I live out beyond there and I'm going to
4 have to deal with this traffic.

5 The way I see it, you'll probably have to
6 make a four-lane highway going both directions to
7 get the traffic in and out of there. And why should
8 we have to live with that when it shouldn't be done
9 in the first place. It should have been left as a
10 golf course, which you first agreed upon. You
11 should have bought it. That's about all I really
12 need to say. You have a lot of intelligent people
13 here. They all knew in the city hall.

14 Please, by all means, take note of what
15 these fine folks brought to your attention. We
16 aren't sitting here taking our time, our evenings,
17 just to waste our, you know, hear ourselves talk.
18 This is serious business. Okay? And I appreciate
19 the opportunity and I hope you take to heart all the
20 things they all said. Thank you.

21 **MR. SHOCKEY:** Candace Gropp?

22 **MS. GROPP:** Hi, Candace Gropp. I just
23 want to reiterate what Dan said a little bit about
24 the schools. The schools within the boundary are
25 over capacity as it is and the district commented

1 students in the area will not likely attend the
2 schools within the boundary area. Just a question
3 for the city, at what point will the city make a
4 decision based on the additional adverse effects of
5 the overcrowding and less desirable school
6 environment on our students, families, and school
7 personnel imposed by this potential development?
8 The school district, students, and families are left
9 to deal with these adverse effects of a development
10 that is detrimental on every level and should be
11 part of the EIS. Thank you.

12 **MR. SHOCKEY:** And Todd Gropp?

13 **MR. GROPP:** Thank you. My name is Todd
14 Gropp. I live directly east of the -- on Madison
15 Road east of the golf course. I oppose the density
16 of the project and its negative effect on traffic,
17 schools, safety, wildlife, and the general feel of
18 the area, let alone the flooding that migrates east
19 of the golf course onto my property, my wife and I's
20 property.

21 While all of the previously mentioned
22 issues are important, I feel water quality is one of
23 the most important. Several people have talked
24 about the flooding, but I'd like to confirm that the
25 city would not only look into the stormwater and

1 flooding issues but also look into the safeguarding
2 of the water. Chester Creek originates at a Super
3 Fund dumpsite south of the building site in Mica.

4 I would hope that the city would confirm
5 that the water is free of any dangerous contaminants
6 before it allows a developer to inject this water
7 into an aquifer that serves over 400 to 500,000
8 people. As it currently works, the golf course
9 works as a natural filter to help purify the water
10 before it reaches the aquifer.

11 I hope this natural filter is respected
12 and the people that rely on this water are
13 protected. Thank you.

14 **MR. SHOCKEY:** Thank you.

15 Now, again, with apologies, your last name
16 is May.

17 **MS. MAY:** I think everything is being well
18 said.

19 **MR. SHOCKEY:** Okay.

20 **MS. MAY:** So I'm -- take my name out.

21 **MR. SHOCKEY:** All right. Thank you very
22 much. Now, they put the clock behind me so I got to
23 turn around here. Actually, we've been through the
24 list of those who said they wanted to speak. Now,
25 would anybody like to come forward with any

1 additional comments? And let me reiterate, if a
2 comment has been said once it's on the record, so
3 not to repeat what somebody else has said but
4 something new. Ms. -- is it Pat Munt?

5 **MS. MUNTS:** Munts.

6 **MR. SHOCKEY:** Munts. Pat Munts again.

7 **MS. MUNTS:** One thing that has not been
8 mentioned is that one of the reasons we have
9 flooding in that area is that Chester Creek tends to
10 fill up with grass, trees, and the like and then not
11 get cleaned out. And then it starts flooding and
12 backing up into that area. Unless this development
13 also puts in some kind of mechanism for maintaining
14 that creek, the water is going to get worse the
15 longer the creek is ignored and not cleaned up.
16 Thank you.

17 **MR. SHOCKEY:** I saw a hand back here.
18 Yes, sir? And your name for the record, please?

19 **MR. KABBEN:** Jim Kabben, K-a-b-b-e-n. A
20 lot of comments about the traffic and so on, but one
21 thing I want to mention is that as you drive east --
22 or west on Thorpe Road, you come to Dishman Mica,
23 and I notice there's a lot of children that cross
24 over the railroad tracks, go to the school over
25 here, and the traffic is already busy enough.

1 There's no crossing guards, nothing like that, and I
2 believe this is a very dangerous area in itself
3 right now, let alone what would happen if this
4 development proceeds. Thank you.

5 **MR. SHOCKEY:** I see another hand right
6 here.

7 **MR. MCNEICE:** I've already spoken and my
8 name is Randy McNeice. I have a question I'd like to
9 address to the mayor of the city and to the city
10 council. Instead of representing one developer that
11 does not live in this area, why don't I challenge
12 them to partner with the people that are opposing
13 this development, to regain control of that property
14 and make a significant effort to create a park and
15 recreation facility that represents the people of
16 this district instead of representing one developer?
17 Thank you.

18 **MR. SHOCKEY:** Okay. I'm looking for any
19 new hands at all. Okay. Right there.

20 **MS. PAVELICH:** Okay. I've already said
21 something but I would like to mention the critical -
22 -

23 **MR. SHOCKEY:** Could you identify yourself?

24 **MS. PAVELICH:** Sandy Pavelich. The
25 critical aquifer area. I have in some of my

1 information that I have received from the City of
2 the Valley that is in a grant that they applied for
3 that says drywells will affect the water that goes
4 into the aquifer. And this proposal is planning on
5 lots of drywells by the convent, so I think that
6 really needs to be looked into. Thank you.

7 **MR. SHOCKEY:** Thank you.

8 Okay. Anyone else? We're not going to
9 actually get out of here an hour early, are we?
10 Well, I think -- now, I do know that -- oh, I'm
11 sorry. Oh, that's my left-hand vision. Sorry.

12 **MR. GIANNINI:** My name is Lon Giannini.
13 And I just have some concerns about the whole
14 development. I don't think there's going to be any
15 way to solve the flooding issue. I just don't see
16 that happening. The water has to go somewhere, and
17 with that size of a development I just don't think
18 it's going to be solved effectively. With 500 plus
19 homes or dwellings, you're going to have 750 plus
20 cars added to that area. Right? Those roads are
21 not going to be able to handle that capacity, that
22 increase for one way. You know, it's a two-lane
23 street. Same with South Pines. You have the
24 school.

25 You have morning school traffic every

1 morning that's inundated with cars and kids walking
2 to school, crossing the streets. It's going to
3 increase hazards and safety to kids. That's a huge
4 increase of activity. The crime, a lot of things
5 people have stated. The crime is going to increase.
6 I've seen in my neighborhood an increase of crime.
7 With that kind of increase of dwellings it's going
8 to just escalate.

9 I understand, okay, you know, it looks
10 pretty nice on the map there. Assuming you could
11 solve all of these flooding issues, right, you have
12 The Reserve, which is a larger lot, little section.
13 That's nice. Then you have The Meadows. Really
14 compact in there like sardines. And then you have
15 the other section where I don't really understand it
16 but it's own/rental, and then you have the
17 Apartments.

18 So, okay, you have a nice Reserve. Okay,
19 that may not impact the rest of the homes and the
20 values. But then you put apartments right next to
21 it. That's going to devalue everything. Then you
22 put in The Meadows, okay, middle of the road. But
23 then you put in a rental section right in there and
24 that's the devalue. Rental does not increase value.
25 Rentals is going to devalue our property.

1 So, I mean, my question to the council,
2 what's your motivation here? I don't understand.
3 We have all these safety concerns, complete impact
4 to the environment, complete impact to the roads
5 that cannot handle the capacity, increased safety
6 for our children. The schools, the classes are
7 going to increase in size. What's your motivation?
8 Property taxes? I don't understand. Don't get it.

9 What could be such a driving factor for
10 you to say, oh, this is an awesome idea? This is a
11 plus for everybody. I don't see any pluses yet
12 except for the people who don't know what they're
13 buying when they come into the development until
14 it's said and done and then they find all the issues
15 after the fact.

16 They're not going to understand what the
17 capacity of the car traffic and everything and how
18 it's impacting everybody around. They will once
19 they get into the house. What's your motivation
20 here? How is this a plus for the city, for the
21 neighbors, for the neighborhood, for the valley? I
22 don't understand.

23 **MR. SHOCKEY:** Okay.

24 **MR. GIANNINI:** Thank you.

25 **MR. SHOCKEY:** Thank you. Excuse me, could

1 -- could you spell your name for the record?

2 **MR. GIANNINI:** Sure. First name is Lon,
3 L-o-n. Last name G-i-a-n-n-i-n-i.

4 **MR. SHOCKEY:** Thank you very much. Okay.
5 Another hand up. Now, I do want to remind people
6 this is a meeting on the scoping of an EIS at a
7 public hearing on the permit that will be later so
8 go right ahead.

9 **MS. NEVERS:** My name is Chante Nevers,
10 just like Never with an S at the end. My name is on
11 the list. I know that I have sent in numerous
12 letters and I've been on the list for a number of
13 times. I'm sorry I did not come prepared to speak
14 at this so I will make this very short and I will
15 follow up with a letter and an email to Lori as you
16 guys have expressed, by Friday. But one of the
17 things that we really -- I don't think has been
18 looked into is the neighborhoods. I live in
19 Midilome East, which everybody cuts through, and I
20 guarantee you that will become only even more of a
21 problem with four entranceways and exit ways onto
22 Madison. That is the primary way many, many of the
23 kids and parents use Midilome East to get to
24 Chester, to get to Horizon Middle School.

25 I expressed that through Sean Messner, who

1 is no longer with the city. We have talked on
2 multiple occasions. I've even been commented on with
3 the Whipple when he was consulted through, and
4 basically what it was told was our neighborhood was
5 no issue. That according to their count that we're
6 okay to have all of these extra cars going through
7 our neighborhood. That we're just making news to
8 make news.

9 And to me that means that the city is not
10 addressing the citizens that live within our
11 streets. And so all I'm asking is that you listen to
12 us one more time and consider our children, our
13 animals, the people who live on our streets, that
14 this will impact us to a great degree and that we
15 need to be heard so that nobody, no pedestrian is
16 hurt because of all this traffic.

17 So thank you very much for your time
18 tonight.

19 **MR. SHOCKEY:** Thank you.

20 **MR. MCGUIRE:** I'm Charlie McGuire. This
21 property lies between two foothills. It's flat.
22 And every morning and every evening, deer families
23 egress across this property, and they've been doing
24 -- my property is above them so I see them every
25 morning. I see them every evening. The deer

1 families go across. And so they may have been doing
2 this for thousands of years. Now, I have not seen
3 any easement on the development plans, and so I hope
4 that if this goes through there will be a way for
5 the deer to cross safely and not have to go on the
6 city streets. Thank you.

7 **MR. SHOCKEY:** Anyone else?

8 **MS. MCNEICE:** My name is Janet McNeice.
9 I'd just like to make a point of clarification. My
10 understanding is, and I do not have the details in
11 front of me, but when they did the car and road
12 usage count, our understanding being reported to us
13 is that the count was taken on a holiday, not while
14 the kids were in school, not while parents were
15 running their children to and from school. It was
16 done on a holiday when some people are not even
17 going to work. Obviously, that's going to alter the
18 count. And it could be corrected but that's what's
19 been reported to us.

20 **MR. SHOCKEY:** Okay. Looking for
21 additional hands. And what I was going to ask again
22 here in a second, when we adjourn, I think those
23 boards will stay up for a while and that open house
24 that started at 5:30 can probably continue for a
25 little while longer. I think they're trying to get

1 folks out of the building by 8 o'clock or so. But
2 having said that, any other comments?

3 **MR. FRIED:** I just one more comment.

4 **MR. SHOCKEY:** Yeah, well, say it at the
5 mic.

6 **MR. FRIED:** My voice is loud enough, it
7 don't need a mic.

8 **MR. SHOCKEY:** Well --

9 **MR. FRIED:** But anyhow, I'm back again. I
10 just want to say I sincerely want the city folks
11 that are, you know, on our council, I voted for you
12 to start the city. I was all behind it. And, you
13 know, you went out and you built a brand new city
14 hall. You had a perfectly good building. Okay, you
15 done that. That's to improve the city. But why
16 didn't you just think of this? You could have
17 purchased this property for a song, kept the golf
18 course going.

19 It hasn't been a park, but was a golf
20 course. All this wouldn't be a part of it. And it
21 was told to you very clearly that would be a great
22 thing for the city to do. Look at over here at the
23 Valley down here.

24 They've got a little golf course up and
25 that city is going wild. Okay? They've got a city

1 park. They've got a golf course. Why should we be
2 any different? And it wouldn't have had no the
3 impact. Everything would stay the same. A little
4 more cars coming to the park, people enjoying
5 themselves. I'll tell you folks, that's where you
6 ought to go. Just pay this man his money back.
7 Turn it back into something like a city park and
8 everybody could be dancing. And we'd all vote for
9 whoever likes to dance with me. Okay?

10 **MR. SHOCKEY:** You heard it here first,
11 folks.

12 And if your taxes go up, you've got
13 (inaudible).

14 **MR. FRIED:** At least it's going for a good
15 cause.

16 **MR. SHOCKEY:** Yeah.

17 **MR. FRIED:** Okay. It's not lining
18 somebody's pocket.

19 **MR. SHOCKEY:** We are going to conclude.
20 And I just want to say that I truly appreciate the
21 civility and the well-structured arguments that I
22 heard tonight. Now, you may not say that to me when
23 you see the EIS that we write, but hopefully you
24 will. But it's been very enjoyable to hear you all
25 tonight. Stay tuned. I'm not sure of the exact

1 date but probably within a couple of weeks anyway,
2 you're going to see a final scoping document. So
3 you will see what's going to end up in the EIS.

4 And we don't have estimates on the EIS
5 itself but it will be issued for public comment.
6 But if you're on the record you are going to be
7 notified when that hits the streets. So with that,
8 I'm not sure if there are any comments here. By all
9 means, go back and look at those and talk to people
10 and talk to each other and we will see you the next
11 time we meet here.

12 (WHEREUPON, at 7:09 p.m., the meeting was
13 adjourned.)

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25

1 CERTIFICATE

2
3 I, Erin Evelyn Barnhill, do hereby certify
4 that I reported all proceedings adduced in the foregoing
5 matter and that the foregoing transcript pages constitutes
6 a full, true and accurate record of said proceedings to
7 the best of my ability.

8
9 I further certify that I am neither related
10 to counsel or any party to the proceedings nor have any
11 interest in the outcome of the proceedings.

12
13 IN WITNESS HEREOF, I have hereunto set my
14 hand this 16th day of October, 2017.

15
16 

17
18
19 _____
Erin Evelyn Barnhill
20
21
22
23
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