Harmon had satisfied their concerns regarding ground water by lining the ditch with less permeable surface and french drains to the north detention pond. She asked that previous statements regarding their concerns for their individual water supply made at Planning Commission hearings be made a part of the official record of this hearing and they were working with Mr. Harmon about their concerns.

Mr. Fred Pressor, 408 W. North Camano Drive, Camano island, as a builder for 30 years, stated this was the best development he has seen. His concern was how the drain from the last manhole was going to be constructed to carry the runoff to the salt water since the current drain from North Camano Drive goes across his property.

Mr. Cray reported they had several meetings with the Island County Road Department and the preferred option was to leave the current drainage system in place, upgrading and stabilizing it. The current system consists of 8 inch pipes which are easier to repair rather than installing an 18 inch line as originally proposed.

Commissioner Colby asked if a maintenance agreement had been entered into with the County to maintain the drainage ditches. Mr. Cray clarified the project would contribute approximately 50% - 52% to the drainage and after the developer finishes, the Homeowner's Association would assume the responsibility, but as yet, no maintenance agreement had been signed.

The Chair mentioned one of the conditions for approval from the Planning Commission Recommendations was that applicant shall comply with all conditions of the Island County Roads/Public Works Department as specified in the memorandum from Matt Nash to Island County Planning dated November 1993, and questioned if the maintenance of the outfall pipes were included in that memorandum. He felt the developer and County should come to agreement before final approval.
Wes Smith, 130 E. North Camano Dr., #12, Camano Island, was concerned about the traffic problems and felt the level of service of E on SR 532 would decrease to a level F after Brentwood was developed. He reported he spoke with the State Department of Transportation who stated there wouldn't be any major improvements for increased traffic flow, only improvements for safety within the next 20 years. He showed a chart indicating the increased flow of traffic over the next few years, stating that Finisterre Heights would add 700 to 800 cars a day and felt Brentwood would add an additional 800 to 900 cars a day. He stated he did appeal concerning the traffic and was still concerned about the increased flow of traffic since it was increasing by 1800 cars a year without the Brentwood project. He stated he was also concerned with water since it was an unknown and "experts" have been known to be wrong.

Jane Foltz, 371 Melissa Dr., Camano Island asked how do you arrive at predictions without significant statistical facts regarding water, such as gallons per minute (gpm) for fire flow, etc. She was not in favor of approving any more development until they were sure how it would impact the water situation.

Jim McKenna, 682 W. Kodiak Ave., Camano Island, was not in favor of approving because of the uncertainty of the water situation, and asked that a Public Hearing be scheduled.

Steve Spring, 948 Flintstone Drive, Camano Island, as a representative from Rocky Point Community Club, stated the State Department of Health had imposed a moratorium and required a draw down test which was completed by Doug Dillonberg, P.G., Hayes Drilling Inc. Mr. Spring read from the report "...the water level in the pumping well drops faster than normal because less ground water was available to the system. The apparent long recovery period for both pumping wells further support the conclusion that the aquifer demonstrates boundary conditions." He felt the report confirmed the fact there was a problem with the aquifer and he felt it was the same aquifer that would serve Brentwood.

The State Department of Health has required them to drill another well along with other improvements requiring they meet the 800 gallons per day per residence before lifting the moratorium. He stated there were 40 to 50 lot owners waiting to build and he was concerned that developing Brentwood could cause additional water problems and possibly prevent Rocky Point homeowners from building. He was concerned that even if they dig more wells the water may not be there.

Bob Cray responded to Mr. Spring's concerns stating that adjacent wells in the area were monitored and stated the chloride and conductivity levels were good and did not feel the Rocky Point wells were in same aquifer as Brentwood.

Mr. Utting reported the impact to the Rocky Point Tracts system would be less because it was further away and the Brentwood well was in aquifer D while the Rocky Points Tracts wells were in aquifer C at a lower level. He demonstrated from the chart and well logs in the area there were layers of hard pan and blue clay separating the aquifers. He stated the analyses showed the Brentwood and other PRD wells will reduce flow of water going through clay zones and will decrease the flow slightly in the lower zone approximately 6 gpm.

He explained he could not give an opinion about the Rocky Point moratorium without reviewing the tests and reports, but it does not mean the aquifer is necessarily at fault, it could be pipe related, pump related, or an inter-tie problem, etc. He suggested that an Engineer and Hydrologist could redesign a system that would work.

Mr. McKenna expressed concern about the 6 gpm reduction of water flow downward. Mrs. McKenna asked how water could recharge if it was being piped off.

Mr. Utting emphasized 6 gpm reduction of flow of water was over a radius of 2,000 feet, so the amount at one spot was very small. The total amount of water recharging this area would be 300 gpm per square mile. He explained when it rains, most of the water goes into the ground, some was pulled out by plants, the rest recharging the aquifers, while water would drain off paved areas. That is why it was necessary to leave some areas unpaved as green belts.

Mr. Spring stated that Don Esterbrook, PHD from a State Department of Water Resources report in 1968 indicated that a regional water table aquifer in the area of Camano Island was recharged in an areas of higher elevation, primarily in Sections 23, 24, and some in Sections 25 and 26.

Lincoln Henry, 2286 S. Elger Bay Park Rd., Camano Island, was concerned about the groundwater and felt the studies referred to were micro-studies. He said most of the Groundwater Studies were macro-studies and indicated there was no way to know exactly how much water was available on Camano Island. His other concern was the impact of a new development on the over crowded schools. Dr. Harmon, developer of Brentwood, stated since he started the project six years ago, there had been three community forums, a SEPA process, an appeal to the SEPA process, and two extensive Planning Department reviews. He stated he had attempted to be a good neighbor, working to address the concerns expressed by nearby property owners. The Dormans and Pressors are an example that the process was working since they spoke in support of the project that day. He noted that the level of the studies done were more than the Department of Ecology required. He stated they have a written agreement with the school district to provide money per lot sold, and noted he agreed voluntarily even though this was the first PRD to do so. After 21 months of PRD approval process, he stated he would appreciate a decision that day.

Commissioner McDowell asked what water studies have been completed concerning Camano Island. Mr. Utting explained an Island County Coordinated Water System Plan was completed which was a broad