

Comprehensive Plan Public Comment Matrix - Comments Received through February 26, 2024

Date Received	Name	Category	Subcategories	Text
12/26/2023	Kelly Roberts	DDR	Infrastructure, Code	<p>Re: 17.105.110 revisions Simply adding the language "downward and" to the code does not go far enough concerning existing development, especially in the rural residential zone where illumination is more intense. MANY people have downward-directed luminaires, yet the light emittance is still an assault on the senses, is an invasion of privacy, and disturbs the peace of surrounding property owners, all of that as a result of light trespass. You need to have more measurable language that requires responsible lighting practices to go beyond a physical placement, such as lower lumens (800 or less)/warmer bulb temperatures (2700K or less) and full shielding to prevent anything beyond the area to be lit, worst case scenario anything beyond the 60 degree glare limit, to "prevent light pollution of the night sky" (as noted in 17.420.030C revisions). *Note: Look around and you will see downward-directed exterior lighting that goes well beyond the one footcandle limit which, by the way, needs to be appropriately measured at the center of the source of the light shining out - may need to use a ladder - and not from the ground.</p> <p>Re: 17.420.030C revisions While it is very good to include both "downward or"...and shielded from above to prevent light pollution of the night sky," this too needs more measurable language.</p>
12/26/2024	Rev. Conrad Lampan	Comp Plan	Land Use, Site Specific	<p>See pages 54-64</p>
1/4/2024	Ann Schnitzer	Comp Plan	Comp Plan Edits	<p>Good Morning, I am the owner of the Port Orchard Airport in which our property is under a LAMIRD. On page 51 of the 2024 Comp Plan Draft, under the Port Orchard Airport title, it states the site is served by private wells. This is incorrect, our property is now served by a public Water system. Please make this correction. Thank you.</p>
				<p>Table 1.5 Comprehensive Plan Land Use Designations</p> <ol style="list-style-type: none"> 1. Add a new permanent classification "Rural Residential Protection and (RRP)" for Zoning-Alternative 2 and 3 and Appendix F - All Parcels designated RR Rural Residential that border or are adjacent to the Kitsap County Port Gamble Heritage Park (Park) or have streams or intermittent streams shall be re-designated RRP for Rural Residential Protection. This should be done to better protect the Park, streams, unnamed streams, seasonal streams, "DNR Type S, F, NP, and N streams". 2. Add a new permanent classification "Rural Wooded Protection and (RWP)" for Zoning-Alternative 2 and 3 and Appendix F - "All Parcels designated RW Rural Wooded that border or are adjacent to the Kitsap County Port Gamble Heritage Park (Park) or have streams shall be re-designated RWP for Rural Wooded Protection. This should be done to better protect the Park, streams, unnamed streams, seasonal streams, "DNR Type S, F, NP, and N streams". <p>Figure 1.1. and Figure 1.2 Commissioner District 1 (North Kitsap) Zoning Map, Alternative 2 & 3 - Commissioner District 1 North Kitsap Alternatives 2 and 3 Maps should be modified to indicate all streams and provide a link to the detailed interactive map with streams.</p> <p>Figure 1.3. and Figure 1.4. Commissioner District 2 (South Kitsap) Zoning Map, Alternative 2 & 3 - Commissioner District 2 South Kitsap Alternatives 2 and 3 Maps should be modified to indicate all streams and provide a link to the detailed interactive map with streams.</p>

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1/8/2024	Thomas Garrett	Land Use Element	Land Use, Environmental	<p>Figure 1.5. and Figure 1.6. Commissioner District 3 (Central Kitsap) Zoning Map, Alternative 2 & 3 - Commissioner District 3 Central Kitsap Alternatives 2 and 3 Maps should be modified to indicate all streams and provide a link to the detailed interactive map with streams.</p> <p>General Land Use Goals, Policies an Strategies/Rural Designations/Table 1.7 Kitsap County's Rural Land Use Designations</p> <ol style="list-style-type: none"> 1. Add a new permanent classification "Rural Residential Protection and (RRP)" for Zoning-Alternative 2 and 3 and Appendix F - All Parcels designated RR Rural Residential that border or are adjacent to the Kitsap County Port Gamble Heritage Park (Park) or have streams or intermittent streams shall be re-designated RRP for Rural Residential Protection. This should be done to better protect the Park, streams, unnamed streams, seasonal streams, "DNR Type S, F, NP, and N streams". 2. Add a new permanent classification "Rural Wooded Protection and (RWP)" for Zoning-Alternative 2 and 3 and Appendix F - "All Parcels designated RW Rural Wooded that border or are adjacent to the Kitsap County Port Gamble Heritage Park (Park) or have streams shall be re-designated RWP for Rural Wooded Protection. This should be done to better protect the Park, streams, unnamed streams, seasonal streams, "DNR Type S, F, NP, and N streams". <p>Parks, Recreation, and Open Space Goals, Policies and Strategies/Parks Goal 4. Access Add - All Private Parcels that border or are adjacent to the Kitsap County Port Gamble Heritage Park (Park) shall have no legal access to the Park from their private property. This would prevent encroachment, wildfires and any other unnecessary damage to the Park. Only Kitsap County designated and approved access roads/trails will be used for all park visitors.</p>
1/8/2024	Carol Kaufman	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Dear Katie Walters,</p> <p>I am writing to you in regards to the 400-acre property north of Bond Road and adjacent to the Port Gamble Forest Heritage Park. I am opposed to this development which includes the proposed housing development and YMCA sports park. It conflicts with the mandates of the Growth Management Act and would be a detriment to this unique, natural environment that we all love and cherish. This area is worth preserving for generations to come.</p> <p>Many of us hope you share our concern and will not give in to more development in this sensitive area of the County.</p> <p>Sincerely, Carol Kaufman</p>
1/9/2024	Susan Fox	Climate Change Element	Land Use, Environmental	<p>Small rural regenerative farms are critical to our efforts with climate change and for our community health. Regenerative farms that do no till, use crop covers, mulching and plant rotation along with pasturing of farm animals create healthy soil that captures carbon, retains water, and produces higher yields in a thriving eco system. Regenerative farming is being done on small scale all over the world. More and more farmers are learning the tremendous benefits of this.</p> <p>Industrial farming destroys the soil, water, air and eco-systems. Civilizations have collapsed throughout history due to poor farming practices. I first learned this in Guatemala when I ask an archaeologist why the Maya civilization collapsed. They could no longer grow food due to erosion from tilling and deforestation. Just look at rural towns in the U.S. that were devastated by large industrial farming.</p> <p>Please listen to regenerative farmers and not people who are profit driven only. It's a matter of survival for all of us.</p> <p>Thank you, Susan Fox founder of Robust Soil, Robust Health, Robust Community Group Network</p>

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1/9/2024	Henryk Marcinkiewicz	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Dear Commissioner Walters,</p> <p>I am writing to encourage you not to rezone the 400-acre property north of Bond Road and adjacent to the Port Gamble Forest Heritage Park.</p> <p>Kind regards, Henryk Marcinkiewicz</p>
1/10/2024	Jason	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Hi my name is Jason and I use the port gamble property for hiking and mountain biking. I'm writing to express my concern with the re-zoning plans for the bond road area. Bond road traffic is already bad. Without a significant improvement to the road system, the traffic issues will grow exponentially and become a public safety issue. Please don't allow the re-zoning of this area. Instead I would encourage the developers to pursue a different area that could handle the significant increase in traffic. Also, the YMCA in Silverdale is successful because it is very close (within walking distance) of the middle and high schools, allowing students to benefit from the after school activities. The current location is in the middle of nowhere as far as students would be concerned. This seems like a not well thought out plan. Again, please don't allow the re-zoning, it will be a monumental failure.</p>
1/11/2024	Travis Merrigan	DDR	Housing	<p>A couple questions about housing zoning and what is changing between 2016 and 2024 Comp Plans. I see the map of changes + Kingston, Silverdale and Central Kitsap Growth Centers. What I don't see is virtually any zoning changes to permit increased density, virtually anywhere else in the UGAs.</p> <p>Did the county consider:</p> <ul style="list-style-type: none"> -- adopting HB 1110 'Missing Middle Housing' rules in UGAs (allow ADUs and/or duplexes or 4-plexes on existing SFH zoned land? One could walk to ferries from parts of E Brem UGA, or walk to the Shipyard from Navy Yard City UGA -why not upzone those areas? -- The CK Growth Center seems small, why not extend high density housing zones northward up Wheaton Way, which has frequent bus service, so apt development can occur near transit? -- Southworth seems like a great place for mixed use housing (maybe an apt over a grocery store) for people to make car-free commutes to Vashon or Fauntleroy. <p>The goals you set out are good, but I just don't see the urgency in the zoning, if transit-oriented, carbon reduction, rural protection is the goal. Seems like the county should create more places where developers can build, focused nearest transit and the cities.</p>
				<p>Commissioner:</p> <p>I am writing to vigorously protest the proposed rezoning of Bond Road to allow for a high-density housing development.</p> <p>I own a Rural-Residential zoned property in North Kitsap and cannot make even minor grading changes without the county's intervention or stop-work orders. So how is it possible to ramrod such a cursory and ill-intended change?</p> <p>Clearly someone is benefiting from this malfeasance, and if it moves forward, I intend to organize and publish an investigation into those benefactors, as well as oppose your reelection as a commissioner. My voice represents many who may not be speaking out now. But there will be a groundswell and action on another order of magnitude if this rezoning occurs.</p> <p>The propaganda campaign about the recreational facility in the media, with no mention of the development, is clearly just a trojan horse to spearhead this horrendous proposal.</p> <p>I vehemently urge you to oppose this rezoning, and to help preserve the semi-rural and spacious character of Kitsap, for all of us now, and for future generations.</p>

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1/11/2024	Douglas Campbell	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Attentively awaiting your decision,</p> <p>Douglas Campbell</p>
1/15/2024	Brooke Hammett	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>I am writing to voice my opposition to the requested rezoning of the Raydient Stottlemeyer site.</p> <p>I believe this particular location is a poor choice for this type of development for a number of reasons. Traffic will be heavily impacted on an already deadly and dangerous stretch of road. Local wildlife, already being squeezed out by other projects within the Heritage Park, will be affected by the noise, lights, construction and development of the sports complex. I am concerned about water quality, living within three miles of the site myself and depending on a well for our water. I'm also concerned about the health of the nearby creeks and bay, which is still recovering from decades of contamination by the mill.</p> <p>Finally, I don't see this as part of the fit of the Comprehensive Growth Plan. The site itself falls miles outside of Kingston itself, and is not within the UGA. There are no sidewalks serving the area, and pedestrians-even cyclists-using Bond road have to be extremely careful due to the number of accidents. If careful planning isn't executed, Bond road will become nothing but sprawl between Poulsbo and Kingston. I would hate to see that happen. Thank you for your time.</p> <p style="text-align: right;">-Brooke Hammett, Poulsbo</p>
1/15/2024	Brooke Hammett	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Good morning,</p> <p>Happy MLK day! I am writing to voice my opposition to the requested rezoning of the Raydient Stottlemeyer site.</p> <p>I believe this particular location is a poor choice for this type of development for a number of reasons. Traffic will be heavily impacted on an already deadly and dangerous stretch of road. Local wildlife, already being squeezed out by other projects within the Heritage Park, will be affected by the noise, lights, construction and development of the sports complex. I am concerned about water quality, living within three miles of the site myself and depending on a well for our water. I'm also concerned about the health of the nearby creeks and bay, which is still recovering from decades of contamination by the mill.</p> <p>Finally, I don't see this as part of the fit of the Comprehensive Growth Plan. The site itself falls miles outside of Kingston itself, and is not within the UGA. There are no sidewalks serving the area, and pedestrians-even cyclists-using Bond road have to be extremely careful due to the number of accidents. If careful planning isn't executed, Bond road will become nothing but sprawl between Poulsbo and Kingston. I would hate to see that happen. Thank you for your time.</p> <p style="text-align: right;">-Brooke Hammett, Poulsbo</p>
				<p>Hi Eric! Thanks for the good talk tonight, it was enlightening. What I wanted to do was insure that the Enetai community issue of slowing down development here, was on the radar. I for one, completely understand the need for more housing in the Bremerton region, but living where I do, I want to try and slow it here; it belongs in the city core, not the fragile slopes over the ocean. Admittedly our little neighborhood is small compared to the replanning of the Silverdale Mall, but we are trying to stop the situation before it gets out of hand.</p> <p>I refer to permit #23-05658, the Fisher-Cheney plat, just to the south of the Viewcrest/Candy Cane Lane (CCL) neighborhood (District 67.) Right now the Fisher platt is standing at a zoning of 5 9 units per acre. The developer's preliminary plan mentions removal of trees "to improve the view" he is not planning on affordable housing, he is wanting to build high-end single family units, and tear down a well-developed forest to do it. Viewcrest to the north, and Rozewood to the south are zoned at 1-4, I live on Viewcrest and I'm on a quarter acre lot. We are trying to get the Fisher property density level lowered to 1-4 to be in keeping with surrounding neighborhoods.</p> <p>As well, we are attempting to bring the Fisher Platt into the Illahee greenbelt zone, which includes Illahee Preserve, Illahee Park, and CCL/Viewcrest, all of it wildlife corridor, and one continuous ecological zone. This corridor currently stops at 30th, on the north end of Fisher's property.</p>

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1/16/2024	Christie Schultz	Land Use Reclass (Site Specific)	Land Use	<p>I've gotten to know this region fairly well, I walk around here a lot. The Viewcrest neighborhood, as it goes downhill, is a series of homes built on a series of fills and ridges. I have heard feedback from my neighbors with foundation problems, and my own home has a few cracks..... and I could point you to a lot on Classic which has a million-dollar view of Mt. Rainier. But no one has ever had the courage to build on the sloping lot. Knowing what I know NOW about the terrain (I've been looking a lot at LIDAR of the region), I would hope the county has projected in some future having a geological re-assessment of this slope. Puget Sound is known for landslides, and I hope my home is not sitting on a future disaster. The Fisher Plat is part of the same terrain. It slopes... a LOT. There are some pretty deep canyons, gullies, and possibly unknown salmon streams, all covered in cedars and VERY tall trees. I utterly get the tree retention; this soil erodes, it does not absorb water, and if a developer takes out trees (which absorb a good deal of the water in their leaves, we are talking some very tall lodgepole pines in this Fisher Platt) it could destabilize the entire slope. We have no clue where he plans to put his storm water run-off, but 9 units per acre is going to be impactful!</p> <p>There is also an eagle nest in the Fisher Platt, the developer has done nothing with regards to SEPA reports, and is talking of bringing in a sewer line. I personally heard the eagle, the nest is of course notoriously well hidden, but they are certainly there, and they are occasionally seen too. We have owls (possibly 3 or 4 species from the calls) and songbirds all through this area, all of which are protected under the Migratory Bird Act. We have bats too, which are threatened nation-wide. We have deer, bobcats, etc in that platt. A close examination of all this, in keeping with the Kitsap Buildable Lands publication (pages 13, 17, 18, 23, 24, 41, 42, 43 and 55) is in order; we have much more material, but I am trying to keep this simple for now. Please do not approve any development on this platt without closer scrutiny, and please consider re-zoning (to something less dense) the Fisher Platt, in your update to the County plan.</p> <p>IMHO there is a great potential for turning this area into hiking trails and greenbelt (I utterly agree with the quality of life concept, that is what makes this a place people WANT to move to!) which would bring eco-tourism to the area. We have long distance bicyclists who come through our neighborhood NOW in the summer. Lower density homes with septic systems would help the aquifer recharge zone (indeed there is a spring on the Fisher property! Does the County even know this?) There is really little benefit in terms of "affordable housing" to allowing this development, there are no bus stops there, and no elementary schools, no services. The homes will be high end.</p> <p>More can be read about our community at www.saveenetai.org</p> <p>Thanks for your time! Christie Schultz, secretary Enetai-Illahee Community Citizens Association (EICCA)</p>
1/16/2024	Melissa Witek	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>I am writing to strongly oppose the Bond Road area re-zone proposed by Raydient Corporation.</p> <p>The proposed re-zone conflicts with the mandates and purposes of the Growth Management Act. The proposal would allow a four-fold increase in density. Not only would this increase in density represent an existential change to the rural nature of the surrounding community, which includes the adjacent Port Gamble Forest Heritage park, it would also threaten the environmental health of this rural forested area.</p> <p>Further, by allowing Raydient an exception to the existing zoning of this area, the County would create a precedent for other exceptions, thus creating a slippery slope toward further exceptions and development.</p> <p>Thank you for your consideration.</p> <p>Melissa Jackson Witek</p>

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1/18/2024	Ed Goodwin, Kingston Historical Society	Land Use Reclass (Site Specific)	Land Use	<p>The Kingston Historical Society asks the Board of Commissioners to consider the history of the property at 26686 Lindvog Road NE before rezoning it in the 2024 Comprehensive Plan.</p> <p>E. O. Schwagerl and Frank T. Reid moved to Kingston with the intention of establishing a Theosophy colony, a religion popular in the late 19th century. Schwagerl and Reid planned to grow and to eat only vegetables, establishing the “Kingston Co-operative Fruit Growers Association of 1890.”</p> <p>E. O. Schwagerl stayed in Kingston only briefly and lived out the rest of his life in Seattle or Tacoma as an important landscape architect.</p> <p>Frank T. Reid served as a Superior Court Judge for Snohomish and Kitsap County. Originally from Tennessee where he served in the Confederate Army and unsuccessfully ran for governor, he and his wife Josephine Woods lived on Kingston property they affectionately called “The Nook.” They had five children. Josephine Reid died on the property.</p> <p>We encourage the Commissioners to be mindful of the story of “The Nook” and to preserve its initial purpose as much as possible.</p> <p>Sincerely, Ed Goodwin, President Kingston Historical Society</p>
1/18/2024	Bill Budd	Comp Plan	Land Use	See page 65
1/18/2024	Kathie Lustig	Comp Plan	CAO, Environmental	See page 66
1/18/2024	Anonymous	Comp Plan	Transportation, Environmental	See page 67
1/19/2024	Celia McMartin	Land Use Reclass (Site Specific)	Raydient Reclassification	i am against this project. i have lived in Gamblewood for 24 years and seen the growth that our roads barely support now. Bond road has a nickname...Slaughter Alley. with the hazardous waste site near this proposed complex, its too much. Sincerely, Celia
1/19/2024	Celia McMartin	Land Use Reclass (Site Specific)	Raydient Reclassification	i have lived in the Gamblewood neighborhood for 23 years. Of course I have been witness to many new additions to my beloved Kingston area. As traffic has increased, concerns have grown among all of us here. We neighbors, with the county's help, were successful in reducing the speed limit on Gamble Bay RD as many use it for a short cut to avoid the highway. I am fearful of the impact of a sports complex. Bond road is dreadful. Accidents, fatalities and now a hazardous waste dump going in. I feel the rezone attempt is short sighted and the ecological impact will be devastating. i would like to see this ridiculous sport complex idea shelved and the money go to fixing up what we already have in preparation for the inevitable population growth. please add my comments to the comp plan. Sincerely, Celia
1/21/2024	Andrew Mangan	Comp Plan	Transportation	I read the Kingston plan and didn't see a goal(s) linked to planning and coordination with the ferry systems that provide critical transportation and community links for the area. Without the ferries Kingston would be totally different place and the listed goals would be greatly different. How will Kingston and the ferry systems grow? How will they integrate with the goals outlined?

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1/21/2024	Sharon Hill	Comp Plan	Transportation	<p>I live off Hwy 3 about 2 miles from the hood canal bridge. Any proposed plan should address the impact on the traffic congestion that will occur with increased development.</p> <p>With Bond and Hwy 3 having only single lane 2 way roads and already congestion of traffic, any development should include plans to widen the roads to double lanes.</p> <p>Please bring this issue up at the meeting.</p> <p>Thank you, Sharon Hill--registered voter</p>
1/21/2024	Christopher St. Romain	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Please keep working on this we need facilities for keeping fit and health for all.</p> <p>Thank you Christopher</p>
1/21/2024	Judith Kaylor	Land Use Reclass (Site Specific)	Island Lake Reclassification	<p>Judith A. Kaylor</p> <p>I live at the intersection of Island Lake Road and Camp Court NW. There is a very sharp corner in Island Lake Road as it comes down the hill from the west. Drivers have to turn “carefully” to stay on Island Lake Road or to proceed left down Camp Court NW. If they are going too fast or not paying full attention or the road is icy or snow-covered, they miss the turn and run into my property. This has happened at least once a year or more since I have lived here (for 49 years). It’s terrifying and destructive. The County has put up road signs and suggested vehicle velocity signs, but it still happens.</p> <p>I am also protesting that the land, which used to belong to Christa Bible Camp, is being planned by the County to become an urban-developed area with the only input-output road being Camp Court NW. I don’t think any of you would want to live in my location with all that extra traffic on Camp Court NW and Island Lake Road. It scares me to even think about it.</p> <p>Besides, there is a salmon-bearing stream (Barker Creek), a very clean and plentiful aquifer (Island Lake Aquifer), storm water drainage, and many other items that can be disrupted or destroyed by this project. Please consider the waste and disfunction this plan can wreak on our area.</p>
				<p>To whom it may concern:</p> <p>I am writing to you to express my concerns about the Raydient request to rezone their land and the proposed sports complex at Port Gamble by Bond and Stottlemeyer roads. I am a lifelong Kitsap resident who is dismayed at the destruction of our forests only to have them replaced with high density "mcmansions" and condos, with not a tree in sight. I enjoy using the Port Gamble Trails and I also own a home nearby in Gamblewood. I lived in Gamblewood for 10 years and then I kept my home and moved to Poulsbo in 2012 when I got married. Poulsbo has already lost most of its forests. Let's not do the same to Kingston. Here are my reasons why I feel this way:</p> <ul style="list-style-type: none"> • The rezone and the proposed Sports complex site are a violation of the Growth Management Act. <ul style="list-style-type: none"> o The GMA is designed to protect "Critical Areas" defined as “areas with a critical recharging effect on aquifers used for potable water.” The area where Raydient wants to rezone falls under this definition. o The proposed rezone and building fall OUTSIDE an urban growth area (UGA) and will lead to disorganized urban sprawl into a priceless rural area. • Permitting the Raydient rezone sets a bad precedent. <ul style="list-style-type: none"> o Other developers will want to follow suit if an exception is made for Raydient. By making this exception, they are making more money by making the land more appealing to developers. Changing the land from one house per 20 acres to one house per 5 acres or 1 acre completely changes the rural characteristic of the area. • There is no justification for the proposed sports complex at Bond Road and Stottlemeyer. <ul style="list-style-type: none"> o Poulsbo PERC is already being built and is only 3.8 miles from the proposed sports complex site.

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1/21/2024	Cassandra Ellsworth-Gross	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>o There is no public transportation available to the proposed sports complex site.</p> <p>o There is no confirmed way that this sports complex will be paid for or the land managed once it is built.</p> <ul style="list-style-type: none"> • Other reasons to not allow the rezone nor the building of the sports complex at the proposed site: <p>o Our forests are an irreplaceable resource that once gone, they are gone for good.</p> <p>o Port Gamble Heritage Park will be negatively impacted. People already come from all over to use our trails and they are a gorgeous treasure that we need to protect.</p> <p>o Raydient is already implementing their playbook from other rural areas where they owned land: Persuasively partnering with community organizations to ensure that they get what they want: More profits from selling their land to developers and ignoring the voices that are against their plans.</p> <p>o Wildlife corridors will be destroyed.</p> <p>o Fragile wildlife specific to the area will be lost or pushed more quickly to the edge of extinction, such as salamanders and frogs.</p> <p>o The traffic infrastructure already cannot handle the existing traffic. There is no sensible plan to deal with the traffic added by the sports complex or additional homes outside the one per 20 acres.</p> <p>o The rezone and the sports complex do NOT help with one of our greatest needs: Affordable housing. Only the rich will benefit.</p> <p>I urge you to vote against the Raydient rezone request and the proposed sports complex and to save our forests from further destruction.</p> <p>Sincerely,</p> <p>Cassandra Gross</p>
1/22/2024	Josh O'Brien	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Hello,</p> <p>I am writing to you today to help represent and add my name to those opposed to the planned NK sports complex. I won't be able to attend the next meeting and I know the Notary is trying to silence the opposition by stacking the room.</p> <p>A few reasons I personally oppose it:</p> <ul style="list-style-type: none"> •Create more traffic. •Create more emission, light and noise pollution. All of which are bad for nature and our kids. •Stress our already fragile water system. Even turf fields need to be watered. Turf fields will also release micro plastics into our waterways. •The Notary hasn't said how it's going to be paid for. They haven't ruled out more taxes. •Wolfle, Gordon, Kingston Middle and High schools all have underutilized field space that would better serve the community. In fact, there's going to be a Bond vote in February to improve the school fields. So we're risking taxes going up and hurting the elderly on fixed income. •This is nothing more than a ploy to increase the profits for a few connected golfing buddies. <p>Please don't fall for the smooth talking salesman as they pack events with those wanting to rob our community of its charm for profit.</p> <p>Here is more proof of the true lack of public support https://www.gofundme.com/f/kingston-sports-field-complex In 9 months they've only raised \$2600 dollars.</p> <p>Please be on the right side along with both Tribes and the City of Poulsbo and stand against this project.</p> <p>Thank you for your time.</p>
1/22/2024	Christine Brinton and Donald Thomsen	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>See pages 68-69</p>

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1/22/2024	Chris Stevens	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>As a resident of Kitsap County, I ask you to vote NO on the Bond rezone.</p> <p>I frequently walk and bicycle Port Gamble forest. The peaceful, low-traffic, low-density nature of Port Gamble, and of North Kitsap, are important to my family member who has PTSD, and my mental well-being. I need this quiet place to recreate in. All the extra traffic would wreck that solitude for me.</p> <p>Don't be fooled by the offer of the YMCA facility; it should properly be located within one of the already-urbanized areas.</p> <p>Why bother having a land-use plan if developers can ask you to make exceptions for them whenever they feel like it?</p> <p>Please adhere to the purpose of the Comprehensive Land-Use Plan; housing developments belong within the urbanized areas, not in the rural and park areas.</p> <p>Thank you.</p> <p>Christopher Stevens</p>
1/23/2024	Thomas Garrett	DDR	Land Use, DDR Edits	<p>Title 16 Land Division and Development to add comments in Title 16.04.050 Applicability and exemptions the following: Kitsap County to require any developer building new homes bordering and are adjacent to Kitsap County Port Gamble Heritage Park (Park), to have a legally binding incorporated and bonded Owners Association (OA) to oversee and ensure compliance with State and County Codes/Regulations in the Rural areas. The developer/parcel owners will furnish a detailed project schedule and binding site plan to be approved by Kitsap County. This would allow Kitsap County to manage with minimum staff and third party services. This OA would continue for life of the Development. OA to manage new permits and ensure compliance with the Critical Area Ordinances.</p> <p>Title 17 Zoning</p> <ol style="list-style-type: none"> 1. Add a new permanent classification "Rural Residential Protection and (RRP) - All Parcels designated RR Rural Residential that border and are adjacent to the Kitsap County Port Gamble Heritage Park (Park) shall be re-designated RRP for Rural Residential Protection. This should be done to better protect the Park from damage, encroachment and fire. 2. Add a new permanent classification "Rural Wooded Protection and (RWP)" All Parcels designated RW Rural Wooded that border and are adjacent to the Kitsap County Port Gamble Heritage Park (Park) shall be re-designated RWP for Rural Wooded Protection. This should be done to better protect the Park from damage, encroachment and fire.
				<p>Dear Commissioner Walters,</p> <p>I am writing today to express my support for the proposal to create a sports and recreation complex on property off Bond Road and for the zone reclassification application from Raydient for this property to be approved. It is my opinion that an additional 60 houses is a small price to pay for what the community gains from this project.</p> <p>The need for additional sports and recreation facilities in North Kitsap, and especially north of Poulsbo, is huge. Right now, kids are playing on crowded fields in poor conditions, creating unnecessary safety risks. Coaches are fighting to reserve what limited space is available, families are driving long distances for their kids to be able to play, and kids are having to practice after dark because that is the only time their team was able to reserve. There is already a significant shortage of space, and this problem is only going to grow with the coming population growth. Our children deserve so much better!</p> <p>I am a Rotarian and part of the committee working hard on this project. We have spent significant time searching for available land in the greater Kingston area. It is our opinion, after substantial research and time spent surveying available land, that this property is the best option for a number of reasons. It is centrally located to all North Kitsap communities and would therefore be convenient for families, and it is large enough to accommodate both the current need as well as future growth. This land is also ideal for building fields, with few drainage and wetland issues to overcome. The ability to integrate the sports complex into the existing Port Gamble Heritage Park with trail connections and additional natural open space makes this site truly unique.</p> <p>I am also a strong supporter of the environment and an avid hiker. I understand that there are environmental concerns expressed by the community, but I believe these can be overcome through a design plan that prioritizes wildlife corridors, addresses aquifer recharge through appropriate filtration and storm management, and restores healthy, biodiverse forest in the</p>

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1/23/2024	Emily Froula	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>undeveloped open space. I see this as a huge improvement from its current use as logging land.</p> <p>This is a huge opportunity for our community, one that may never come again if we pass on it. Please support the rezone application and help us meet the needs of our community!</p> <p>Thank you, Emily Froula, Rotarian and Kingston business owner</p>
1/23/2024	Julie Ullrich	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Dear Whomever listens,</p> <p>Thank you for your consideration in hearing my concerns with Raydient Rezone/YMCA</p> <p>Where do I begin? Suppose I will start with having a business off Bond Road. First off hardly no one goes the speed limit. Our Business is off Foss. We literally pray to turn safely East on Bond. Any street that has to turn East on Bond is extremely dangerous. We cross it many times a day. Please for the Love of all people something must be done with this road. With the expansion of more houses built, businesses ect. this road can not handle more traffic.</p> <p>Second - Stottlemeyer Road. We live off this road and same as bond, most people do not go the speed limit. We have people walking, riding bikes, wild life, dogs, goats, even pigs on this road. If you build up the YMCA / Rec. center people will use this road as a "safer" alternative to connect to the YMCA and ruin our quiet country road. Which already has issues with the amount of traffic with the trails.</p> <p>Although I understand Raydient will do something with the property because stockholders own it and want to make a profit I believe you have the decision to control how much they are able to divide the property into smaller parcels to add more houses or not.</p> <p>Having a YMCA / Recreation would be wonderful for all but this is not the location. Please consider our precious resources of Kitsap County. Seattle visits here for quiet/vacation to show their kids our wildlife the beauty of Kitsap Co. Why would we destroy that?</p> <p>Our property is arms length to Stottlemeyer trails between our family we have fifteen acres. We have bears, deer, bobcat's, coyote, owls, eagles, ducks, cant even count all the types of birds. We see daily on our property. Kitsap is shrinking and we'll be killing what is little left of their habitation. The animals don't have a voice . Please let's preserve what we have left that's the least we could do for them.</p> <p>Respectfully, Julie Ullrich</p>
				<p>I have been a resident of Kingston since 1986 and have watched many changes happen in the area.</p> <p>Most changes have been for the better especially those in Kingston itself. We still retain a small town feel and haven't had much sprawl.</p> <p>I am opposed to the idea of rezoning the area at Stottlemeyer and Bond from 1 house per 20 acres to 1 house on 5 acres and especially to the proposal of adding a sports complex with fields, parking, restaurant and YMCA. This proposal benefits the Radient corporation which is a profit making company not even headquartered in Washington state. It does NOT benefit the residents of the area or the environment.</p> <p>Why create a destination point that will necessitate car trips from any of the population centers? Why not locate a facility in Poulsbo where the fields and facility would be available to walkers and bikers?</p> <p>Kitsap county lacks good mass transit and has been promoting car travel by not placing services within walking distance. This project is the pinnacle of that attitude.</p> <p>If we are going to focus on reducing car trips, why put such a facility 8 miles outside of any population center?</p>

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1/24/2024	Janice Hill	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>The site is also right next to a popular trail for horses, walkers and bikers.</p> <p>This facility should be located in an area that is already subject to development such as up on the hill in Poulsbo by Olympic College. Perhaps the facility could even be co-sponsored and/or shared with Olympic College.</p> <p>Thank you for rejecting this zoning change and for refusing to support a sports center at this location.</p> <p>Janice Hill</p>
1/25/2024	Karen Mills	Environmental Element	Environmental, Land Use	<p>I have read your environmental “plan” and it is a lot of nice words, however the county certainly hasn’t proven it’s commitment to the environment in relation to community development. I have watched numerous developers submit plans that multiple citizens have requested Environmental Impact Assessments for, and the county has continually found feeble excuses for not demanding those plans be done. If the county really wants to develop a plan that is good for the county, develop one that really looks at them impacts of the huge developments. Look at the way this will impact the future life in this county. We benefit by the trees and wilderness areas. WE DO NOT BENEFIT BY LETTING DEVELOPERS ALWAYS HAVE THEIR WAY. Kitsap is an incredible place to live, but it won’t be if the county doesn’t start protecting it.</p>
				<p>I am writing to comment on the proposal by Raydient Property Group (formerly Olympic Property Management) to rezone their 400-acre Bond Road/ Stottlemeyer Road/Minder Road property to accommodate a Sporting Complex and clustered housing development. Although the Kingston area can use more sports facilities for youth, I strongly oppose this development.</p> <p>Having a major sports plex and an up zone of 400 acres from Rural Wooded (1 du per 20 acres) to Rural Residential (1du per 5 acres) is exactly the kind of suburban sprawl the Growth Management Act is meant to prevent. This is even more urgent as we face climate crisis and habitat loss. We absolutely need to take significant actions now- to densify the urban growth areas where the transportation and infrastructure is located, and conserve what lands we have left to protect water, forests, air quality, and wildlife.</p> <p>I also am aware of the great need for more housing in our community to address the current and growing population, especially the need for affordable housing. Urban centers in our communities would benefit from apartment buildings, townhouse complexes, duplexes AND single-family homes that are more affordable. However, we need to meet this need for more housing in a way that relies on data and planning. We need to have thought and consideration to where and how we build, while protecting the rural and forested lands we have remaining, and protecting critical areas such as streams, wetlands, and critical aquifer recharge areas.</p> <p>As you all well know, the Growth Management is the law in Washington State, and needs to be adhered to. The GMA mandates that growth be concentrated in urban growth areas, where the infrastructure is. This is from the County’s own website: “In the 1990s, the Washington State legislature enacted the Growth Management Act (GMA), 36.70A Revised Code of Washington (RCW). The purpose of this state mandate was to address concerns over unplanned and uncoordinated growth that led to sprawl or suburban-type development, loss of farmland, natural resource degradation and uncoordinated capital facilities development.” -Exactly what this development would cause, and County planning is mandated to prevent!</p>

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Date Received	Name	Category	Subcategories	Text
1/25/2024	Beth Nichols	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>This development would lead to suburban sprawl, especially along already congested and dangerous Bond Road. There is little infrastructure to support a sports facility and the traffic and population that would bring; it would be an example of an uncoordinated capital facilities development. It would clearly bring about natural resources degradation to wetlands, Port Gamble Creek, and forests that are needed for climate change mitigation. Port Gamble Creek flows into Port Gamble Bay and affects the Tribal treaty rights of the Port Gamble S’Klallam Tribe. It is a horrible location for this kind of development.</p> <p>The proposed site for the rezoning and development is only 3.5 miles away from the City of Poulsbo’s PERC project (https://cityofpoulsbo.com/perc-updated/). The PERC sport complex will meet the need for sporting fields and facilities, and it is in a PRIME location- close to restaurants, shopping, freeway access, transit and Olympic College. It is fiscally inefficient to develop two sports facilities so close together.</p> <p>The Kingston area is already dealing with another massive development that was a former Olympic Property Group rezone, unfortunately rezoned to an urban growth area- the Arborwood development. We have yet to feel the full impact of that large development but already the clearcutting and habitat loss are causing witnessed impacts on local wildlife and significant loss of tree cover. Wetlands and small streams in the Arborwood area may be jeopardized by phase 2 of the development. And, the Port Gamble Master Plan is in the works, with more environmental, traffic and water quality impacts.</p> <p>Yet another development by Raydient /Olympic Property Group, outside of the urban growth area, that is not able to handle the increased development, density, and traffic is not warranted and would be extremely detrimental to the North Kitsap community. We ask that the County deny the rezone, based on zoning guidance, critical areas protections, and wise implementation of the Growth Management Act.</p>
1/25/2024	John Willett	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>(email to Jon Rose) Jon, That I believe was your best presentation on your NKU proposal last night in Kingston. There are still a lot of details not known, as you know. In my talks with a lot of people and Leaders, I don’t see how this is going to fly? The property does not adjoin any GMZ/A which makes it very hard to do and get the zoning change that it will need. And Lot’s of very vocal opposition! It looks like DCD does not have this up zone on the approval list in the Comp Plan update. Consequently, I believe we need to start looking at other alternatives that will benefit Raynoir, the environment and the public needs. I have floated the idea of starting up another KFBC like group to help talk through the community needs and solutions that will do both above. AS you know, this is what I did with the PGHP and OPG development proposals, and out of that we wrestled our way to a workable solution, which is now seen as a remarkable achievement and a feather in your hat. AS you know, Poulsbo already has the funding, property and plan for a Rec Center in the Market Place Development there, in a GMA/Z and in the middle of a big population area. Kingston needs a Rec Center, too. But, I believe it needs to be in the GMA/Z and close to the population center of Kingston. Kingston needs Ball Fields, true. They could do that on a section of these 400 acres. Rotary could buy a 40 acre parcel from Raydient to do that. KCPD could “buy” the other 360 acres and add it to the PGHP. Also, The County could relook at the NKHP and put ball fields there, as they have a old plan, or negotiate with Arness Tree Farms for the Gavel Pit next to the Park for Rec development. I say this because, Bill Arness came to me just before his passing and asked me to talk to the County about buying the Pit. I did and was turned down. There are different leaders in the County now. Bottom line here; I just don’t see the County giving the up zone for this proposal and I believe we need to start looking at alternatives, as the need, as we all know, is there. Hey, how about putting the Rec Center on the big Port Gamble parking lot, after the soils settle? Great amenity for the Port Gamble development you will be soon undertaking! I wanted to be upfront with what I am doing with you, as usual. Happy Trails, jw</p>

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Date Received	Name	Category	Subcategories	Text
1/25/2024	Jon Rose	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>(email response to John Willet) Hey John -</p> <p>Thanks for attending last night. It was gratifying to see such a good turn out. The crowd really seemed to appreciate the presentation.</p> <p>Lots of ideas in your email to give thought to, which I will. First, please read the White Paper which I have attached.</p> <ul style="list-style-type: none"> A. The rezone we are requesting is for Rural Residential which is the most common rural zone in all of Kitsap. B. Our current zoning (Rural Wooded) no longer fits the conditions in North Kitsap. Rural Wooded was intended to help encourage lands to stay in timber production. This is no longer possible in North Kitsap. So, if the county is serious about following their own policy, they will allow us to move to Rural Residential. C. The GMA and Kitsap's zoning codes allow sports fields and community facilities like the Y outside UGA's. No rezone needed for them. The White Paper articulates all of that in very great detail. D, Yes, the community can try to purchase the land, but if we are zoned Rural Residential, we will cluster the lots and the community will get at least 200 acres without having to raise the funds. E. Every time we present people with facts at our meetings many of them change their feelings about the project. <p>Let me know your thoughts after you read the White Paper.</p> <p>Best,</p> <p>Jon</p>
				<p>Dear Kitsap County Commissioners,</p> <p>I am writing to express my opposition to Raydient's request to rezone their 400 acres on Bond Road to allow the number of single family residential lots to increase from 20 to 80, and the proposed sports complex, commercial zone, and increased density housing development. This is NOT the place for a sports complex or intense development.</p> <p>Here are my concerns:</p> <p>Growth Management Act: This project would create intense development in a rural area adjacent to the Port Gamble Heritage Park- disorganized sprawl that the Growth Management Act was designed to avoid. To promote responsible and sustainable growth, this type of dense project should be located in an urban setting with urban amenities. Our Rural areas are part of Kitsap's beauty and character and need to be protected. Permitting this rezone not only causes irreparable damage, but also sets a bad precedent for future developers who will want to follow suit.</p> <p>Traffic: Traffic infrastructure already cannot handle the existing traffic. There is no sensible plan to deal with the traffic added by the sports complex, commercial zone, and additional homes outside one per 20 acres. There is no public transportation to the proposed sports complex site. The Kingston North Kitsap Rotary itself, which supports the proposal, admits that based on a feasibility report " The biggest challenges will be wastewater and stormwater management and dealing with increased traffic by the project." (See https://rotaryknk.org/1892/Page/Show?ClassCode=Page&Slug=north-kitsap-sports-and-recreation-complex)</p> <p>Duplication of new sports centers: This proposed project is 3.8 miles from the proposed Poulsbo Event and Recreation Center (PERC), and planning for that project is already underway. The city of Poulsbo opposes the rezone of the Bond Road property.</p> <p>Viability of Funding: There is no confirmation that the sports complex can obtain funding for construction and ongoing maintenance, including wastewater discharge and road improvements.</p>

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Date Received	Name	Category	Subcategories	Text
1/27/2024	Kaylee Russell	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Taxpayers could end up with unsustainable tax burdens. We could end up with Raydient’s wish list for housing and commercial development being built, but no way for the community to proceed on the sports complex project due to inability to fully fund the project.</p> <p>Water and Environment: This proposed housing development, sports complex, and commercial zone would be located on a critical aquifer recharge area, near mapped fish bearing streams, and a mapped wetland- putting our local drinking water resources and watershed health at risk. A sports complex including turf fields and large amounts of parking would cause high amount of impervious surface, stormwater discharge and wastewater. For instance, the septic discharge is estimated at 100,000 gallons a day.</p> <p>Wildlife Habitat and Park environment: The rezoning proposal would displace numerous animal populations currently living on this site. The intensity of development would degrade the habitat and outdoor experience of Port Gamble Forest Heritage Park, with neighboring lighting, car trips, and user population.</p> <p>Tribal Concerns: Port Gamble S'Klallam Tribe opposes the Rezone on Bond Road.</p> <p>The Suquamish Tribe opposes the rezoning of rural protection or urban restricted parcels to more intensive uses.</p> <p>Affordable Housing Goals: The rezone and sports complex do not help with the target for affordable housing that the County is required to meet by the GMA. The houses will only be for high income earners.</p> <p>You have the power to make a decision that will not only benefit this generation, but also those to come. Please vote against the Raydient rezone request and do what is within your power to prevent the proposed sports complex, commercial zone, and increased density housing development. I know Raydient doesn't care what happens to our beautiful area, but I sincerely hope that you do.</p> <p>Thank you for your time and consideration.</p> <p>Respectfully, Kaylee Russell</p>
1/27/2024	Sara Frey	Land Use Reclass (Site Specific)	Land Use	<p>To whom it may concern,</p> <p>Regarding the proposed revisions to zoning along Lindvog in Kingston to accommodate medium density dwelling units, This kind of high density building in a rural setting is completely contrary to what the nature of the existing area. It is a violation against all home and landowners in the surrounding area that made their real estate purchase based on the existing environment. We already have the massive developments going on at Whitehorse and more housing coming off Lindvog.</p> <p>Infrastructure in this area is already burdened by the existing traffic and significant infrastructure changes would be necessary to accommodate additional population. The submission for approval argues that the buyers of these units will be comprised mostly of East side people commuting to Seattle and further, that these people will WALK to the ferry. This argument is nothing short of ludicrous! Anybody that has lived in this area for any amount of time knows that the romance of walking that distance of 1.3 miles and 28 minutes in the rain and cold will fade after one or two experiences. The current fast ferries can only accomodate so many individuals. They will drive. Traffic will be a mess. Risk of road runoff into water sources is increased. We also have those condos across the highway on Lindvog that remain only partially sold after a significant period with the vast majority of the units being incomplete concrete stairs sitting behind chain-link being a real eyesore for years now. The marketing on those boasts a "20 min foot ferry to Seattle" which is less than half the time it actually takes and is blatantly false. Also, the large developments going in already have overburdened our limited grocery store capacity and other services not to mention the severe difficulties with the ferry capacity that we have all been experiencing for years now.</p> <p>This is simply a very bad idea, fueled by developers that want to make money and the county that wants to collect more taxes. Restrict this type of development to existing high population density areas as they have in Edmonds, Redmond, Ballard, Poulsbo, etc. We simply do not have the infrastructure to grow at the pace that the County has been allowing.</p> <p>Sara Frey Kingston, WA</p>

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Date Received	Name	Category	Subcategories	Text
1/27/2024	Devan Kleinman	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Dear Kitsap County Commissioners,</p> <p>My name is Devan Kleinman, I am a lifelong North Kitsap resident & I am writing to express my concerns about Raydient's request to rezone their 400 acres on Bond Road and the proposed sports complex, commercial zone, and increased density housing development. This is the wrong place for a sports complex and intense development.</p> <p>Here are just a few of my many concerns:</p> <p>This project would create intense development in a rural area adjacent to the Port Gamble Heritage Park- disorganized sprawl that the Growth Management Act was designed to avoid. To promote responsible and sustainable growth, this type of dense project should be located in an urban setting with urban amenities. Our Rural areas are part of Kitsap's beauty and character and need to be protected. Permitting this rezone sets a bad precedent; other developers will want to follow suit and the rural area will be turned into sprawl.</p> <p>Traffic infrastructure already cannot handle the existing traffic. There is no sensible plan to deal with the traffic added by the sports complex, commercial zone, and additional homes outside one per 20 acres. There is no public transportation to the proposed sports complex site. This proposed project is 3.8 miles from the proposed Poulsbo Event and Recreation Center (PERC), and planning for that project is already underway. The city of Poulsbo opposes the rezone of the Bond Road property.</p> <p>There is no confirmation that the sports complex can obtain funding for construction and ongoing maintenance, including wastewater discharge and road improvements. Taxpayers could end up with unsustainable tax burdens. We could end up with Raydient's wish list for housing and commercial development being built, but no way for the community to proceed on the sports complex project due to inability to fully fund the project.</p> <p>This proposed housing development, sports complex, and commercial zone would be located on a critical aquifer recharge area, near mapped fish bearing streams, and a mapped wetland- putting our local drinking water resources and watershed health at risk. A sports complex including turf fields and large amounts of parking would cause high amount of impervious surface, stormwater discharge and wastewater. For instance, the septic discharge is estimated at 100,000 gallons a day.</p> <p>The rezoning proposal would displace numerous animal populations currently living on this site. The intensity of development would degrade the habitat and outdoor experience of Port Gamble Forest Heritage Park, with neighboring lighting, car trips, and user population.</p> <p>Both the Port Gamble S'klallam, & the Suquamish Tribe opposes the rezoning of rural protection or urban restricted parcels to more intensive uses.</p> <p>The rezone and sports complex do not help with the target for affordable housing that the County is required to meet by the GMA. The houses will only be for high income earners - we do not need more gentrification in this area.</p> <p>I urge you to vote against the Raydient rezone request and proposed sports complex to keep development within the UGA as required by the GMA, protect areas of North Kitsap's rural character, discourage suburban sprawl development, minimize additional traffic congestion, and protect our natural environment, water quality and habitat - the integral reasons we love living here so much.</p> <p>Sincerely - a concerned, young citizen, and community member who hopes to raise the next generation surrounded by the same beauty I was afforded - Devan Kleinman.</p>
1/27/2024	Jeff and Patricia Kirkham	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Hello,</p> <p>As longtime residents of Poulsbo, my wife and I feel it is important to advocate against Raydient's plans for North Kitsap Rezoning. We feel that allowing this project contradicts the philosophy of Urban Growth Areas and the Master Planning Process.</p> <p>Sports fields would be better suited at College Marketplace in Poulsbo OR near Kingston High School in Kingston. We do not believe in endless suburban sprawl in beautiful Kitsap county.</p> <p>Thank you and respectfully, Jeff + Patricia Kirkham, 18 year residents of Poulsbo</p>
1/27/2024	Cindy Wilkins	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>See page 70</p>

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Date Received	Name	Category	Subcategories	Text
1/28/2024	Juan Hernandez	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>County Commissioners,</p> <p>I am writing to urge you to support the proposed multigenerational outdoor and indoor sports and recreation complex led by our Kingston Rotary Club by approving the land rezoning off Stottlemeyer Road in Kingston/Poulsbo because it is the domino that will help us all address these issues and bring many benefits and opportunities for our county and community. I am writing to you as a coach and a sports enthusiast who has been living and working in Kitsap County for the last 7 years. I have witnessed the challenges and frustrations that our local sports teams and players face due to the lack of adequate and accessible sports facilities in our county. It has become very difficult to try and find facilities for our youth to practice basketball. This year I had over 120 youth signed up for basketball and only having 2 gyms to try to schedule practices for 10 teams is very difficult. I am writing to urge you to support the proposed indoor sports complex that will address these issues and bring many benefits and opportunities for our community.</p> <p>Kitsap County is a growing and dynamic place, with an estimated 1200 new families relocating here in the next five years. This means more people, more diversity, and more demand for services and amenities. One of the areas that needs improvement is our sports facilities. Currently, we have a shortage of adequate and accessible sports venues, especially for indoor sports. Our outdoor sports fields are often damaged and unusable due to the 250 days of severe weather conditions that we experience every year. This affects the quality and safety of our sports activities, as well as the morale and motivation of our players and coaches. Many times, we have had to delay, reschedule, or cancel games and practices due to the poor condition of the fields. Moreover, our residents must travel at least 30 minutes outside of the area to participate in water sports, such as swimming, diving, or water polo. KYSA currently does not have the ability to offer volleyball or lacrosse to our youth due to inadequate facilities.</p> <p>An indoor sports complex would address these issues by providing a state-of-the-art facility that can accommodate various sports, such as basketball, volleyball, soccer, swimming, and more. It would also offer locker rooms, restrooms, concession stands, and spectator seating. An indoor sports complex would allow us to enjoy sports all year round, regardless of the weather, and improve our health and fitness. It would also foster a sense of community and camaraderie among our residents, as we cheer for our local teams and celebrate our achievements. Moreover, an indoor sports complex would enhance the economy and attractiveness of our county. It would create jobs, generate revenue, and increase spending in our local businesses. It would also attract more tourists, visitors, and events to our county, such as tournaments, fundraisers, and more. It would make our county a more desirable place to live, work, and play.</p> <p>I understand that some of you may have concerns about the potential negative impacts of an indoor sports complex, such as congestion and crowding. However, I believe that these can be mitigated by careful planning and management. The proposed location of the indoor sports complex is in an area that has ample space and infrastructure to support it. The project will also follow the environmental and zoning regulations of our county.</p> <p>In conclusion, I hope that you will join me in supporting the indoor sports complex project. This project is a once-in-a-lifetime opportunity for our county, as it will provide us with more options and benefits for our sports, health, and economy. It will also reflect our county's vision and values, as we strive to create a vibrant, active, and prosperous community for ourselves and future generations.</p> <p>Thank you for your time and attention. Respectfully,</p> <p>Juan Hernandez KYSA Basketball AD</p>

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Date Received	Name	Category	Subcategories	Text
1/29/2024	Melanie Peters	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Good morning Commissioner Walters. My name is Melanie Peters, I live in Hansville WA, and own a small business in Poulsbo WA. I commute daily about 25 minutes each way, using Hansville Road and Bond Road in North Kitsap.</p> <p>I am urgently expressing my opposition to the Comprehensive Plan Update for North Kitsap County.</p> <p>I have been hearing for some time about the proposed rezoning of the area off Bond road in North Kitsap. While I have no problem with the current zoning of 1 home per 20 acres, the rezone (with a tease of “maybe” a YMCA and sports facilities along with new commercial development) would not only destroy natural habitat (as documented in the Kitsap Environmental Coalition’s written statement to the Planning Commission), but it would make a dangerous and deadly road even more deadly to commute through every day.</p> <p>The current Comprehensive Plan was put into place in order to protect our rural areas from over development. Allowing a corporate entity with a history of developing timberland into suburban sprawl areas to change our development is not only wrong, but is absolutely PERMANENT. Commercial development (and a brand new YMCA) is already planned and underway in Poulsbo, where the Comprehensive Plan is working to concentrate growth in a more urban setting. A setting where infrastructure and public support is abundant.</p> <p>We are fighting a David and Goliath battle here, they have just launched a \$250,000 PR campaign going door to door to push the idea of this new YMCA and sports fields. Unsuspecting neighbors are only hearing the message about new sports fields, and not being told about the major density changes this would create as well as the fact that THEY as tax payers would be on the hook for the millions and millions of dollars to build all of this.</p> <p>When you look at the math, the YMCA is under no obligation to build anything after it has been rezoned, and there is absolutely zero infrastructure in their plan to support the utilities, water runoff, and the deadly road traffic that would happen to this tiny secluded area. Please do not allow a rezone campaign to succeed. Keep the Comprehensive Plan the way it is, no updates. Do not allow a giant corporation to pillage our communities for a short term profit.</p> <p>Thank you for your time, Melanie Peters Rockin Ruby’s Records Poulsbo, WA</p>

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1/29/2024	Judy Marks	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Commisioners,</p> <p>I am in opposition to the rezone proposed by Radient for the Bond Road/Port Gamble Road area. The current infrastructure is already taxed and the addition of 80 homes and the traffic generated by those homes is unfathomable. I imagine including a sports complex and rec center there would compound an already terrible situation.</p> <p>I am aware that there are already the plans and approval of hundreds of new homes in North Kitsap: Aborwood, the half built condos in Kingston, the Port Gamble rebuild to name a few. How will the traffic from those homes alone affect Bond, or Highway 3?</p> <p>I've been commuting from my home west of Poulsbo to a small business in Kingston for 20 years. The traffic has steadily increased. Often, when there is a blocking incident on Bond, I will take the Hwy 3 home. On a Thursday or Friday afternoon traffic is often backed up northbound to Pioneer Way by 3:00. That whole stretch of roadway is fronted by private driveways and small roads, whose residents will be greatly impacted by additional traffic trying to avoid the Bond Road congestion the rezone and subsequent sports complex will contribute to.</p> <p>I ask you simply regard the Growth Management act to protect our forests and waters, and the Comprehensive plan for the county to provide efficient transportation for our citizens, both existing and future.</p> <p>I appreciate consideration of these points when considering the rezone of our forests.</p> <p>Best, Judy Marks</p>
1/29/2024	Julie Poor	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>My husband and I have lived north of Poulsbo for 24 years, voted in every election and watched the timber companies from Pope and Talbot through Raydient. with all their name changes, get what they want and walk away from being part of our community. Yes, they are in business to make money. But that doesn't mean they should get special privileges. Jon Rose has said several times at the meetings that they are happy to not rezone, sell the land to a developer at its current zoning and get out of Kitsap. I think that is by far the best choice for our community. I have a short list of reasons:</p> <ol style="list-style-type: none"> 1.The YMCA and Kingston Rotary have no money to build a Y or sports complex on the property. Even Jon Rose has said that would be way down the road, maybe decades to accomplish. 2.The property has very little available infrastructure. By the State's own study 307 is at maximum capacity in its current state and they have no plan to widen it or do any other improvements. Even 20 homes with 2 cars each, delivery vehicles and other servicers are going to make the road even more of a danger. Let alone if it is 80 homes. There is no sewer. There is no transit. Water might be available but that is up in the air still. I'm not sure about high-speed internet. 3.The proposed site has topographical issues to higher density building. 20 houses will be a stretch for a developer to make enough money on. I believe that is one reason they are asking for the rezone; it is not going to highly sought after by a developer at the current zoning. I'm sure this is the most important fact to Raydient. They have taken their offer of giving the land to the Rotary/YMCA off the table. They don't even know how much they would sell it to them for. Seems like a lot of open-ended questions for a company that wants out of Kitsap and won't have any stake in its future. 4.The already funded sports complex in Poulsbo has all the infrastructure in place, near shopping and other retail and services for parents to visit while their kids are at the complex. It is about 10 or 12 minutes farther down the road from Kingston. Those representing The Kingston Rotary at the "public meetings" have brought up that the YMCA in Silverdale is too far for them to drive their kids. The short drive to Poulsbo seems like a good compromise. 5.We have lived here through White Horse and Arborwood. They were not the right answer to more affordable housing then or now, which is what Kitsap County dearly needs or wants. <p>I'm not alone with the concerns. Raydient has hired a PR firm and will not allow us to speak at their meetings. Our group does not have funding, but we are working on organizing to be heard. I think the County Commissioners would be wise to have a meeting with the public before they act on this. It does affect us as residents of North Kitsap. What you do on this rezone will affect the county forever. It isn't a one moment in time decision. Please consider the rural nature of North Kitsap. Places like this can't be made anymore. If we wanted to live in Seattle we would still be there. Yes change happens, but this is not good change.</p> <p>Thank you, Julie Poor</p>
1/29/2024	Lisa Salisbury	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>See pages 71-72</p>

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1/30/2024	Jonathan Tudan	Housing Element	Housing, Economy	<p>In order to promote access to affordable housing in the county's rural zone, please reduce the CUP-ADU application fee, currently at \$5,969.65. The current fee is antithetical to affordable housing, considering the fact that additional building permit fees required to upgrade the property will be imposed. I kindly suggest lowering the CUP-ADU fee by a minimum of 50%. This lower amount will certainly be an incentive to add to our county's housing stock. Thank you!</p>
1/31/2024	Thomas Garrett	DDR	Environmental, DDR Edits	<p>Sent to Comprehensive Plan Update "Draft Development Regulations" on 1/30/2024 Add to Chapter 17.170 MINERAL RESOURCE OVERLAY (MRO)</p> <ol style="list-style-type: none"> 1. Surface mining operations shall not excavate within 500-horizontal feet from any pre-existing well used as a potable water supply. (possible well contamination) 2. Surface mining operations shall not excavate within 1000-ft horizontal feet from the shoreline (saltwater MHHW) and excavate no deeper than the surface elevation of the closest potable water well in the area. (possible saltwater intrusion) 3. Surface mining operations shall not be allowed within Level I or Level II critical aquifer recharge areas. 4. Surface mining operations shall not be allowed where contaminated runoff could enter any perineal or intermittent stream.
				<p>Dear Kitsap County Commissioners,</p> <p>When I moved to Kingston I was stunned by its natural beauty and unique environment. I spend every moment I can in Kitsap's great outdoors. I took a salmon docent class with Washington State University and learned about how important and vulnerable the forests and wetlands are, and how much depends on them to keeping the Puget Sound thriving. Now it appears that much of what makes this place gorgeous and important is being threatened by development that would make Kitsap another suburb of Seattle. The many wild residents of Kitsap don't get very much representation in urban planning meetings, but I urge you to consider them. They are what makes this place the unique destination it is.</p> <p>A list of concerns about the Raydient request to rezone their 400 acres on Bond Road and the proposed sports complex, commercial zone, and increased density housing development. This is the wrong place for a sports complex and intense development. Here are my concerns:</p>

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1/31/2024	Sasha Mahar	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Growth Management Act: This project would create intense development in a rural area adjacent to the Port Gamble Heritage Park- disorganized sprawl that the Growth Management Act was designed to avoid. To promote responsible and sustainable growth, this type of dense project should be located in an urban setting with urban amenities. Our Rural areas are part of Kitsap’s beauty and character and need to be protected. Permitting this rezone sets a bad precedent; other developers will want to follow suit and the rural area will be turned into sprawl.</p> <p>Traffic: Traffic infrastructure already cannot handle the existing traffic. There is no sensible plan to deal with the traffic added by the sports complex, commercial zone, and additional homes outside one per 20 acres. There is no public transportation to the proposed sports complex site.</p> <p>Duplication of new sports centers: This proposed project is 3.8 miles from the proposed Poulsbo Event and Recreation Center (PERC), and planning for that project is already underway. The city of Poulsbo opposes the rezone of the Bond Road property.</p> <p>Viability of Funding: There is no confirmation that the sports complex can obtain funding for construction and ongoing maintenance, including wastewater discharge and road improvements. Taxpayers could end up with unsustainable tax burdens. We could end up with Raydient’s wish list for housing and commercial development being built, but no way for the community to proceed on the sports complex project due to inability to fully fund the project.</p> <p>Water and Environment: This proposed housing development, sports complex, and commercial zone would be located on a critical aquifer recharge area, near mapped fish bearing streams, and a mapped wetland- putting our local drinking water resources and watershed health at risk. A sports complex including turf fields and large amounts of parking would cause high amount of impervious surface, stormwater discharge and wastewater. For instance, the septic discharge is estimated at 100,000 gallons a day.</p> <p>Wildlife Habitat and Park environment: The rezoning proposal would displace numerous animal populations currently living on this site. The intensity of development would degrade the habitat and outdoor experience of Port Gamble Forest Heritage Park, with neighboring lighting, car trips, and user population.</p> <p>Tribal Concerns: Port Gamble S’Klallam Tribe opposes the Rezone on Bond Road. The Suquamish Tribe opposes the rezoning of rural protection or urban restricted parcels to more intensive uses.</p> <p>Affordable Housing Goals: The rezone and sports complex do not help with the target for affordable housing that the County is required to meet by the GMA. The houses will only be for high income earners.</p> <p>I urge you to vote against the Raydient rezone request and the proposed sports complex to keep development within the UGA as required by the GMA, protect areas of North Kitsap’s rural character, discourage suburban sprawl development, minimize additional traffic congestion, and protect our natural environment, water quality and habitat.</p> <p>Thank you for your consideration of this letter,</p> <p>Sasha Mahar</p>
				<p>Kitsap County Commissioners,</p> <p>When I moved to Kingston I was stunned by its natural beauty and unique environment. I spend every moment I can in Kitsap’s great outdoors. I've learned about how important and vulnerable the forests and wetlands are, and how much depends on them to keeping the Puget Sound thriving. Now it appears that much of what makes this place gorgeous and important is being threatened by development that would make Kitsap another suburb of Seattle. The many wild residents of Kitsap don’t get very much representation in urban planning meetings, but I urge you to consider them. They are what makes this place the unique destination it is.</p> <p>A list of concerns about the Raydient request to rezone their 400 acres on Bond Road and the proposed sports complex, commercial zone, and increased density housing development. This is the wrong place for a sports complex and intense development</p>

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Date Received	Name	Category	Subcategories	Text
1/31/2024	John Horning	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Here are my concerns:</p> <p>Growth Management Act: This project would create intense development in a rural area adjacent to the Port Gamble Heritage Park- disorganized sprawl that the Growth Management Act was designed to avoid. To promote responsible and sustainable growth, this type of dense project should be located in an urban setting with urban amenities. Our Rural areas are part of Kitsap's beauty and character and need to be protected. Permitting this rezone sets a bad precedent; other developers will want to follow suit and the rural area will be turned into sprawl.</p> <p>Traffic: Traffic infrastructure already cannot handle the existing traffic. There is no sensible plan to deal with the traffic added by the sports complex, commercial zone, and additional homes outside one per 20 acres. There is no public transportation to the proposed sports complex site.</p> <p>Duplication of new sports centers: This proposed project is 3.8 miles from the proposed Poulsbo Event and Recreation Center (PERC), and planning for that project is already underway. The city of Poulsbo opposes the rezone of the Bond Road property.</p> <p>Viability of Funding: There is no confirmation that the sports complex can obtain funding for construction and ongoing maintenance, including wastewater discharge and road improvements. Taxpayers could end up with unsustainable tax burdens. We could end up with Raydient's wish list for housing and commercial development being built, but no way for the community to proceed on the sports complex project due to inability to fully fund the project.</p> <p>Water and Environment: This proposed housing development, sports complex, and commercial zone would be located on a critical aquifer recharge area, near mapped fish bearing streams, and a mapped wetland- putting our local drinking water resources and watershed health at risk. A sports complex including turf fields and large amounts of parking would cause high amount of impervious surface, stormwater discharge and wastewater. For instance, the septic discharge is estimated at 100,000 gallons a day.</p> <p>Wildlife Habitat and Park environment: The rezoning proposal would displace numerous animal populations currently living on this site. The intensity of development would degrade the habitat and outdoor experience of Port Gamble Forest Heritage Park, with neighboring lighting, car trips, and user population.</p> <p>Tribal Concerns: Port Gamble S'Klallam Tribe opposes the Rezone on Bond Road.</p> <p>The Suquamish Tribe opposes the rezoning of rural protection or urban restricted parcels to more intensive uses.</p> <p>Affordable Housing Goals: The rezone and sports complex do not help with the target for affordable housing that the County is required to meet by the GMA. The houses will only be for high income earners.</p> <p>I urge you to vote against the Raydient rezone request and the proposed sports complex to keep development within the UGA as required by the GMA, protect areas of North Kitsap's rural character, discourage suburban sprawl development, minimize additional traffic congestion, and protect our natural environment, water quality and habitat.</p> <p>Thank you for your consideration of this letter, John Christian Horning</p>
2/1/2024	Leslie and Joe Newman	Comp Plan	Land Use	<p>Good Afternoon Eric -</p> <p>We understand Kitsap County is considering revisions to the Comprehensive Plan for communities in Kitsap County including Manchester.</p> <p>We own 4 parcels of real estate in the Manchester area and have had recent interactions with the DCD and permitting process in Kitsap County and the local Manchester Community Advisory Council.</p> <p>Hopefully the county and the Commissioners will conduct listening sessions with property owners and business owners and invite feedback from all impacted.</p> <p>Managed growth that encapsulates parks, infrastructure, roads, schools, sidewalks, walkways, small business, development and support of sfr, multi- family, adu's/cottage homes allows for a broader tax base, investment in infrastructure, attractive cities, and housing options.</p> <p>Waterfront communities and destination communities such as Kirkland, Bellevue, Edmonds, West Seattle, Redmond, Walla Walla have done a great job of managed growth plus support of the above.</p> <p>It is our hope that the Level 3 plan is approved and adopted.</p> <p>Please let us know if you have any questions.</p> <p>Thank you Leslie and Joe Newman Residents of Manchester Small Business Owners Builder/Developers</p>

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2/1/2024	Thomas Doty	Parks Element	Land Use, Environmental	<p>Kitsap County Parks Department's plan for development of Kitsap county parks would seem to have no ultimate limitation on future development. Responsive only to expectation of future human population increase. Not one word regarding the common expectation, supported by peer-reviewed science, of continued decline of endemic animal populations. Particularly hypocritical is the plan for endless paved trail development, leading to further genetic isolation of communities of small mammals (moles, voles, mice and shrews) and amphibians (frogs, salamanders and caecilians). This leads to inbreeding and genetic drift, a reduction in fitness, and eventually extinction of these small critters.</p> <p>Surveys conducted by North Kitsap Heritage Park stewards revealed a clear public preference (over 90%) for the retention of the narrow, permeable, natural surface trails we developed.</p>
2/1/2024	Anonymous	Transportation Element	Transportation	<p>Multi modal emphasis is a very bad idea, specifically in north kitsap (or any semi-rural area). you are adding quite a lot of traffic to bond road/104 through approved dense developments, but you seem to have no REASONABLE plans to address this. i try to time usage for non commute hours but that does not work anymore. even going down the back way (miller bay/gunderson) does not work anymore. using a vehicle is all that works for this area. almost no one is going to bike or walk to poulsbo or silverdale from hansville if they have to shop. buses do not work for multiple stops. Adding a land to bond is the ONLY solution.</p>
2/2/2024	Roy Wildes	Comp Plan	Transportation	<p>For a very long time now I have heard of, and experienced, the backup on Silverdale Way. Many times I have experienced a backup extending from the Mall through to the traffic light on Provost and Newberry, in both directions. I participated in a team, I believe was called Vision 2020 a while back. It was an issue then and still is.</p> <p>I live off of Newberry Hill so this is counter-intuitive. When the work on the culvert to restore Strawberry Creek takes place take an opportunity to block off Silverdale way at about Byron.</p> <p>The Newberry exit will still serve Chico and locations to the west via Newberry and Provost to Anderson Hill, as well as residential between the round-about and the blockage of south Silverdale way.</p> <p>This will force the traffic flow to use the freeway exits of the Mall, Ridgetop and Bucklin Hill, as well as Silverdale way north, Greaves Way, and Anderson Hill. The bulk of traffic now seems to go simply through Silverdale as it is the shortest distance.</p> <p>A side benefit is this will change the character of Old town, giving it a more isolated feeling.</p> <p>I know it sounds crazy, but give it a thought.</p>

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Date Received	Name	Category	Subcategories	Text
2/3/2024	Randena Walsh	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Dear Kitsap County Commissioners,</p> <p>I am writing to express my concerns about the Raydient request to rezone their 400 acres on Bond Road and the proposed sports complex, commercial zone, and increased density housing development. I have lived in Kingston since 2002 and travel on Bond Road frequently, witnessing the many changes to our North Kitsap area. My concerns are as follows:</p> <p>The Growth Management Act was designed to avoid disorganized sprawl and to promote responsible and sustainable growth. The dense type of project Raydient has proposed should be located in an urban setting with urban amenities. Our rural areas make Kitsap County the beautiful place that it is, and need to be protected. Permitting this rezone sets a bad precedent, and would easily lead to sprawl, exactly what the GMA was created to avoid. Traffic is already heavy on Bond Road. The current rural designation of Raydient's property on Bond Road should remain in effect, in keeping with the rural surrounding environment.</p> <p>The city of Poulsbo opposes the rezone of the Bond Road property. Raydient's proposed project is just 3.8 miles from the proposed Poulsbo Event and Recreation Center. Planning for PERC is already underway. Poulsbo has the urban amenities and infrastructure to better support this type of development.</p> <p>Raydient's proposed housing development, sports complex and commercial zone would be located on a critical aquifer recharge area, near mapped fish bearing streams, and a mapped wetland, putting our local drinking water resources and watershed health at risk. A sports complex including turf fields and large amounts of parking would cause a high amount of impervious surface, stormwater discharge and wastewater.</p> <p>Wildlife habitat is lost whenever we increase development. Flora and fauna are displaced, and the loss is ours as well, as citizens of Kitsap County. I urge you to vote against the Raydient rezone request and keep development within the UGA as required by the GMA, protect areas of North Kitsap's rural character, and protect our natural environment, water quality and habitat.</p> <p>Randena Walsh</p>
				<p>Dear Kitsap County Commissioners,</p> <p>I am writing to express my concerns about the Raydient request to rezone their 400 acres on Bond Road and the proposed sports complex, commercial zone, and increased density housing development. This is the wrong place for a sports complex and intense development. While I had help with composing this letter it expresses exactly my wishes. Here are my concerns:</p> <p>Growth Management Act: This project would create intense development in a rural area adjacent to the Port Gamble Heritage Park- disorganized sprawl that the Growth Management Act was designed to avoid. To promote responsible and sustainable growth, this type of dense project should be located in an urban setting with urban amenities. Our Rural areas are part of Kitsap's beauty and character and need to be protected. Permitting this rezone sets a bad precedent; other developers will want to follow suit and the rural area will be turned into sprawl.</p> <p>Traffic: Traffic infrastructure already cannot handle the existing traffic. There is no sensible plan to deal with the traffic added by the sports complex, commercial zone, and additional homes outside one per 20 acres. There is no public transportation to the proposed sports complex site.</p> <p>Duplication of new sports centers: This proposed project is 3.8 miles from the proposed Poulsbo Event and Recreation Center (PERC), and planning for that project is already underway. The</p>

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2/4/2024	Chris Heinlein	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>city of Poulsbo opposes the rezone of the Bond Road property.</p> <p>Viability of Funding: There is no confirmation that the sports complex can obtain funding for construction and ongoing maintenance, including wastewater discharge and road improvements. Taxpayers could end up with unsustainable tax burdens. We could end up with Raydient’s wish list for housing and commercial development being built, but no way for the community to proceed on the sports complex project due to inability to fully fund the project.</p> <p>Water and Environment: This proposed housing development, sports complex, and commercial zone would be located on a critical aquifer recharge area, near mapped fish bearing streams, and a mapped wetland- putting our local drinking water resources and watershed health at risk. A sports complex including turf fields and large amounts of parking would cause high amount of impervious surface, stormwater discharge and wastewater. For instance, the septic discharge is estimated at 100,000 gallons a day.</p> <p>Wildlife Habitat and Park environment: The rezoning proposal would displace numerous animal populations currently living on this site. The intensity of development would degrade the habitat and outdoor experience of Port Gamble Forest Heritage Park, with neighboring lighting, car trips, and user population.</p> <p>Tribal Concerns: Port Gamble S’Klallam Tribe opposes the Rezone on Bond Road.</p> <p>The Suquamish Tribe opposes the rezoning of rural protection or urban restricted parcels to more intensive uses.</p> <p>Affordable Housing Goals: The rezone and sports complex do not help with the target for affordable housing that the County is required to meet by the GMA. The houses will only be for high income earners.</p> <p>I urge you to vote against the Raydient rezone request and the proposed sports complex to keep development within the UGA as required by the GMA, protect areas of North Kitsap’s rural character, discourage suburban sprawl development, minimize additional traffic congestion, and protect our natural environment, water quality and habitat.</p> <p>Chris Heinlein</p>
2/5/2024	Carma Foley	Comp Plan	Land Use, Housing	<p>Greetings,</p> <p>As a community planning department I would like to see more emphasis on how any projects promote a sense of community.</p> <p>Random housing thrown up here and there by out of state or out of our area developers have no interest in making this a livable community.</p> <p>Many of our societal ills can be helped by providing housing that promotes community engagement for people of various walks of life.</p> <p>Imagine will you for a moment where housing encourages interaction and a neighborhood feeling. We know how these neighborhoods can be done through careful planning. Houses facing inward with garages in the alley or back of the house. Playgrounds, gardens, and community centers in the middle area for all to share. Walking paths, bus stops, and other transportation options closeby.</p> <p>Now is the time to review what we want not only for ourselves but for generations to come.</p> <p>If we need examples there are plenty to be found in our state, country, and other countries around the world. Many of these housing areas have been in existence for centuries. Maybe we can imagine this too.</p> <p>Respectfully,</p> <p>Carma L. Foley</p>

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2/5/2024	Kevin Smith	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Dear Kitsap County Commissioners,</p> <p>Thanks for reading this. I am writing to express my serious concerns about the Raydient request to rezone their 400 acres on Bond Road and the proposed sports complex, commercial zone, and increased density housing development. This is the wrong place for a sports complex and intense development.</p> <p>Here are my concerns:</p> <p>Growth Management Act: This project would create intense development in a rural area adjacent to the Port Gamble Heritage Park- disorganized sprawl that the Growth Management Act was designed to avoid. To promote responsible and sustainable growth, this type of dense project should be located in an urban setting with urban amenities. Our Rural areas are part of Kitsap’s beauty and character and need to be protected. Permitting this rezone sets a bad precedent; other developers will want to follow suit and the rural area will be turned into sprawl.</p> <p>Traffic: Traffic infrastructure already cannot handle the existing traffic. There is no sensible plan to deal with the traffic added by the sports complex, commercial zone, and additional homes outside one per 20 acres. There is no public transportation to the proposed sports complex site.</p> <p>Duplication of new sports centers: This proposed project is 3.8 miles from the proposed Poulsbo Event and Recreation Center (PERC), and planning for that project is already underway. The city of Poulsbo opposes the rezone of the Bond Road property.</p> <p>Viability of Funding: There is no confirmation that the sports complex can obtain funding for construction and ongoing maintenance, including wastewater discharge and road improvements. Taxpayers could end up with unsustainable tax burdens. We could end up with Raydient’s wish list for housing and commercial development being built, but no way for the community to proceed on the sports complex project due to inability to fully fund the project.</p> <p>Water and Environment: This proposed housing development, sports complex, and commercial zone would be located on a critical aquifer recharge area, near mapped fish bearing streams, and a mapped wetland- putting our local drinking water resources and watershed health at risk. A sports complex including turf fields and large amounts of parking would cause high amount of impervious surface, stormwater discharge and wastewater. For instance, the septic discharge is estimated at 100,000 gallons a day.</p> <p>Wildlife Habitat and Park environment: The rezoning proposal would displace numerous animal populations currently living on this site. The intensity of development would degrade the habitat and outdoor experience of Port Gamble Forest Heritage Park, with neighboring lighting, car trips, and user population.</p> <p>Tribal Concerns: Port Gamble S’Klallam Tribe opposes the Rezone on Bond Road. The Suquamish Tribe opposes the rezoning of rural protection or urban restricted parcels to more intensive uses.</p> <p>Affordable Housing Goals: The rezone and sports complex do not help with the target for affordable housing that the County is required to meet by the GMA. The houses will only be for high income earners.</p> <p>I urge you to vote against the Raydient rezone request and the proposed sports complex to keep development within the UGA as required by the GMA, protect areas of North Kitsap’s rural character, discourage suburban sprawl development, minimize additional traffic congestion, and protect our natural environment, water quality and habitat.</p> <p>Sincere regards, Kevin Smith</p>

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2/5/2024	Kathryn Wilham	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Dear Kitsap County Commissioners,</p> <p>I am worried about the Raydient request to rezone their 400 acres on Bond Road to make possible the proposed sports complex, commercial zone, and increased density housing development. This is the wrong place for a sports complex and intense development.</p> <p>Growth Management Act: This project would create intense development in a rural area adjacent to the Port Gamble Heritage Park, which is exactly the type of sprawl that the Growth Management Act was designed to avoid. To promote responsible and sustainable growth, this type of dense project should be located in an urban setting with urban amenities. Permitting this rezone sets a bad precedent; other developers will want to follow suit, and our rural areas will become like the suburban sprawl of Southern California I managed to leave behind in 1990.</p> <p>Traffic: Our present traffic infrastructure cannot handle the existing traffic. And I've not read about any realistic plan to deal with the traffic added by this rezoning proposition.</p> <p>Duplication of new sports centers: This proposed project is 3.8 miles from the proposed Poulsbo Event and Recreation Center (PERC), and planning for that project is already underway. The current and even near future population of North Kitsap does not need a second sports center.</p> <p>Viability of Funding: There is no confirmation that the sports complex can obtain funding for construction and ongoing maintenance, including wastewater discharge and road improvements. Taxpayers could end up with unsustainable tax burdens. We could end up with Raydient's wish list for housing and commercial development being built, but no way for the community to proceed on the sports complex project due to inability to fully fund the project.</p> <p>Water and Environment: This proposed housing development, sports complex, and commercial zone would be located on a critical aquifer recharge area, near mapped fish bearing streams, and a mapped wetland, thereby putting our local drinking water resources and watershed health at risk. A sports complex including turf fields and large amounts of parking would cause high amount of impervious surface, stormwater discharge and wastewater. For instance, the septic discharge is estimated at 100,000 gallons a day.</p> <p>Wildlife Habitat and Park environment: The rezoning proposal would displace numerous animal populations currently living on this site. The intensity of development would degrade the habitat and outdoor experience of Port Gamble Forest Heritage Park.</p> <p>Tribal Concerns: Port Gamble S'Klallam Tribe opposes the Rezone on Bond Road. The Suquamish Tribe opposes the rezoning of rural protection or urban restricted parcels to more intensive uses.</p> <p>Affordable Housing Goals: The rezone and sports complex do not help with the target for affordable housing that the County is required to meet by the GMA. The houses will only be for high income earners.</p> <p>I urge you to vote against the Raydient rezone request and the proposed sports complex to keep development within the UGA as required by the GMA, protect areas of North Kitsap's rural character, discourage suburban sprawl development, minimize additional traffic congestion, and protect our natural environment, water quality and habitat.</p> <p>Regards, Kathryn Wilham</p>

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2/5/2024	Elmo Paige	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Dear Kitsap County Commissioners,</p> <p>As a recent new resident of rural Kitsap County I highly value the rural and environmental assets as they are in this county and believe that any new development must be done within the existing urban centers.</p> <p>I am writing to express my concerns about the Raydient request to rezone their 400 acres on Bond Road and the proposed sports complex, commercial zone, and increased density housing development. This is the wrong place for a sports complex and intense development.</p> <p>Here are my concerns:</p> <p>Growth Management Act: This project would create intense development in a rural area adjacent to the Port Gamble Heritage Park- disorganized sprawl that the Growth Management Act was designed to avoid. To promote responsible and sustainable growth, this type of dense project should be located in an urban setting with urban amenities. Our Rural areas are part of Kitsap’s beauty and character and need to be protected. Permitting this rezone sets a bad precedent; other developers will want to follow suit and the rural area will be turned into sprawl.</p> <p>Traffic: Traffic infrastructure already cannot handle the existing traffic. There is no sensible plan to deal with the traffic added by the sports complex, commercial zone, and additional homes outside one per 20 acres. There is no public transportation to the proposed sports complex site.</p> <p>Duplication of new sports centers: This proposed project is 3.8 miles from the proposed Poulsbo Event and Recreation Center (PERC), and planning for that project is already underway. The city of Poulsbo opposes the rezone of the Bond Road property.</p> <p>Viability of Funding: There is no confirmation that the sports complex can obtain funding for construction and ongoing maintenance, including wastewater discharge and road improvements. Taxpayers could end up with unsustainable tax burdens. We could end up with Raydient’s wish list for housing and commercial development being built, but no way for the community to proceed on the sports complex project due to inability to fully fund the project.</p> <p>Water and Environment: This proposed housing development, sports complex, and commercial zone would be located on a critical aquifer recharge area, near mapped fish bearing streams, and a mapped wetland- putting our local drinking water resources and watershed health at risk. A sports complex including turf fields and large amounts of parking would cause high amount of impervious surface, stormwater discharge and wastewater. For instance, the septic discharge is estimated at 100,000 gallons a day.</p> <p>Wildlife Habitat and Park environment: The rezoning proposal would displace numerous animal populations currently living on this site. The intensity of development would degrade the habitat and outdoor experience of Port Gamble Forest Heritage Park, with neighboring lighting, car trips, and user population.</p> <p>Tribal Concerns: Port Gamble S’Klallam Tribe opposes the Rezone on Bond Road.</p> <p>The Suquamish Tribe opposes the rezoning of rural protection or urban restricted parcels to more intensive uses.</p> <p>Affordable HousingGoals: The rezone and sports complex do not help with the target for affordable housing that the County is required to meet by the GMA. The houses will only be for high income earners.</p> <p>I urge you to vote against the Raydient rezone request and the proposed sports complex to keep development within the UGA as required by the GMA, protect areas of North Kitsap’s rural character, discourage suburban sprawl development, minimize additional traffic congestion, and protect our natural environment, water quality and habitat.</p> <p>Thank you for your consideration and willingness to vote to keep our county from becoming over run by poorly planned urban sprawl.</p> <p>Elmo Paige</p>
2/6/2024	Marion Allen	Environmental Element	Environmental, Comp Plan Edits	<p>Hi Kirvie, I have been taking a look at the draft comp plan with regard to the environment section. I am one of two leaders of the Kitsap County Native Plants , a group we started about a year ago and have already over 1,200 people. We lead native plant hikes weekly as well as some other events. It seems you have done a lot of interesting projects as well. I have one tiny request regarding the section on the environment. Could we use a more appropriate photo for the chapter. It looks too much like someone’s manicured yard instead of a natural environment that would include native habitat. I know it seems like a strange request but I have been all over Kitsap and it would be so nice to have a natural setting. I have many photos you could use and you probably didn’t even get to choose.</p> <p>I am enjoying the vision of your writing and there are many more who have the same vision. Please, join our group on facebook and come for a native plant walk sometime!</p> <p>Sincerely, Marion Allen</p>

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2/6/2024	Marion Allen	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>In many ways I am one of those optimistic environmentalists. I am a big lover and supporter of our Port Gamble Forest. I get caught up in the obstacle of trying to educate people in the facts that climate change is imminent and we need to hyper focus on that immediately.</p> <p>With the big 400 acre rezone issue in North Kitsap, it seems obvious to many of us that the best solution would be to put that land into the Heritage park. We have no wildlife preserves in our county and it seems like this could be as close as we might get.</p> <p>The biggest drawback, of course, is where to get the money. Having recently been involved with the KPF, that seems like one of the most obvious sources. It seems like we could come up with a much better plan for this park than making it into a mountain bike destination for Port Gamble/Radiant to make a profit off.</p> <p>Climate change is coming and it may be the planet's chance to eject humans off, like a dog getting rid of its fleas! If we don't act now to make our county more climate resilient there may be no way for our children's children to survive. The new Kitsap County Comprehensive Plan needs to focus on Climate change and Climate Resilience.</p> <p>Marion Allen, Poulsbo resident for 35 years and park volunteer.</p>
2/6/2024	Ruth Westergaard	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Dear Commissioners Rolfes, Walters, and Garrido,</p> <p>Please consider the adverse ramifications of rezoning the property owned by the Raydient Corporation located north of Bond Road and adjacent to Port Gamble Forest Heritage Park. Rezoning this land between Kingston and Poulsbo to allow for a sprawling housing development in order to also accommodate a sports complex makes no sense to me.</p> <p>Housing efforts should be concentrated in already established urban areas and the focus should be on affordability and accessibility. Transportation around Kitsap County and to points beyond without a car is already a nightmare. Creating a housing complex around a youth-oriented sports complex outside of already established urban growth areas is counter to growth that allows for safe access by youth and adults without a car.</p> <p>We need to concentrate on improving the housing density and affordability in already established urban zones. Our towns and cities should be reconfigured to encourage safe walking and bicycling to schools, jobs, shopping, and recreation. We should not be rezoning rural land in order to turn it into suburban sprawl.</p> <p>Respectfully, Ruth Westergaard</p>

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Date Received	Name	Category	Subcategories	Text
2/7/2024	Peter Tack	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Dear Commissioner Walters,</p> <p>I am a North Kitsap resident writing to object to the Bond Road sports complex. Proposed zoning changes are detrimental to North Kitsap.</p> <ul style="list-style-type: none"> •The sports complex is out of character for North Kitsap. •The proposed location is too far from urban centers and would increase traffic. •It would come at the cost of existing wilderness recreation not possible in more urban areas. •Increased housing density is out of character with the North Kitsap community. •Development of the property would impact aquifer replenishment and wildlife. •The Heritage Park is a unique asset for Kitsap residents. <p>Heritage Park and adjacent property is a unique asset for Kitsap County. The Comprehensive Plan and Zoning should recognize this and not make changes that will irreversibly diminish the open space we have left.</p> <p>Sincerely, Peter Tack</p>
2/7/2024	Niki Quester	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>To Kitsap County Commissioners: Re: Raydient Request To Rezone their 400 acres on Bond Road</p> <p>I am writing to you to voice my opinion about the rezone request. I am opposed to this request. Raydient is a company that watches out for its shareholders, not what is best for the citizens of Kitsap County!</p> <p>Thank you for all your hard work for Kitsap County!</p> <p>I look forward to hearing your opinion on this request.</p> <p>Sincerely, Niki Quester</p>
2/9/2024	Gloria Edwards	Land Use Reclass (Site Specific)	Land Use, Housing	<p>Hello again,</p> <p>Still hoping to see some changes, and it does look a bit more hopeful. Comments attached.</p> <p>Thank you , Gloria Edwards See attachment on page 73</p>

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Date Received	Name	Category	Subcategories	Text
2/14/2024	Jennifer Shultis and Richard Benoit	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Dear Kitsap County,</p> <p>I strongly object to this proposal to rezone for many reasons. The Port Gamble lands, regardless of whether they are part of the Heritage Park or privately owned, are connected and it's very important that they stay in current use.</p> <p>I understand that Raydient has a business reason to develop this land and entice the citizens to support the development, but as a community, we have a moral responsibility to act deliberately and not for convenience today.</p> <p>The earth is in crisis and we have to stop acting as if this is someone else's problem, just because we are fortunate to live in one of the few areas of the country not yet being dramatically impacted by climate change/weather. This is our problem too and it is already at our door stop. There are things we do today that have long lasting and permanent impact and this decision is one of those. Which one is going to tip the pendulum too far in one direction? Let's be smart and not find out. This is not "someone else's problem"-this is our problem. Our choice. We have wildlife in this area already being displaced by human expansion and this is one of the few places barely large enough for animals like cougars and bear to call home. We have to stop encroaching on them. Haven't we learned our lesson yet about telling "residents" of land that we now "own" it and that they will need to move on so we can use the land as we see fit?</p> <p>This area is a jewel in Kitsap County and once it is gone, it's gone forever. Let them build 1 house per 20 acres or 5 acres and close the trails. Whatever they are allowed within the currenting land zoning-that's fine. We have, in my opinion, too many trails and too many people already in this area. And we are just making it worse by building roads into these lands and the proposed bike paths.</p> <p>I implore Kitsap County to reject this proposal. This is not a two-way door- it will be gone forever once this change is allowed through and it will also set a precedent for other areas. After all, if it works here then Raydient and other corporations now have the playbook on how to do it elsewhere and we have written it for them.</p> <p>Thank you, Jennifer Shultis and Richard Benoit Kingston, WA</p>
2/14/2024	Dennis McCrohan	Comp Plan	Land Use	<p>Hi-</p> <p>My question is mainly a historical one, how did the lots along Apple Tree Cove come to be zoned UL? It seems sort of bizarre to me given that these are all subject to strict Shoreline Management laws, and also the ones on South Kingston Rd don't even have sewer (and as far as I am able to determine, there is no plan for there ever to be sewer on South Kingston Rd). In the planning for future population growth within the UGA, are you assuming that these lots will actually be developed to 5-9 units per acre?</p> <p>Thanks,</p> <p>Dennis McCrohan</p>

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Date Received	Name	Category	Subcategories	Text
2/14/2024	Russ Tanner	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Dear Commissioner Walters,</p> <p>I am writing to express my concerns about the Raydient request to rezone their 400 acres on Bond Road and the proposed sports complex, commercial zone, and increased density housing development. This is the wrong place for a sports complex and intense development.</p> <p>I have lived in Poulsbo for almost 30 years. My family and I regularly use the Port Gamble Heritage Park trail system. My wife and I take our dog for daily walks, while my kids and I ride the mountain bike trails at least twice a week. As one of the founders of the North Kitsap Mountain Vikes youth bike club, and I can tell you how important this resource is to the citizens of Kitsap County. The kids that I have coached over the years thrive when given the chance to put down the video game controllers and enjoy the forest on a mountain bike.</p> <p>My worry is that this rezone will extend the sprawl that is so prevalent everywhere else to this special place. It will increase traffic, destroy the forest, displace wildlife, intrude on the tribal land of the S'Kallam Tribe, and degrade one of Kitsap County's most beautiful areas. Once this is done, it can never be undone.</p> <p>The promise of a sports complex is cover by Raydient meant to buy off the community so that they can extract as much money from the land as possible. A YMCA sports complex does not provide free access to the citizens of Kitsap County. They charge a fee to join, and a monthly fee to belong. This rezone request is not about children, soccer fields, or bettering the community. It is about profit at any cost for Raydient.</p> <p>I urge you to not approve the rezone. The long-term damage to our forest is not worth the cost.</p> <p>Very Respectfully,</p> <p>Russ Tanner</p>
2/15/2024	Deborah Weinmann	Transportation Element	Comp Plan Edits, Transportation	See page 74
2/15/2024	Joe Crell	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Hello Ms. Walters,</p> <p>I'm writing to express my opposition to the Stottlemeyer Raydient rezone effort. I support the Comprehensive Plan goal of concentrating development in the Urban Growth areas while limiting growth in Rural areas.</p> <p>My wife and I have lived in our home in North Kitsap since 1991. It's very important to for the County to manage growth and limit sprawl.</p> <p>I support the Poulsbo PERC plan and see no overall benefit to allow the Raydient rezone application.</p> <p>Thank you for your attention to this matter.</p> <p>Respectfully, Joe Crell</p>
2/15/2024	KCAC	Comp Plan	Land Use	See page 75
2/15/2024	KCAC	Comp Plan	Land Use, Housing	See page 76-79
2/15/2024	KCAC	Comp Plan	Land Use, Housing	See page 80

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				<p>ENVIRONMENT</p> <p>-On page 3 of the draft is text that reads as follows: “the County’s deep commitment to maintaining and restoring ecosystems via habitat conservation, restoration of waterways, and reduction of greenhouse gas emissions.” My experience is that the county is not currently demonstrating a strong commitment to either maintaining or restoring habitat but is instead bowing to the wishes of developers to allow intrusion into what on paper are critical areas. There is a continued trend towards protecting the right to develop land over the right of nature to exist, flourish or rebound from past insults. This citizen calls upon the county to realize that the environment could survive without humans but humans cannot survive without a healthy environment. Set real protective boundaries to critical areas that are free of variances that cater to builders.</p> <p>-On page 47 is the statement, “The County has adopted a Critical Areas Ordinance which protects wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas from the impacts of development and people from the consequences of developing in unsuitable areas.” These CAOs are meaningless if not rigorously enforced and protected. Too often the county grants variances, sometimes as much as 88-percent of a critical area buffer so as to not be guilty of a “taking” of property. Put teeth into our CAOs and also provide a means to compensate property owners. If eminent domain is used to acquire lands for the public good then we could go as far as that for a protected environment that serves the good of all. As mentioned earlier in my comments, if a reduced property tax seems to be a short-term loss, it is made up with a long-term healthy place we’d all be able to live in.</p> <p>Also on the same page is, “For County residents, the term rural also defines a philosophy of living and a quality of life. This quality of life includes a sense of quiet, community, and a slower pace of life. Rural characteristics include the abundance of trees, access to recreation, views of water and mountains, and a quiet, unregimented atmosphere. The elements of rural character also include the dynamic natural systems abundant in Kitsap County which can be vulnerable to human and natural change. Rural goals and policies also recognize that rural areas and communities have unique historical characters, appearances, and functions that should be retained and enhanced.” These are the characteristics of why so many of us choose to live here and not in some barren cityscape devoid of these elements. Do all you can as a county to protect these rural areas and DENY rezone requests from Raydient near Port Gamble Heritage Park, from those wanting to build near Island Lake or at Enetai.</p> <p>-On page 69 it states, “Kitsap County protects the natural environment in part through its adopted Critical Areas Ordinance (CAO)” This sounds great but the reality is that Kitsap DCD leans towards protecting property owners and developers to grant variances that ignore the buffers meant to protect critical areas.</p> <p>-On page 71 it reads, “No Net Loss is a standard that ensures new developments do not introduce new impacts that decrease ecological functions. If impacts do occur, projects must mitigate those impacts to demonstrate no net loss.” This sounds good in theory but the county is understaffed and lacks the ability to do the necessary monitoring needed to measure before and after data necessary to show that no net loss has occurred.</p> <p>-on page 73 it states, “Environment Strategy 1.i. Submit the required annual report to the Federal Emergency Management Agency regarding Kitsap County’s status on review of projects for compliance with the National Flood Insurance Program (NFIP) Biological Opinion Puget Sound, as well as progress towards achieving programmatic compliance.” The county needs to integrate LiDAR to more accurately map areas that are at risk for flooding. The existing flood areas use averages that don't reflect the Best Available Science.</p> <p>-On page 74 it states, “Environment Policy 3.3. Continuously improve mapping, inventory, and baseline information of natural assets and their condition.”</p>

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2/19/2024	Doug Hayman	Environmental Element	Environmental, Land Use, CAO, Comp Plan Edits	<p>I'm all for this by replacing PDF versions of maps with online GIS maps. The county knows that the stream locations need updating for accuracy. And since LiDAR data is already available from WA DNR, we should make full use of it.</p> <p>-on page 77 it says, "Environment Strategy 6.a. Support and incentivize voluntary stream, wetland, riparian, and shoreline restoration and preservation efforts." I fully support this. It would help volunteers to be granted access to such streams and wetlands with some coordination from the county where these people could gain access without being shot or attacked by dogs and other risks. This needs to be planned out well to succeed.</p>
				<p>LAND USE</p> <p>-On page 11 it says, "The vision for rural areas and communities is to retain and enhance unique historical character, appearance, and function, including recreation and natural resource activities, such as forestry, agriculture, and mining, that contribute to the rural character and economy." This is why the county should deny the rezoning requests for Raydient and the companies trying to develop at Island Lake and Enetai. Leave these rural places rural and drive development to more appropriate areas like what appears in the paragraph that follows that one: "direct the majority of growth toward urban areas, provide greater distinction between urban and rural areas"</p> <p>-On page 15 is a table showing "Growth to Land Capacity" for all three alternatives for rural lands showed "zero" and the table that followed had "N/A" all the way across the row. Why even include this if it provides no decision point for the county commissioners?</p> <p>-On page 22, the map for Alternative 3 for District 1 implies that the Raydient rezone is approved as it shows different coloration that correlates with the parcels they want to change from 1 DU/20 to something out of character for maintaining the rural structure of Kitsap County. This rezone request should be denied as it will both decrease the rural lands of the county but will also fail to provide affordable housing for the citizens of Kitsap. It would only make Jon Rose and his Raydient out-of-state corporation more money with no benefit to the community.</p> <p>-On page 32 it states, both "Land Use Policy 4.2. Property owners are to be protected from arbitrary and capricious land use decisions and actions." And "Land Use Strategy 4.a. Compensation at fair market value shall be paid when property is taken wholly for public purposes." We need the county to build in mechanisms to both protect critical areas AND protect property owners. Those who already own lands that contain critical areas should be provided tax incentives to NOT develop on ANY Critical Area buffer. If you own 2-acres and one is encumbered with critical areas, then you should pay property tax for 1-acre. What appears to be a loss in property tax income from such a change is in reality a gain for the county in the form of a healthy environment that supports us and all life forms. And for those properties about to be sold with a possible motivation to build, there should be clearly defined restrictions to what the buyer should expect to be able to do. With the above mentioned parcel they should know via the title or other legal mechanisms that you can only build on one of the two acres but would also only be taxed for one acre.</p>

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2/19/2024	Doug Hayman	Land Use Element	Land Use, Raydient Reclassification, Island Lake Reclassification	<p>-On page 42 it says, “Land Use Policy 10.7. Accommodate affordability and flexibility in multifamily development through generous provisions for building height and density, reduced setback requirements, and encouragement of mixed attached housing types.” But then states Alt 2 only. I support such incentives but why can these not be embraced with any of the alternatives? This whole mix and match elements you say may happen runs into conflict with “alt 2 only” kinds of statements. Ditto on this point where Riparian Management Zones (RMZs) are talked about by the county as supposedly only available for Alt 2. One could expand a UGA and when you crossed into an RMZ, just honor the RMZ buffer and go a bit further to the East, West, North or South.</p> <p>-On page 43 it says, “Developments integrate trees and landscaping elements to enhance the streetscape character, provide environmental benefits, screen unwanted views, and create comfortable human environments.” This sounds good on paper, or an online document, but if a builder want to maximize the square footage of one or more buildings on their parcels, they’ll cut all the so-called danger trees down. Don’t allow the removal of mature trees that do carbon sequestration and replace them with small ornamental trees and claim that you’ve met this goal. Truly protect as many existing trees as possible. Also on the same page is, “Land Use Strategy 11.c. Explore options and opportunities for public-private partnerships that leverage strategic investment with developments that meet community design objectives.” This needs to NOT be at the expense of the general public good. Case in point is the phase 4,5, and 6 of Arborwood where developer Taylor Morrison and the county worked together and kept legal conversations hidden from the public. The county is supposed to represent the people and be answerable to the citizens, not beholden to a private out of state developer.</p> <p>-On page 45 it says, “Land Use Policy 14.1 Consider development patterns that reduce sprawl, use urban land more efficiently, and incorporate feasible, innovative, and sustainable practices.” I support this and hence call on the county to NOT allow rural lands to be rezoned for the benefit of private, out-of-state developers that does not serve the needs of all citizens of Kitsap County. Look at this policy, see the inverse of what that would be and do not do the inverse.</p> <p>It may seem logical on the one hand to acknowledge load limits for a bus or airplane. You can’t exceed those limits and pushing beyond them has greater and greater consequence. Likewise, there is a carrying capacity to a physical space including Kitsap County. We cannot put 2-billion people here without a serious degradation. So, despite future population growth numbers tossed around, we need to be cognizant of the fact that there will be a limit we’d approach beyond which life would be worse. Just because some want to develop every bit of land does not mean they should be granted unrestricted growth.</p> <p>-On page 50 is mentioned, “The former lumber mill site is planned for major redevelopment that was approved as part of a Development Agreement in 2021. Kitsap Public Utility District provides water service and oversees sewer treatment. Sewer conveyance is provided by Rayonier, the site owner.” Many in the county have been surprised to learn of some of these agreements being entered into by those who should be answerable to all. The citizens of Kitsap County should always be informed of such proposals with no hidden, backroom deals being made that impact us as a whole.</p> <p>Page 179 reeks of influence by folks like Raydient with, “Kingston Strategy 17.a. Acquire land and develop sports fields, courts, and playground facilities as the population growth warrants to serve the greater Kingston area to support local, regional, and invitational sports events to include: •Baseball and softball fields •Fields for soccer, lacrosse, and ultimate frisbee •Football fields •Outdoor basketball courts •Pickleball and tennis courts •Frisbee golf course” We need to separate Raydient’s request for a rezone near Port Gamble from their vague, lofty promises towards providing a place for such facilities as they have clearly stated that they will not be paying for these (but instead just benefiting from a zoning change).</p>

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2/19/2024	Doug Hayman	Housing Element	Housing, Land Use	<p>HOUSING</p> <p>-On page 4 of the draft is the bullet point: "Increase housing choices and affordability." How is it that Kitsap County will achieve this in reality and not just in a document? If the county amends the comprehensive plan and associated rules and regulations, they could tell developers that there will be no new building permits for high-end homes until we've met our goals for the missing middle and lower income tiers. Tell these people that you'll expedite permits for multi-family units in designated UGAs and make meeting this goal a reality.</p> <p>-On page 59 is states, "More than half of Kitsap County residents are cost-burdened, spending more than a third of their income on housing. Affordable housing is difficult to attain in the community. The median cost of a home in Kitsap, excluding Bainbridge Island, is more than \$500,000. Meanwhile, a new garden-style one-bedroom apartment in Kitsap, regardless of location, starts at around \$1,700 a month." And yet the county has not yet but should be considering a mechanism to stop development of unaffordable homes until we've met our housing needs for the missing middle or lower income citizens. We can regulate speed limits, wearing of clothing in public spaces and so on. Surely, we can stop building unaffordable homes to truly meet our housing needs.</p> <p>-on page 82, "Specifically, the GMA was amended to require that fully planning counties and cities "plan for and accommodate" housing that is affordable to all economic segments of the population. They must also provide an inventory and analysis of existing and projected housing needs that identifies the number of housing units needed to accommodate projected growth, including units for moderate, low, very low, and extremely low-income households as well as special housing types like emergency housing, emergency shelters, and permanent supportive housing." This is very important. Treat our development permits like a buffet line. Tell developers, "Sorry, we're all out of high-end luxury home permits but we do have 3,000 permits for missing middle housing and those come with a side-order of expedited permitting." Stop assuming that there is nothing that the county can do to change the affordable housing issue.</p> <p>-page 94 states at least aspirational goals towards housing with, "Housing Strategy 2.b. Develop incentive programs to increase housing in the 30-80% AMI range, such as voluntary inclusionary zoning, Multi-Family Tax Exemption, or expedited permit review." Make this a reality. Pretend that this improvement will positively impact someone you care about.</p> <p>On page 234 there is mention of Accessory Dwelling Units, (ADUs) and it is important not only in Suquamish but throughout the county to prevent such units from becoming short term Air BnB money makers when we have an affordable housing crisis.</p>
2/19/2024	Doug Hayman	Economic Development Element	Economic Development	<p>ECONOMIC DEVELOPMENT</p> <p>-On page 63 it mentions, "Economic Development Policy 3.2. Promote increased broadband internet service as a necessary public utility." I support this wholeheartedly and think that this won't be achieved until governments challenge large communications firms and their monopoly hold over such public needs. We can have public water districts, surely, we could have broadband internet as an offering. We currently have fiber lines a stone's throw from where I live but running that last bit of line into our home would cost \$5000 per KPUD. That is beyond what most can afford to pay.</p> <p>-On page 65 the stated goal is, "Economic Development Policy 6.2. Work towards ensuring all socioeconomic demographics have access to housing in Kitsap." We can never achieve this if the majority of development in the county is high-end homes beyond what most can afford. Stop permitting unaffordable homes and do what it takes to meet the housing needs.</p>

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2/19/2024	Doug Hayman	Parks Element	Land Use	<p>PARKS, RECREATION AND OPEN SPACES (PROS)</p> <p>-page 115 on accessible open spaces and trails, “This work must also align with regional strategies including Vision 2050 and the Regional Open Space Conservation Plan. These plans aim to protect and enhance a diverse range of public and private open spaces, including urban and rural areas, to provide essential economic, recreational, cultural, aesthetic, and ecological services. These plans emphasize equitable access to open spaces and, to achieve this, propose strategies like integrating open space conservation into planning at all levels, protecting crucial habitats, enhancing urban open spaces, building a regional trail network, and restoring high-value habitat areas.”</p> <p>An essential way to achieve at least part of this goal is to give up on expensive routes through hilly heritage parks. This money would be better spent connecting various locations like Kingston, Hansville, Suquamish and so on with safe, direct trails for all and not just some small group of elite bicycle riders. The so-called “String of Pearls” needs to be seen for what it is/was, a marketing push by Olympic Property Group (now Raydient) to add value to their properties by stringing them together (and not a plan to string the public along). To truly provide wheelchair accessible pathways, it would take a lot more money to do these over hilly terrain than along side existing roadways.</p>
2/19/2024	Doug Hayman	Climate Change Element	Environmental	<p>CLIMATE CHANGE</p> <p>-page 155 “Climate Change Policy 11.7. Protect and restore riparian vegetation to improve resilience of streams by reducing erosion, providing shade, regulating temperature, and enhancing other indicators.”</p> <p>Do this by making use of Riparian Management Zones for stream buffers using Site Potential Tree Height guidelines.</p> <p>Also on page 155, “Climate Change Strategy 11.d. Take early action to eliminate or control non-native invasive-species, especially where they threaten native species or ecosystem function.”</p> <p>This should include an emphasis on English ivy removal. It is currently only a class C invasive per one employee with the county. It threatens trees that we’re striving to protect that are so critical to riparian zones, habitat, shading and carbon sequestration.</p>
				<p>I submitted comments on the various topics (Housing, Environment, Land Use, etc...).</p> <p>On reviewing the draft comp plan the following didn't fit those so this is an additional submission on the draft from a usability and accessibility perspective:</p> <p>Miscellaneous</p> <p>-On page 20 and elsewhere in these documents are maps that pack too much information on to one page of a PDF. If one zooms the document, then the legend will likely be out of view for any user. And the use of color alone to make distinctions is a violation of federal accessibility standards. There should be something other than color that lets people distinguish one zone from another. The legend issue could be resolved by using GIS software you all use already for the Kitsap Parcel Search. And like that online tool, there could be checkboxes in the legend to turn on/off various views.</p>

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				<p>-On attempting to zoom into the map for Central Kitsap to locate Island Lake, another rezone request that should be denied, one finds that the text becomes blurry and unreadable. Again, this is another failure to meet federal accessibility standards and a failure to provide a usable map to anyone. Higher resolution PDFs that can zoom to 200 or 400 percent and not distort are best, likely with vector graphics.</p> <p>The county's decision to use yellow highlight on pages 36-onward is yet another failure in meeting federal accessibility standards. Those who use screen reading software would not be notified of such markup. And those of us already highlighting parts of this long document are put in a bind of, "Is that my highlight or someone else's?" Your stated goal is to later plug in data there and this could be accomplished with "[data to be filled in later]" "[placeholder]" or some such feature that all could benefit from.</p> <p>On page 229 it reads, "Any vision for Suquamish must balance the preservation of the rights of Tribal members and of non-Indian property owners to enjoy the reasonable use of their land." Is that coded language, "reasonable use of their land"? The Suquamish tribe was cheated out of a much wider area, then provided this small reservation and then people swindled them out of much of the reservation land. So, stop with that language and tell the truth regarding these so-called non-tribal victims being deprived of reasonable use.</p>
2/19/2024	Doug Hayman	Comp Plan	Comp Plan Edits	Doug Hayman
				<p>LAND USE: -Kitsap County needs to ensure that development happens in urban growth areas and does not contribute to sprawl and loss of rural lands, as has been the pattern for Kitsap in the past. We are running out of rural land, which is what makes Kitsap unique, healthy, and beautiful. Our underlying environment is being negatively impacted by loss of habitat, loss of tree canopy, loss of farmland, and impacts into our critical areas.</p> <p>Climate change is happening now, and every aspect of this Comprehensive plan should have that awareness woven into it, not just relegating climate change to its own section. Especially important is preserving large areas of tree canopy, diligently protecting water resources, and using UGAs for concentrating services and traffic.</p>

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Date Received	Name	Category	Subcategories	Text
2/19/2024	Beth Nichols	Land Use Element	Land Use, Environmental, Raydient Reclassification, Island Lake Reclassification, Housing	<p>Rural rezoning should NOT happen at this time - as we balance land use with affordable housing, we need to protect rural areas and limit the homes built outside of the UGA where homes are more costly to build. Home concentration should be where services and infrastructure are. We do not need more high-income housing developments replacing forests and wildlife habitat, as mentioned in the housing section, we are desperately short of affordable and missing middle housing. Kitsap County should undertake a comprehensive review of rural land use patterns and determine how to move forward with the outcomes it wants especially in regard to missing middle housing and protection of natural resources. Kitsap does not have to be led by the individuals who are seeking rezones for their benefit until there is a clear direction and plan for how to meet the targeted, well planned development needs of the County first.</p> <p>Especially of concern are two rezone requests: -The 400 acres requested by Jon Rose for Raydient (#72) – this parcel should remain in 1:20 acre zoning to protect the borders of PGFHP , and the surrounding Bond Road corridor as a rural transition. We don't want one giant corridor of sprawl along Bond Road. It does not make sense to allow denser housing (1:5 acres) in that area of current forest land. Deny this rezone. See more information in my other letter specifically about this request. Raydient has no inherent right to receive increased density zoning of the property they have profited from for decades. This rezone would do nothing for the increased missing middle housing needed in the Kingston area, and it duplicates the housing development that will be occurring in Port Gamble town center. -The Island Lake request for rezone of 95 acres near the former Crista Camp should be denied. The heavy impact on the lake environment of such a concentrated development and the local infrastructure is too great to bear. It is the wrong place for high density housing, also in an area of current forest acreage. We need to deny rezones such as this to protect rural lands. It was incredibly short sighted that this property was not purchased earlier to add to Island Lake County Park, it is a needed addition to the protection of the lake and the surrounding critical areas.</p> <p>Kitsap County has the history of moving the UGA boundaries out to accommodate sprawl instead of focusing development in the urban growth areas that already exist, “designating hundreds of acres of doomed forest for future housing”* Now is the time to break that previous unfortunate policy and create a new path of keeping rural areas rural. *https://www.theurbanist.org/2024/01/29/kitsap-countys-proposed-comp-plan-sleepwalks-toward-more-sprawl/</p> <p>Rezoning in any rural areas should not occur without enforceable commitments to housing for local residents below median income level.</p> <p>Another issue of land use is agricultural land and farmland preservation. Kitsap County needs to have an agricultural lands preservation code and this is missing from the Comp Plan; it should be added. Agricultural lands are crucial for climate resiliency, food security, and environmental benefits. We need to support farmers and have policies that encourage local agriculture, increasing our local food resources. Farmland is also protected when rezones are not allowed in rural lands: KEEP RURAL KITSAP RURAL. We need strong supportive farmland preservation language and actions in the 2024 Comp Plan to ensure protection of remaining farm and rural lands.</p>
2/19/2024	Beth Nichols	Economic Development Element	Economic Development	<p>Add to and expand on FARMING : Encourage agriculture, urban agriculture, and farming to provide local food security. Implement policies to protect farmland and encourage more farmers to enter into this area of work . Farms are crucial economic providers in our community.</p> <p>MEDICAL: More needs to be said about our urgent medical care crisis in Kitsap County. Use the report from the Kitsap Health District about the crisis of medical care we are experiencing. This area needs greater action and focus! We need many interventions to improve this dangerous situation. Economic investments need to be made in medical care and providing educational opportunities for providers of the future. This area is seriously lacking in the Comp Plan. Partner with KPHD to expand on this area.</p>

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Date Received	Name	Category	Subcategories	Text
2/19/2024	Beth Nichols	Environmental Element	Environmental, Land Use, CAO	<p>ENVIRONMENT comments</p> <p>We would like to see Kitsap County living up to the goals stated in the Environment element of the Comp Plan. I strongly concur with the statement from the Comp Plan: “Human well-being depends on a healthy, natural environment to provide for clean air, clean water, food, and overall high quality of life.” Now we need to move that from aspirational to ACTION steps. How can we make this happen on the ground?</p> <ul style="list-style-type: none"> • “Emphasis on the importance of the ecosystem and critical areas throughout the County” - The County needs to upgrade its respect of critical area codes in all development practices as carried out by DCD. Respect for the environment AND respect for those citizens who push for environmental protection needs to be an increased part of DCD’s culture. Currently the bias of DCD staff appears to be toward developers. Citizens have the right to expect balanced services that work to protect the environment equal to the rights of developers. The culture of DCD impacts the ability of Kitsap County to meet this goal of emphasizing the importance of the ecosystem and critical areas. There needs to be a shift in DCD culture. • “Ensuring environmental regulations are consistent with best available science.” Ensure that BAS is treated as expert guidance by DCD staff, and not just aspirational. BAS in environmental codes should be recognized as “expert witness” in public hearings for development permits. Variances to the environmental regulations should be extremely limited. • “Recognition of the health benefits of natural systems and aims to reduce adverse environmental impacts on vulnerable populations.” Agree with this statement, and once again – we need action steps for this goal. • “Enhancement of urban tree canopy and recognize the benefits of urban forests” • – We need strong codes for tree preservation and replacement only when preservation is not at all possible. Tree preservation codes need to be in the UGA, and in Alternative 2. We need to protect trees in the areas of development, in urban areas. Planting new trees in a time of climate change will not adequately replace the trees removed; they will grow too slowly to provide the benefits the larger trees already provide. Some newly planted trees will struggle in our more dry and hot summers. Our tree canopy is a precious resource. <p>-Whenever possible Kitsap County should explore purchase and conservation of sensitive lands to prevent development on critical areas such as wetlands, riparian zones, habitat corridors, forests and around sensitive lake areas. Partnerships with conservation groups should be explored to enable these opportunities to happen quickly. Tax reductions to property owners to incentivize open space and conservation should be explored and offered widely as options in lieu of development. There should be data on “grandfathered in small lots” that contain critical areas and explore how these lots could be protected by conservation efforts or tax incentives.</p> <p>-Net Ecological Gain should be the goal for the County in its approach to critical areas protections. “No Net Loss” is now recognized as SLOW NET LOSS. We are at a crossroads and the time for serious protections of critical areas is now. Net Ecological Gain means that after development, there is an increase in biodiversity, resilience and ecosystem functions. We cannot afford to continue to lose our ecosystem functions especially in this time of accelerating climate change.</p> <p>-Critical area Codes- Riparian buffers need to be the same whether Alternative 2 or 3 is chosen, those buffers need to meet Best Available Science with Riparian Management Zones and Site Potential Tree Height. A Critical area is CRITICAL and has mandated protection whether the County chooses one Alternative or the other. Even in an Urban Growth area, the CAO needs to be followed to meet at least NO NET LOSS, and hopefully NET ECOLOGICAL Gain. We must balance the care of these critical areas with the need for more dense housing.</p> <p>- Water supply and water quality need to be seriously considered with population growth, in this County that relies on aquifers for water. With climate change, adequate water supply and healthful quality is not a given. We need to recognize that we have limits to live within and protect water quality and quantity at all decision points. The care of our water resource is fundamental to all who live here.</p> <p>-On site septic (OSS) are of great environmental concern. When they fail, which they will- they pollute our precious water supply. More education needs to happen for property owners, so they know how to maintain septic and treat them carefully. Development in rural areas, which relies on OSS, should be discouraged as we protect our increasingly limited forested rural areas.</p>

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				<p>HOUSING Comp Plan Comments</p> <p>The Comp Plan says about major Housing themes: “-Ensuring sufficient housing stock is available, affordable, and accessible at all income levels and in a variety of housing types - and - Encouragement of multi-family and missing-middle housing, specifically focusing on in existing urban centers”</p> <p>The major question is how to move that from an aspiration to making it happen on the ground. Affordable housing and missing middle housing are needed and Kitsap needs to catch up. What incentives can be used? How will it be measured? How will Kitsap ensure it does something different this time instead of continuing its history of building more high-priced single-family homes in rural areas? Are there best practices to learn from other counties, cities like Bainbridge Island? This Comp Plan needs more specifics and more actions outlined. The plan is too vague and does not go into detail of how the housing targets will be measured and met, as development is happening. Relying on a 5 year look back alone is inadequate.</p> <p>Of great concern is making sure the proposal to allow Accessory dwelling units for increasing housing opportunities actually meets this goal. This could be a good option, but without some kind of controls to prevent conversion to short term rentals, this change will do nothing for housing and only be a boon to the owners of properties.</p> <p>Looking at the Kingston UGA, it appears we have already met population targets with the housing that is in the pipeline, for Arborwood and Seaside. Also there is the town of Port Gamble that will be adding population to the area.</p> <p>I have serious concerns with the level of growth being placed on Kingston as a UGA and these population targets need to be reconsidered in light of the developments already in the pipeline. What is needed now is affordable housing. This should be pursued with focused attention and exploration of how to target that particular type of housing.</p> <p>Height allowances need to be carefully considered to keep Kingston downtown with its special views of the water. Careful design considerations need to be made to keep the downtown core attractive and welcoming.</p>
2/19/2024	Beth Nichols	Housing Element	Housing, Economy	<p>Transportation Comments</p> <p>Kitsap County needs bike lanes for community members to travel to school, work and to do errands. These should be direct and efficient on road shoulders and NOT paving parks for mountain bike recreation (such as the proposed STO through North Kitsap Heritage Park, which is not a transportation route) The preferred route by a majority of the community is to AVOID North Kitsap Heritage park and use a road route that is more efficient for actual travel.</p> <p>I read this excellent comment on the public comment site for the NSTO, and want to echo it for the Comp Plan: “One fundamental need which continues to be unresolved in some areas is safe, non-motorized transportation routes between communities and nearby essential services such as markets, banks, pharmacies and employment/ferries. I looked over the Port Gamble Forest Heritage Park Framework, the Kitsap Non-motorized Facilities Plan, the Transportation Improvement Program, and the North Kitsap String of Pearls Plan. While they all had good suggestions about connecting communities, none of them articulated the idea that non-motorized travelers should have just as much right to safe access to essential services as motorized travelers have — and that providing that safe access is an immediate requirement, not just a nice idea. Furthermore, it seems inexcusable to be spending money on recreation when those fundamental needs have not been met.”</p> <p>Safe sidewalks would make walking more pleasant and viable. As Kingston is now a UGA, thought needs to go into where sidewalks are needed.</p> <p>Walkability in Silverdale UGA should be considered, it would make Silverdale so much more enjoyable and vibrant.</p>

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2/19/2024	Beth Nichols	Parks Element	Environmental	<p>Parks Comments</p> <p>The current Comp Plan does not make a strong enough stand for the Parks as places of habitat protection and environmental conservation. These values are needed in balance with more active recreation. Community members see our parks as special places to encounter the natural world, and value this type of use as much as active recreation and sports use. As other rural spaces shrink, our parks will play an important role for wildlife habitat – including small creatures such as amphibians as well as larger mammals. Goals and management objectives for heritage parks should include maintaining the parks’ biological communities and ecological functions for future generations. Preserving habitat for native flora and fauna, restoring degraded areas, and avoiding, minimizing, and mitigating impacts from park infrastructure development deserve the highest priority.</p> <p>Please change Parks goals to reflect these values.</p> <p>-If you read the public comment for the NSTO feasibility study, most of the comments are against the plans for an expensive paved shared use path through the park. People value the natural setting, the habitat, and environmental values of the park. The cost of building paved shared use paths through hilly and environmentally sensitive terrain is too high - financially as well as environmentally. The original “String of Pearls” plan* presented to the community years ago in 2011 was for low impact trails, not paved bike roads cutting through the park. * “Across every community and every age bracket, people said their highest priority was walking and hiking trails. The beauty of simple walking trails are that they can be built and maintained by volunteers, have minimal environmental impact and provide people of all ages the opportunity to get outside and enjoy nature.” (String of Pearls Document, page 1) We should return to this original vision.</p> <p>Port Gamble Forest Heritage Park needs to have a PLAN; the park has not been protected as the resource it is. Redesign the PGFHP master plan framework with priority on nature’s wellbeing and stewardship for current and future generations:</p> <ul style="list-style-type: none"> - Needs to have wetland and critical areas delineation - Habitat protection plan - Trails need to be planned and not built in an unplanned way, fragmenting the environment.
2/19/2024	Beth Nichols	Climate Change Element	Environmental	<p>Climate change needs to be more integrated into every aspect of the plan. Climate change is accelerating, and is not a linear progression. Everything is connected and influences all other aspects of the natural environment.</p>
2/19/2024	Beth Nichols	Economic Development Element	Economic Development	<p>Add all of these takeaways from this Kitsap County Census of Agriculture: (attached)</p> <p>Take Aways for promoting and supporting agriculture</p> <ul style="list-style-type: none"> • Small, consistent efforts by WSU Kitsap Extension and Kitsap Conservation District in education, business planning, marketing and the economic wellbeing of local farms yielded significant dividends however, additional investments are needed. • Demand for local farm products continues to grow as more farms sell to stores, schools, and create value-added products from their farms. Developing a “Buy Local” marketing campaign would further expand consumer demand and increase farm profitability. • Farmland preservation and conservation efforts must stem the loss of working landscapes. • Support for new and beginning farmers is crucial to the future of farming in Kitsap. • Estate and transition planning for aging farmers builds bridges for young farmers seeking land. • Decision makers need to recognize and support the contributions of local agriculture to Kitsap’s economy, environmental health and food system resilience. <p>See attachment on page 81</p>

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Date Received	Name	Category	Subcategories	Text
2/19/2024	Beth Nichols	Housing Element	Housing, Economy	<p>I mentioned in an earlier comment that short term rentals need to be regulated so they do not take housing away from the local stock. Bainbridge Island has explored this and it would be worthwhile to see what they have already done- here are their goals in developing a policy. I am attaching their presentation from City Council in 2023. The affordable housing task force on Bainbridge recommended limiting short term rentals due to their impact on local affordable housing.</p> <p>Goals:</p> <ul style="list-style-type: none"> • Prevent the loss of rental housing stock • Preserve the residential quality of neighborhoods • Capture tax revenue • Allow economic gain for residents • Support tourism in a balanced way • Ensure health and safety for guests and residents • Prevent competition with traditional lodging establishments • Balance the needs and rights of property owners • Slow or prevent the proliferation of short term rentals <p>National League of Cities. (2022). Short-Term Rental Regulations: A Guide for Local Governments. https://www.nlc.org/resource/short-term-rental-regulations-a-guide-for-local-governments/</p> <p>See attachment on pages 82-92</p>
2/20/2024	Doug Hayman	Land Use Element	Raydient Reclassification	<p>The attached is what I received from Futurewise in regards to the rezone request from Raydient for the 400+ acres near Port Gamble Heritage Park.</p> <p>See attachment on pages 93-94</p>
2/20/2024	Beth Nichols	Land Use Reclass (Site Specific)	Raydient Reclassification	<p>Comment to Planning Commission Feb 20, 2024: Land Use regarding Rezone</p> <p>My name is Beth Nichols, I have lived in Indianola since 1986. Over the almost 40 years of living in Kitsap I've seen the damaging result of poorly planned growth and suburban sprawl; it has been sad, frustrating and disappointing. I'm hoping that this Comp Plan can be wiser and protect our dwindling but remaining rural lands, forests, and critical areas.</p> <p>I want to call your attention to a specific rezone request in the Comprehensive Plan.</p> <p>The 400 acres requested by Jon Rose for Raydient corporation (#72). This parcel should remain in 1:20 acre Rural wooded zoning and not be rezoned to Rural residential, 1 to 5 acres. This is the wrong place for more housing density. Raydient can profitably develop or sell the land under its current zoning.</p> <p>If you look at the public comments in the Comprehensive plan, the majority of comments up until February 9th are against the rezone of that property. I encourage you to read those community members' comments, North Kitsap residents are very concerned about this rezone proposal.</p> <p>There are already more than 1000 new homes coming to North Kitsap, and we do not need another intensive, residential development geared toward high income earners. Quadrupling the number of homes on Raydient's Bond Road property will draw population away from the designated growth areas, contributing to sprawl the comprehensive plan is designed to avoid. The rezone will do nothing to address the missing middle housing for people already living in Kitsap, which the county is mandated to provide for.</p> <p>Increasing residential density and adding commercial development will have negative impacts on quality of life, traffic and infrastructure, and is incompatible with existing rural and natural land use.</p> <p>Please recommend denying this rezone.</p>

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Date Received	Name	Category	Subcategories	Text
2/20/2024	Doug Hayman	Environmental Element	Environmental	<p>Here is a statement I made tonight to the Kitsap Planning Commission in hopes of having Riparian Management Zones be added to the efforts to update the Critical Area Ordinances as they relate to the Comp Plan:</p> <p>Riparian Management Zones (made to Kitsap planning commission meeting Feb 2024)</p> <p>Kitsap County hired a group of experts to report back to them on best available science to then shape their update to the Critical Areas Ordinances to be done this year.</p> <p>In contrast to current stream buffers in the prior CAO, the science calls for a broader perspective on what riparian management zones can do to protect streams, the salmon that rely upon them and other wildlife that use these corridors. These benefits include:</p> <ul style="list-style-type: none"> • The recruitment of woody debris that helps shape flow velocities resulting in healthier aquatic habitats. • Shade & Microclimate necessary for salmon who need cool waters between 55 and 68 degrees. • Bank integrity – these riparian zones stabilize the banks. • Runoff filtration – by adhering to minimum suggested 100-foot buffers they remove pollution through filtration, reduction of sediment and keep excess nutrients out as well as toxic metals, herbicides, and pesticides. <p>The suggested guideline of using the Site Potential Tree Height is a wise way to proceed to protect the natural environment we rely upon. We can look to the City of Anacortes as they have embraced this alternative to stream buffers while Clark County to our South has implemented a hybrid of riparian management zones and standard stream buffers.</p>
2/20/2024	Doug Hayman	Land Use Element	Land Use, Site Specific, Raydient Reclassification	<p>I had initially thought of making these comments tonight to the Kitsap Planning Commission as they were to be briefed on the Comp Plan but instead commented on Riparian Management Zones. These comments are important to Land Use and it would be wise to delay rezoning requests of large developments until after the Comp Plan has been updated.</p> <p>Comment for Planning Commissioners Meeting February 20, 2024 Commissioners, thank you for taking my comment.</p> <p>I have been spending many hours of my time after work reading and then commenting on the draft Comprehensive Plan and related documents like the Draft EIS. Like you all, I do this as unpaid volunteer work as I care about the future of Kitsap County and what legacy we'll pass on to future generations here.</p> <p>There is too much that needs immediate scrutiny regarding the updates to the Comprehensive Plan and the Critical Areas Ordinances to also be able to make well-informed decisions on recent efforts at large developments including Raydient's rezone request of over 400-acres near Port Gamble Heritage Park, development at Island Lake on what was once Crista Camp and finally the development push into wildlife habitat on the former 65-acre Cheney Estate in Enetai.</p> <p>Decisions on these and similar sized projects in the county should be placed on hold until after the Comprehensive Plan has been updated. Then, re-zoning requests would best be made using the most up to date Comprehensive Plan and Critical Areas Ordinances.</p>

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Date Received	Name	Category	Subcategories	Text
2/20/2024	Beverly Parsons	Comp Plan	Land Use, Environmental	<p>I'm Beverly Parsons from Hansville. I've been following the research about climate change and watching what is happening in our own county related to increasing temperatures, water supply issues, and sea level rise. It is because of these changes as well as the increasing economic stresses on many people in our county that I want to express my support for Alternative 2 in the Comp Plan—with a critical exception.</p> <p>That is, I urge no rezoning of forested and environmentally sensitive areas on the edges of the current UGAs and cities because it is important to incentivize multifamily housing within the core of the existing UGAs and cities. Multifamily housing needs to be close to where affordable transportation and employment can be concentrated. We need to think in terms of affordable living and affordable community, not just affordable housing.</p> <p>A second reason for no rezoning of these areas on the edges of UGA is because we need to protect our rural areas from sprawl. Sprawl weakens the natural environment that supports us all; our beautiful natural environment is a major reason people move to and visit Kitsap County.</p> <p>As part of supporting Alternative 2, I'd urge that you call for a concentrated look at the rural areas and open spaces of Kitsap County in 2025-26. Make a commitment in the 2024 Comp Plan to such an investigation. Leave rezoning considerations that affect rural changes until after Rural Kitsap and Open space can be looked at as a whole. Such a look needs to be centered on how we encourage farming, agroforestry, heathy protection of critical areas, rural employment, and health for all living things.</p>
2/20/2024	Heather Whitlock	Land Use Element	Raydient Reclassification	<p>Thank you for your conscientious efforts to plan and grow Kitsap county. I am writing in opposition to the proposed rezoning of the 400 acres owned by Raydient on Bond Road. When my family moved to Kitsap county over a decade ago, it was because of the rural aspect of the area and the access to the increasingly rare trails and green spaces. Converting that land to higher density housing and commercial space would irrevocably impact our area. Traffic is already congested on Bond Road and we've yet to see the full impact from the Arborwood development currently underway.</p> <p>In reviewing the greater North Kitsap area, it seems like there are locations better suited to density growth without encroaching on the Port Gamble Heritage Park area and tarnishing that rare, natural commodity. And there is already a planned sports complex in Poulsbo, so the idea of duplicating that effort as a potential aspect of the rezone seems unnecessary.</p> <p>While I understand that the property is owned by Raydient and is for them to manage, I do not support the county permitting the rezoning proposal and relinquishing more of our rural areas. We have models like Bainbridge island we can look to as a balance between growth and nature or we can slowly transform Bond Road into another Highway 99.</p> <p>Thank you for your service to the community and for your time reviewing my comments.</p> <p>Heather Whitlock</p>
2/21/2024	Bill Hilton	CFP	Code	<p>I believe there needs ti be more emphasis on water infrastructure namely the plan it improve fire flow to as much of the county as possible. When I short platted mu property in the early 1990's I had to extend the water line from PUD with a size to accommodate fire flow, now some 40 years later there still isn't fire flow in that area which required me to put in sprinklers at a cost of ~\$28,000 on a \$300,000 house not counting the delays it required. I believe if there was to be an impact fee for water development it would be much of the need funds to upgrade the system to eliminate the expensive requirement of sprinklers.</p>

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Date Received	Name	Category	Subcategories	Text
2/21/2024	Janelle Overton	Comp Plan	Economic Development	<p>Hello,</p> <p>I am writing to provide input towards the proposed Comprehensive Plan Update. My concern relates to how an increase in population will impact the community in regards to access to essential businesses such as doctors, vets, auto mechanics, and grocery stores, just to name a few. I have lived in Port Orchard for over 20 years and I have seen a large growth in population without an increase in essential businesses to support the growing community.</p> <p>With our current population It is already very difficult to make appointments with doctors, dentists, and vets (some of which are no longer able to accept new patients).</p> <p>Is there some kind of plan or process that coincides with the proposed Comprehensive Plan that makes it easier for people to obtain/ transfer professional licenses and/ or open businesses in Kitsap County to meet the needs of the targeted population growth?</p> <p>Thank you, Janelle Overton</p>
2/21/2024	John Willett	Comp Plan	Environmental	<p>Ref; 2024 Kitsap County Comp Plan update Please include this paper and suggestions to forest management ideas in comments to KCCP update John Willett See attachment on page 95</p>
2/21/2024	Rob Salthouse	Land Use Reclass (Site Specific)	Raydient Reclassification, Land Use	<p>The attached letter was sent to Christine Rolfes last year regarding the Comp Plan. We never received and acknowledgement of receipt so we wanted to ensure that our comments were noted.</p> <p>Thanks See attachment on pages 96-99</p>
				<p>Dear Kitsap County Commissioners,</p> <p>I am writing to express my strong opposition to the Raydient request to rezone their 400 acres on Bond Road and the proposed sports complex, commercial zone, and increased density housing development. This is the wrong place for a sports complex and intense development. I have lived in Kitsap County on Port Gamble Rd since 1993. My husband and I both own small businesses in Poulsbo. We have raised three children in our home. Our kids attended North Kitsap High School, and were all athletes involved in youth "club" sport programs. They are now all college graduates working in their respective fields. We feel blessed to have been able to raise our family in Kitsap County. This is the first time I have reached out to my county commissioners.</p> <p>Here are my concerns:</p> <p>Growth Management Act: This project would create intense development in a rural area adjacent to the Port Gamble Heritage Park- disorganized sprawl that the Growth Management Act was designed to avoid. To promote responsible and sustainable growth, this type of dense project should be located in an urban setting with urban amenities. Our Rural areas are part of Kitsap's beauty and character and need to be protected. Permitting this rezone sets a bad precedent; other developers will want to follow suit and the rural area will be turned into sprawl.</p> <p>Traffic: Traffic infrastructure already cannot handle the existing traffic There is no sensible plan to deal with the traffic added by the sports complex commercial zone and additional homes</p>

Comprehensive Plan Public Comment Matrix - Comments Received through February 26, 2024

Text

Date Received	Name	Category	Subcategories	Text
2/21/2024	Kristin Zinn	Land Use Reclass (Site Specific)	Raydient Reclassification, Transportation, Housing	<p>outside one per 20 acres. There is no public transportation to the proposed sports complex site. Bond Rd is heavily traveled and dangerous. Adding more vehicles and more turning into traffic will only decrease the safety of this road. Major changes to this road will result in increased taxes to all of us.</p> <p>Duplication of new sports centers: This proposed project is 3.8 miles from the proposed Poulsbo Event and Recreation Center (PERC), and planning for that project is already underway. The city of Poulsbo opposes the rezone of the Bond Road property. Beyond duplication building this complex in THIS location does not make sense. I am a former youth sports mom who has traveled to many fields throughout western Washington. Youth teams that rent fields like this in Kitsap are expensive and draw athletes from throughout the county. They tend to rent fields that are centrally located in the county and are easily accessed by the highway. This location is neither. It will not be popular for parents of athletes as there is no quick shopping to allow for an errand during practice. Families will complain to their youth organizations about the location, the traffic and the lack of amenities which will likely lead to teams choosing to rent different fields. These fields need a lot of revenue in order to prevent them becoming a tax burden on residents. This YMCA will also have a negative impact on local gyms and fitness centers, including a new gym in Kingston, "The Yard", that has opened in a long vacant building within the past 5 years. It is extremely difficult for a small business gym to compete with the gigantic non-profit that is the YMCA.</p> <p>Viability of Funding: There is no confirmation that the sports complex can obtain funding for construction and ongoing maintenance, including wastewater discharge and road improvements. Taxpayers could end up with unsustainable tax burdens. We could end up with Raydient's wish list for housing and commercial development being built, but no way for the community to proceed on the sports complex project due to inability to fully fund the project. Beyond funding for construction there is no plan to cover maintenance. Fields will require maintenance if sports teams are to rent them for practice and competition.</p> <p>Water and Environment: This proposed housing development, sports complex, and commercial zone would be located on a critical aquifer recharge area, near mapped fish bearing streams, and a mapped wetland- putting our local drinking water resources and watershed health at risk. A sports complex including turf fields and large amounts of parking would cause high amount of impervious surface, stormwater discharge and wastewater. For instance, the septic discharge is estimated at 100,000 gallons a day. We, as most people in this area, rely on a well and septic system to live. Putting this system at risk is irresponsible.</p> <p>Wildlife Habitat and Park environment: The rezoning proposal would displace numerous animal populations currently living on this site. The intensity of development would degrade the habitat and outdoor experience of Port Gamble Forest Heritage Park, with neighboring lighting, car trips, and user population. These fields will require lighting in order to be rented during the winter months. This lighting will also impact wildlife and the bird population in the area.</p> <p>Tribal Concerns: Port Gamble S'Klallam Tribe opposes the Rezone on Bond Road. The Suquamish Tribe opposes the rezoning of rural protection or urban restricted parcels to more intensive uses.</p> <p>Affordable Housing Goals: The rezone and sports complex do not help with the target for affordable housing that the County is required to meet by the GMA. The houses will only be for high income earners.</p> <p>I urge you to vote against the Raydient rezone request and the proposed sports complex to keep development within the UGA as required by the GMA, protect areas of North Kitsap's rural character, discourage suburban sprawl development, minimize additional traffic congestion, and protect our natural environment, water quality and habitat.</p> <p>Sincerely, Kristin Zinn</p>

Comprehensive Plan Public Comment Matrix - Comments Received through February 26, 2024

Date Received	Name	Category	Subcategories	Text
2/21/2024	Stephen Howard	Land Use Reclass (Site Specific)	Raydient Reclassification, Transportation, Environmental	<p>Greetings,</p> <p style="padding-left: 40px;">I am encouraging you to refuse the proposed re-zone along Bond Rd. proposed by Raydient for the following reasons:</p> <p>The proposed re-zone is in violation of the comprehensive plan.</p> <p>The proposed re-zone is being used to set a precedent for further such deviations from the comprehensive plan.</p> <p>The development of the land per the proposed re-zone would impinge upon a county-designated Critical Aquifer Recharge Area. As global warming changes weather patterns, potentially reducing rainfall, the last thing the county needs is a reduction in useable, drinkable, environmentally-safe water. The proposed development is also estimated to generate 100,000 gallons a day of water-use, and 100,00 gallons of waste-water discharge. Where is the county going to get that 100,000 gallons of water for the proposed development, and how is it going to handle the waste-water generated BY the proposed development. The county has limited water treatment facilities as it is, so it is doubtful that it can add to that by the quantity envisioned. Failure to effectively handle the waste-water will inevitably result in legal actions against the county by individual residents whose lands and waters are contaminated, and by the tribes, whose harvesting from the Puget sound waters near the proposed development would be impinged-upon.</p> <p>The proposed re-zone would create the need for major roadway revisions along SR307 (Bond Rd.) that would not only further-impinge upon the aquifer recharge area, but cost both state and county funds needed to maintain the roads that the county already has difficulty maintaining. There is no mass transit service for the proposed site, and Kitsap transit cannot even provide bus service 7 days a week to the Kingston ferry docks.</p> <p>The proposed facilities, the sports complex, are, per Raydient’s own statements, NOT guaranteed to ever materialize, the allotment of land therefor being subject to Raydient’s determination of useability.</p> <p>The only guaranteed beneficiaries of any re-zone would be Raydient, and a handful of developers, financiers, and real-estate agents, which may explain Rotary’s interest in the project. The citizens of the north Kitsap, and the county government, would end up paying the price for this project’s approval and realization. I beg you to not approve this proposal, for the sake of all.</p> <p>Thank you,</p> <p>Stephen Howard</p>
2/21/2024	Kathie Lustig	Land Use Reclass (Site Specific)	Environmental, Land Use	<p>See pages 100-109</p>

Comprehensive Plan Public Comment Matrix - Comments Received through February 26, 2024

Date Received	Name	Category	Subcategories	Text
2/21/2024	Denise Gantenbein	Comp Plan	Housing	<p>I am writing this with the understanding that the local housing market is horrible. The cost of homes and interest rates are disenchanting to the American dream.</p> <p>However, that isn't the reason I email. My main email has to do with the new neighborhoods and housing development across the county but mainly in Port Orchard.</p> <p>The yards are so small that kids can't play and there are very few cul-de-sac in those neighborhoods to play in. All of these neighborhoods have tiny drive ways and cars parked along the through street -roads. It is not safe for kids to ride bikes or play catch. In addition many of these new developments don't have playgrounds for the kids to play in either.</p> <p>I understand a lot has changed in 30 years but it has become either one buy a house that is 20+ years old so there is a yard or safe street but then have to pay for costly updates. The other choice is to buy a new home and kids don't have anywhere to play outside.</p> <p>Please have the developers create places for kids to learn to ride bikes safely and play basketball or have a trampoline and swing set that they can use in the yard.</p> <p>Lastly this is just a side bar - nowadays all the lots and houses are pre planned out. You don't get to choose. I want a new house in a cul-de-sac with the 5 bedroom house or the 3 bedroom house in this particular style with the biggest lot.</p> <p>Thanks for listening. Please also look at getting a YMCA in Port Orchard. Denise</p>
2/22/2024	Ann Schnitzer	Comp Plan	Land Use, Site Specific	<p>Hello Colin, I think there might be an oversight in our LAMIRD III, with the Rural Employment Center zone. Previously, 'General retail merchandise stores – less than 4,000 s.f.' were Permitted outright, but on the new proposal, it shows as not allowed. Please correct the current proposal to show they are Permitted. Thank you.</p>
2/22/2024	West Sound Cycling Club	Comp Plan	Transportation, Land Use	<p>See pages 110-111</p>
2/22/2024	Roger Guy	Comp Plan	Land Use	<p>See page 112</p>
2/23/2024	Chadrick Ashby	Comp Plan	Site Specific, Land Use, Environmental	<p>I am writing to encourage you to adopt Alternative 2 in South Kitsap, per the County's Comprehensive Plan update. This plan is a reasonable path forward with development and works to preserve some of our more sensitive areas like salmon streams and forests.</p> <p>For example, my family has property in Port Orchard that connects off Brasch and Phillips Roads. This is in the potential UGA expansion Reclassification Request #49 along Phillips Rd. On these properties are Cool Creek, which is a Coho salmon stream. There are also a large amount of sensitive wetlands on the properties which will be negatively affected by increased development.</p> <p>Thank you for your time and consideration on this issue.</p> <p>Chadrick Ashby Here are some pictures of these areas on the properties off Phillips Road that will be directly and negatively impacted by Reclassification Request #49 See attachment on pages 113-115</p>

Comprehensive Plan Public Comment Matrix - Comments Received through February 26, 2024

Date Received	Name	Category	Subcategories	Text
				<p>All Commissioners, Please vote "No Rezone" for Raydient</p> <p>Raydient is attempting to bribe the local North Kitsap Community with the offer of "donated land" for a sports complex and commercial facility in exchange for a rezoning of rural timbered land located along Bond Road and Stottlemeyer Rd and abutting Port Gamble Heritage Park (PGHP) to residential. There are currently 20 - twenty acre lots. Raydient Corporation is not a good neighbor; there are many municipalities nationwide suffering from its promises and mishandling of natural resources.</p> <p>I and many others living in North Kitsap oppose any rezone or construction of a sports facility or new neighborhoods along this rural corridor. I would like to encourage the County Commissioners to protect and maintain the property currently owned by Raydient by maintaining its Rural Timbered designation.</p> <p>Raydient is a corporation with one motive; profit for the shareholders. They are willing to sacrifice what is best for the community and future inhabitants for the sake of profit, no matter what their current messaging. Please don't be short sighted in deciding on this action; maintain the rural areas and focus development within the designated Growth Management Areas.</p> <p>This land, as currently zoned should remain that way for the following reasons: Provide wildlife habitat with connected timbered land and the already protected PGHP; wildlife corridors are critical to healthy maintenance of wildlife populations. Loss of habitat for native wildlife, including amphibians, birds, squirrels, deer, bear, and puma.</p> <p>Provide land available for small farming to help feed Kitsap with locally sourced/organic options. 20 new small farms would have a positive impact on food security in North Kitsap. No added traffic burden to Bond Road which is already at capacity. A sports complex would mean hundreds of new cars on Bond Road negatively impacting horrible traffic from ferries and commuters.</p> <p>No added population burden to North Kitsap schools.</p> <p>Maintenance and protection of local streams Gamble Bay and the natural aquifer; North Kitsap is completely dependent on our fresh water aquifer for drinking water Run off from parking</p>

Comprehensive Plan Public Comment Matrix - Comments Received through February 26, 2024

Date Received	Name	Category	Subcategories	Text
2/23/2024	Mary Terry	Land Use Reclass (Site Specific)	Raydient Reclassification, Environmental	<p>lots and artificial turf fields or fertilized manicured fields threatens our drinking water.</p> <p>Protect the night sky from light pollution. The current proposal by the Kingston Rotary and YMCA includes lighted fields that would impact wildlife and neighbors of the facility. The city of Poulsbo is working on a project to provide a sports and recreation facility within the city limits, with existing infrastructure. A facility on Bond Road would be redundant. I would like you to consider the many impacts to our community and ecosystem by authorizing a rezoning of the subject land and strongly encourage a unanimous denial.</p> <p>Further, I would encourage the Commissioners to look further than this one location to other similar lands bordering already protected areas like PGHP and ensure that the bordering lands designated as Rural remain Rural and protect them from development. This land is critical to the future generations of Kitsap residents and our wildlife.</p> <p>Many of us live in Kitsap because we love the rural, natural setting and are opposed to further destruction of natural habitat for the sake of growth and profit. We don't want Kitsap to become the next Mill Creek or Issaquah.</p> <p>Thank you for your attention and consideration.</p> <p>Very Respectfully, Mary Terry</p>
				<p>Dear Kitsap County Commissioners,</p> <p>I am writing to express my concerns about the Raydient request to rezone their 400 acres on Bond Road and the proposed sports complex, commercial zone, and increased density housing development. This is the wrong place for a sports complex and intense development.</p> <p>Here are my concerns:</p> <p>Growth Management Act: This project would create intense development in a rural area adjacent to the Port Gamble Heritage Park- disorganized sprawl that the Growth Management Act was designed to avoid. To promote responsible and sustainable growth, this type of dense project should be located in an urban setting with urban amenities. Our Rural areas are part of Kitsap's beauty and character and need to be protected. Permitting this rezone sets a bad precedent; other developers will want to follow suit and the rural area will be turned into sprawl.</p> <p>Traffic: Traffic infrastructure already cannot handle the existing traffic. There is no sensible plan</p>

Comprehensive Plan Public Comment Matrix - Comments Received through February 26, 2024

Date Received	Name	Category	Subcategories	Text
2/25/2024	Andrea Lanyi	Land Use Reclass (Site Specific)	Land Use, Raydient Reclassification	<p>to deal with the traffic added by the sports complex, commercial zone, and additional homes outside one per 20 acres. There is no public transportation to the proposed sports complex site. Duplication of new sports centers: This proposed project is 3.8 miles from the proposed Poulsbo Event and Recreation Center (PERC), and planning for that project is already underway. The city of Poulsbo opposes the rezone of the Bond Road property.</p> <p>Viability of Funding: There is no confirmation that the sports complex can obtain funding for construction and ongoing maintenance, including wastewater discharge and road improvements. Taxpayers could end up with unsustainable tax burdens. We could end up with Raydient's wish list for housing and commercial development being built, but no way for the community to proceed on the sports complex project due to inability to fully fund the project.</p> <p>Water and Environment: This proposed housing development, sports complex, and commercial zone would be located on a critical aquifer recharge area, near mapped fish bearing streams, and a mapped wetland- putting our local drinking water resources and watershed health at risk. A sports complex including turf fields and large amounts of parking would cause high amount of impervious surface, stormwater discharge and wastewater. For instance, the septic discharge is estimated at 100,000 gallons a day.</p> <p>Wildlife Habitat and Park environment: The rezoning proposal would displace numerous animal populations currently living on this site. The intensity of development would degrade the habitat and outdoor experience of Port Gamble Forest Heritage Park, with neighboring lighting, car trips, and user population.</p> <p>Tribal Concerns: Port Gamble S'Klallam Tribe opposes the Rezone on Bond Road. The Suquamish Tribe opposes the rezoning of rural protection or urban restricted parcels to more intensive uses.</p> <p>Affordable Housing Goals: The rezone and sports complex do not help with the target for affordable housing that the County is required to meet by the GMA. The houses will only be for high income earners.</p> <p>I urge you to vote against the Raydient rezone request and the proposed sports complex to keep development within the UGA as required by the GMA, protect areas of North Kitsap's rural character, discourage suburban sprawl development, minimize additional traffic congestion, and protect our natural environment, water quality and habitat.</p> <p>Thank you, Andrea Lanyi Indianola resident</p>
2/26/2024	Daria Ilgen and North Kitsap Families	Land Use Reclass (Site Specific)	Raydient Reclassification, Land Use, Transportation, Environmental, Health	<p>See pages 116-118</p>

Comprehensive Plan Public Comment Matrix - Comments Received through February 26, 2024

Date Received	Name	Category	Subcategories	Text
2/26/2024	Beth Berglund	DDR	Land Use, Housing, Economic Development	<p>It's my understanding that the Kitsap County Planning Commission will be meeting in early March and that the Kitsap County Board of Commissioners will meet in early April to make decisions about changes to the Kingston Subarea Plan. I was a member of the greater Kingston community who participated in the Kingston UVC work group in 2018. The individuals who participated represented UVC property owners/investors, real estate agents, developers, the Port, individuals who had materially participated in prior Kingston subarea plan/comp plan efforts, and At-Large representatives from the KCAC. The effort was sponsored by Kitsap County to identify and remove barriers to infill development in the UVC. We met in person more than 12 times over the course of many months the documents we reviewed and discussed filled a 3 inch ring binder. It was not a small undertaking.</p> <p>Those of us who participated worked very hard to find constructive compromise positions that would position the Kingston UVC for investments / improvements while still respecting the small maritime town and pedestrian centered vision embodied by the Kingston Design Standards. While there were a lot of little changes proposed by the UVC work group, the most significant changes that came out of that effort were the two elements that the Port of Kingston storefront proposal now seeks to reverse.</p> <p>I ask that the Planning Commission and Board of Commissioners please respect the efforts and recommendations of the UVC team which have only been in force for a just a few years (much of which was affected by the COVID pandemic). Please retain the 35/45 foot maximum building height limit and the first floor mixed use flexibility.</p>
2/26/2024	Charlie Michel	Transportation Element	Transportation,	<p>Comment to Kitsap County Comp plan- phasing out gas and diesel vehicles We are all in agreement of the need to address the climate change issue. The County should therefore only purchase electric vehicles and no longer purchase gasoline or diesel fueled ones. There is a long-term cost savings benefit, plus it reduces the county's GHG emissions which helps meet their target. Note that there are grants through the Washington State Department of Commerce to install charging stations.</p>
2/26/2024	Charlie Michel	Capital Facilities Element	Environmental, Infrastructure	<p>We all agree on the need to reduce GHG emissions. We need to stop "burning stuff". The County should therefore convert all its buildings over to heat pump technology and eliminate the burning of natural gas due to the climate effects. The County should, as much as possible, incentivize new construction in the county to eliminate natural gas appliances and HVAC through incentives, including the speed through the permitting process. This should also save money on utilities.</p>
2/26/2024	Charlie Michel	Parks Element	Environmental	<p>This comment relates to the importance of addressing climate change. One area sorely underappreciated is the impact of animal agriculture as it relates to the environmental impact. A cow creates 100 times the GHG emissions compared to humans eating plant food for the same calories. "Cut out the "moodleman". (mooo goes the cow).</p> <p>Animal agriculture, especially cattle, respire and fart methane gas which starts out 100 times as heat warming as CO2. Other forms of animal agriculture are also bad, but not as bad as cattle. There is also the pollution effects of animal excrement. Not counted in the FAO's lobbied-influenced pie chart of 14% contribution of meat production to GHG is the spill-over effects from the other slices- hauling hay shows up in transportation, building heat under electricity and manufacturing of fertilizer in many places. The good news is when animal agriculture is stopped: GHG trapping of the atmosphere begins to drop as the methane breaks down. Contrast that with power generation where the CO2 is here nearly forever. Reducing animal agriculture is a quick and cheap way to drop GHG's in our atmosphere. Recommendation: disincentivize animal agriculture in our county. In the Open Space program, no longer accept animal agriculture applications. The attached shows the GHG contributions of various foods. See attachment on pages 119-121</p>

Comprehensive Plan Public Comment Matrix - Comments Received through February 26, 2024

Date Received	Name	Category	Subcategories	Text
2/26/2024	Port of Kingston Commission	Land Use Reclass (Site Specific)	Raydient Reclassification	See page 122
2/26/2024	Anonymous	CFP	Land Use, Raydient Reclassification	Re. the "Understanding the Different Alternatives" section of the comprehensive draft plan, Alternative 2 is the best choice. Realistically, growth must happen somewhere, so do it IN TOWN, where it makes the most sense. At all costs, the most important thing is to KEEP PORT GAMBLE FOREST INTACT. (Absolutely NO Raydient rezone.)
2/26/2024	Sue DeArman	Comp Plan	Environmental	<p>Dear Commissioners,</p> <p>Please keep in mind the environment when updating the comprehensive plan. So often it seems that nature comes in last. With climate change affecting us in so many ways we must take care of our waterways, wetlands, mature trees, and all that depend on them.</p> <p>Thank you,</p> <p>Sue DeArman</p>

Dear all,

We have received the latest update regarding the review/amendments/proposals on Kitsap County Code. We have included the string of emails related to this issue.

We failed to see our proposal being considered and/or included in the list of proposed amendments in the Draft.

So, upon consultation via email with Commissioner Rolfes, we are re-sending the proposal a second time and we hope it will make it through to the draft and final. We are planning to be at the meetings, at least at the in person meeting.

Please confirm if you have received the proposal attached to this email.

Thank you

Rev. J. Conrad Lampan

I am attaching to this email a letter requesting modifications/amendments to the KCC presently under review.

I am copying this to the other parties involved originally in this communications.

Thank you

J. Conrad Lampan




From: Jeff Rimack <JRimack@kitsap.gov>
Sent: Wednesday, September 6, 2023 3:27 PM
To: pastor@thehighway.us
Cc: Colin Poff <CPoff@kitsap.gov>
Subject: RE: Formal response to The Highway Church's subdivision inquiries

Hello,

Currently the Comprehensive plan is being reviewed currently with the plan for implementation to be done no later than December 2024. I am including a link to the Comprehensive plan update website and cc'ing Colin Poff, Long Range planning supervisor here. Colin is a good person to reach out to with concerns or changes proposed as a part of the update.

https://www.kitsapgov.com/dcd/Pages/ComprehensivePlanUpdate_2024.aspx

Respectfully,

	<p>Jeff Rimack Director Kitsap County Department of Community Development <i>Your Partner in Building Safe, Resilient, and Sustainable Kitsap County Communities!</i> (360) 337-5777 Kitsap.gov/DCD/</p> <p> </p> <p>SIGN UP HERE FOR DCD NEWS UPDATES</p>
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NOTICE OF PUBLIC DISCLOSURE: All incoming and outgoing email messages are public records subject to disclosure pursuant to the Public Records Act, Chapter 42.56 RCW.

From: pastor@thehighway.us <pastor@thehighway.us>
Sent: Wednesday, September 6, 2023 11:45 AM
To: Jeff Rimack <JRimack@kitsap.gov>

Subject: RE: Formal response to The Highway Church's subdivision inquiries

Last question for now.

When is the next review of the rules and such scheduled to happen? You mentioned every 8 years. When would be the next?



Thanks
JC

From: Jeff Rimack <JRimack@kitsap.gov>
Sent: Tuesday, September 5, 2023 4:55 PM
To: pastor@thehighway.us
Cc: Christine Rolfes <CRolfes@kitsap.gov>
Subject: RE: Formal response to The Highway Church's subdivision inquiries

Good afternoon Rev. Lampman,

I am responding to your question below in [blue](#).

In the end there is no way to achieve your goal without violating the Kitsap County Code which it is our job to enforce.

	<p>Jeff Rimack Director Kitsap County Department of Community Development <i>Your Partner in Building Safe, Resilient, and Sustainable Kitsap County Communities!</i> (360) 337-5777 Kitsap.gov/DCD/</p> <p> </p>
<p>SIGN UP HERE FOR DCD NEWS UPDATES</p>	

NOTICE OF PUBLIC DISCLOSURE: All incoming and outgoing email messages are public records subject to disclosure pursuant to the Public Records Act, Chapter 42.56 RCW.

From: pastor@thehighway.us <pastor@thehighway.us>
Sent: Tuesday, September 5, 2023 12:14 PM
To: Jeff Rimack <JRimack@kitsap.gov>
Cc: Christine Rolfes <CRolfes@kitsap.gov>
Subject: RE: Formal response to The Highway Church's subdivision inquiries

Good morning Mr. Rimack,

We appreciate your response and the quite clarifying letter you sent in response to our request for zoning relief. Also, thank you Ms. Rolfes for taking time to look into this.

I read your letter carefully and read some of the references you pointed to, i.e. the “density” factor. I wanted to come back to you with some considerations, after I contacted the GMS regarding the GMA which you referred to, and they suggested to keep talking with you about the issue.

I want to make these main points of consideration,

1. Since the church is not planning or considering developing dwelling units on the property it owns, and the church is not applying or considering to apply for a construction permit to develop such dwelling units, then the “density” rule does not need to be factored in the request to split a portion without any kind of development planned. I think that the issue at play here is more semantic than practical. [Rev. Lampman while I can understand the train of thought being employed regarding development planned it is not accurate or in alignment with Kitsap County Code \(KCC\) There is no legal way to create two parcels to accomplish your goal without a land subdivision, and land subdivision is development. Density is a KCC required factor in any land subdivision and cannot be set aside based on the churches intentions for the parcel.](#)
2. If the church were to follow your suggestions and work with a non-profit developer, then the church would effectively lose the use of the property for other church uses, current or future; in this scenario the church would have had relinquished the use of the land for church purposes. [I am aware this was very likely not a desire of the church, but was working to provide options. There is no expectation you follow this Course of Action \(COA\).](#)
3. Selling the property in full is not even an option, as the church is using and constantly keeping the buildings for proper church use, and the parsonage as a dwelling unit. This would be paramount to force the church to sell its property because the county has other plans for the

land. No one is forcing the church to take an action Reverend, merely presenting potential options that are completely a church decision.

4. As we mentioned in our original letter, no construction is involved, no changes in landscape that could warrant a study of the terrain, the hill, landslides, or any impact on the designated wetlands; in fact the house designated as parsonage remains in the same place with no modifications, or any such in planning. Kitsap County Code and state statute require subdivision to create a new parcel. Kitsap County Code requires that density requirements be met for any land subdivision. There is not way around this requirement regardless of existing structures.
5. (As a parenthetical note: Years ago the church applied and obtained permits to build a new construction/sanctuary and/or later on an extension to the present church building. The new construction was to be on the land in between the present church building and the parsonage. All the studies, environmental, land, landscape and all the required ecological and other studies were performed and the plan was approved. For reasons outside of the scope of this note, the construction was not done. However, I wanted to point out that no such a thing as density was ever required to approve that permit. If the church would eventually consider such a development for the expansion of the church, then it would be denied the use of its land?) The action previously permitted is different from what you are requesting now. You are requesting to subdivide the parcel which is why meeting density is a requirement.
6. From where we stand, we see this whole situation as the county taking effective ownership of the church property, and because of that denying the church the benefits it would receive from the selling of the parsonage. There is not taking as the church does not have two parcels. You are requesting to subdivide a process which has rules and codes that govern what is required. Any parcel in the zone your church is located will be held to the same requirement if they choose to subdivide.

This is all for now. I am reading some of the materials within the GMA and also from the WAC regarding urban density, and it seems to me that the counties and cities have a lot of leeway in the way they can deal with these issues. (I am curious about this sentence in the WAC: “**Counties and cities need not force redevelopment in urban areas not currently developed at urban densities**” Kitsap County Code was modified a little over 20 years ago to drive an increase in density in Urban Growth Areas (UGA). There is no leniency or ability to set aside KCC which is the equivalent of what would be needed to meet your goal. The only way to subdivide to two parcels would be to change KCC. The impacts of such a change would encompass more than just your church and would need to be holistic across for all of Kitsap County. As indicated in my letter this would without a doubt be challenged and goes against previous rulings that have been made by the GMHB.

I really wish there was a way to assist you in this venture, but as KCC is currently written there is no way staff can accomplish what is requested without violating KCC.

Thank you for your time



Rev. Lampan

From: Jeff Rimack <JRimack@kitsap.gov>
Sent: Friday, September 1, 2023 2:14 PM
To: pastor@thehighway.us
Cc: Christine Rolfes <CRolfes@kitsap.gov>
Subject: Formal response to The Highway Church's subdivision inquiries

Hello Rev. Lampan,

My name is Jeff Rimack, and I am the Director for the Department of Community Development (DCD) here at Kitsap County. Commissioner Rolfes shared information with me surrounding The Highways Church's desire to subdivide into (2) parcels and your request for formal response to that request. Attached is DCD's formal response as requested. A physical copy of the letter is also being sent in the mail.

If you have any questions or concerns, please let me know. I hope you enjoy the long weekend.

	<p>Jeff Rimack Director Kitsap County Department of Community Development <i>Your Partner in Building Safe, Resilient, and Sustainable Kitsap County Communities!</i> (360) 337-5777 Kitsap.gov/DCD/</p>
	
<p>SIGN UP HERE FOR DCD NEWS UPDATES</p>	

NOTICE OF PUBLIC DISCLOSURE: All incoming and outgoing email messages are public records subject to disclosure pursuant to the Public Records Act, Chapter 42.56 RCW.

Dear Mr. Poff,

I am writing at the suggestion of Mr. Jeff Rimack, after an extended letter and email exchange with his department as well as with Commissioner Christine Rolfes and former Commissioner Robert Gelder.

Our church is in a bit of a quandary because of a situation related to our request for zoning relief, that it does not seem possible with the present Kitsap County Code, particularly the title stated by Mr. Rimack, KCC Title 17.105.110

*"At the request of the applicant, in writing, the director may also authorize a variation of up to ten percent of any numerical standard, **except density**, when unusual circumstances cause undue hardship in the strict application of this title . . ."*

We are requesting that some kind of provision be incorporated to the code, with respect to the above title, that would permit the director to authorize exceptions in certain particular cases, where the strict application of the code will cause direct and obvious harm to the requesting party, and where the strict application of the density title above will prevent benefits to the parties which in the end will prevent benefitting the community.

There are situations, like our present problem, in which the strict application of the code creates a fundamentally unreasonable situation, and if you would allow me the word, totally ridiculous.

Case Study in a nutshell

The Highway Church, located in 2133. NW Nuthatch way, Silverdale WA 98383, owns the land in which the church and a parsonage sit, measuring about 3.76 acres.

The church has been at this location for much longer than the present code was established. The buildings were constructed in the 1960s, originally at address 11632 Silverdale Way NW for the sanctuary and 11642 Silverdale Way NW for the parsonage, until the lane was changed to name Nuthatch Way.

There are two buildings, one in the west end of the land with is the sanctuary and offices, that is the main church building, with present address at 2133 NW Nuthatch Way. The other building is the parsonage located on the east end of the property, with address 2045 NW Nuthatch Way, with most of the free land in between.

The parsonage is somewhat separate from the main building and the larger portion of the land by

a mostly dry creek which has been designated as wetland some years ago. Roughly put, the parsonage sits on approximately $\frac{3}{4}$ or so of an acre.

The church wants to sell that portion of the land, including the parsonage building to the current pastor. The purpose of the sale is to cancel some back debts, and to use the remainder that the pastor will pay to the church, to cancel an old mortgage the church still owes. This plan means a benefit for both the pastor and the church.

According to the Kitsap Code invoked by the County officers in authority at the corresponding departments, the only possible way to achieve this, would be to subdivide/develop the whole of the property into some 18-33 plots, providing the necessary access and utilities to each of those lots, and also it might be required to do an impact study regarding the designated wetland, as well as a study regarding possible liquefaction of the hill side behind the property on the other side of the easement road, in case of earthquakes or such. A straight split of the property into two sections does not seem possible with the current code.

The implications from strictly enforcing the code in its present form -unless there is a provision somewhere else that could be used presently- are

quite unsurmountable. If the church would consider the subdivision it would be costlier than the expected financial benefit from the sale of the parsonage.

Using logical reasoning, we consider, that since there would not be any construction involved as the building in question is already built, and that since the parsonage sits on the other side of the designated wetland, so said wetland would remain untouched, and that the study about possible liquefaction due to possible earthquakes would be literally moot since the building is already built on the land, and that if the church were to develop the land in between the main building and the designated wetland it would lose the use of that part of the land for other church purposes as it is being used now for church and community purposes, and that not being able to simply split the portion intended for sale would meant direct harm to the church in the form of financial benefits forfeited in the face of the restrictions imposed by the present Kitsap County Code, almost as if the county would have taken ownership of the property and thus not allowing the benefits, etc., we request that an exception be made, and that an amendment or correction be added to the present code, either modifying Tile 17 to accommodate certain exceptions to the density requirements,

possibly adding an element of reasonability to the code.

To summarize the above long paragraph, since no changes are proposed to the existing buildings, and no permit is thus requested for such, the most logical, reasonable, and direct approach should be considered, to allow a simple split of the land into two lots.

With thanks for your consideration,

J. Conrad Lampan
Senior Pastor
The Highway Church
2133 NW Nuthatch Way
Silverdale, WA 98383
Phone: 360-692-2215
Email: pastor@thehighway.us

[Return to Comment Matrix](#)



kitsap 2044

Comprehensive Plan Update Comment Card

Bill Budd

buddbill@hotmail.com

NAME

EMAIL

Map shows that Wynn Jones
Preserve has access to Rich Passage
but seems ~~difficult~~ that you would
have to go down private driveway.
How do you access the waterfront
section?

For further comments or questions please email: compplan@kitsap.gov

[Return to Comment Matrix](#)



kitsap 2044

Comprehensive Plan Update Comment Card

KATHIE LUSTIG

NAME

Kathie.Lustig@icloud.com

EMAIL

Do NOT expand SEPA exemptions

SEPA Checklists need stronger review/oversight

Protect Urban canopies

Protect Priority Habitat

Strengthen don't weaken CAO's

Enforce CAO's

For further comments or questions please email: compplan@kitsap.gov

[Return to Comment Matrix](#)



kitsap 2044

Comprehensive Plan Update Comment Card

NAME

EMAIL

Suggest that if we have the massive projected population growth forecast, that Kitsap consider an electric "people mover" monorail rapid transit. That way we have more potential for housing development & less habitat destruction. Build further out yet move people in reliably & quickly.

For further comments or questions please email: compplan@kitsap.gov

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SENT VIA EMAIL

January 21, 2024

Christine Rolfes, Commissioner
Charlotte Garido, Commissioner
Katie Walters, Commissioner
Kitsap County Commissioners Office
619 Division Street, MS-4
Port Orchard, WA 98366

Dear Commissioners,

RE: Proposed rezoning of Raydient/Rayonier Property on Bond Road

It is my understanding that the owners of this property are proposing a rezoning from 20-acre minimum to a 5-acre minimum lot size so that a new home development of about 80 new homes can be built. **We are in TOTAL OPPOSITION TO THIS ZONING CHANGE for the following reasons:**

- We have a growth management act that currently states where the higher density development may take place in the county. This area is zoned at 20 acre minimums for a reason. It needs to stay rural.
- Bond Road is now at capacity and is a highly traveled, high volume, high accident corridor, from Poulsbo to Kingston and the ferry. Literally all travel from the Kingston ferry now travels some or all of Bond Road.
- Another 80 houses would equate to a minimum of 160 vehicles entering and exiting this already bumper to bumper traffic corridor which would require turn lanes and/or another signal light. If you consider that the lots could also have ADU units and RVs the number would be even greater.
- Our essential services, fire, police/sheriff, water, sewer, and schools are already over extended and this would add to the burden on these services without any compensation from developers to mitigate the cost. That would leave it up to local taxpayers to foot the bill for this developer's profit.
- Impact to the watershed, ground run off and impact to habitat. The runoff on this property directly flows into Port Gamble Bay and with development and additional hard surfaces it will have a negative effect on water quality. This is also a negative impact to salmon recovery in the area.
- This zoning change is opposed by both the Port Gamble and Suquamish Tribes.
- Having YMCA and Kingston Rotary involved in promoting this change seems wrong. They are not organizations that should be involved in promoting a commercial real estate developer's project and request for a zoning change.
- They are also asking for allowance of a sports complex and retail development (restaurant etc.). There are already sports fields and complexes in North Kitsap and a new sports complex in the Kingston area. It seems that this is a suggestion by the developer so that it sweetens the idea to

change the zoning when a zoning change is not needed and will incrementally increase traffic, congestion, and noise to the area.

- Kitsap County and those making decisions need to follow the Comprehensive Plan. If all areas zoned as higher density areas in the County have been developed to the maximum extent, then and only then should a zoning change be considered outside of these areas.

Commissioners, please follow the comprehensive plan and keep the zoning of this parcel the current 20-acre minimum. It will only negatively impact a currently rural area with another sprawling development that drains our already strained resources and dramatically impacts the congestion of an already strained highway corridor.

Respectfully Submitted,

Christine Brinton
Donald Thomsen
8480 NE Point No Point Rd
PO Box 35
Hansville, WA 98340

[Return to Comment Matrix](#)

Dear Kitsap County Commissioners,

I am writing to express my objection to the Raydient request to rezone their 400 acres on Bond Road and the proposed sports complex, commercial zone, and increased density housing development. This is the wrong place for a sports complex and intense development. Here are my concerns:

Growth Management Act: This project would create intense development in a rural area adjacent to the Port Gamble Heritage Park- disorganized sprawl that the Growth Management Act was designed to avoid. To promote responsible and sustainable growth, this type of dense project should be located in an urban setting with urban amenities. Our Rural areas are part of Kitsap's beauty and character and need to be protected. Permitting this rezone sets a bad precedent; other developers will want to follow suit and the rural area will be turned into sprawl.

Traffic: Traffic is already horrible. There is no sensible plan to deal with the traffic added by the sports complex, commercial zone, and additional homes outside one per 20 acres. There is no public transportation to the proposed sports complex site.

Duplication of new sports centers: This proposed project is 3.8 miles from the proposed Poulsbo Event and Recreation Center (PERC), and planning for that project is already underway. The city of Poulsbo opposes the rezone of the Bond Road property.

Viability of Funding: There is no confirmation that the sports complex can obtain funding for construction and ongoing maintenance, including wastewater discharge and road improvements. Taxpayers could end up with unsustainable tax burdens. We could end up with Raydient's wish list for housing and commercial development being built, but no way for the community to proceed on the sports complex project due to inability to fully fund the project.

Water and Environment: This proposed housing development, sports complex, and commercial zone would be located on a critical aquifer recharge area, near mapped fish bearing streams, and a mapped wetland- putting our local drinking water resources and watershed health at risk. A sports complex including turf fields and large amounts of parking would cause high amount of impervious surface, stormwater discharge and wastewater. For instance, the septic discharge is estimated at 100,000 gallons a day.

Wildlife Habitat and Park environment: The rezoning proposal would displace numerous animal populations currently living on this site. The intensity of development would degrade the habitat and outdoor experience of Port Gamble Forest Heritage Park, with neighboring lighting, car trips, and user population.

Tribal Concerns: Port Gamble S'Klallam Tribe opposes the Rezone on Bond Road. The Suquamish Tribe opposes the rezoning of rural protection or urban restricted parcels to more intensive uses.

Affordable Housing Goals: The rezone and sports complex do not help with the target for affordable housing that the County is required to meet by the GMA. The houses will only be for high income earners.

I urge you to vote against the Raydient rezone request and the proposed sports complex to keep development within the UGA as required by the GMA, protect areas of North Kitsap's rural character, discourage suburban sprawl development, minimize additional traffic congestion, and protect our natural environment, water quality and habitat.

Sincerely,
Cindy Wilkins
6457 NE Geneva St
Suquamish, WA

[Return to Comment Matrix](#)

Dear Kitsap County Commissioners,

I am writing to express my concerns about the Raydient request to rezone their 400 acres on Bond Road and the proposed sports complex, commercial zone, and increased density housing development. This is the wrong place for a sports complex and intense development.

Here are my concerns:

Growth Management Act: This project would create intense development in a rural area adjacent to the Port Gamble Heritage Park- disorganized sprawl that the Growth Management Act was designed to avoid. To promote responsible and sustainable growth, this type of dense project should be located in an urban setting with urban amenities. Our Rural areas are part of Kitsap's beauty and character and need to be protected. Permitting this rezone sets a bad precedent; other developers will want to follow suit and the rural area will be turned into sprawl.

Traffic: Traffic infrastructure already cannot handle the existing traffic. There is no sensible plan to deal with the traffic added by the sports complex, commercial zone, and additional homes outside one per 20 acres. There is no public transportation to the proposed sports complex site.

Duplication of new sports centers: This proposed project is 3.8 miles from the proposed Poulsbo Event and Recreation Center (PERC), and planning for that project is already underway. The city of Poulsbo opposes the rezone of the Bond Road property.

Viability of Funding: There is no confirmation that the sports complex can obtain funding for construction and ongoing maintenance, including wastewater discharge and road improvements. Taxpayers could end up with unsustainable tax burdens. We could end up with Raydient's wish list for housing and commercial development being built, but no way for the community to proceed on the sports complex project due to inability to fully fund the project.

Water and Environment: This proposed housing development, sports complex, and commercial zone would be located on a critical aquifer recharge area, near mapped fish bearing streams, and a mapped wetland- putting our local drinking water resources and watershed health at risk. I have ridden my horses on this property for the last 15 years and that hill/area is covered in springs. It would be a shame to change that delicate aquifer. A sports complex including turf fields and large amounts of parking would cause high amount of impervious surface, stormwater discharge and wastewater. For instance, the septic discharge is estimated at 100,000 gallons a day.

Wildlife Habitat and Park environment: The rezoning proposal would displace numerous animal populations currently living on this site. The intensity of development would degrade the habitat and outdoor experience of Port Gamble Forest Heritage Park, with neighboring lighting, car trips, and user population.

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I urge you to vote against the Raydient rezone request and the proposed sports complex to keep development within the UGA as required by the GMA, protect areas of North Kitsap's rural character, discourage suburban sprawl development, minimize additional traffic congestion, and protect our natural environment, water quality and habitat.

Sincerely,

Lisa Salisbury, Suquamish WA 98392

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Comments Concerning Parcel#: 032501-2-022-2003

Taxpayer Name: Mountain View Meadows LLC

Submitted by Gloria E Edwards

Holy Cow!! Yup this property did have cows on it; those are long gone from divorces, deaths, and sales. Finally there appears to be a plan to incorporate the parcels that had been **chosen by Kitsap County for 4 + dwelling per acre**. This property, along with others in the county was zoned 4 plus/dwellings per acre before the law suits /challenges in 2011 by the tribes and other groups. Those parcels were **chosen by Kitsap County** and it is only fair to make those parcels zoned as before; we paid some very hefty taxes for quite a few years. The only reason we knew something had changed was when we got the “lower” tax bill... the current zoning is 1 DU/5AC, and it is in the **Silverdale Urban Growth Area, Alt 2 and Alt 3**. It has water, power, Public Sewer, close to schools and is on the Bus line. It has a view of the mountains and is in a prime location close to Silverdale and Poulsbo. It is in a great location to provide housing for the growing needs in the area. Our family has owned this property for many years; currently as Mountain View Meadows LLC, we have waited long enough, it needs to be developed like the properties surrounding it.

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Comprehensive Plan Update - Comments

Transportation Element

Add to **State and regional guiding directives** for this element:

Emphasize moving people rather than vehicles through support of high-capacity transit **and non-motorized facilities**.

Add

Strategy 1.l Develop a separate Transportation Project Evaluation System specifically for non-motorized candidate projects analysis and use this process to support selection of non-motorized projects for TIP. Measure progress and produce an annual report to BOCC and public.

Add

Strategy 3d. Allocate county resources to coordinate community stakeholders to identify safety issues within school zones and implement effective solutions to increase safety in school zones.

Add

Strategy 4.g Identify community contact points in the project development review process where appropriate Community Advisory groups are required participants.

Add

Strategy 4.h Develop criteria for identifying optimum locations for shared use paths (SUPs) with input from community advisory groups (NMFCAC, ACAC, PAB) including an evaluation process for prioritizing SUP projects.

Put back in from current comprehensive plan:

Transportation Policy 41. Allocate a proportion of the transportation budget for pedestrian and bicycling facilities. Rename Strategy 9.d

Transportation Policy 37. Establish standards for connectivity of bicycling and walking networks. Rename Strategy 4.i

Add

Policy regarding use of non-motorized facilities for electric devices (ebikes, scooters, wheelchairs, etc...).

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KITSAP COUNTY Boards and Commissions

Kingston Community Advisory Council (KCAC) | kcacchair@gmail.com

February 15, 2024

KCAC Members

At-Large

Dave Bomalaski

Tim Davis

Jorgette Glavin-Woelke

Logan Hammon

Glen Hutchinson

Kate Joncas

Cynthia Logan

Noah Williams

Alena Wolotira

Representing

Chris Gilbreath
(Kingston-NK Rotary)

Genevieve Upton
(Kingston Youth)

Glenn Malin
(Kingston Kiwanis)

Ex-Officio (non-voting)

Beth Berglund (Village
Green Foundation)

Kaili Campbell (Kingston
Chamber of Commerce)

Breane Martinez (North
Kitsap School District)

Louise Kernaghan
(Friends of the Library)

Steve Heacock
(Port of Kingston)

Marla Powers
(Port Gamble S'Klallam)

Kitsap County Administration Building
Commissioners' Chambers
619 Division Street
Port Orchard, WA 98366

Board of Commissioners
Kitsap County Commissioner's Office
614 Division St. MS-4
Port Orchard, WA 98366

Planning Commission Members & Kitsap County Board of Commissioners:

In preparation for the upcoming meetings of the Planning Commission and the County Board of Commissioners, we are renewing the Environment & Land Use committee's position regarding three key decisions being considered. The Kingston Community Advisory Council (KCAC) remains in support of the committee recommendations and principles we shared in our June 2023 letter to the Board of Commissioners.

The following reflects a majority position of the Committee. To provide transparency, the vote counts associated with each of the three issues is provided and the blind details of the opinion poll are attached. We also propose a few compromises in *italic* in an effort to address some of the interests and concerns of Port of Kingston Executive Director and Commission. Each compromise proposed here was reviewed with individuals from the UVC Workgroup who remain actively involved in the 2024 Update. In all cases they were agreeable to the compromises being offered.

- **Planning Alternative Map:** By a committee vote of Ayes (5), Nays (2), Abstain (2) we prefer the Compact Growth/Urban Center Focus Kingston UGA boundary in the Alt 2 map.
- **Maximum Building Heights in the Kingston design districts:** By a committee vote of Ayes (5), Nays (2), Abstain (2) we prefer preserving the current height allowances (35'/45') in the UVC / Old Town to provide the pedestrian-focused scale and small town feel in the Old Town Design District consistent with the Kingston Design Standards. *If additional height is needed downtown, the frontage along Central Ave would be an appropriate place to allow that because of the grade/elevation.*
- **Mixed use on the ground floor:** By a committee vote of Ayes (6), Nays (3), Abstain (0) we prefer the flexibility recommended by the UVC Task Force intended to encourage new infill development. Dave Wetter's statement on the topic is attached. *To address the Port's concerns about "losing" the downtown, we recommend adding language preventing properties currently with commercial on the ground floor from backsliding and converting existing commercial to residential.*

We acknowledge that while we are not in full agreement on these issues, we all have the best interests of Kingston in mind.

Kind regards,

Kate Joncas
KCAC Chair

Tim Davis
KCAC Chair

\attach

[Return to Comment Matrix](#)

<https://kcowa.us/KingstonCAC>

Port-Proposed Kingston Storefront Zone Meeting

Statement prepared & read by Dave Wetter for March 28, 2023 community mtg

2018 & 2019 Comprehensive Plan Task Force was assigned to address Reducing Barriers to Development in the Urban Village Core (UVC map purple).

Participants: Johnny Walker, Betsy Cooper, Jet Wolke, Jim Pivarnik, Jon Rose, Ken Hanson, Mike Brown, Rick Lanning, Beth Berglund and myself.

Kitsap County staff: Peter Best and Liz Williams.

A few of the major barriers to development identified were:

1. MIXED USE REQUIREMENT

Every site in the UVC was zoned mixed use, the concept being, commercial on the ground floor and residential on the upper floors.

From a practical standpoint this limited the building to 3 floors or a ratio of 2 SF of residential to 1 SF of commercial. This is simply not sustainable. Our existing downtown businesses, in this town of roughly 2,500 people, were already struggling in the winter months. Forcing more commercial space into the UVC didn't make any sense.

A more sustainable ratio might be in the area of 30 SF residential to 1 SF of commercial. Bainbridge Island which has roughly 10 times the population of Kingston, has a mixed use development on Winslow Way right across the street from the ferry parking lot that was built roughly 10 years ago.

They have struggled to keep the ground floor occupied and, as of this past Sunday, they have 3 of 9 commercial spaces vacant.

Kingston simply needs more residential units to support commercial occupancy. By designating space as commercial does not make it commercially viable and/or occupied. The market, not code, determines

Port-Proposed Kingston Storefront Zone Meeting

Statement prepared & read by Dave Wetter for March 28, 2023 community mtg

what occupies commercial space.

The Task Force suggested that mixed use should be optional in the UVC zone and not by specific site. A compromise was worked out with the staff that convertible ground floor space should be limited to eastbound 104 and Washington Avenue.

Convertible space (depending on market demand for commercial) is space that could, initially, be residential which could be later converted to commercial as needed.

Commercial space has four significant additional costs over non-commercial space. Those being higher ceilings, Fire Sprinklers, ADA access and air conditioning.

From a practical standpoint, a developer of convertible space, would likely have to, initially, build the higher ceilings and maybe some of the ADA access requirements.

The fire sprinklers, Air conditioning and some of the ADA requirements could be addressed at the time of conversion to commercial space.

If this ground floor commercial / convertible zone was to be considered for expansion, it should not be undertaken lightly, lest we, again, raise up the same barriers to development that were just removed before the pandemic.

A fact-based market study should be conducted which should include comparable populations. And, ground floor storefront space need not be the entire floor, particularly, for deeper sites and our low population.

Port-Proposed Kingston Storefront Zone Meeting

Statement prepared & read by Dave Wetter for March 28, 2023 community mtg

2. PRESCRIPTIVE LIMITATIONS ON HOUSING TYPES

Another barrier to development was the requirement that any residential in the UVC zone need to be attached or multi-use. The Task Force advanced the argument that, as long as the density requirements are being met, the county should not dictate the type of residential style.

Let the market decide the product. This argument prevailed in the approved use table.

This brings us to the Design Standards for the Community of Kingston. (The little city by the sea) Stated Purpose (page 4 after yellow tab):

“The purpose of the following Design Standards is to help implement the physical aspects of the Kingston community vision for downtown in the Kingston Subarea Plan. These standards are intended to promote Kingston’s small town character and support economic vitality while accommodating the impact of existing regional transportation and tourism issues. The intent is not only to provide some assurance to the community of basic conformity to the vision statement but, also to encourage creativity.”

The Task Force supported this purpose by suggesting the developers should use their creativity to implement a performance-based, and marketable product, that fit this small town character vision, and that met the density requirements.

The developer’s solution might not be a ubiquitous and/or prescriptive 3 or 4 story rectangular block but, rather, hopefully, something more unique.

Port-Proposed Kingston Storefront Zone Meeting

Statement prepared & read by Dave Wetter for March 28, 2023 community mtg

3. REQUIREMENTS PROBLEMATIC FOR SMALL PARCEL INFILL

Another barrier to development was the UVC relatively small sites that, in addition to store frontage, and density, they also needed to accommodate parking on site and 15% landscaping.

We were able to get some parking reductions with the implementation of the High Capacity Transit Station Area. Also, by some adjacent street parking and remote parking.

Other barriers were addressed in the 2019 Comprehensive Plan Amendments ordinance and use table.

Before the Committee's work could be approved, it first had to be publicly vetted in Kingston and presented before the Board of Commissioners in a public hearing.

On 4-27-2020, the Board of Commissioners approved the Task Force final recommendations which are in the notebook I distributed.

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Kingston Comp Plan Team Poll

(1/31/24-2/4/24)

	Do you have a strong preference about the Kingston UGA boundaries / maps?	Do you have a strong preference for max building height allowances along 104 (UVC zone / Old Town / Waterfront design districts)?	Do you have a strong opinion about buildings having commercial frontage on the ground floor?
Responder #1	Yes, I prefer the Alternative 2 Map (compact growth)	Yes, I'd like to see height limited to 35' with an additional allowance for 10 more feet with a setback so the street-side facades appear to be 35'. This could include additional height allowances on the Central Ave side of the UVC where it's open on the shoreline / parking lot side of the street.	Yes, same as the one just above but that flexibility should only be available to new buildings. Existing structures with commercial in place can't change use to residential on the ground floor.
Responder #2	Yes, I prefer the Alternative 2 Map (compact growth)	No, the maximum building height in downtown Kingston isn't a priority for me.	Yes, I want to offer flexibility for commercial use on the first floor inside the UVC as long as it's built to be convertible to commercial once Kingston has more population.
Responder #3	Yes, I prefer the Alternative 3 Map (dispersed growth)	Yes, I'd like to see height limited to 35' with an additional allowance for 10 more feet with a setback so the street-side facades appear to be 35'. This could include additional height allowances on the Central Ave side of the UVC where it's open on the shoreline / parking lot side of the street.	Yes, I want to offer flexibility for commercial use on the first floor inside the UVC as long as it's built to be convertible to commercial once Kingston has more population.
Responder #4	No. The UGA lines don't matter much to me.	Yes, I'd like to see height limited to 35' with an additional allowance for 10 more feet with a setback so the street-side facades appear to be 35'. This could include additional height allowances on the Central Ave side of the UVC where it's open on the shoreline / parking lot side of the street., Also prefer a 55' limit in the commercial district (along Hwy 104 from Banister to Lindvog.	Yes, storefronts throughout the area on the map called the Storefront Overlay should have commercial frontage.
Responder #5	No. The UGA lines don't matter much to me.	Yes, I'd like to see more height (55') allowed all along 104 from Lindvog to wherever the Shoreline Master Plan restrictions kick in.	Yes, storefronts throughout the area on the map called the Storefront Overlay should have commercial frontage.
Responder #6	Yes, I prefer the Alternative 2 Map (compact growth)	Yes, I'd like to see height limited to 35' with an additional allowance for 10 more feet with a setback so the street-side facades appear to be 35'. This could include additional height allowances on the Central Ave side of the UVC where it's open on the shoreline / parking lot side of the street., But the current height is 45 not 35 so I believe your second option has a typo	Yes, I want to offer flexibility for commercial use on the first floor inside the UVC as long as it's built to be convertible to commercial once Kingston has more population.
Responder #7	Yes, I prefer the Alternative 3 Map (dispersed growth)	Yes, I'd like to see more height (55') allowed all along 104 from Lindvog to wherever the Shoreline Master Plan restrictions kick in.	Yes, storefronts throughout the area on the map called the Storefront Overlay should have commercial frontage.
Responder #8	Yes, I prefer the Alternative 2 Map (compact growth)	No, the maximum building height in downtown Kingston isn't a priority for me.	Yes, I want to offer flexibility for commercial use on the first floor inside the UVC as long as it's built to be convertible to commercial once Kingston has more population.
Responder #9	Yes, I prefer the Alternative 2 Map (compact growth)	I would like to see 55 in a small part of the UVC along Ohio between 104 and Central and along Washington, leaving the rest of the UVC at 45. I could support 50 in the Commercial zone with setbacks to reduce prevent a tunnel effect.	Yes, I want to offer flexibility for commercial use on the first floor inside the UVC as long as it's built to be convertible to commercial once Kingston has more population.

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Census of Agriculture

Kitsap County

The USDA and National Agricultural Statistics Service released the 2022 Census of Agriculture. Conducted every five years, the Census offers a snapshot of farming for policy and decision makers and service providers. The Census offers insight into trends on the many facets of farm ownership, management, land use, and operations in Kitsap County. It informs Kitsap's planning and land use policies, strategies supporting farmers' economic wellbeing and farmland preservation efforts.

Highlights:

- Between 2017 and 2022 average farm size in Kitsap increased 31% from 13 to 17 acres
- Market value of production for farmers in 2022 was \$13,573,000 – a 105% increase over 2017.
- The market value of production per farm increased 151% in five years.
- Farms with sales over \$25,000 increased 300% in five years.
- Forty-nine farms reported sales up to \$100,000 – a whopping 700% increase over 2017 when only six farms had sales at this level.
- Twenty-four farms reported sales over \$100,000.
- In 2022 average income for all farms climbed to \$23,811 –two-and-a-half times income in 2017.
- Women represent 50% of principle operators on Kitsap farms compared to 42% statewide.
- Sales of value-added products tripled in the last five years – as has the value of food sold directly to retail markets, institutions like schools, and via food hubs.
- Farms employed 463 people with a combined payroll of \$6,046,000 in 2022.
- More farmers use climate smart practices like minimal or no-tillage and cover cropping which sequester carbon.

Lowlights:

- The number of farms in Kitsap declined 21% in the last five years from 698 to 570.
- Kitsap has lost 14,670 acres of farmland since 1997 - 61% of its total agricultural land.
- Only 18 farms over 50 acres remain in Kitsap – down from 57 large farms in 1997.
- Facing high land costs and few parcels of farmland to buy or rent, 47 young farmers left for greener pastures outside Kitsap.
- Averaging 58.8 years old, Kitsap farmers are older than the national average. Sixty-four percent of our farmers are over 55 years of age.

Take Aways:

- Small, consistent efforts by WSU Kitsap Extension and Kitsap Conservation District in education, business planning, marketing and the economic wellbeing of local farms yielded significant dividends however, additional investments are needed.
- Demand for local farm products continues to grow as more farms sell to stores, schools, and create value-added products from their farms. Developing a “Buy Local” marketing campaign would further expand consumer demand and increase farm profitability.
- Farmland preservation and conservation efforts must stem the loss of working landscapes.
- Support for new and beginning farmers is crucial to the future of farming in Kitsap.
- Estate and transition planning for aging farmers builds bridges for young farmers seeking land.
- Decision makers need to recognize and support the contributions of local agriculture to Kitsap's economy, environmental health and food system resilience.



CITY OF
BAINBRIDGE ISLAND

Short Term Rentals on Bainbridge Island

May 16, 2023

Presentation Agenda

- Review Short Term Rental Definition
- Review Current Short Term Rental Regulations on Bainbridge Island
- Review National Community Survey Results
- Present Current Short Term Rental Information
 - Units on Island
 - Business Licenses
 - Lodging Tax
- Present Common City Policy Goals for Council Consideration

What is a Short Term Rental?

- Short Term Rental (RCW 64.37.010)
 - *Lodging use... in which a [residential dwelling unit that is owner-occupied for less than six months during the year and]... is offered to a guest...for fewer than 30 consecutive nights.*
- Bed and Breakfast (BIMC 18.36)
 - *...A single-family residence that is owner-occupied [with] (a) three or more guest rooms ...for visitors who remain no longer than two weeks,... and (b) breakfast is customarily included...*
- Hotel (BIMC 18.36)
 - *...A building(s)... containing guest rooms... for transient visitors. Short-term rental (less than 30 days at a time) of a single-family residence does not constitute a hotel.*

Current requirements to operate a Short Term Rental

1. State Business License (RCW 19.02)
2. City Business License (BIMC 5.04)
3. State Business & Occupation Tax (RCW 82.04)
4. City Business & Occupation Tax (BIMC 5.05)
5. Lodging Tax (BIMC 3.65)
6. Primary Liability Insurance (min. \$1M) (RCW 64.37.050)
7. Collect Sales Tax (WAC 458-20-166)

Affordable Housing Task Force Recommendation (2018)

5/9/2018

Appendix C.8

RE: Short Term Vacation Rentals on Bainbridge Island

Members of the City Council,

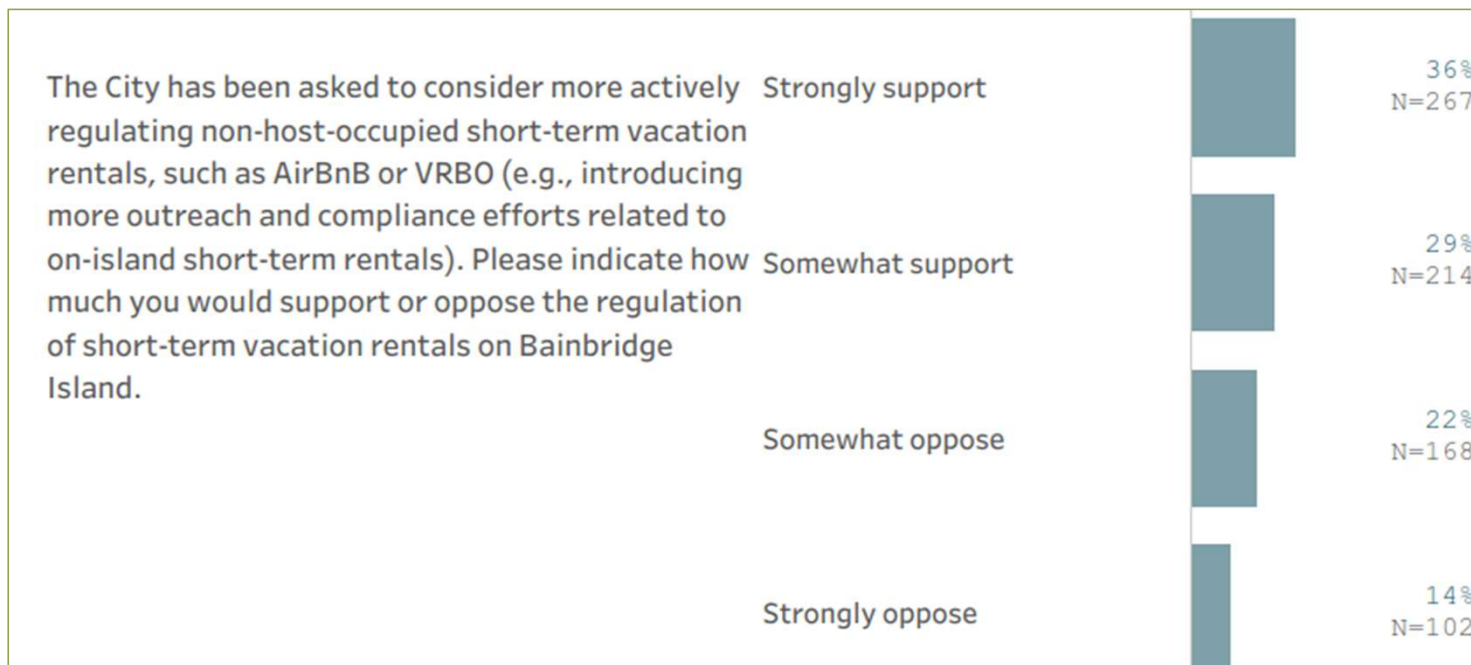
The housing element of the Bainbridge Island Comprehensive Plan sets Goal HO-5 to “maintain the existing stock of affordable and rent-assisted housing, in partnership with community non-profit organizations and local and regional public and private entities.” **To support this goal, the Affordable Housing Task Force recommends the adoption of an ordinance to limit the use of short-term rentals on Bainbridge Island.**

Since 2011, the third-party analytics site AirDNA (link below) has measured a 41% annual growth in the number of Airbnb rentals on Bainbridge Island, with 133 active rentals currently recorded. Of these active rentals, 114 are for the entire home, a number that represents more than three months of inventory in the current real estate market. This stranded inventory worsens the affordable housing

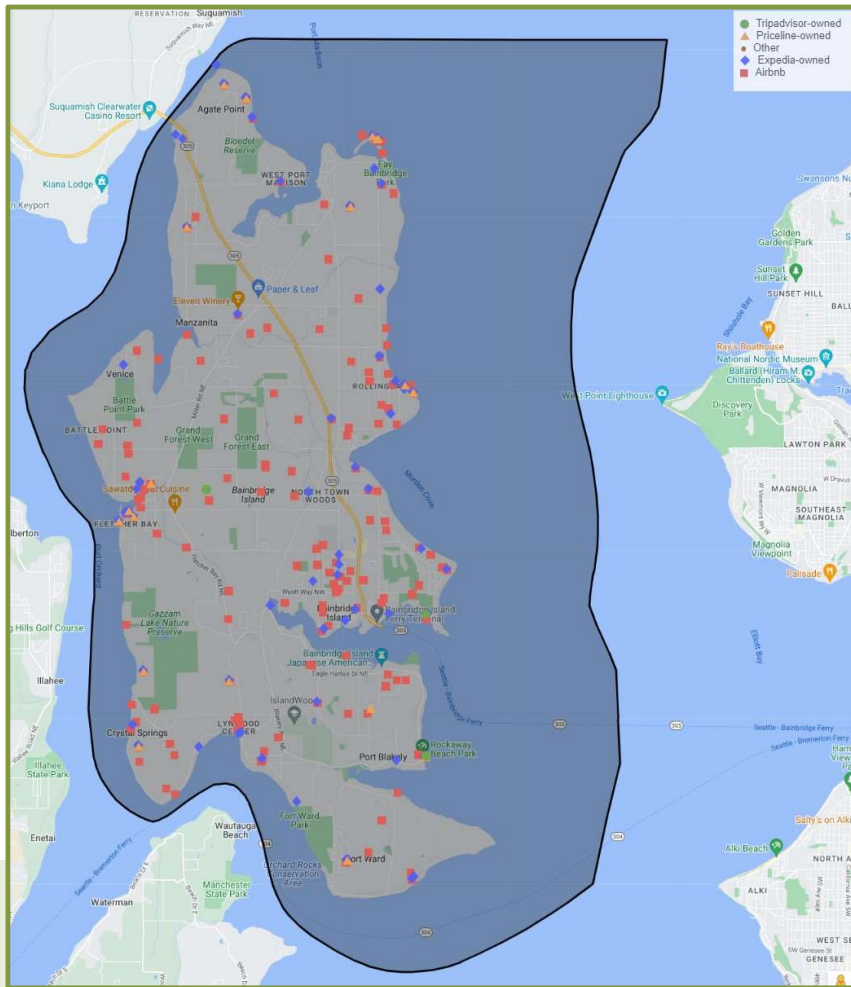
https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/300687/Affordable_Housing_Task_Force_Final_Report_and_Appendices_072018.pdf



2022 National Community Survey Results



How many Short Term Rentals do we have on Bainbridge?



- 229 Active Rentals in 2023¹
 - Average Nightly Rate \$282
- Highest listing concentration areas include
 - Downtown / Winslow
 - Fletcher Bay
 - Elliot Bay Coastline
- Rental unit count on trend to achieve pre-pandemic levels by YE 2023²

¹Granicus (email communication, 04-28-2023) [Data Set] (02-09-2023)

²AIRDNA (03-27-2023). AIRDNA MARKETMINDER (Bainbridge Island, WA; Version 14.3.3) [Data Set]. <https://www.airdna.co/vacation-rental-data/app/us/washington/bainbridge-island/overview>

Short Term Rental Business Licenses on Bainbridge Island

- Approx. 100 Active City Business Licenses for Short Term Rentals
- Business Licenses are issued through the State Department of Revenue



Lodging Tax on Bainbridge Island

- Current Lodging Tax revenue ~\$350k/year
- The Lodging Tax Advisory Committee (LTAC) can use these funds to
 - Support downtown businesses
 - Encourage tourism
 - Repay bonds issued for affordable housing within a half-mile of a transit station

Common Short Term Rental Policy Goals

- Prevent the loss of rental housing stock
- Preserve the residential quality of neighborhoods
- Capture tax revenue
- Allow economic gain for residents
- Support tourism in a balanced way
- Ensure health and safety for guests and residents
- Prevent competition with traditional lodging establishments
- Balance the needs and rights of property owners
- Slow or prevent the proliferation of short term rentals

Potential Next Steps

1. Maintain current approach regarding short term rentals on Bainbridge Island
2. Provide direction to the City Manager regarding Short Term Vacation Rental policy goals

Rural comprehensive plan amendments and upzones that increase rural population capacity in Kitsap County violate the Growth Management Act and will harm the environment.

The Growth Management Act requires counties to comply with the Puget Sound Regional Council Multicounty Planning Policies.¹ Multicounty Planning Policy MPP-RGS-14 directs Kitsap County, and all of the Central Puget Sound counties, to “[m]anage and reduce rural growth rates over time, consistent with the Regional Growth Strategy, to maintain rural landscapes and lifestyles and protect resource lands and the environment.”² The Regional Growth Strategy adopted rural population growth target of 8 percent of the county’s total population growth or 8,000 people for Kitsap County.³ On a percentage basis, this is the highest rural growth population growth target of the four Central Puget County counties.⁴ Kitsap County’s Buildable Lands Report documents that in 2013 through 2019, 29 percent of the county’s population growth occurred in the rural area.⁵ While this was an improvement over the past years, it shows that Kitsap County faces significant challenges in crafting a comprehensive plan and development regulations that comply with the Regional Growth Strategy.⁶

The County’s own data makes clear that the one thing Kitsap County should not do is increase rural development capacity. The Olympic Property Group/Raydient proposal to rezone land from one dwelling unit per 20-acre zoning to one dwelling unit per five acres is the opposite of what the Regional Growth Strategy requires because it will increase rural population capacity and rural growth rates. This rezone is illegal.

The Regional Growth Strategy limits rural growth to retain important cultural, economic, and rural lifestyle opportunities; to protect the environment including

¹ *Stickney v. Cent. Puget Sound Growth Mgmt. Hearings Bd.*, 11 Wn. App. 2d 228, 244 – 45, 453 P.3d 25, 34 (2019).

² Puget Sound Regional Council, *Vision 2050: A Plan for the Central Puget Sound Region* p. 43 (Oct. 2020) and last accessed on Nov. 28, 2023, at: <https://www.psrc.org/planning-2050/vision-2050>.

³ *Id.* at p. 30.

⁴ *Id.*

⁵ *Buildable Lands Report Kitsap County, Washington Final* p. 18 (Nov. 2021) last accessed on Nov. 11, 2023, at:

https://www.kitsapgov.com/dcd/PEP%20Documents/FINAL%20Buildable%20Lands%20Report_November%202021.pdf.

⁶ *Id.* p. 19.

reducing greenhouse gas pollution; and to reduce the costs of transportation facilities.⁷ So there are important policies behind the numbers.

<https://futurewiseorg.sharepoint.com/Shared Documents/Planning/Comment Letters/Comp Plans & DRs/Kitsap County/Rural comp plan amends and upzones that increase rural population capacity violate the GMA.docx>

[Return to Comment Matrix](#)

⁷ Puget Sound Regional Council, *Vision 2050: A Plan for the Central Puget Sound Region* p. 23 - 24, p. 37, p. 43 (Oct. 2020).

Forest Restoration Tool Box Ideas

By: John Willett 12/2023

Forest Restoration in Kitsap County Comp Plan for 2024

1. Small Wetlands, under 1 acre Wetland in Clear Cut Regulations, should be updated to current science so as to protect "linked" (small wetlands in any logging operation) Wetlands through surface or subsurface drainage and /or habitat vegetation. This should match up with current building code regulations for wetlands in Kitsap County.
2. Legacy Trees in all Clear Cuts should be retained for habitat and reforestation.
 - a. Legacy trees could be cut if the tree stand already contains 20% or more legacy Trees.
 - b. No stand should contain less than 20% Legacy Trees.
 - c. Property taxes decrease in a sliding scale as to percentage of Legacy Trees on Property.
3. Tree Farm taxes increase from current taxation rate for unsustainably managed property
4. Tax incentives for Tree Farms that selective log and are certified sustainable by DNR. Property taxes decrease in a sliding scale as to how many trees are left standing after logging operation.
5. Incentives for Commercial Hemp Production. 70% of all paper was produced from Hemp until 1930s. That paper production is mostly from trees, now.

[Return to Comment Matrix](#)

Christine Rolfes
County Commissioner District 1
Kitsap County Commissioner's Office
614 Division St. MS - 4
Port Orchard, WA 98366

July 2, 2023

Dear Christine,

We are writing to express our concerns and ask for your support regarding two related issues:

- 1) The rezoning request application in the 2024 Comp Plan for approximately 400 acres bounded by Stottlemeyer, Bond and Port Gamble Roads and the Port Gamble forest.
- 2) The Sports Complex "concept" being promoted by Raydient.

As Kingston residents along Highway 104 and Port Gamble Rd NE, we are within walking distance of the proposed sports complex. We're concerned about the impact on our neighborhood of increased traffic, nighttime ambience, ground water, wildlife support, environmental impact, and the switch from the Kitsap Comprehensive Plan. We urge you to continue to support your Kitsap Comprehensive Plan instead of rezoning it.

Issue 1) 2024 Comprehensive Plan Re-zoning Application #72

Simply, application 72 - Rural Wooded to Rural Residential/Commercial violates the Kitsap Comprehensive Plan (see attached map) and the zoning regulations. This would allow up to 80 houses on the property. Aside from the environmental impact, the junctions of Bond Road, Stottlemeyer and Port Gamble Road are already dangerous. Adding more vehicle traffic would require substantial road improvements to make this area safe.

All properties surrounding these parcels are zoned as either Rural Wooded (1 dwelling/20 acres) or Rural Protection (1 dwelling/10 acres).

Per 17.100.040 any re-zoning should have a density no greater than Rural Protection (1 dwelling/10 acres)

17.100.040 Allowed uses.

*Except as provided in Chapter 17.520, when a use is not specifically listed in this title, it shall be understood that the **use may be allowed if it is determined by the director that the use is similar to other uses listed.** It is further recognized that every conceivable use cannot be identified. In anticipation that new uses will evolve over time, this section establishes the director's authority to compare a proposed use and measure it against those listed in this title for determining similarity. In determining similarity, as well as when considering all other uses, the director shall make all of the following findings:*

A. The proposed use shall meet the intent of, and be consistent with the goals, objectives and policies of the Kitsap County Comprehensive Plan;

B. The proposed use shall meet the stated purpose and general intent of the Comprehensive Plan land use designation and zoning classification in which the use is proposed to be located;

C. The proposed use shall not adversely impact the public health, safety and general welfare of the residents of the county; and

D. The proposed use shall share characteristics in common with, and not be of greater intensity, density or generate more environmental impact than, those uses listed in the land use zone in which it is to be located.

Issue 2) Sports Complex Concept

To be clear, we recognize the need for additional sports facilities and do not “hate children” as Jon Rose from Raydient suggested at the June 27th meeting. However, if re-zoning to Rural Residential violates the Kitsap Comprehensive Plan as indicated above, adding sports fields, a swimming pool and restaurants to the property under discussion further violates the county plans.

The county plan calls for rural development and zoning in this area. The Port Gamble Heritage Forest was **purchased** from Pope (now Raynier/Raydient) to provide green space, protect the wildlife and environment as well as protecting the Gamble Creek salmon stream and Gamble Bay water quality. How can putting a housing development and sports complex right next to the Forest be good??

We also fear that the process that Raydient is following is a not-so-subtle attempt to circumvent the planning process, despite Jon’s repeated assurances of transparency.

They have already applied for a zoning variance to higher density. They are now gathering public support for a “whatever you want, you get” sports complex concept.

We suspect that when plans are finalized, Raydient will “discover” that selling the land for the complex isn’t financially profitable unless they are able to increase housing density in the remainder of the property.

You and the other County Commissioners will be under extreme pressure to approve the variance.

Then, Arborwood II will be built on the southern end of the Port Gamble forest, and the sports complex land will sit waiting for the Rotary and YMCA to get sufficient public donations to build the complex.

When and if the complex is built, someone will have to maintain it and we suspect that the burden will fall on the county and hence the taxpayers.

The same comments regarding the road safety apply but are more serious because of the increase in traffic volume.

Further, we understand from Kitsap Parks Department that the County owns 11,500 acres of land – 60% or nearly 7000 acres of which is in North Kitsap. Also, according to the Parks Department, no one has approached them recently about finding a suitable site for sports and recreation facilities. As the County will likely end up managing these facilities it would seem to make use of existing County resources.

An additional concern is the lack of transparency from Raydient. We have an email from Jon Rose stating that there will be no more than 1 dwelling/5 acres in the development - 80 houses - yet at the June 27th meeting he flashed up a slide showing “cluster development” 20 houses on 1 acre lots. Raydient need to be clear and open regarding their plans.

In summary, we believe that the County should stick to its plans for zoning and land use and reject the current application for zoning variances for these parcels. Alternate solutions for additional sports facilities should be pursued - there is clearly a need. But we should not be manipulated into changing the land use plans for the sake of a developer's profits.



Rob Salthouse
26371 Port Gamble Rd NE
Kingston



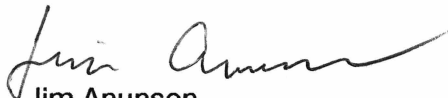
Robin Salthouse
26371 Port Gamble Rd NE
Kingston



Elisa Rogers
26409 Port Gamble Rd NE
Kingston



Daniel J. Richcreek
26409 Port Gamble Rd NE
Kingston



Jim Anunson
26418 Port Gamble Rd NE
Kingston



Linda Anunson
26418 Port Gamble Rd NE
Kingston

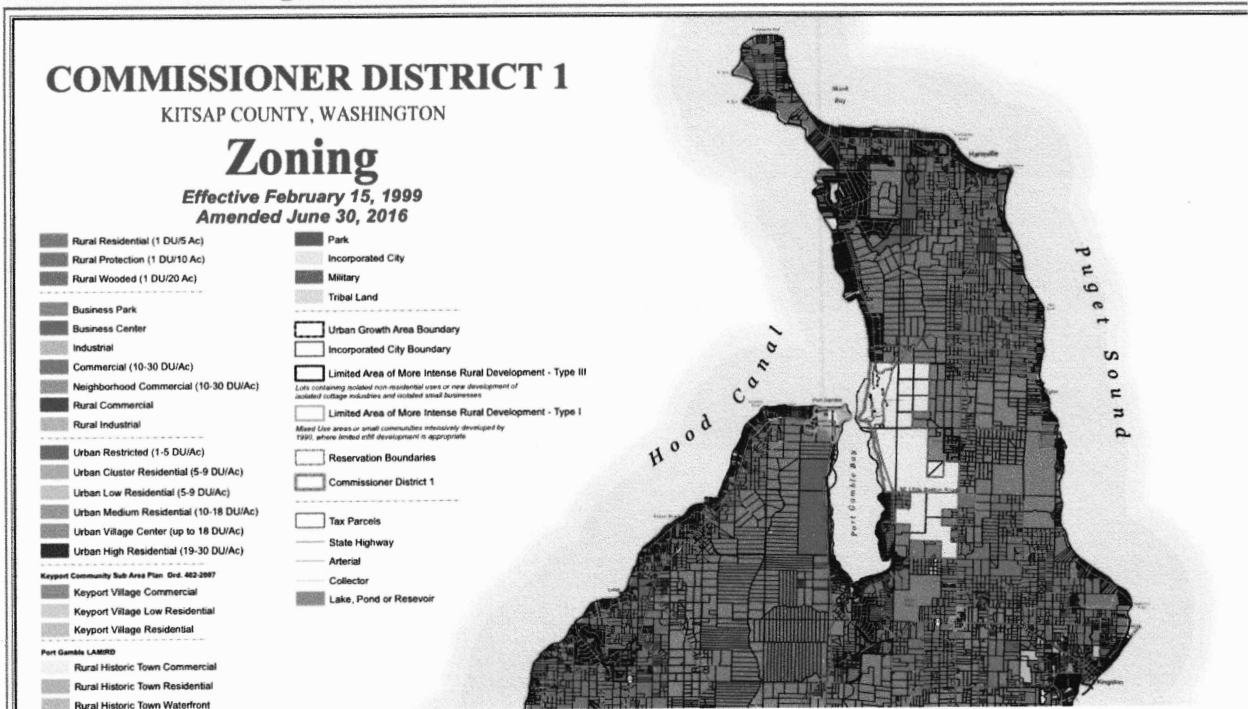


Julie Turner
28602 St Hwy 104
Kingston



Debbie Cole
26476 Port Gamble Rd NE
Kingston

cc: County Commissioners Charlotte Garradio (District 2), Katie Walters (District 3)



[Return to Comment Matrix](#)

SAVE ENETAI

*“The Cheney Estate - Enetai Community is approximately 100 acres of primary wildlife habitat”
- Illahee Community Plan*

URBAN GROWTH BOUNDARY UGA'S

Kitsap County should follow it's Regional Growth Priorities & Policies: put housing in already existing high-density areas with transportation, affordable housing ie: multi-family housing, walk/bike planning.

REDUCE not EXPAND UGA'S: Current Land Resources should be effectively utilized for any land use activity before expanding boundaries.

BUILDABLE AREAS: Don't put unbuildable areas in UGA's.

PRIMARY AREAS OF CONCERN FOR PLANNING COMMISSION: Preserve Natural Habitats & Biodiversity. Don't put Natural Habitats with significant biodiversity in UGA's without a Protection/Conservation Plan.

CLIMATE CHANGE: Dense Tree Canopies, especially next to urban areas are an important tool for combating climate changes. Preserving old growth forests with significant biodiversity should be a PRIORITY. Trees can regrow but the biodiversity can NEVER be replaced. Once it is gone, it is gone forever.

ILLAHEE COMMUNITY PLAN (ICP) was adopted in 2008 and incorporated into the Comprehensive Plan. It outlines the connectivity of (3) Forest Patches: Illahee Preserve, Illahee State Park & the Cheney Estate-Enetai Community that includes a salmon-bearing Enetai Creek.

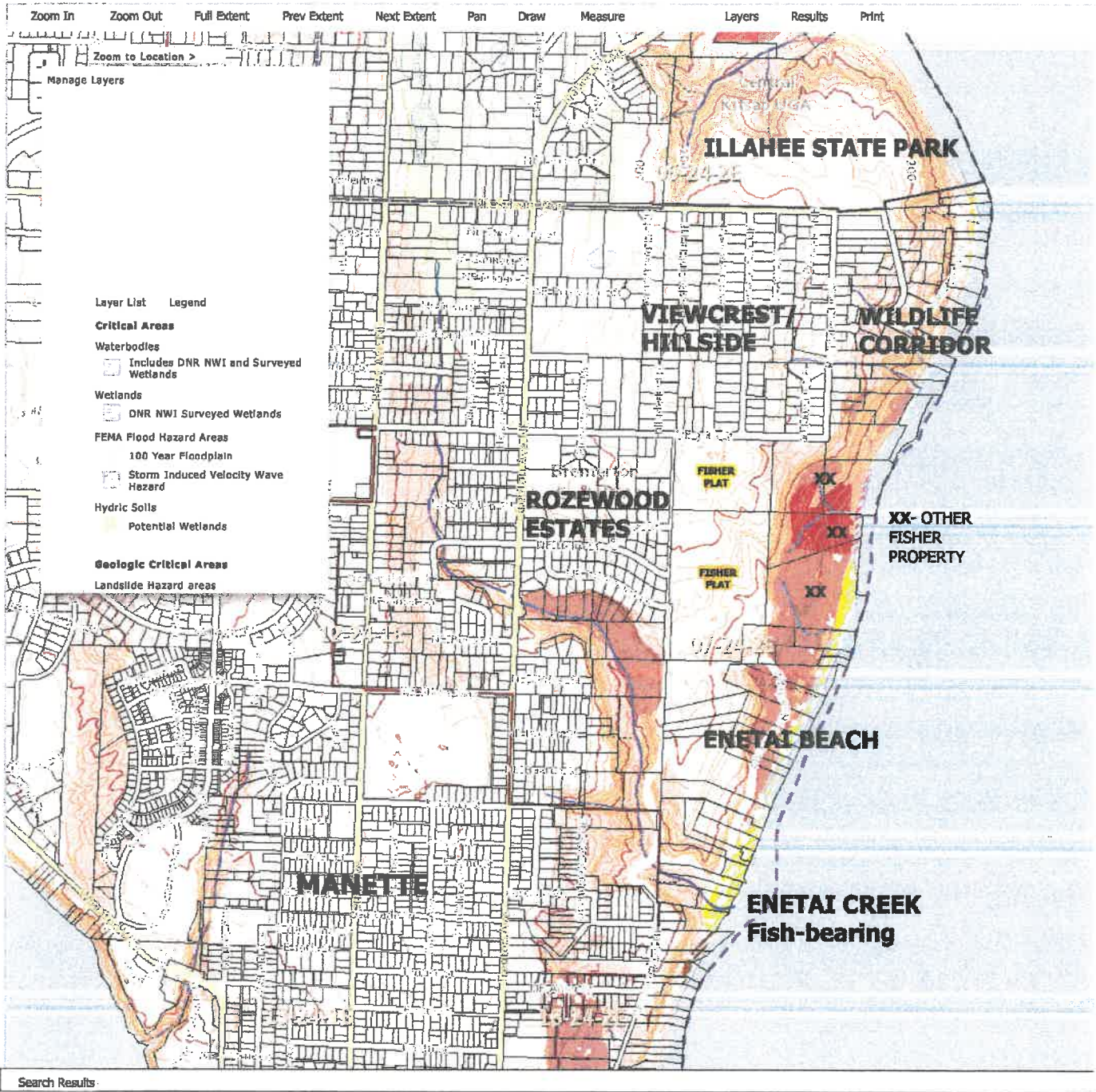
ILLAHEE - ENETAI is an area that is a contiguous bio-diverse natural habitat considered “high priority wildlife habit” by WDFW. It should not be disrupted.

2008/2016 COMPREHENSIVE PLAN: As part of ICP / Comp Plan Update, In 2008, Illahee did an area-wide rezone from Urban Low (5-9) to Restricted (1-5) primarily because of the steep terrain and unstable soils that could not support higher density housing. As part of the 2016 Comp plan Update, (as contemplated in the 2008 Comp Plan) there was an area-wide rezone to Urban Restricted in ENETAI.

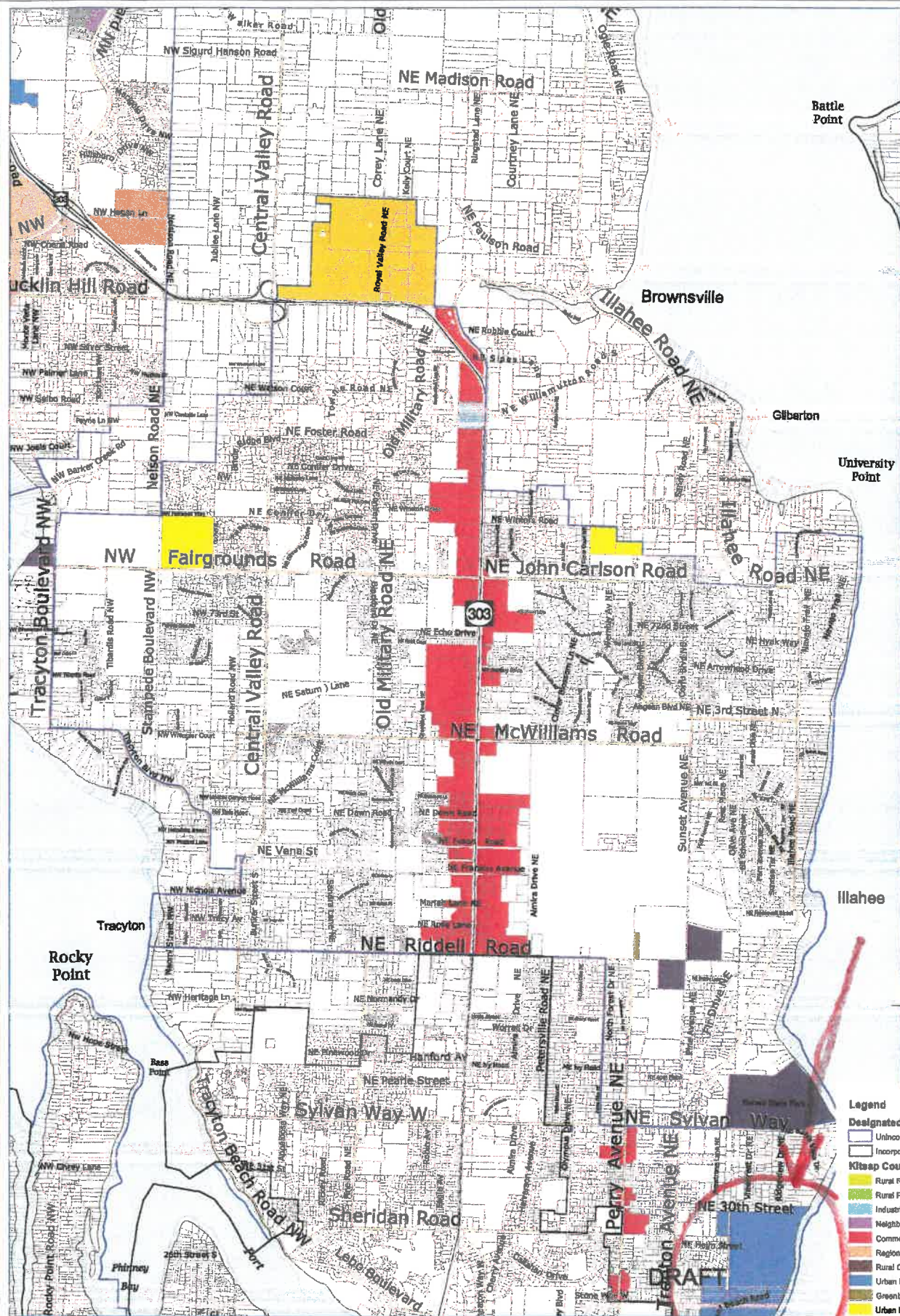
Just weeks prior to adopting the 2016 Comprehensive Plan, your predecessors made an ill-informed decision that excluded (2) parcels (now proposed Fisher Plat area) in Enetai from being rezoned to Urban Restricted. This was an error of omission as important information was not made available to the PC at the time. Staff supported exclusion to the Planning Commission ignored the **ICP** that included the Cheney Estate-Enetai Community and the purpose for the area-wide rezoning. The UL designation is not compatible with the area. We request this error be corrected.

ROZEWOOD ESTATES: The entire southern boundary of Rozewood Estates runs along Enetai Creek which shares headwaters with Illahee Creek to the north of Sylvan Way. This is a wildlife corridor. Rozewood Estates requests the ZONING be reduced for ALL of remaining Rozewood Estates.

SAVE ENETAI requests remaining CHENEY ESTATE-ENETAI COMMUNITY be designated a **“WILDLIFE & NATURAL HABITAT CONSERVATION AREA”**



LOCATION MAP - EXHIBIT A



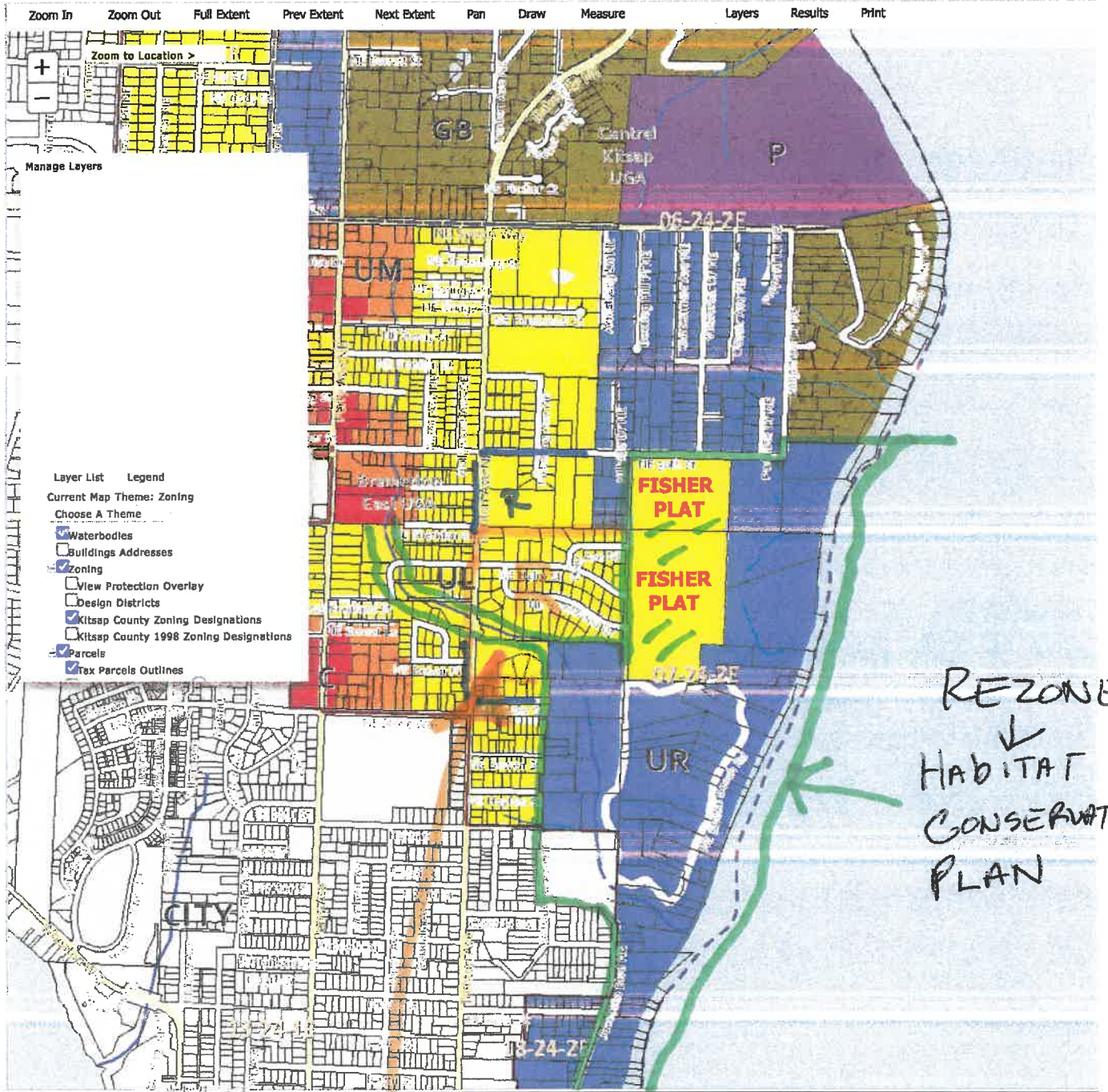
Central Kitsap **2016**
Preferred Alternative - Zoning Changes

- Legend**
- Designated Urban Growth Areas
 - Unincorporated Urban Growth Area
 - Incorporated City
 - Kitsap County Zoning Designations
 - Rural Residential (1 DU/5 Ac)
 - Rural Protection (1 DU/10 Ac)
 - Industrial
 - Neighborhood Commercial (10-30 DU/Ac)
 - Commercial (10-30 DU/Ac)
 - Regional Center (10-30 DU/Ac)
 - Rural Commercial
 - Urban Restricted (1-5 DU/Ac)
 - Greenbelt (1-4 DU/Ac)
 - Urban Low Residential (6-9 DU/Ac)
 - Urban Cluster Residential (5-9 DU/Ac)
 - Urban Medium Residential (10-16 DU/Ac)
 - Urban High Residential (18-30 DU/Ac)
 - Park
 - Incorporated City

Kitsap County Department of Community Development
 814 Division Street, MS-36, Port Orchard, Washington 98366
 VOICE (360) 337-5777 * FAX (360) 337-4925

This map was prepared from existing map materials, not from field surveys. Responsibility of the user for use lies with the user as does the responsibility for understanding the meaning and implications of the map's designations.
 The information on this map may have been collected from various sources and does not constitute a warranty.
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 Kitsap County and its officials and employees assume no responsibility for any liability for the accuracy, completeness, reliability, or timeliness of any information on this map.

ENETA 1 REZONE Published MARCH 8, 2016



REZONE
 ↓
 HABITAT
 CONSERVATION
 PLAN

□ suggester ↓ Restricted

R- ROZEWOOD ESTATES
 DOWN ZONE ↓
 RESTRICTED

ILLAHEE COMMUNITY PLAN

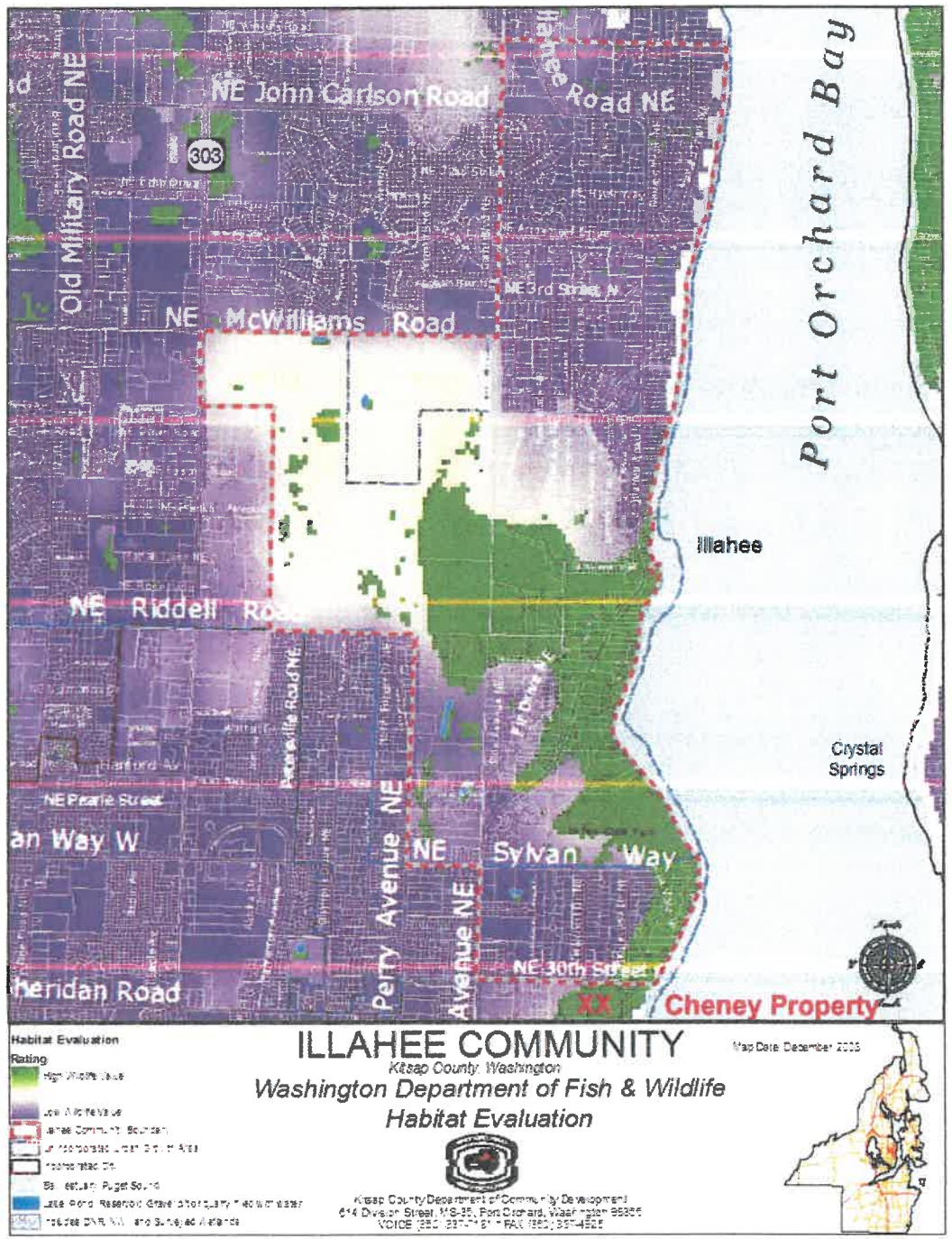


Figure 4.7 Illahee Community WDFW Habitat Evaluation

Wildlife Habitat Patches

This Plan defines “Wildlife Habitat Patches” as significant wildlife habitat areas where significant acreage and quality habitat support a variety of wildlife species. Two major wildlife patches exist within the Ilahee community boundaries, and the third wildlife patch, the Cheney Estate—Enetai community area, is contiguous to the Ilahee community.

The largest of the Wildlife Habitat Patches is located in the Ilahee Preserve. The Preserve is presently 460 acres and has been designated as a primary wildlife preserve conservation habitat area, as designated by the Department of Fish and Wildlife. The wildlife preserve area is comprised of old growth forest and a significant portion of Ilahee Creek watershed in its natural state. This represents a premium wildlife habitat area that was recently expanded from 352 acres to the current 460 acres, with plans to further increase the preserve boundaries via conservation easements and land purchases.

The next largest Wildlife Habitat Patch in Ilahee is the 75-acre Ilahee State Park. This shoreline park with approximately one-half mile of waterfront is heavily forested and is a sanctuary for both marine and terrestrial wildlife.

The Cheney Estate—Enetai Community is a third Wildlife Habitat Patch of approximately 100 acres of primary wildlife habitat immediately south of the Ilahee community’s southern border. The area is heavily forested with minimal development along the nearly one linear mile of shoreline. Discussions with community and estate personnel indicate it is highly unlikely the area will be developed beyond its present state. This area also has the highest available WDFW habitat rating in the countywide habitat assessment.

Wildlife Corridors

The wildlife within these three Wildlife Habitat Patches are prone to species isolation unless they can be in contact or connected with other patches. This is less of a problem for birds that can fly between other patch areas. It is a larger problem for terrestrial mammals that must traverse overland to reach other wildlife patches.

Wildlife Corridors provide safe paths, free of vehicles and other human disturbance, for wildlife to travel between areas used for sleeping, accessing drinking water, foraging or hunting, and

breeding. Wildlife corridors can range in quality from high to low depending on the obstacles encountered. Lower quality paths are encumbered by more private residences, roadways, and other obstacles that tend to interfere, but not deter, the movement of wildlife. Every consideration must be made to maintain the tree canopy that will provide some kind of continuity for wildlife migration.

Four Wildlife Corridors already exist in the Illahee community and connect the three Wildlife Habitat Patches, i.e., the Illahee Preserve, Illahee State Park, and the Cheney Estate–Enetai community area (Figure 4.8).

The first is a corridor already used by wildlife and links Illahee State Park with the Cheney Estate–Enetai Community. With the near build-out of this corridor area in the 1960s as semi-rural and the fact that there is little vehicle traffic in the area, this Wildlife Corridor functions well to provide movement of wildlife between the two Wildlife Habitat Patches. Because of the natural features in the area, the Illahee community requested the designated housing density for this area to be changed from an Urban Low designation (5-9 housing units per acre) to an Urban Restricted designation (1-5 housing units per acre). The lower density housing designation is more compatible with the natural features of the area and lower densities support the continuation of this already established wildlife corridor. The requested lower zoning changes were agreed upon by the Planning Commission and the Board of County Commissioners and were included in the 2006 Comprehensive Plan Update.

The next Wildlife Corridor already in use connects Illahee State Park with the forested area along the South Fork of Illahee Creek. The Wildlife Corridor runs northwest along the ravine from the State Park boundary, through the Fisher Park area, across Illahee Road, and then directly west across several private properties to the recently acquired Kitsap County Parks property. This area, like the previous area, was approved for the Urban Restricted zoning designation.

The third Wildlife Corridor connects two pieces of Kitsap County Parks Department properties that are part of the Illahee Preserve. The Illahee Preserve Stewardship Committee identified a number of properties along the Illahee Creek corridor that were targeted for purchase or conservation easements. These two properties, or portions thereof, were not secured by previous grants and are being targeted with future grants. Portions of both properties are

considered essential for maintaining a viable Wildlife Corridor in that area.

The fourth Wildlife Corridor also connects Illahee State Park with the natural areas to the north, which are all private but not developed primarily because of the steep slopes along both sides of Illahee hill. This corridor extends upland toward the Fir Drive area and also northward along the shoreline, both of which terminate along the Illahee Creek corridor. The housing density in this area was changed from Urban Low to Urban Restricted based on the natural features of the area. As stated in the previous paragraphs, the lower housing density also supports the already existing wildlife corridors in these areas.

Habitat Standards for Wildlife Habitat Patches and Wildlife Corridors

As stated earlier, the protection of fish and wildlife resources and habitat within the Illahee borders is ultimately the responsibility of the Illahee community. While the two Wildlife Habitat Patches within Illahee are publicly owned, the Wildlife Corridors are primarily in private ownership, and the success of maintaining the habitat quality will depend on the voluntary actions of Illahee landowners.

There are varying habitat standards for Wildlife Habitat Patches and Wildlife Corridors that are only briefly mentioned in this Plan. The first is to maintain the natural features to the maximum extent possible such as wetlands and streams. The second is to maintain natural vegetation as much as is possible such as native trees, shrubs, and plants. The last is to avoid barriers such as solid fences, etc., to the maximum degree possible.

HELP

SAVE ENETAI



“The Cheney Estate - Enetai Community is approximately 100 acres of primary wildlife habitat” - Illabe Community Plan

SAVE ENETAI -2811 Rozewood Dr., Bremerton, WA 98310
Tours Welcome! Call 805-637-8610 or go to saveenetai.org

PRESORTED STANDARD
U.S. POSTAGE PAID
2EVERYDOOR
ECRWSS

LOCAL
POSTAL CUSTOMER

The "Cheney Estate - Enetai Community" is heavily wooded with minimal development along one linear mile of shoreline with a majestic view of Bainbridge Island. It is a WDFW designated "wildlife forest patch" connected to Illahee State Park by a wildlife corridor. The patch contains a watershed, spring, salmon stream, bald eagles, and historic old mill site.

The 65-acre Cheney Estate was sold to developers, John & Shawna Fisher whom are proposing the "Fisher Plat"- 189 homes on 37-acres. This would result in the destruction of old growth forest & high priority wildlife habitat.

We **URGENTLY** need your financial support to continue our conservation efforts which include hiring environmental experts and legal representation needed to make sure SEPA is enforced and Critical Areas are protected.

saveenetai.org / facebook

DONATE NOW at GO FUND ME

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Input West Sound Cycling Club regarding the Kitsap County Comprehensive Plan

February 22, 2024

1. IMPROVE SAFETY FOR BIKES

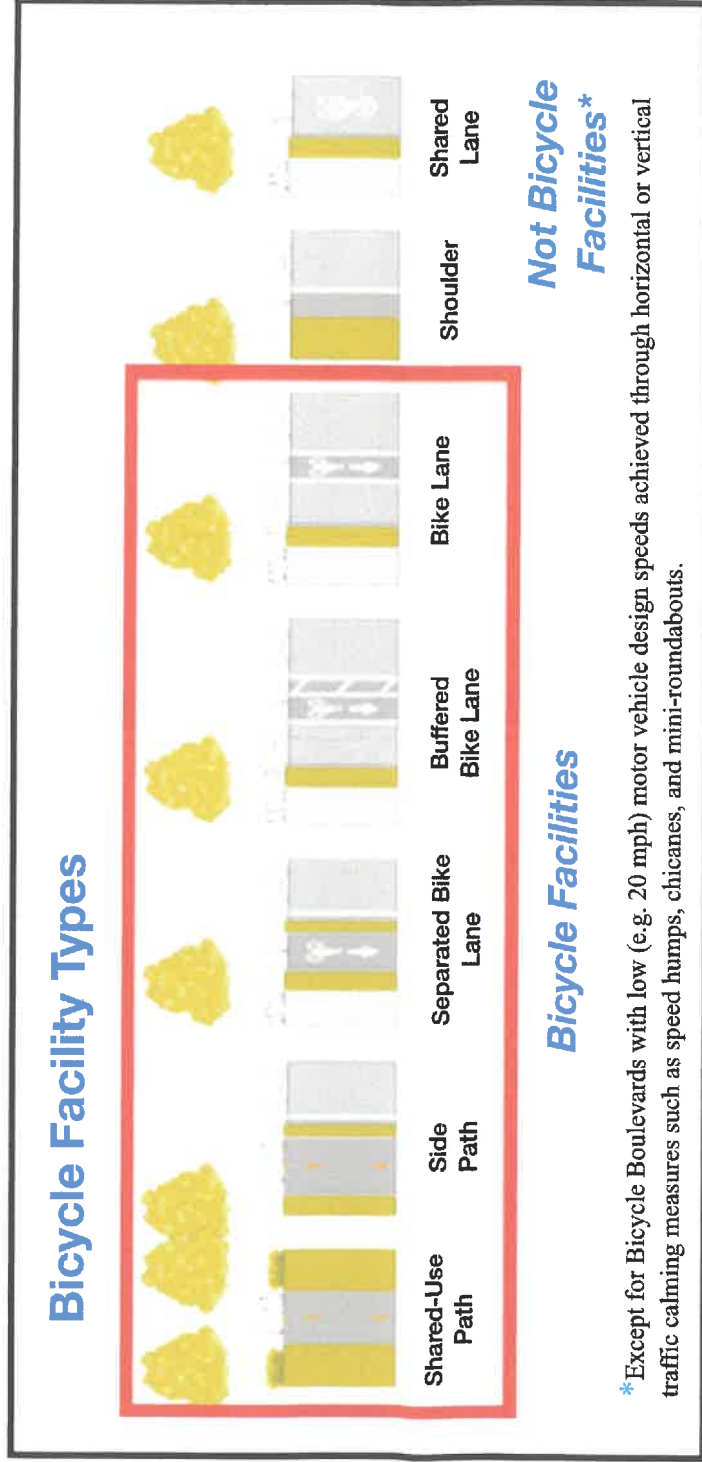
- Define a bike facility based on WSDOT recommendations. Bike lanes, buffered bike lanes, protected bike lanes, etc. A shoulder is not a bike facility according to WSDOT and USDOT. It does not have a clear definition that makes the presence of "paved shoulder" useful information for bicyclists. Show diagram.
- Measure success of multi-modal using clear definitions and objective performance measures - ie WSDOT bike facilities - annually
- Separate funding for multi-modal from roads projects in the TIPS process
- Analyze and improve the TIPS process so that it is balanced, and not so car centric.
- Actively seek grants for multi-modal projects

2. Multi-modal Projects

- North/South safe bike facility (designated space for bicycles using WSDOT definitions) from Pierce County border to Poulsbo, which would connect with the STO trail
- Commissioners should prioritize north/south safe bike route to establish a spine that all neighborhoods can connect to.
- J to K trail paved trail for commuting, recreating, and emergency management
- Kitsap Lake Loop: County portion is the south part of West Kitsap Lake Road and the south end of Price road,
- Sound to Olympics Trail (Bainbridge Island to Poulsbo to Port Gamble and on to the Hood Canal Bridge). This is included in the scope of the RAISE grant.
- A 7 mile connector to the above: North Sound to Olympics Trail (Kingston to STO, connect at Port Gamble Heritage Park). This is included in the scope of the RAISE grant.
- Traffic calming research and recommendations for Beach Drive, Chico Way, and Tracyton Blvd.
- Upgrade Kitsap County Non-Motorized Plan to prioritize projects that connect to the 4 cities. Recent County documents show unincorporated Kitsap County non-motorized facilities without prioritizing linkage to existing facilities in the four cities. The County and the four cities should be working collaboratively for these linkages to create a useable bike network.

Levels of Safety for Bikes

The graphic below is from the National Highway Institute Course on Bicycle Facility Design, and clarifies what is and isn't a bike facility according to USDOT and WSDOT. Bike Facility types are shown, left to right, from safest to least protected.



The term “Bicycle Facility”, as defined above, is immensely useful to cyclists in choosing safe routes. Any bicycle facility will have a consistent, signed, designated space for the preferential or exclusive use of bicyclists. No such guarantee exists riding on a paved road shoulder, which can begin, end or narrow suddenly without warning, or be on only *one* side of a road.

Bicycle planning and data collection efforts should be relevant to **cyclists** who are concerned with consistency, connectivity, and safety. Bike maps should convey this safety information by depicting existing WSDOT-defined bike facilities.



kitsap 2044

Comprehensive Plan Update Comment Card

NAME

Roger Gray

EMAIL

This was very informative
For those in UGA's, living
outside UGA's in Rural Kitsap it
would have been ~~at~~ nice to see
a complete Kitsap County map
with the options.

For further comments or questions please email: compplan@kitsap.gov

[Return to Comment Matrix](#)







[Return to Comment Matrix](#)

February 17, 2024

Kitsap County Board of Commissioners
619 Division St. 4th Floor
Port Orchard, WA 98366

RE: North Kitsap YMCA Development Endorsement

Dear Christine Rolfes, Charlotte Garrido, Katie Walters:

Although our family homes are located in greater Poulsbo, we live in Silverdale...

We, the undersigned families, wholeheartedly endorse the initiative to bring a YMCA with a pool and sports fields to North Kitsap. The absence of family-friendly indoor facilities within Kingston, Hansville, Port Gamble, and the surrounding areas, aside from weather-dependent outdoor parks, leaves our children with no viable options for indoor extracurricular activities such as swimming, rock climbing, trampoline parks, basketball, and gymnastics within our 'home' community. We know first-hand why North Kitsap is struggling to attract new families and see a material decline in public school enrollment despite our growing population.

While we cherish the rural ambiance of North Kitsap, we firmly believe that destinations like Port Gamble Heritage Park and the rest of the surrounding woodlands adequately preserve this cherished aspect of our community.

The environmental ramifications of our frequent trips to Silverdale for our children's activities and our own personal fitness is undeniable. **Each roundtrip journey from Kingston averages 40 miles -- equating to ~480 miles per month.** See *Appendix A for Google Map*.¹ This puts substantial strain on our finances, especially during times of inflation, and exacerbates greenhouse gas emissions, thereby burdening both our families and the environment.

Given that some of our children attend Title 1 schools (i.e., Choice Academy/NKOA, David Wolfe Elementary, Kingston High School, Kingston Middle School, Richard Gordon Elementary, and Suquamish Elementary²), where 40% or more of students are from low-income families, we lend our unwavering support to the necessary approval for rezoning 20-acre lots into smaller ones. This transformative step would not only provide more affordable housing options but also better cater to the socioeconomic needs to attract and retain families seeking to purchase their first home.

Addressing traffic concerns is paramount, and we view it as a positive reflection of community engagement with the proposed facilities. Strategically positioning facilities like the proposed YMCA on Bond Road holds the promise of alleviating traffic congestion, particularly at the intersection of Bond and Highway 305, to the benefit of the northernmost Kitsap residents.

The YMCA's comprehensive feasibility study corroborates Bond Road as the optimal location, factoring in community needs, demographics, and the mitigation of competition with their existing Silverdale facility, situated approximately 8 miles away from Poulsbo.³ See *Appendix B for the June 2023 YMCA's North Kitsap / Poulsbo Market Study*.

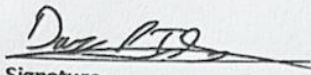
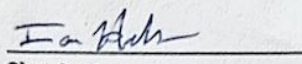

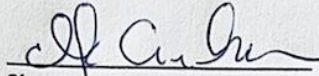
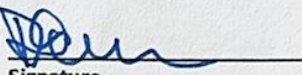
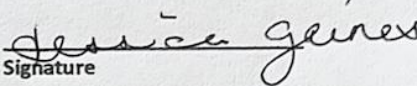
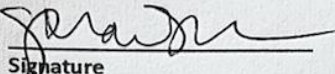
In summary, the establishment of a YMCA and ball fields in North Kitsap not only addresses our immediate needs for family-oriented indoor facilities but also holds the potential to alleviate socioeconomic disparities, reduce environmental impact, and enhance community well-being for generations to come. We respectfully urge you to consider your county's families and children to support this vital endeavor for the betterment of our beloved North Kitsap community.

With hope for our families' futures,
The Undersigned North Kitsap Families

¹ Google Maps: [Kingston, WA to Haselwood Family YMCA](#)

² North Kitsap School District Website: <https://www.nkschools.org/programs-and-services/title-i-lap>

³ June 2023: [YMCA North Kitsap / Poulsbo Market Study \(conducted by Triangle2\)](#)

 Signature	 Signature	 Signature
The Ilgen Family Family Name	The Hokanson Family Family Name	The Black Family Family Name
Number of Kids <u>2</u> Ages <u>3, 6</u>	Number of Kids <u>3</u> Ages <u>10, 9, 5</u>	Number of Kids <u>2</u> Ages <u>5, 6</u>
 Signature	 Signature	 Signature
The Graham Family Family Name	The O'Connor Family Family Name	Gaines Family Family Name
Number of Kids <u>2</u> Ages <u>3, 6</u>	Number of Kids _____ Ages _____	Number of Kids <u>2</u> Ages <u>6/1</u>
 Signature	_____ Signature	_____ Signature
The Sullivan Family Family Name	_____ Family Name	_____ Family Name
Number of Kids <u>2</u> Ages <u>3, 6</u>	Number of Kids _____ Ages _____	Number of Kids _____ Ages _____

Petition Letter Link:

https://docs.google.com/document/d/1LI5VuArnLqZTCwpLLiQ_msRGi7Z9Ancs/edit?usp=sharing&oid=101085050226411259837&rtpof=true&sd=true

Name Pete Krawitz
E-mail pete.krawitz@gmail.com
Signature 

Comments
 Krawitz Family. Number of kids: 1. Age: 5

Petition Letter Link:

https://docs.google.com/document/d/1LI5VuArnLqZTCwpLLiQ_msRGi7Z9Ancs/edit?usp=sharing&oid=101085050226411259837&rtpof=true&sd=true


Name Lisa Horschman
E-mail lhorschman@gmail.com
Signature 

Comments
 Horschman Family: 3 kids (12, 8, 4) attending Vineland Elementary

Petition Letter Link:
https://docs.google.com/document/d/1LI5VuArnLqZTCwpLLiQ_msRGi7Z9Ancs/edit?usp=sharing&oid=101085050226411259837&rtpof=true&sd=true

Name Jami Mock

E-mail jamismarty@hotmail.com

Signature 

Comments
 A YMCA in Poulsbo would be supportive of a sustainable community for teens & seniors and promote wellness in our communities in the north end.

Petition Letter Link:
https://docs.google.com/document/d/1LI5VuArnLqZTCwpLLiQ_msRGi7Z9Ancs/edit?usp=sharing&oid=101085050226411259837&rtpof=true&sd=true

Name Kristine Libby

E-mail kristinelibby@mac.com


Signature 

Comments
 Please endorse! Thank you

Petition Letter Link:
https://docs.google.com/document/d/1LI5VuArnLqZTCwpLLiQ_msRGi7Z9Ancs/edit?usp=sharing&oid=101085050226411259837&rtpof=true&sd=true

Name Monica Murphy

E-mail monica.cumiskey@gmail.com

Signature 

Petition Letter Link:
https://docs.google.com/document/d/1LI5VuArnLqZTCwpLLiQ_msRGi7Z9Ancs/edit?usp=sharing&oid=101085050226411259837&rtpof=true&sd=true


Name Laura Chester

E-mail llchester25@gmail.com

Petition Letter Link:
https://docs.google.com/document/d/1LI5VuArnLqZTCwpLLiQ_msRGi7Z9Ancs/edit?usp=sharing&oid=101085050226411259837&rtpof=true&sd=true

Name Mark Libby

E-mail mklibby@earthlink.net

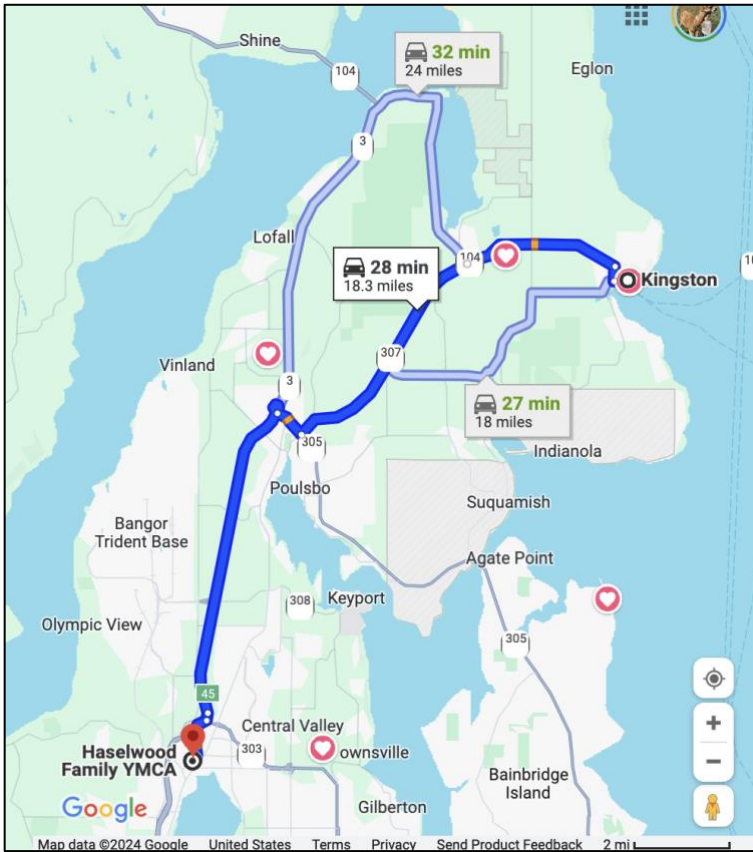
Signature 

Comments
 Athletic fields and courts are critical infrastructure for a health society. North Kitsap does not have sufficient active recreation facilities for existing population and will need even more to meet needs of the projected growth. Thanks for your consideration. Mark Libby

[Return to Comment Matrix](#)

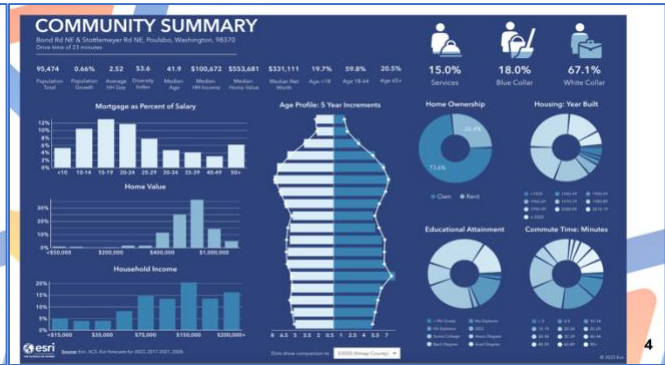
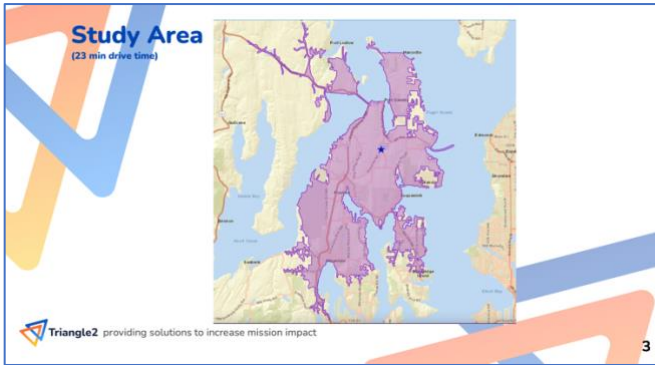
Appendices

Appendix A: Distance from Kingston, WA to Haselwood Family YMCA in Silverdale, WA (28 min / 18.3 miles)



Appendix B: June 2023 YMCA's North Kitsap / Poulsbo Market Study

The image shows a two-page spread from a market study report. The left page is the title page, featuring the Triangle2 logo and the text: "North Kitsap/Poulsbo Market Study Refresh", "Prepared by: Lori Swann", "Triangle2 Solutions", "lori@triangle2.com", "615.946.9022", and "June 20, 2023". The right page is the "Overview" section, which states: "The YMCA of Pierce & Kitsap County commissioned a study to refresh data from an original July 2016 study in North Kitsap County. The methodology for this new study included 408 completed phone interviews and a refresh of all demographic data." The Triangle2 logo and tagline "providing solutions to increase mission impact" are also present at the bottom of the right page.



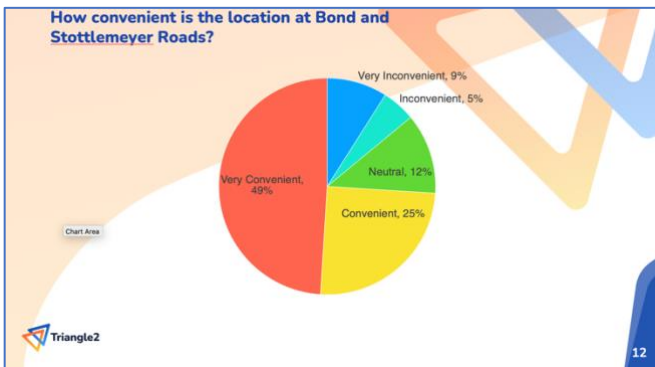
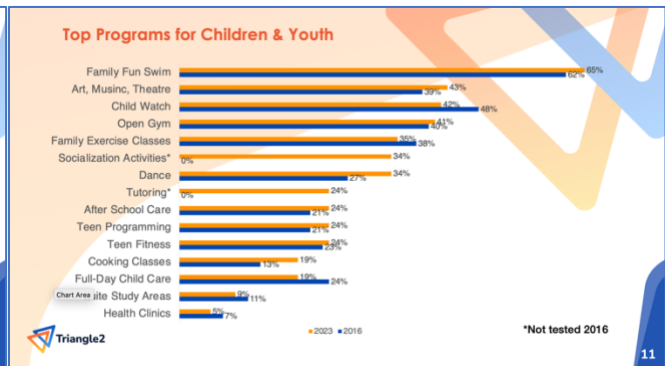
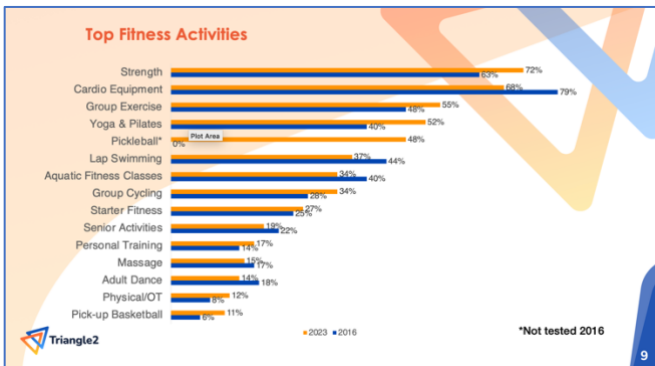
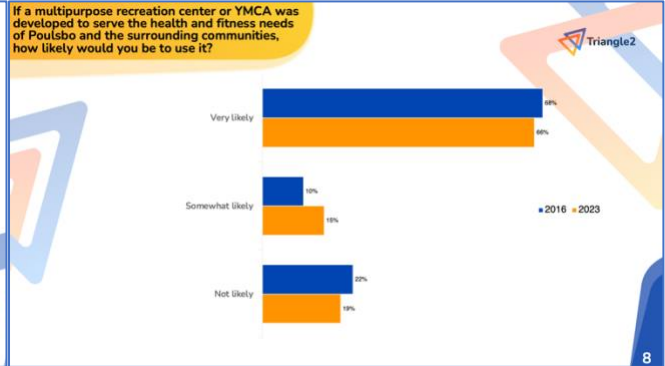
Study Site Demographics

Summary	Census 2010	Census 2020	2022	2027
Population	66,616	81,228	92,745	96,363
Households	33,076	35,807	36,275	36,865
Families	23,129	-	26,963	25,407
Average Household Size	2.53	2.54	2.54	2.54
Owner Occupied Housing Units	22,913	-	26,639	27,207
Renter Occupied Housing Units	10,162	-	9,636	9,657
Median Age	39.3	-	41.9	42.9

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.34%	0.52%	0.23%
Households	0.32%	0.58%	0.31%
Families	0.37%	0.52%	0.28%
Owner Rate	0.42%	0.34%	0.33%
Median Household Income	2.71%	3.72%	3.12%

Household by Income	Number	Percent	Number	Percent
<\$15,000	1,417	3.9%	902	2.4%
\$15,000 - \$24,999	1,341	3.2%	856	2.2%
\$25,000 - \$34,999	1,306	3.6%	819	2.2%
\$35,000 - \$44,999	2,820	8.6%	1,944	5.3%
\$45,000 - \$74,999	6,462	17.8%	5,279	15.6%
\$75,000 - \$95,999	5,543	15.3%	5,634	15.3%
\$100,000 - \$149,999	8,700	24.0%	9,219	26.4%
\$150,000 - \$199,999	3,930	10.8%	5,363	14.5%
\$200,000+	4,623	12.8%	5,887	16.0%
Median Household Income	\$95,137		\$108,262	
Average Household Income	\$126,172		\$148,863	
Per Capita Income	\$48,967		\$57,583	

Triangle2 providing solutions to increase mission impact

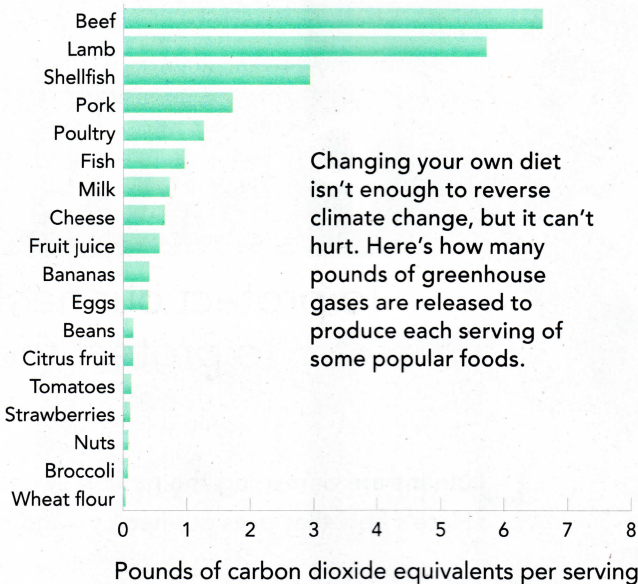


Membership Unit Projections

	2016	2023
Total Households	31,543	36,865
Projected Family Units	1,470	1,890
Projected Adult Units	930	1,418
Projected Couple Units	160	420
Projected Young Adult Units	1,855	1,802
Total	4,416	5,530

Current YMCA Units that will transfer some or all usage to new facility (included above): 1,884 in 2016 and ? in 2023.

Triangle2 providing solutions to increase mission impact



Source: *J. Ind. Ecol.* 19: 391, 2015.



PORT OF KINGSTON

Serving what matters today, with a view for tomorrow.

February 15, 2024

Commissioner Rolfes, District 1
Commissioner Garrido, District 2
Commissioner Walters, District 3
Eric Baker, Deputy County Administrator

The Port of Kingston is writing in support of the Raydient re-zone application for 418 acres changing the property’s classification from Rural Wooded to Rural Residential. We have followed Raydient's analysis of the property's environmental parameters, indicating relatively minimal geophysical and environmental challenges.

We are aware of the property's location outside of the Kingston Urban Growth Area boundary and have thus weighed our support for the application very seriously. In sum, we are in support of Raydient's proposal to increase the allowable number of residential lots on the parcel from 20 to 80, in light of their repeated commitments to cluster the units to provide at least 200+ acres of community-owned open space as well as the transportation mitigations required by Kitsap County and appropriate utilities infrastructure.

Our support is specifically based in Raydient's emerging partnership with the YMCA and the Kingston-North Kitsap Rotary Club’s regional sports and recreation complex project. We believe that such a recreation facility is sorely needed in North Kitsap and has indeed been identified for several decades as a goal for the community. With this project, it can now become a reality. This will significantly enhance the communities served and their ability to support and nourish the existing and projected residents of North Kitsap.

The Port of Kingston supports the land use application based on our commitment to Kingston's economic development and vitality. Kingston's business community will be in a position to provide services to users from within the County and the broader region, especially during sports tournaments. This will contribute positively to the identity of Kingston as a lively community that supports our residents' lives and families.

With these key outcomes in mind, we urge you to act favorably with regards to Raydient's application for changing its zoning classification from Rural Wooded to Rural Residential.

DocuSigned by:
Laura Gronnvoll
Laura Gronnvoll, Commissioner

DocuSigned by:
Mary McClure
Mary McClure, Commissioner

DocuSigned by:
Greg Englin
Greg Englin, Executive Director