Kitsap County Planning Commission 614 Division Street MS-36, Port Orchard, WA 98366.

Reclassification Application ID 72 Commissioners

We support the application to rezone North Kitsap, Radiant properties from Rural Wooded to Rural Residential. The proposal is about how the property will be used. Both rural wooded and rural residential maintain rural character as defined by GMA and County. Forestry use is no longer feasible in North Kitsap. Harvesting and clear cutting near urban areas would have a negative impact to the public and natural environments.—Residential zoning enables innovative land use management. This would enable coordination with the private sector for positive impacts in housing, public use, infrastructure, and environmental conservation.

<u>Rural residential</u> is low-density development, which according to County code and the GMA is "consistent with rural character". This specific rezone would enable performance-based development (PBD) which supports Planning goals.

Housing:

PBD allows for a variety of rural densities and uses. With ADUs and "Cottage housing" diverse housing can be addressed as well as the statewide need for additional affordable housing options. A major developer enables more efficient permitting and construction. Open space and recreation:

PBDs retain fifty percent green space. This enhances recreational opportunities, natural spaces with public access. This also provides for the requirement and for this to be maintained by non-profit or public organizations.

Public infrastructure:

The PBD developer can provide well capitalized and integrated infrastructure for water, stormwater, wastewater, other utilities, and roads.

Environmental:

The PBD incorporates a thorough, integrated environmental assessment of the lots involved, something difficult and expensive for individual owners to do. PBDs require preservation of open space and habitat to retain native vegetation and be permanently maintained by a public or non-profit entity.

<u>Rural Wooded</u> allows residential housing, It also is intended to discourage activities and facilities to the maintenance of timber production. This has negative impacts

Public environment: The proximity of these parcels to urban and suburban, settlements means forestry has a negative impact to North Kitsap communities.

Changed land use: The incompatibility of forestry with long-term local economic conditions has eliminated the ability to manage for timber production at these locations. Natural Environment: Forestry endangers habitat with areas to be periodically clearcut.

We believe that Rural Residential would substantially support County and GMA planning goals for housing, environment, open space and recreation while Rural Wooded would not.

From: <u>Christine Rolfes</u>
To: <u>Comp Plan</u>

Cc: <u>Colin Poff; Scott Diener</u>

Subject: FW: Please see attached letter: the city of Poulsbo objects to the rezone

Date: Tuesday, June 3, 2025 10:45:34 AM
Attachments: Mayor Letter to CO rezone comment.pdf

Importance: High

From: Becky Erickson <berickson@cityofpoulsbo.com>

Sent: Monday, May 26, 2025 11:05 AM

To: Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root

<ORoot@kitsap.gov>

Cc: Council Members < CouncilMembers@cityofpoulsbo.com>

Subject: Please see attached letter: the city of Poulsbo objects to the rezone

Importance: High

OPMA: Open public meeting act- do not reply to all.

To the Commissioners,

The city of Poulsbo strenuously objects to the proposed rezone of the 413.9 acres located off and on Bond Road.

The attached letter was written on November 6^{th} and sent with the concurrence of the entire city council of the City of Poulsbo.

If you would like further information as to why we have strong objections, please feel free to reach out to me.

Thank you for your service to Kitsap County.

With sincerity and respect,

Becky Erickson

Rebecca (Becky) Erickson Mayor, City of Poulsbo 200 Moe Street Poulsbo, WA 98370 360-394-9700

President- Puget Sound Regional Council, Boardmember- Kitsap Regional Coordinating Council, Kitsap Economic Development Alliance, Kitsap Transit, Housing Kitsap, Kitsap County Health District

Open office hours, Saturday mornings, 9:00 to noon, City Hall, no appointment required.

City of Poulsbo

Office of Mayor Rebecca Erickson



November 6, 2023

Department of Community Development Planning and Environmental Programs 614 Division St. MS-36 Port Orchard, WA 98366

Email: compplan@kitsap.gov

Subject: EIS Alternative, City of Poulsbo Opposition to Alternative 3 rezone request

Dear Kitsap County Board of County Commissioners:

I am writing on behalf of the Poulsbo City Council to express our strong opposition to the rezone application submitted by Jon Rose (aka Raydient) for the vacant, 413.9 acres located off of and north of Bond Road, which seeks to change the zoning designation from Rural Wooded (RW) to Rural Residential (RR) (aka Reclassification Request #72). We understand that this request has been included in the Alternative 3 "Dispersed Growth Focus" land use alternative of the 2024 Comprehensive Plan.

The Growth Management Act was enacted to promote responsible and sustainable growth within city limits and urban growth areas (UGAs) and to preserve rural areas for agriculture, open space, and other valuable purposes. Upzoning land outside of UGAs runs counter to the fundamental purpose of the GMA and undermines the careful planning and thoughtful development that the Act seeks to achieve.

The rezone would result in an increase of at least 60 units by increasing the density from one (1) unit for every 20 acres (20 units) to one (1) unit per every five (5) acres (82 units). We have several concerns regarding this application:

1. **Environmental Impact:** The area currently designated as Rural Wooded (RW) contains valuable natural habitats and forested areas that play a crucial role in maintaining the ecological balance of our region.

The approximate 414 acres has multiple watercourses designated by DNR and the Wildfish Conservancy that includes fish bearing streams, nonfish bearing streams, as well as unknown, unmodeled hydrographic features. Moderate landslides and erosion hazard occur as well as a mapped wetland.

Furthermore, the Port Gamble S'Klallam tribe submitted a comment (April 6, 2023) against this requested siting that it is within the Gamble Creek Watershed that feeds directly into the Port Gamble Bay. They are concerned that the watershed will be directly impacted by any development, but most intensely impacted with Rural Residential development.

Changing the zoning to Rural Residential could lead to increased deforestation, habitat disruption, and environmental stress.

Traffic and Infrastructure: Bond Road is already a heavily trafficked route, and
the proposed rezone will result in increased traffic congestion, putting additional
strain on our infrastructure. We are concerned about the adequacy of
infrastructure and roadways to support the proposed development. The project
will have significant impact on the LOS for major intersections on Bond and must
be addressed.

3. Inconsistent with the Purpose of the R zone:

The purpose of the RW zone is to encourage the preservation of forest uses and agricultural activities, retain an area's rural character and conserve the natural resources while providing for some rural residential use. This zone is further intended to discourage activities and facilities that can be considered detrimental to the maintenance of timber production. Residents of rural wooded (RW) residential tracts shall recognize that they can be subject to normal and accepted farming and forestry practices on adjacent parcels.

The purpose of the RR zone is to promote low-density residential development and agricultural activities that are consistent with rural character. It is applied to areas that are relatively unconstrained by environmentally sensitive areas or other significant landscape features. These areas are provided with limited public services.

The properties do not appear to meet the purpose of the RR zone as they are relatively constrained by environmentally sensitive areas. As stated, the site is largely covered in moderate geological hazard slopes and contains fish and non- fish habitat streams as well as a mapped wetland and hydric soils. It is also within the Gamble Creek Watershed that feeds directly into the Port Gamble Bay.

4. Community Character and Increased Demand for Services: The proposed area abuts Port Gamble Heritage Park (Park zone) to the west and Rural Protection zoned areas to the east. An increase in density from one unit per 20 acres to one unit per 5 acres would be a dramatic increase immediately abutting a Park zone and is inconsistent with the existing zoning pattern. Additionally, and as stated in the comment letter from the Suquamish Tribe dated April 14, 2023, increasing rural housing densities will also increase the need for school, libraries, churches, transit, road maintenance, availably commercial and retail opportunities as well as other public amenities. The densification projects require urban services and the extension of services to projects located in the rural areas and is not only expensive but contrary to the GMA.

Given these concerns, we respectfully request that the Kitsap County Board of County Commissioners carefully consider the implications of this rezone application on the environment, traffic, and the character of our community. We appreciate your attention to this matter and urge you to consider the impacts to the residents of Poulsbo and the surrounding natural and manmade environment.

Thank you for your time and consideration.

Rebecca Erickson, Mayor

Signed with unanimous support from the Poulsbo City Council as approved at the November 1, 2023, Poulsbo Council Meeting.

From: Juliana McMahan <juliana@mcmahans.org>

Sent: Tuesday, June 3, 2025 8:33 PM **To:** Colin Poff < CPoff@kitsap.gov>

Subject: Please support the North Kitsap United Project

You don't often get email from juliana@mcmahans.org. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Dear Colin,

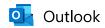
After taking time to carefully review the North Kitsap United Project (www.northkitsapunited.com), I would like to express my support for their plan. They are providing much needed housing in addition to significant community benefits. I believe all of Kitsap County would benefit from allowing them to move forward with their proposal.

It is my understanding that they are asking for 400 acres to be rezoned as Rural Residential. I believe this would be a meaningful way to move towards meeting some of the needs of our community which have been unaddressed for decades. It would also provide the county with additional tax revenue and resources in the future.

Please support the North Kitsap United Project.

Sincerely,

Juliana McMahan 7261 SE Roper Ln Olalla, WA 98359 253-857-7408



FW: Materials for Planning Commission Meeting of June 3, 2025

From Heather Cleveland < HCleveland@kitsap.gov>

Date Fri 6/13/2025 4:37 PM

To Comp Plan <compplan@kitsap.gov>

1 attachment (996 KB)

Raydient - Letter to Planning Commission 3-21-25.pdf;



Heather Cleveland, AICP

Long Range Planner
Kitsap County Department of Community Development
Your Partner in Building Safe, Resilient, and Sustainable Kitsap County Communities!

(360) 337-5777 Kitsap.gov/DCD/

From: Sarah Steffen <sarah.steffen@raydient.com>

Sent: Tuesday, June 3, 2025 12:41 PM

To: Heather Cleveland < HCleveland@kitsap.gov>; Colin Poff < CPoff@kitsap.gov>

Cc: Jonathan Rose < jon.rose@raydient.com>

Subject: Fwd: Materials for Planning Commission Meeting of June 3, 2025

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Hi Heather and Colin,

Following up on Jon's email from June 1st with the attached letter, I was reviewing the Planning Commission materials for this evening and didn't see it included. Could you please let us know if this letter will be part of the submissions for tonight's meeting?

Thanks for your help!

Best regards, Sarah



Sarah Steffen

PROJECT MANAGER

MOBILE: 206.551.2696

sarah.steffen@raydient.com

RAYDIENT.COM

19950 7th Avenue NE | Suite 200 |

Poulsbo, WA 98370

----- Forwarded message ------

From: Jonathan Rose < jon.rose@raydient.com>

Date: Sun, Jun 1, 2025 at 12:43 AM

Subject: Materials for Planning Commission Meeting of June 3, 2025

To: Oran Root < oroot@kitsap.gov >, Katie Walters < kwalters@kitsap.gov >, Christine Rolfes

<<u>CRolfes@kitsap.gov</u>>

Cc: Scott Diener < SDiener@kitsap.gov >, Colin Poff < CPoff@kitsap.gov >, Heather Cleveland

< HCleveland@kitsap.gov >, Sarah J. Steffen < sarah.steffen@raydient.com >

Commissioners:

The rezone and NKU are 2 separate things. The rezone is a dry policy analysis. Once done the new zone can accommodate many different kinds projects.

My letter to the PC provides a deep analysis of the rezone

The other point is that regardless of popularity or opposition, the analysis is purely a technical issue. The fact that we chose to be forthright with our after- rezone plans should not alter the fact that, technically our properties qualify for rural residential not rural wooded.

Thanks for considering.

Jon



Jon Rose

VICE PRESIDENT MOBILE: <u>3</u>60.509.0631 jon.rose@raydient.com RAYDIENT.COM





Planning the event of a lifetime?
Your perfect wedding starts
here: Port Gamble Weddings &

Events.

----- Forwarded message ------

From: Jonathan Rose <jon.rose@raydient.com>

Date: Sat, May 31, 2025, 11:58 PM

Subject: Fwd: Materials for Planning Commission Meeting of June 3, 2025

To: < Chair@kitsap23rd.com>

Hey -

If you have time to read this letter to the PC it will undergird our conversation.

Have a good sunday!

----- Forwarded message -----

From: Jonathan Rose <jon.rose@raydient.com>

Date: Sat, May 31, 2025 at 11:42 PM

Subject: Materials for Planning Commission Meeting of June 3, 2025

To: Heather Cleveland < HCleveland@kitsap.gov>, Colin Poff < CPoff@kitsap.gov>

Cc: Sarah J. Steffen < sarah.steffen@raydient.com >, Scott Diener < SDiener@kitsap.gov >, John

Bissell < John. Bissell@deainc.com >, hsblinn@gmail.com < hsblinn@gmail.com >

Hi Heather and Colin:

Please accept these materials for the Planning Commissioners consideration.

Thank you,

Jon Rose



Heather Cleveland, AICP Long Range Planner Kitsap County Department of Community Development Your Partner in Building Safe, Resilient, and Sustainable Kitsap County Communities!

(360) 337-5777 Kitsap.gov/DCD/

From: Betsy Cooper <betsycooper1@gmail.com>

Sent: Friday, June 6, 2025 1:48 PM

To: Heather Cleveland < HCleveland@kitsap.gov>

Subject: Fwd: Recommendations on rural zoning actions being discussed on Monday

You don't often get email from betsycooper1@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Take 2 Sent from my iPhone

Begin forwarded message:

From: Betsy Cooper < betsycooper1@gmail.com>

Date: June 6, 2025 at 11:46:52 AM PDT

To: heather.cleveland@kitsap.gov, Scott Diener <SDiener@kitsap.gov>

Cc: Rafe Wysham < RWysham@kitsap.gov>

Subject: Recommendations on rural zoning actions being discussed on Monday

Hello,

I was just at a Point/Counterpoint event held by the Kingston Stakeholders Group to offer pros and cons on the Raydiant rezone and its part in the NKU sports complex proposal.

Jon Rose said the staff recommend doc on the Year of the Rural available on line in the Commissioner's agenda, made an analysis error when they concluded residential capacity (residential is already over allocated to the rural) because it did not take into account the loss of residential equivalents when RW lots in PG heritage park was made park, as well as the DNR property became park and maybe one other.

So I wanted you to know about this comment and be able to address and Monday's Commonisioner's meeting the allegation that staff's analysis is in error by 'over counting' of potential rural

Jon Rose is saying that 'this error' would make a difference is several 100 residential units and that the Raydiant's rezone is needed to make up that gap.

I hope you can check your land capacity analysis to be sure his allegation is not correct or, if any adjustment needs, to made any need revision before Monday's briefing. Staff's recommendations are well reasoned and important to the progress of this Comp Plan reevaluation process.

All the best, Betsy Sent from my iPhone From: Cathy Som-Mueller <cathysom1953@gmail.com>

Sent: Wednesday, June 4, 2025 10:13 AM

To: Kitsap Commissioners <KitsapCommissioners@kitsap.gov>; Scott Diener <SDiener@kitsap.gov>;

Colin Poff < CPoff@kitsap.gov>

Subject: NKU project

Some people who received this message don't often get email from cathysom1953@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK** on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

From the information I have I think this is a good idea to preserve as much as possible, while still allowing growth. What I didn't see is what the housing clusters will be made of and are they going to be actually affordable housing or more million dollar homes? Looking at the landscape and the plan it seems to include all groups. How much is this going to cost and how is it going to affect Bond road traffic which is already horrid. I think it is a great idea, but don't have enough information to really endorse this project.

--

Cathy Som-Mueller cathysom1953@gmail.com



SIGN UP HERE FOR DCD NEWS UPDATES

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: Ron Carter < ron.carter.wa@gmail.com>
Sent: Wednesday, June 4, 2025 5:04 PM

To: Scott Diener < <u>SDiener@kitsap.gov</u>>; Colin Poff < <u>CPoff@kitsap.gov</u>>; Heather Cleveland < <u>HCleveland@kitsap.gov</u>>; Keri Sallee < <u>KASallee@kitsap.gov</u>>; Cecilia Olsen < <u>COlsen@kitsap.gov</u>>

Subject: Raydient Rezone

Some people who received this message don't often get email from <u>ron.carter.wa@gmail.com</u>. <u>Learn why this is important</u>

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Greetings. My name is Ron Carter. I write in support of the Raydient rezone application.

I grew up in Eastern Washington, the land of common sense. We know that if plants don't grow, they die.

Without growth, there is death. What the Raydient rezone will unlock is the opportunity for growth - managed growth, all compliant with the County Comprehensive Plan and other growth management requirements -in North Kitsap. We know of the North Kitsap School District student population forecasts: fewer students. Meaning?

Fewer families. Families are not moving here. What's to do? That is not growth. It is gradual and immeasurable decline.

You are all very familiar with North Kitsap United (NKU), the possibility of a public company, a non-profit Y, and a local Rotary Club coming

together to build a once-in-a-lifetime campus for the health, recreation, wellness, and enjoyment of residents of

North Kitsap and beyond. What would it attract most? Families! While it is clear there is no quid-pro-quo between Raydient rezone and NKU,

it is also clear that without Raydient rezone, NKU will not be built. Who among you wants to stand in the way of this beautiful,

no-cost-to-the-county opportunity? Who among you wants to say years from now, "yah, I was there - we killed it."

You know the scope of the NKU layout - youth-sized soccer, softball, football, and baseball fields, pickle ball courts, disc golf course, dog park,

community garden, and a big, beautiful YMCA. Some have said this is too big to dream of for North Kitsap. That is not how world class projects

are accomplished. No doubt you have enjoyed the world-class, recently-completed, Seattle waterfront. It was a dream said to be too big by

many. I draw your attention to the link below to a recent opinion piece by then-Seattle Mayor Greg Nickels. His administration was castigated for such

a lofty vision. But what has the project yielded for the Seattle waterfront, aquarium, Pike Place Market, and downtown Seattle? Growth. Not decline.

I wonder how county commissioners in other counties would view this opportunity if presented to them. Here you have a public company that has

already transferred more than 5,000-acres of land to public use, ready to transfer another 300-acres to the community. You have a YMCA ready

to build a facility similar in size to its Silverdale Y (complete with all the Y programs around youth, adult, and senior health and wellness), and you

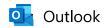
have a community service organization with a history (Village Green Community Center) of dreaming big, and making it happen. Who wouldn't make

that deal? It is flat out common sense. I'm sorry, but people - FAMILIES - are as important as trees. Trees have already been given their due. And then

some. Please recommend approval of the Raydient rezone.

Ron Carter Kingston

https://www.seattletimes.com/opinion/a-waterfront-vision-transforms-seattles-front-door/



FW: Raydient Reclassification

From Heather Cleveland < HCleveland@kitsap.gov>

Date Fri 6/13/2025 4:07 PM

To Comp Plan <compplan@kitsap.gov>

2 attachments (2 MB)

Raydient - Letter to KC Commissioners 6-7-25.pdf; Raydient - Letter to Planning Commission 3-21-25.pdf;



Heather Cleveland, AICP

Long Range Planner
Kitsap County Department of Community Development
Your Partner in Building Safe, Resilient, and Sustainable Kitsap County Communities!

(360) 337-5777 Kitsap.gov/DCD/

From: Jonathan Rose <jon.rose@raydient.com>

Sent: Saturday, June 7, 2025 8:52 AM

To: Oran Root <ORoot@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Christine Rolfes <CRolfes@kitsap.gov>

Cc: Colin Poff <CPoff@kitsap.gov>; Heather Cleveland <HCleveland@kitsap.gov>; Scott Diener

<SDiener@kitsap.gov>; Sarah J. Steffen <sarah.steffen@raydient.com>; Rafe Wysham <RWysham@kitsap.gov>;

Cecilia Olsen <COlsen@kitsap.gov>; Jonathan Rose <jon.rose@raydient.com>

Subject: Raydient Reclassification

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Dear Commissioners:

Please read both the attached letters. They contain important, relevant information that should be considered before any final decision on the rural residential reclassification recommendations are adopted.

I'm sure you are as anxious to put the Comp. Plan evaluation behind you as all of us are - but your analysis needs to use a wider lens.

Sincerely,

Jon Rose

--



Jon Rose

VICE PRESIDENT
MOBILE: <u>3</u>60.509.0631
jon.rose@raydient.com
RAYDIENT.COM





Planning the event of a lifetime?
Your perfect wedding starts
here: Port Gamble Weddings &
Events.



19950 7th Avenue NE | Suite 200 | Poulsbo, WA 98370



June 7, 2025

Kitsap County Commissioners Heather Cleveland, Kitsap County DCD Colin Poff, Kitsap County DCD

Re: Reclassification Process

Dear Commissioner, Ms. Cleveland, and Mr. Poff:

Your adoption process is pushing those who have faithfully followed your process to appeal this coming Monday's decision.

Consider this:

- 1. Applicants began working on the reclassification process in 2022
- 2. The process and goals shifted from that time to the end of 2024 when the Year of the Rural and its policies were announced and adopted.
- **3.** The latest staff report was published late this week. It recommends almost total denial to the landowners which you will likely adopt carte blanche
- 4. You are making a decision this Monday.
- 5. You will allow applicants 2 minutes to speak on June 23rd.

Applicants have had NO TIME to react and do the necessary analysis of the staff recommendations <u>assuring</u> they will have to utilize the appeal process to be heard.

After 3 years why wouldn't you give the people most affected by your decision an opportunity to speak directly with their elected officials? There are times when going a little slower is the fastest route to an answer.

Regarding applications in District 1:

Your criteria demands that applicants demonstrate "what has changed." This goes far beyond changes around each property but includes the whole of your rural areas. We believe the last deep rural analysis was done with the 2012 Comprehensive Plan adoption.

A great deal has changed. Please see the attached exhibits and our letter to the Planning Commission. Since 2012 around **7,000 acres** of rural zoned lands in District 1 have been **withdrawn** from the potential to contribute to rural growth.

At the same time Poulsbo and Kingston's UGA's are the fastest growing in the County.

Have you analyzed the rural/urban split in District 1 in recent years?

The Growth Management Act and your own policies direct you to maintain a healthy social and economic eco-system in rural areas. With all the withdrawals and the recommendation to deny all residential rural applications, you are shutting down our rural area and starving it.

Our application was not a 'Hail Mary Pass.' It was thoroughly researched based on GMA and your own plans and policies.

I (and I'm sure others) would like to meet with each Commissioner individually to discuss this in the hopes you will not push all the rural applicants into a corner and turn to a legal solution to be heard.

Sincerely,

Jon Rose

cc: Rafe Wisham, Director, Kitsap DCD

Scott Diener, Kitsap DCD

Clayton Graham, Partner, Davis Wright Tremaine

Sarah Steffen, Raydient

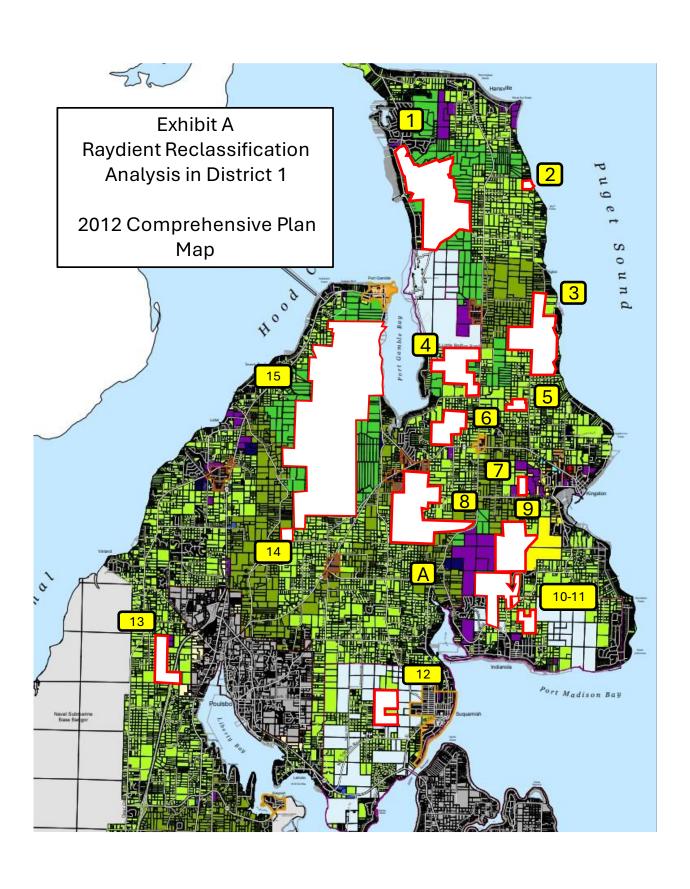
Kingston Stakeholders

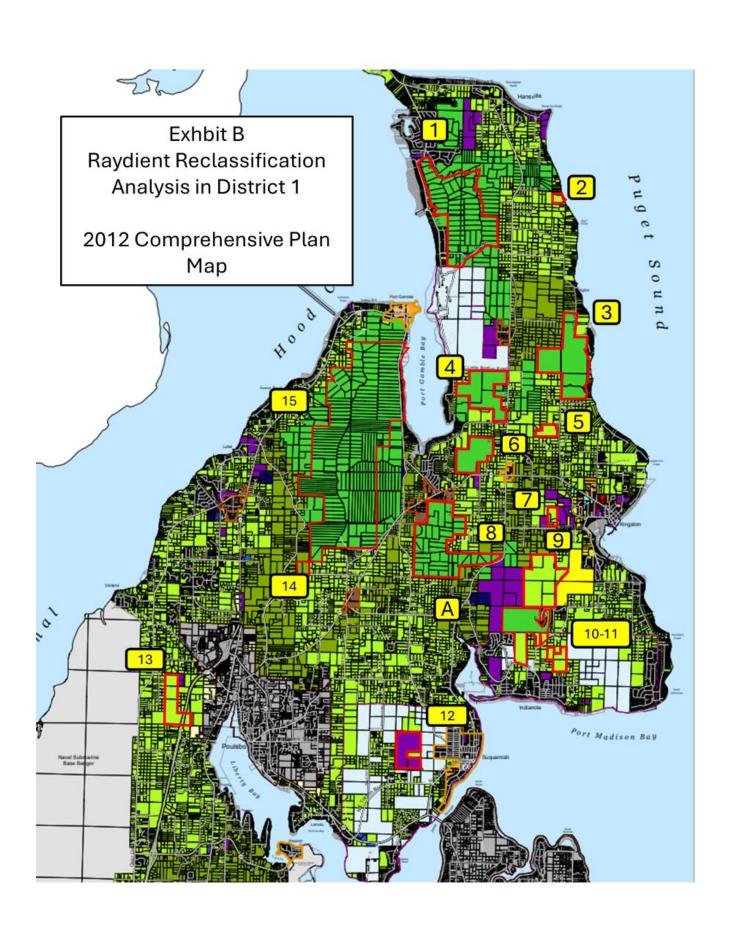
Kingston Rotary

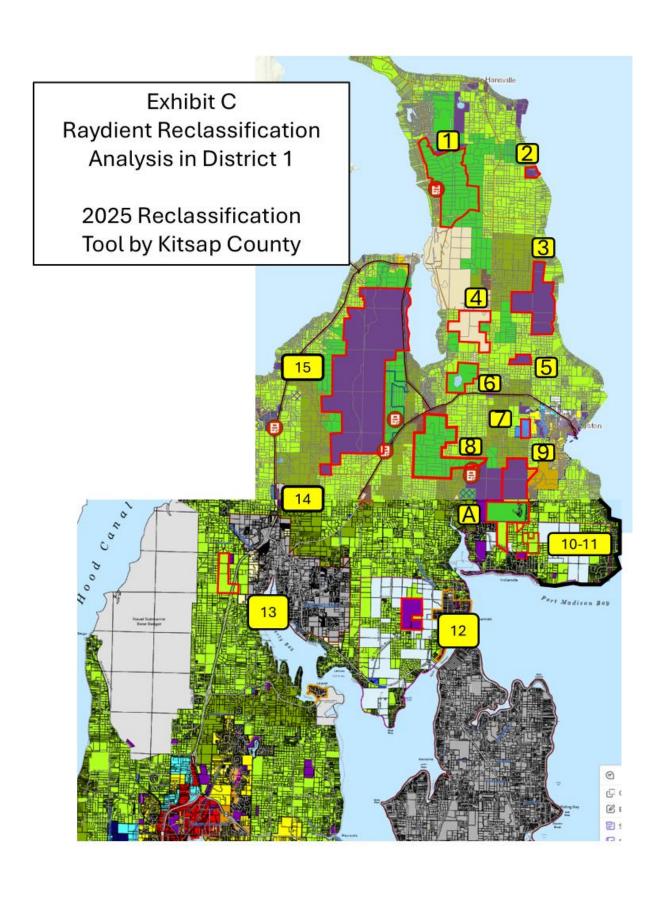
Kingston Citizens Advisory Council

All other residential reclassification applicants including David Overton, Overton

Associates









May 31, 2025

Kitsap County Planning Commission Heather Cleveland, Kitsap County DCD Colin Poff, Kitsap County DCD

Re: Raydient Reclassification Request

Dear Commissioner, Ms. Cleveland, and Mr. Poff:

I want to share some observations to assist in your deliberations.

- 1. Error in staff documents The published draft materials authored by Heather Cleveland speak to a request for 5 acres for rural commercial. This is not correct. When we resubmitted materials in 2025 and met with staff in March, we dropped the request for Rural Commercial and included that 5 acres in our request for Rural Residential.
- 2. No Longer Suitable for Timber Production, Exhibits A and B We are requesting a change from Rural Wooded to Rural Residential. Our justification for the reclassification is simple. Rural Wooded was created to protect timber production and the agricultural practices necessary for timber production. That means growing trees with an intent to cut them and sell logs later. When we were still Pope Resources in 2007, we announced we were exiting North Kitsap because conditions had become unfavorable for timber production. Rayonier/Raydient purchased Pope in 2020 as part of a 140,000 acres merger. Rayonier is continuing the exit begun by Pope. Please see map Exhibit B of the company's shrinking footprint.

Since that time, timber production conditions have gotten much more difficult. One example: in 2018 the Kitsap Environmental Coalition protested Pope's use of herbicides to control scotch broom. They filed a lawsuit to reinforce their intentions. We warned that, on our thousands of acres of land, it would be impossible to control scotch broom without the currently accepted, agricultural method of herbicide application following timber harvest.

The answer to whether we qualify for a reclassification lies in this question: Would any other company interested in timber production purchase the Raydient property? Clearly not. The current timber owner is exiting because social/political conditions are unfavorable for timber production and conditions would be equally unfavorable and unfriendly to any timber company.

- 3. Reclassification to Rural Residential is consistent with maintaining Rural Character Rural Character, in essence, is defined as a balance between natural landscapes and human activities.
 - Rural Residential (RR), per the county's own language, upholds rural character.
 - RR, in the county's own language, promotes activities consistent with rural character.
 - Changing Conditions, as noted in Comment 2, make this site an appropriate candidate for Reclassification to Rural Residential.
- **4.** By the Numbers, See Exhibits C and D Rural Residential is the most common rural zone in all Kitsap, taking up 34% of all rural lands.
 - North Kitsap (minus Bainbridge Island) is roughly 70,000 acres
 - Rural Wooded acres are around 2,000 acres or 3% of the land base
 - Rural Residential is around 23,000 acres or 33% of the land base.
 - Adding 400 acres of Rural Residential only increases North Kitsap's supply of Rural Residential by 1.7%
 - A change of 1.7% from one rural use to another is not significant
- **5. Comparisons County-Wide, Exhibit E** Where is the remainder of Kitsap's Rural Wooded? Exhibit E indicates there are 2 islands of Rural Wooded in District 2 (Central) and District 3 (South). As you would expect, these are the lands dominated by timber companies.

Notice also, beyond these two islands, Rural Wooded is nearly non-existent. This is because these two islands are the only remaining places suitable for timber production.

- 6. Conclusion The Raydient Reclassification is completely reasonable and justified.
- 7. For Good Measure: Removal of 250 Rural Wooded lots, Exhibit F Pope Resources announced a slow exit from North Kitsap in 2007 and founded a massive, 18-year public/private partnership knowns as the Kitsap Forest and Bay Project. This effort concluded on December 30, 2024, with the 467-acre Divide block sale to the Great Peninsula Conservancy. In total, 5,000 acres of company land are now preserved forever. Every acre sold into conservation was already subdivided into 20 acres lot. Our request to add 60 lots back into the system is reasonable.

Raydient first applied for this reclassification in 2022. The 3 years it's taken to get to this point have been confusing and laden with many changing people and policy targets. Now it's time for Kitsap County to recognize the on-the-ground realities in North Kitsap, follow their policy, and grant our request.

Thank you for your consideration,

Jon Rose

cc: Rafe Wisham, Director, Kitsap DCD Scott Diener, Kitsap DCD

Clayton Graham, Partner, Davis Wright Tremaine

Holly Blinn

Sarah Steffen, Raydient

Exhibit A



Exhibit B

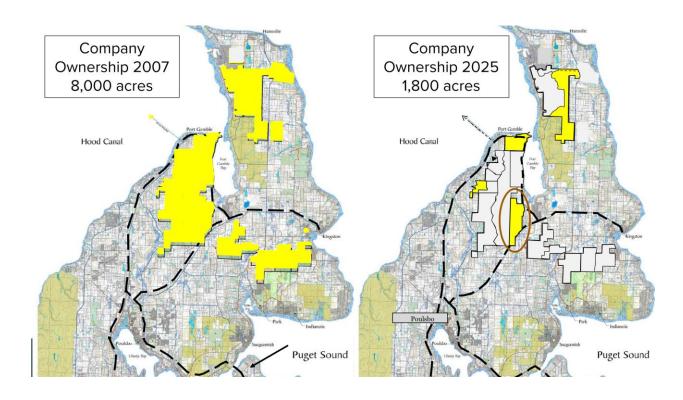


Exhibit C

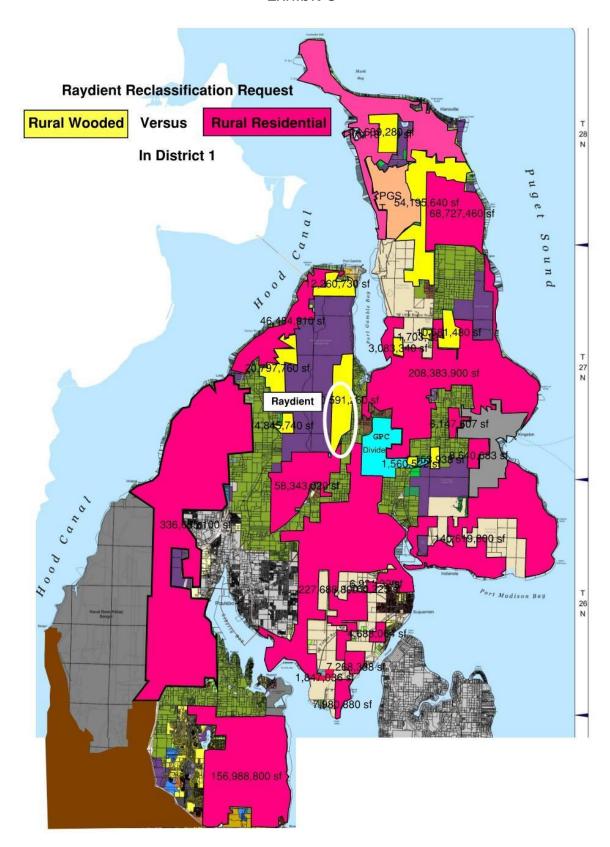
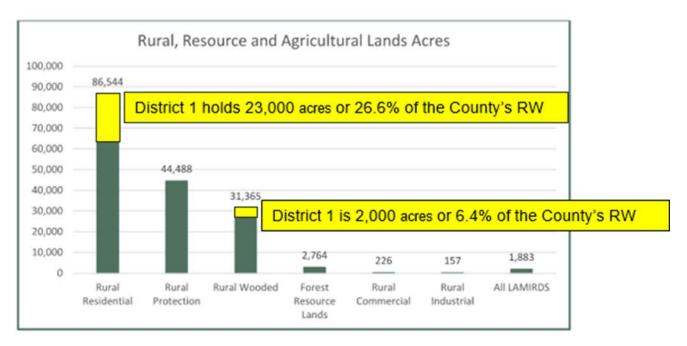


Exhibit D



	Percent* Acr	es
Rural Residential	34%	86,544
Rural Protection	12%	44,488
Rural Wooded	17%	31,365
Forest Resource Lands	1%	2,764
Rural Commercial	<< 1%	226
Rural Industrial	<< 1%	157
All LAMIRDS**	< 1%	1,883
		167,427
* Kitsap County contains 256,660 a	cres of uplands	
** Local Areas of More Intense Rur	al Development	
Source: Kitsap County Zoning Code	•	

Exhibit E

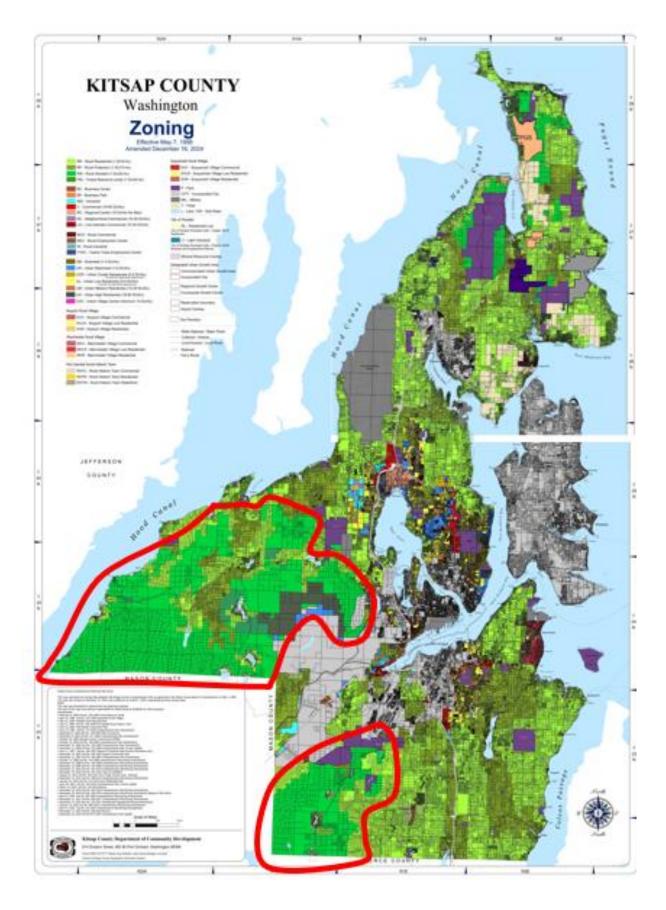
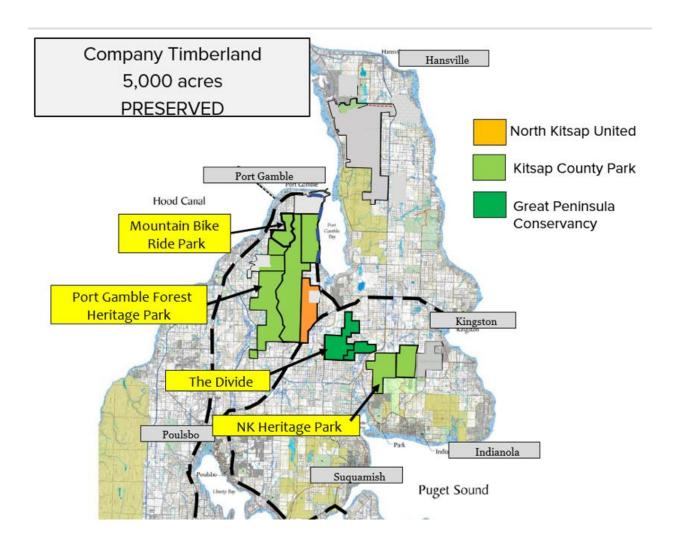


Exhibit F



From: <u>bethisgreen</u>

To: <u>Christine Rolfes; Oran Root; Katie Walters</u>

Cc: Comp Plan; Heather Cleveland

Subject: BOCC > Docket Topic Comment (6/9/25 PM Mtg)

Date: Sunday, June 8, 2025 5:20:49 PM

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Dear Commissioners,

I respectfully urge you to support your staff's recommendation to remove the proposed 400+ acre rural rezone request in North Kitsap from the docket.

Besides the residential rezones not meeting the criteria and adding even more new homes to the excess inventory of rural single family dwellings, this particular rezone application is tied to an idea for a \$44–\$88 million outdoor sports field complex and a YMCA adjacent to Kitsap County's largest heritage park. While recreation investments are definitely needed in North Kitsap, a project of this scale in this location exemplifies the kind of development smart growth policies are specifically designed to prevent.

As we work to build healthy, livable communities and invest in youth-scale active recreation facilities across Kitsap County, we must resist a "by any means necessary" approach. Instead, let's focus our resources and passion for improvements where they'll deliver the most benefit, the greatest value, and the least harm — at our schools and in areas already designated for growth and development.

This is not a "no" to recreation, investment, or opportunity. Nor is it the stance of an "extreme preservationist" or a NIMBY. It is a call for discipline and for committing to the planning principles that will help North Kitsap prevent sprawl and protect our rural

character.

With everything going on at the federal level, it's more important than ever that local and state governments lead by example. That means staying consistent, acting with integrity, and following the rules and processes that build public trust.

Thank you for your time and consideration and for all that you do to keep Kitsap County's natural and cultural heritage intact as we grow.

Sincerely,

Beth Berglund 5659 NE Gamblewood Rd Kingston, WA 98346 360-620-0389 (c)

Dear Kitsap County Commissioners,

I am writing you to state my support for the Raydient request to have their 400 acres on Bond Road rezoned from Rural Wooded to Rural Residential because I know it is the best way to serve the North Kitsap residents, Serving the people is an extremely important part of who I am. This explains why I am a Rotarian. Going back to when I was a tutor and volunteer coach in my teens, I had a call for service. During my 51-years as a resident of Kitsap County, my serving continued. While being a local NK Secondary School teacher for 42 of those years, I volunteered in various capacities usually encouraging others, especially youth to make service a part of their lives. Service is what drew me to Rotary. With that organization, I have joined many like-minded people to deal with far-off projects like providing drinking water to Ugandan villagers, or local concerns like providing meals to food impacted NK students during school vacations. As a NK teacher, coach and volunteer I believe I understand the needs and opportunities in the community. I say all this to emphasize the point that I am just one of many well-rounded and active Rotarians who are combining our support with another "Service" nonprofit, the YMCA of Pierce and Kitsap County, to ask for the Raydient rezone.

Since "Service" is a prime theme of my life, I place great reverence to those who serve or have served. The active and veteran military members, first responders, government employees in elected or staff positions, and volunteers who support various causes and efforts, all deserve our appreciation. Likewise, I believe those individuals must understand that all the people they serve need to be respected and as leaders, their actions need to be balanced and equitable. Those actions should come from the heart and the head, by truly studying the needs of all the people. Though the decision concerning the Raydient Rezone is being made at the County level, the effect will be greatest for the unincorporated North Kitsap residents. Most of those residents live in a rural area and will continue to be that way, however the rezone decision is made. Nevertheless, the quality of that life will be greatly affected by that decision.

Accepting that serving the people is the job of the County Commissioners, one must ask, "What service is going to be provided by rejecting the Raydient Rezone request?" First, would this vastly improve physical and mental health and fitness opportunities for area residents of all ages? Would our youth and adults see a future with a variety of playfields and athletic facilities? Would young families see expanded daycare and preschool choices? Would local hikers, bikers and horseback riders even be able to access the trails they presently enjoy? Would all local kids finally have access to a pool and an opportunity to learn to swim? Would residents with disabilities have appropriate trails and exercise areas? Would dog owners have a safe area for their best friend to experience healthy play?

Would artists and musicians of all ages have facilities to meet, create and share their craft, including in an outdoor amphitheater? Would wildlife have a safe overpass across a busy highway, insuring a corridor from Hood Canal to Puget Sound? Would we have an extra 200 acres of open space to add to the thousands of acres already established in the Heritage Parks and the Greater Peninsula Conservancy property? Likewise, would a no-rezone vote create a new community garden where youth could learn skills and food produced that could be donated to local food banks? Would youth groups and summer camps, often with financial support, be able to participate in environmental education experiences utilizing the nearby Heritage Park? Would the nearby community of Gamblewood be able to utilize an advanced sewer system, thus no longer endangering the water health of Gamble Bay, that NK residents including S'Klailam Tribe, values so highly? Would housing opportunities meeting the needs of young first job adults or seniors wishing to age in place be met? Finally, would the jobs created by a YMCA and by tourism be an economic possibility from any other means? The synergy of locating all these features in one place, that does not pose environmental obstacles, can't be discounted. Those opposed to the NK United project provide no thoughtful solutions that address the community needs.

These and so many other questions are tied to the rezone decision. For those who say, "This is impossible; it's just too big." the same was said about the creation of Village Green. Even with the rezone decision to go to Rural Residential the project will take years to materialize and then only in stages. During that time, adjustments in facility plans may change and adjustments will be made as to meet the public needs. But without the decision to rezone, those opportunities will likely vanish, and the property will be lost to the community. The question is, will our County Commissioners serve the needs of all their constituents and make a visionary decision?

Thank you,

Chris Gilbreath

Kingston/North Kitsap Rotary Club

From: <u>Christine Rolfes</u>
To: <u>Comp Plan</u>

Subject: FW: No re-zone for Bond Road **Date:** Sunday, June 8, 2025 1:18:31 PM

----Original Message-----

From: M Cohen <former_hker@yahoo.com>

Sent: Friday, June 6, 2025 10:25 PM

To: Christine Rolfes < CRolfes@kitsap.gov>

Subject: No re-zone for Bond Road

[You don't often get email from former_hker@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Commissioner,

Please do not allow the re-zoning of Bond Road. I moved here four years ago, and since that time, I see many citizens struggle to find reasonable access to medical care, and roads are plagued by traffic problems and deadly accidents. Adding more homes is definitely not the answer. The infrastructure needs to time to catch up.

I thought that this part of Washington was protecting rural areas and concentrating the development in more urban areas. Tourists come here to enjoy the natural beauty and that supports our economy. We need to protect that, too. Thanks

Michelle Cohen

Poulsbo

Sent from my iPhone

From: Christine Rolfes
To: Comp Plan

Subject: FW: No to Bond rezone

Date: Sunday, June 8, 2025 2:04:19 PM

From: Jill Hamilton < jckress@yahoo.com>

Sent: Friday, June 6, 2025 2:22 PM

To: Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Charlotte Garrido

<cgarrido@kitsap.gov>; kitsapcountycommissioners@kitsap.gov

Subject: No to Bond rezone

You don't often get email from jckress@yahoo.com. Learn why this is important

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. 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, Jill Hamilton Bremerton WA 360-932-3936

Subject:FW: North Kitsap United ProposalDate:Sunday, June 8, 2025 12:58:35 PM

From: John Butler < john.keith.butler@gmail.com>

Sent: Saturday, June 7, 2025 2:46 PM **To:** Christine Rolfes < CRolfes@kitsap.gov> **Subject:** North Kitsap United Proposal

You don't often get email from john.keith.butler@gmail.com. Learn why this is important

Hi Christine,

I hope you're doing well! I saw that the Board will be voting soon whether to advance the North Kitsap United Proposal. I write to urge you and the Board to vote to advance the proposal. Our area needs more housing and more athletic fields, and this proposal addresses both. We cannot let NIMBYism continue to exacerbate issues, especially our housing crisis and access for our kids to the same opportunities that other kids in the area have.

My wife, son (9), and daughter (5), and I live in Kingston. My mom and step-dad live in Port Ludlow and would love to move closer to their grandkids, but there are just not enough houses on the market. Additionally, like many kids, my kids play sports and frequently need to travel to Poulsbo to play sports. Kingston kids deserve somewhere closer to play.

Additionally, as I understand it, plans for the YMCA include a pool. With as much shoreline as we have in our area, it is crucial that kids learn to swim. Currently, parents in Kingston need to take kids to Poulsbo or Bainbridge to practice swimming. Again, kids in Kingston deserve the same access to a pool that Poulsbo or Bainbridge kids have.

Please vote in support of advancing the proposal. Thank you - you're doing a terrific job!

-John Butler

Subject: FW: Please reject Jon Rose rezone **Date:** Sunday, June 8, 2025 10:54:13 AM

From: GENE BULLOCK <genebullock@comcast.net>

Sent: Sunday, June 8, 2025 8:41 AM **To:** Christine Rolfes < CRolfes@kitsap.gov>

Rebecca Pirtle < rpirtle@kitsap.gov> **Subject:** Please reject Jon Rose rezone

Dear Commissioner Rolfes,

Jon Rose has a long history of offering gifts that prove to be *Trojan Horse* attempts to circumvent the Growth Management Act. As usual, the environmental price is too high and better options are available that don't violate the Growth Management Act. Please resist his inducements to chip away at our rural zoning. Allowing this rezoning sets a terrible precedent that will encourage additional end runs around the GMA. Please stand your ground and say NO!

Sincerely, Gene Bullock 1754 NE Mesford Rd., Unit 5 Poulsbo, WA 98370 360-394-5635

Subject: FW: Rayonier Rezone Request input

Date: Sunday, June 8, 2025 11:02:04 AM

From: Kelly Roberts <kdroberts17@gmail.com>

Sent: Sunday, June 8, 2025 9:24 AM

To: Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root

<ORoot@kitsap.gov>

Subject: Rayonier Rezone Request input

Good morning, Commissioners.

Please consider this message as a **TOTAL opposition** to the rezone request made by Rayonier. It has been the main mantra of the community at-large and county officials over the years that the focus for how our county evolves is that we must **KEEP THE RURAL PLACES RURAL**. As I have mentioned many times in the past, with good reason, I moved here specifically to Kitsap County, and even more specifically to North Kitsap, for rurality. The reason my family and I set our sights on living in this county, and especially as mentioned, North Kitsap, is because overdevelopment of an amazing landscape and all that was wild where we used to live, was destroyed. The population now sits at 5 million people. It is NO way to live. And while Kitsap County will never be able to hold millions of people, the principle I will tell you is that it is already overdeveloped and much of its glory is already destroyed.

We do not need what is being proposed in the rezone request. I am not interested in seeing resources that already exist in our wonderful community (with some going through improvement processes and community members strategizing how to tackle more improvements TOGETHER AS A COMMUNITY) fall by the wayside because we all know they would eventually close down. It's not rocket science. Rural zones should remain AS-IS, and particularly those in North Kitsap - my home district!

Please DO NOT make any kind of allowance for rural livelihood to turn into, at the very least, suburban landscapes because they always spin out of control when that happens.

KEEP THE RURAL PLACES RURAL!

Thank you for your time.

To: County Commissioners Christine Rolfes, Oran Root, and Katie Walters

From: Angela Baird, Poulsbo Resident

Date: June 6, 2025

Subject: Support for Proposed Community Development in North Kitsap

Dear Commissioners, Rolfes, Root, and Walters,

I am writing as a resident of our rural community to express my strong and enthusiastic support for the proposed YMCA and sports field development in North Kitsap. This is a rare, and generous opportunity that promises to bring lasting, positive impact to residents of all ages and abilities in our local area.

Growing up in a town of 500 people, I know firsthand the consequences of limited recreational and enrichment opportunities for youth – drinking, destructive behavior, and unsafe choices were common because there was simply nothing else to do. This facility could change that narrative for future generations in North Kitsap by offering sports fields, afterschool programs, daycare, and a YMCA that provides structured, healthy, and inclusive outlets for youth.

It also addresses critical needs for seniors and people with disabilities through affordable housing, accessible parks, and wellness classes. The YMCA model fosters intergenerational connection and offers something for everyone – childcare for working parents, creative spaces for crafts and community groups, and health and wellness programs for people of all ages and abilities. Facilities like this have a halo effect on the broader community, radiating values of equity, resilience, and belonging that make communities stronger and more cohesive. I have been a member of 4 different YMCAs in Washington State, and can say with confidence, the communities that have a YMCA are stronger, more vibrant, and more prosperous than those that don't.

I've also seen what happens when good ideas are delayed. I lived in Seattle for two decades and watched as projects, including mass transit, were stalled by fear, opposition, and indecision until they could no longer meaningfully relieve the problems they were intended to address. Let's not make the same mistake here. Let's not let fear of change or the unknown prevent us from doing something truly transformative. Communities that let fear dictate their path often stagnate or become places with little to offer their residents. Planning with vision and courage is how we grow responsibly, inclusively, and in a way that uplifts everyone who lives here.

This project is not just a place, it's a legacy. Please support it, not just for what it brings today, but for the future it builds for generations to come.

With appreciation,

Angela K. Baird Poulsbo Resident (206) 319-6315 pnwjourney@gmail.com

Patricia Moylan Davis

22638 NE Jefferson Pt Rd Kingston, WA 98346 MoylanDavis@gmail.com

June 7, 2025

To: Kitsap County Commissioners Rolfes, Root and Walters Director Rafe Wysham, Department of Community Development

Support of Raydient's North Kitsap United Proposed Rezone

Dear Kitsap County Commissioners and Director Wysham:

I am writing in support of the Raydient North Kitsap United request to rezone the proposed project area from rural wooded to rural residential. North Kitsap United will create 80 new homes-the potential for an additional 80 accessory dwelling units specifically built for senior and disabled housing, which our county desperately needs!

Please do not ignore the full project as you look at the rezone request. This is the 1st step toward the development of the Sports Park that will house a YMCA which will provide so many benefits to the area. One of the most significant economic challenges of our time is childcare. Kingston currently has no public Child Care Center! Young parents in Kingston must travel a 40 minute round trip twice per day, to child care centers in Poulsbo. This project would cut those trips in half.

As a resident of Kingston, we desperately need more services for our children, families and seniors. This project has it all! The YMCA has the capacity to serve more than 10,000 residents with affordable health club options, Programs for Seniors and Teens as well as Health Programs. The proposal includes \$4 million worth of land-300 of 400 acres-dedicated for community use in the form of new recreational facilities, including outdoor fields for youth sports. The project will also improve area infrastructure, merging two interchanges on Bond Road (at Stottlemeyer and Minder) into one roundabout.

I urge you to approve this requested rezone. North Kitsap deserves this project...Please do not deny us this great opportunity! Add to your legacy of accomplishments!

Sincerely,

Patricia Moylan Davis Kingston Resident

Legacy is about the broader impact on society, family, community for future generations.

 From:
 Christine Rolfes

 To:
 Comp Plan

 Subject:
 FW: Bond Rezone

Date: Monday, June 9, 2025 8:37:09 PM

From: Josh O'Brien <obrien.josh@gmail.com>

Sent: Monday, June 9, 2025 4:57 PM

To: Christine Rolfes <CRolfes@kitsap.gov>; Oran Root <ORoot@kitsap.gov>; Katie Walters

<KWalters@kitsap.gov> **Subject:** Bond Rezone

Good evening commissioners,

Thank you for voting to remove the residential rezone request. I won't be able to join zoom today so I thought I would email you and thank you.

While I'm at it, I want to be sure it's known that NKU doesn't have that much support. I understand that NKU doesn't factor into it, but since it came up and one person voted in favor, I want it known.

These are facts supporting my claim that NKU isn't supported.

- Based on Kitsap County's own "Rural and Resource Lands Survey "-
 - Only 27% of respondents support allowing more housing in rural zones.
 - 71% prefer concentrating growth in existing towns and urban growth areas.
 - Residents support growth where infrastructure already exists, not in rural landscapes.
 - 87% of respondents believe maintaining Kitsap County's rural look and feel is important.
 - 82% support policies to protect rural open spaces, agricultural land, and scenic areas.
 - There is strong consensus that preserving the county's rural identity should guide planningdecisions.
- The Suquamish Tribe has come out against it.
- The <u>GoFundMe</u> for was a huge flop showing that even those that say they support don't and won't when it comes to their wallets

Again, I know that NKU is a separate issue but it brings me to my next hope.

Please move forward without another public hearing and finalize the removal of the rezone request.
Thank you,
Josh O'Brien
Kingston, WA



Heather Cleveland, AICP Long Range Planner Kitsap County Department of Community Development Your Partner in Building Safe, Resilient, and Sustainable Kitsap County Communities!

(360) 337-5777 Kitsap.gov/DCD/

From: betsycooper1@gmail.com <betsycooper1@gmail.com>

Sent: Sunday, June 8, 2025 1:57 PM

To: Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root

<ORoot@kitsap.gov>

Cc: Heather Cleveland <HCleveland@kitsap.gov>; Rafe Wysham <RWysham@kitsap.gov>; Scott Diener

<SDiener@kitsap.gov>

Subject: Comments in support of Staff recommendations regarding rural rezone proposals

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Dear Commissioners,

Attached is letter urging you to support your Staff's recommendation regarding rural rezoning proposals, in particular the Raydient rezone. This rezone should not be carried forward for consideration.

Thank you, Betsy Cooper

Betsy Cooper

24897 Taree Dr NE

Kingston WA 98346

June 28,2025

Dear Commissioners.

I am writing today in support of the Department of Community Development's recommendations regarding the disposition of the residential zoning requests in the rural areas, in particular the Raydient Rezoning Proposal of conversion of 400+acres of Rural Wooded (RW) to Rural Residential. This rezoning does not meet the requirement in KCC 21.08.07A and therefore should not be approved.

This rezone was proposed by Raydient in 2022 for their own purposes of potentially maximizing this property's value. It did not then, as it does not now, come with a committed plan for clustered housing (which would require PBD approval for clustering in a Development Agreement approved by the County) or contracts committing to recreational construction. It is a rezoning request to convert a scarce rural resource, large wooded lots - 400+ ac which equals 20% of the remaining 2000 acres of RW in the County.

Zoning decisions must not be made upon promises or appealing ideas, however worthy they may be. They must be made based on the Growth Management Act principles and the Kitsap County Comprehensive Plan policies. The Comp Plan articulates clearly now, and the initial draft being presented now strengthens the importance of the Rural area of Kitsap maintaining rural character and supporting rural agriculture, forestry, and rural resources economies. Conversion of large lots to smaller residential, adjacent to a large sand mining resource lot is not advisable.

The DCD staff's analysis of a wide community survey results and collaborations with agriculture groups and others has identified needed enhancement of the Rural Comp Plan sections. This work has been useful to present important opportunities to strengthen rural economies and retain rural character in Kitsap. Their recommendations are cohesive and thoughtful. I urge you to take their recommendation about this rezoning and others.

To assist you in seeing a different perspective regarding comments you have recently received from Kitsap Economic Development Association and from Jon Rose of Raydient, I offer some "counterpoint" or perhaps better called a reality check on their assertions. It is important that your decision on this and all zoning requests be in the best interest of the County as a whole and the viability of the Rural uses stated in the Mission and Vison of the Rural land use chapter. All the NKU Sports Complex recreational components, if they were to materialize sometime in the future, can be permitted under a CUP in the Rural area WITHOUT any rezoning. While I submit the NKU recreational proposals represent too dense and intense a use for this particular rural area, that discussion is for another day since their vision is only a concept now, with no written commitments in hand to assure them. What is before you is a decision that would remove a scare resource, large rural lots, from Kitsap.

Response to KEDA points

KEDA point #1) There is a highly significant potential economic impact from this project: We estimate its homes and ADUs would represent a \$74 million investment in the community, and the associated YMCA another \$40 million. With a 3x multiplier for new construction (per the Bureau of Economic Analysis), this leads to an additional economic impact of \$342 million from the project—with new short and long-term jobs, as well as permanent facilities and increased housing capacity built in Kitsap as a result.

Counterpoint - While KEDA and the property owner touts the economic benefits of the rezoning of Raydient's 400+ acre RW property, zoning decisions must be made based on GMA and Comp Plan principles not investment backed expectations of a property owner (an owner that has received revenue from timber harvest from the property). This is rural property, in the middle of a large rural zone, not contiguous to any UGA or city. Decisions about it zoning needs to be made based on Rural land planning principals, not on economic returns.

KEDA point #2) This project proposes amenities which almost no other developments include: The associated YMCA has the capacity to serve more than 10,000 residents with affordable health club options; more importantly, the YMCA also addresses one of the most significant economic challenges of our time, childcare, by adding scalable capacity to the north end. North Kitsap United is a project that benefits the community 3-to-1 in terms of its approach: The proposal includes \$4 million worth of land—300 of 400 acres—dedicated for community use in the form of new recreational facilities, including outdoor fields for youth sports. The project will also improve area infrastructure, merging two interchanges on Bond Road (at Stottlemeyer and Minder) into one roundabout.

Counterpoint #2) This Project Vision is just that – a vision. It does not have a developer on board or a commitment in writing from the YMCA to move forward at this location. The

discussed donation of 300-400 acres again is not a contract, it is just a proposal which could be withdrawn or amended at any time. Further there is no entity identified or engaged to receive any other these lands that can take ownership, and has funding identified to manage them. Even if 100's of acres was given tomorrow to the County Parks Department, that Department has no funding to manage them. And while a developer of an indoor and outdoor sports complex would be responsible for assuming design and construction of roadway improvements in it's immediate area it would also result in State DOT and County funding expenditures to upgrade turning lanes, inadequate shoulders potentially all triggering stormwater requirements; all good things to have happen but with not County or State funding source to complete them. The County's Transportation Improvement Plan (TIP), part of the County's CFP is already an extensive list of projects that mostly go unfunded.

KEDA Point #3) Consider this landowner's track record: Raydient has previously worked with the County, Greater Peninsula Conservancy, and others to place 5000 acres of land into North Kitsap Heritage Park, The Divide Reserve, and other areas for protection.

Counterpoint #3) Yes many of Raydient's properties have become public lands and that is a benefit to the whole community. However, the lands and some of the timber were all purchased by the County or with County or State grant dollars and private donations (Forest and Bay project). The County expends funds to maintain and manage them. They were not given, and they are not free.

KEDA Pont #4) Not approving this rezone offers the community little—the area will likely be eventually developed by others in a form that is less beneficial.

Counterpoint to #4) The assumption that this proposed intensive use in this rural area is the only use that could have value is shortsighted at best and wholly inappropriate. The purpose of rural lands is much broader than clustered dense residential and active recreation. And the loss of 400+ acres of large lots in the rural for rural uses such as agriculture, small lot timber and forestry, and other rural economic uses would be extremely significant. As Mr. Rose says in some of his comment letters, the Rural Wooded, large lot area in the County is very small now – only 3% (2000 ac) of the County's land base. By this one rezoning action, the County would lose 20% of its RW inventory. Such large lots will never be regained.

Mr. Rose has also calculated that there are already 23,000 acres of Rural Residential, and RR represents 33% of the rural land base. The County's Buildable Lands Analysis indicates that the residential allocation for the next twenty years can be met with the current 23,000 acres so there is no need for additional RR.

Response to Raydient points

Raydient point #1: There has been a comment that the County's approach to deferring rezonings during their Comp Plan process was somehow unfair.

Counterpoint #1: I would submit that the approach was a reasonable process, recognizing the need to look more closely at the Rural, particularly since the need for detailed attention to Urban took considerable amount of staff time. This year's close look at all the Rural attributes in the Comp Plan is especially important for the future of healthy productive Rural lands and the protection of a rural lifestyle. The County's efforts have been admirable, and very appreciated, and this work does not represent some slight of individual landowners.

It is appreciated that the Staff has reached out to all residents by survey; considered all the comments and has articulated what the County is trying to accomplish in a comprehensive way. This approach seems to be an appropriate underpinning for this full evaluation of the rural and to look wholistically at what can still be accomplished in the next 20 years to create conditions to support and encourage agricultural and rural resources options and still offer rural character in rural Kitsap.

Raydient point #2: Raydient characterizes the designation of 7000 ac of parkland as a "...withdrawn from the potential to contribute to rural growth".

Counter point #2: The designation of land as Heritage Park or conservation lands is not a "withdrawal" from the rural but rather a retention of land in forested for vital and natural resources conservation. This is an extremely important part of the rural land of Kitsap. It offers wildlife protection, carbon sequestration, passive recreation to all of Kitsap's residents with the health benefits these provide. It also offers land that contributes to supporting the burgeoning ecotourism and bike-oriented tourism business market. So, the assumption that these lands are somehow lost is an unfortunate perspective.

Raydient point #3: Raydient states that large scale industrial timber companies would not purchase their land.

Counter point #3: That may be correct but that does not mean that others in Kitsap would not. It does not mean that such large lots are no longer suitable for timber production and for agricultural practices. While the ability of large industrial timber enterprises may be waning in Kitsap, small timber lot owners are still of interest. There are timber owners of RP and RW zoned lots in the vicinity of this property (the other side of the PG Heritage Park). The Washington State Lands Group (a working group of the Pacific Northwest Forest Alliance) and the WA Farm Forrest Association are active organizations in Washington and have Kitsap members and includes owners of parcels as small as 10 acres and of 20, 40 and more acres.

With changing approaches to forest lands management, and reasons for growing and maintaining forest lands there is interest and need for maintaining the availability of large

lots in Kitsap. Also, as any of the 400+ acre Raydient lands are clearcut those 20-acre parcels become more attractive to conventional agriculture or other fame uses. So, the opportunities for purchase of these larger lots would be lost if this property were rezoned to RR.

Raydient Point #4: Such a rezone is a minor addition to the RR inventory.

Counterpoint #4; As Mr. Rose notes in his comment letters, the number of Rural Wooded lots is exceedingly small now – only 3% (2000 ac) of the County's land base. By this one action alone, the County would lose 20% of its remaining RW inventory. Such large lots will never be regained.

As noted above, but it bears mentioning again, Mr. Rose has also calculated there is already 23,000 acres of Rural Residential zone land in the County, 33% of the rural land base. The County's Buildable Lands Analysis indicates that the rural residential allocation for the next 20 years can be met with the current 23,000 acres so there is no need for additional RR land conversion. Finally, the location of these 400+ acres is surrounded by RW and RP and such a rezoning could precipitate the request for additional large lot rezonings, resulting in more of that dwindling larger lot inventory of RW and RP being lost.

I close with the hope that you can put aside the calls by many to look at this rezone as more than it is. It is a request by a large landowner to maximize the value of its land. All future recreational plans, which will come before you separately for consideration on their merits, can be accomplished without out a rezoning of this property.

Sincerely,

Betsy Cooper

Subject: FW: Letters of Support

Date: Monday, June 9, 2025 7:29:11 AM

Attachments: image001.png

image002.png image003.png image004.png image005.png North Kitsap. WA.pdf PFL in Support of NKU.pdf

Kingston Stakeholders RezoneNKU Support Letter.docx KFDA Letter in Support of NKU.docx

Support for NK United - NKSC.docx NKU_Letter_GButler.docx Letter of Support from KYSA.PNG NKU Letter of Endorsement.pdf NKLC Letter to KC.pdf NWU - Letter of Support.pdf

From: Boxman, Clint <Clint.Boxman@ampf.com>

Sent: Monday, June 9, 2025 6:10 AM

To: Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root <ORoot@kitsap.gov>; Rafe Wysham <RWysham@kitsap.gov>; Scott Diener <SDiener@kitsap.gov>; Darren Gurnee <dgurnee@kitsap.gov>; Steve Heacock <SHeacock@kitsap.gov>; Jeff Smith <JNsmith@kitsap.gov>; Cecilia Olsen <COlsen@kitsap.gov>; Joe Rutan <JRutan@kitsap.gov>; Alexander Wisniewski <AWisniewski@kitsap.gov>; Torie Brazitis <VBrazitis@kitsap.gov>; Heather Cleveland <HCleveland@kitsap.gov>; Colin Poff <CPoff@kitsap.gov>; Molly Foster <Mfoster@kitsap.gov>; Tina Nelson <KNelson@kitsap.gov>; Lisa Nickel <LNickel@kitsap.gov>

Cc: Ron Carter <ron.carter.wa@gmail.com>; Emily Froula <em.froula@gmail.com>; Walt & Bobbie Moore <elliottmoore@comcast.net>; waltsrotary@gmail.com; Christopher Gilbreath <ckgilbreath1@gmail.com>; maryjanegilbreath@gmail.com; Mary McClure <marysharonmcclure@gmail.com>; penvid@comcast.net; dhallock@windermere.com; jon.rose@raydient.com; hshea@ymcapkc.org; cdavis@ymcapkc.org; Nelson, David <david.nelson@kitsapsun.com>; MConter@gannett.com; David Winn <tahuya81@comcast.net>; Jet Woelke <jetwoelke@gmail.com>; Russ Shiplet <ExecDirector@kitsap-pfd.org>; Greg Englin <GregE@portofkingston.org>; Nance, Rep. Greg <greg.nance@leg.wa.gov>; Joe Morrison <morrison@kitsapeda.org>; Nancy Langwith <langwithn52@gmail.com>; Mark Libby <markelibby@icloud.com>

Subject: Letters of Support

You don't often get email from clint.boxman@ampf.com. Learn why this is important

Dear Kitsap County Commissioners & Staff,

I am writing to you this morning as a proud member of the Kingston-North Kitsap Rotary Club of which boasts over 50-members.

Just over 7-years ago, we recognized a glaring gap in youth athletic fields and recreation facilities in North Kitsap (1951 was the last time a county facility was built in North Kitsap). As I know you are aware, we have been working in good faith and side-by-side with Raydient and the YMCA for over 2-years in an effort we call North Kitsap United (NKU). It happened randomly almost a year after the County invited landowners to participate in its Comprehensive Plan update in 2022.

We've put in thousands of hours and hundreds of thousands of dollars into this project, conducted 4-

public meetings and continue to research how best to address our community's unmet needs. In doing so, we have received dozens of personal support letters – many of which unsolicited – that represent tens of thousands of individuals and families. This is not all the ones we've received (attached) but they are the most prominent and reputable from the following organizations:

- 1. Port of Kingston
- 2. Kitsap Economic Development Alliance (KEDA)
- 3. Kingston Stakeholder's
- 4. North Kitsap Soccer Club (NKSC)
- 5. Kingston Youth Sports Association (KYSA)
- 6. Peninsula Flag Football League (PFL)
- 7. Bainbridge Island FC (BIFC)
- 8. Kingston High School
- 9. North Kitsap Lacrosse Club (NKLC)
- 10. Cap Ripken Sr. Foundation

I will also soon hand deliver a packet of signatures for over 250-individuals of which are people who represent young families, either don't have kids/grandkids in the area or who signed a form at our community meetings indicating this to be a desired project at our proposed NKU location. (It is important to note most individual signatures represent multiple people in a family. We also stopped collecting signatures since September of 2024 because we were told "we don't need to convince you all of the need".)

Since we didn't have the opportunity to talk with your entire staff about the merits of what we are trying to accomplish, I feel it was important for everyone to know prior to your rezoning recommendation the support we have regarding our NKU partnership that addresses a huge array of unmet community needs that you have identified as priorities in your Comprehensive Plan. Many citizens in North Kitsap are absolutely baffled by the County's apparent apathy (or is it hostility) toward this partnership that will cost you nothing to approve but result in the community gaining over \$4.2 million in land - that you cannot afford to buy, maintain or develop. Let's be very clear — this is not a quid pro quo. This is exactly how major projects got done over the last several decades — all over the County... all over Washington... all over the Nation. It starts with a common sense idea... then a gift or partnership... and then a plan. This is no different than local projects like the Village Green Community Center. Or the Port Gamble Heritage Park. There are many others we can list...

This drama is unfolding like almost all transformational projects in Kitsap County: People versus Preservation. In the past month, it has been fairly clear to me that the Kitsap Environmental Coalition (KEC) and our North-end commissioner are walking lockstep to subvert the will of thousands of our citizens, thousands of your voters. Commissioner Rolfes has sat through several meetings and been very clear about her opposition. She has even said a few things – last Friday at the Kingston Stakeholder's Meeting as the latest example – that are simply not true but stated it to everyone in the room and over a Zoom broadcast – recorded by the way – as "fact". As a volunteer fighting for what our community members have needed for decades, this is beyond disappointing.

We will be requesting and expecting one-on-one meetings with Commissioner's Walters and Root in the days before your final vote on the Comprehensive Plan docket. Why? For starters, North Kitsap citizens helped both of you reach public office. All of you professed to meet the needs of your citizens during your campaigns. They are even the very things your Comprehensive Plan state are mandates. Second, it sure feels like we are being shielded from having an open dialogue on what is really happening and not all the "facts" are being disseminated. Here before you all now is an opportunity that will cost you no money, no new taxes, no staff, and no real effort. In fact, based on all the studies I have spent time reading, it'll even generate a sizable amount of revenue to lift the County from the "no money" talks we've heard for too long. This is a win-win-win for all things — a true Rotary 4-Way Test... a no brainer opportunity!

Please read through each of these support letters. It is very clear to see, if this effort fails, it will reverberate for years to come.

I appreciate your time and attention to this matter.

Make it a GREAT Day!

P.S. I'm proud to have been named a Forbes Best-in-State Wealth Advisor for 2023, 2024 and 2025. While this is an exciting honor, helping my clients achieve their financial goals is the greatest reward. To learn more, please visit my website.



Clint Boxman, AAMSTM, CRPCTM
Private Wealth Advisor
CA License # 0H70250
The Latitude 48 Group | thelatitude48group@ampf.com
A private wealth advisory practice of Ameriprise Financial Services, LLC

An Ameriprise Private Wealth Advisory Practice

Ameriprise Financial Services, LLC CA License # 0684538 10950 NE State Highway 104 Kingston, WA 98346

Office: 360.297.4848 | Fax: 360.297.5005

Business Mobile: 360-531-6983

Support staff contact information is available on my website

Visit my team website





Products from RiverSource and Columbia Threadneedle Investments are offered by affiliates of Ameriprise Financial Services, LLC. Investment advisory products and services are made available through Ameriprise Financial Services, LLC, a registered investment adviser. Ameriprise Financial Services, LLC. Member FINRA and SIPC.



June 7, 2025

To: Kitsap County Commissioners Rolfes, Root and Walters Director Rafe Wysham, Department of Community Development

CC: Heather Cleveland, Scott Diener and Colin Poff, Department of Community Development; Jon Rose, Raydient Places and Properties

RE: Letter in Support of North Kitsap United Proposed Rezone

Dear Kitsap County Commissioners and Director Wysham:

The Kitsap Economic Development Alliance is writing in support of the North Kitsap United proposal, and its request to rezone the proposed project area from rural wooded to rural residential. North Kitsap United will create 160 new homes—half of which will be accessory dwelling units available for senior and disabled housing.

There is a highly significant potential economic impact from this project: We estimate its homes and ADUs would represent a \$74 million investment in the community, and the associated YMCA another \$40 million. With a 3x multiplier for new construction (per the Bureau of Economic Analysis), this leads to additional economic impact of \$342 million from the project—with new short and long-term jobs, as well as permanent facilities and increased housing capacity built in Kitsap as a result.

This project proposes amenities which almost no other developments include: The associated YMCA has the capacity to serve more than 10,000 residents with affordable health club options; more importantly, the YMCA also addresses one of the most significant economic challenges of our time, childcare, by adding scalable capacity to the north end. North Kitsap United is a project that benefits the community 3-to-1 in terms of its approach: The proposal includes \$4 million worth of land—300 of 400 acres—dedicated for community use in the form of new recreational facilities, including outdoor fields for youth sports. The project will also improve area infrastructure, merging two interchanges on Bond Road (at Stottlemeyer and Minder) into one roundabout.

Consider this landowner's track record: Raydient has previously worked with the County, Greater Peninsula Conservancy and others to place 5000 acres of land into North Kitsap Heritage Park, The Divide Reserve and other areas for protection. Meanwhile, not approving this rezone offers the community little—the area will likely be eventually developed by others in a form that is less beneficial. Right now this is a private sector effort, which seeks no government investment, which nonetheless will create significant community facilities and benefit.

We urge you approve this requested rezone, giving the North Kitsap United project the chance to benefit us all.

Sincerely,

Joe Morrison.

Executive Director, Kitsap Economic Development Alliance

June 8, 2025

To: Kitsap County Commissioners Rolfes, Root and Walters
Director Rafe Wysham, Department of Community Development

CC: Heather Cleveland, Scott Diener and Colin Poff, Department of Community Development

RE: Comments in Support of the Raydient Rezone and North Kitsap United Project

Dear Kitsap County Commissioners and Director Wysham:

The Kingston Stakeholders strongly support the Raydient Rezone from Rural Wooded to Rural Residential and the resulting opportunity for the North Kitsap United (NKU) project to move forward. The NKU project meets many unmet family needs, provides significant benefit to the Kingston Community, as well as contributing to the economic vitality of Kingston and the surrounding area.

North Kitsap United will build community by providing additional clustered housing with ADUs and the YMCA and the recreation fields will serve the growing unmet needs of North Kitsap. The additional affordable homes will increase the housing for seniors and disabilities. North Kitsap currently has only 50% of the recreational fields needed and those remaining are poorly maintained. The addition of centralized recreational fields would be a more efficient way to serve the needs of our kids and parents.

The addition of the YMCA makes this project a unique opportunity to serve kids and families from health care, wellness and fitness for all ages to safe places for youth and the disadvantaged to our most significant unmet need, childcare.

NKU will improve the economic vitality of Kingston and the surrounding area by providing short- and long-term employment, increased housing in the project and also in our UGA as new residents can expect their childcare and recreational needs to be met in a centralized location close by. In order for our community to continue to develop, we need families to live in our UGA and eat and shop in our walkable downtown. Many of the services that NKU would provide cannot be addressed within the UGA because of limited space.

Our support is based on furthering our mission of supporting and advocating for economic vitality that will enhance the livability of Kingston. We have 18 individual members and partner with the Port of Kingston, The Greater Kingston Chamber of Commerce and Kitsap County. We note that the County and the Chamber of Commerce have not established public positions on this issue and are therefore excluded from our voice in these comments.

The NKU project is unique and a one-time opportunity to provide so much benefit to our community. We support the Raydient Rezone to allow NKU project to move forward in total.

Respectfully, Nancy L. Langwith Chair, Kingston Stakeholders



KINGSTON YOUTH SPORTS ASSOCIATION

Josh and Marina Austin Co-Presidents

president@kingstonyouthsports.com Po Box 1784 Kingston, WA 98346

www.kingstonyouthsports.com

Subject: Support for North Kitsap United

Dear County Commissioners,

On behalf of the Kingston Youth Sports Association (KYSA), we are writing to express our strong support for the proposed North Kitsap United (NKU) sports facility and the necessary zoning change required to bring this project to life.

KYSA is a volunteer-led nonprofit committed to providing inclusive, high-quality athletic opportunities for youth and families in our region. Each year, we serve hundreds of children through programs including flag and tackle football, cheerleading, basketball, baseball, and tennis. Our mission centers on healthy youth development, community connection, and providing positive outlets for children of all backgrounds to thrive.

Despite strong participation and local support, we consistently face challenges due to the limited availability of usable field space in North Kitsap. Without a dedicated public sports complex, we rely on school district fields, which are often costly and unavailable during key seasons. These limitations prevent us from growing our programs and offering more opportunities for young athletes to learn, compete, and build confidence.

The proposed NKU facility would be a monumental step forward for our organization and so many others. In addition to creating much-needed athletic fields, it would expand access to nature and outdoor recreation, incorporating walking trails and preserved green space that our families, coaches, and community members deeply value. As residents of North Kitsap, we cherish our forests and natural surroundings. A thoughtfully developed complex that blends sports with trails and open space would allow for even greater enjoyment of our environment, encouraging healthy, active lifestyles for all ages.

Furthermore, a facility like NKU would allow our community to host regional tournaments across multiple sports-keeping families local and help area businesses thrive. Currently, our teams often travel out of town to participate in events that could-and should-be hosted right here at home.

We respectfully urge you to approve the proposed rezoning of the NKU site to rural residential use. This project presents a rare opportunity to invest in both the recreational and natural assets of North Kitsap, benefiting thousands of youth and families for generations to come.

Thank you for your time and thoughtful consideration.

Sincerely,

Josh and Marina Austin

North Kitsap Lacrosse Club

PO Box424
Poulsbo, WA 98370
northkitsaplacrosseclub@gmail.com

June 5, 2025

Kitsap County Board of Commissioners

614 Division Street, MS-4 Port Orchard, WA 98366

Dear Commissioners,

On behalf of the North Kitsap Lacrosse Club, I am writing to express our strong support for Rayonier's proposed development near Port Gamble, which includes plans for new athletic fields, a YMCA facility, and much-needed housing.

Our club currently serves more than 70 youth athletes in North Kitsap, and we continue to grow each year as interest in lacrosse expands across the region. However, we are significantly constrained by a shortage of available field space. At present, we share practice fields with North Kitsap High School and Middle School programs, in addition to club soccer and flag football teams. This high demand often forces our practices to begin later in the evening and end as late as 9:00 p.m. on school nights, which is far from ideal for student-athletes who must balance academics with proper rest.

For much of the season, three of our four teams are practicing simultaneously on a single turf field. This congestion prevents our coaches from conducting full-field drills, it limits skill development and negatively impacts player safety.

Rayonier's proposal-which preserves approximately 75% of the land for public use while developing a portion for housing and recreational facilities-is a forward-thinking plan that addresses both immediate and long-term community needs. The inclusion of new, dedicated athletic fields would provide safer, more accessible practice opportunities and help alleviate current scheduling conflicts. This development is needed in addition to the proposed Poulsbo Event and Recreation Center (PERC) being considered by the City of Poulsbo.

Furthermore, the creation of modern sports facilities would allow us to host tournaments and regional events, generating both recreational and economic benefits for Kitsap County. The North Kitsap Lacrosse Club would enthusiastically pursue opportunities to host a tournament and skills camps facilitated by college and professional lacrosse players if such facilities were available.

While we recognize that any development raises questions about density and growth, it is important to acknowledge the serious and growing need for additional housing in our community. Rayonier's balanced approach-developing part of the land while conserving the majority for public benefit-reflects thoughtful planning that meets multiple community priorities.

We respectfully urge your support for this proposal, which represents a significant investment in the health, recreation, and well-being of North Kitsap's youth and families.

Sincerely,

У

President, North Kitsap Lacrosse Club



May 30, 2025

Re. North Kitsap United project

Dear County Commissioners,

The Port of Kingston Commission is in support of the development of the North Kitsap United facility. The purpose of port districts is to generate economic development through trade and transportation, job creation, promotion of tourism, preserve and create public access, and generally improve the lives of our port district residents - and even beyond our port districts to support regional growth. It has been demonstrated that improving the livability of a community attracts employers and increases the economic health of communities.

The North Kitsap United project would provide critical services to the port district residents, all of Kitsap County and in reality, the whole of the Olympic Peninsula, Tacoma and Seattle will utilizing this facility.

This facility would support the Port of Kingston's efforts to develop a hotel and restaurant and will support all of the retail businesses from Silverdale through North Kitsap including the cities of Bainbridge Island, Poulsbo, Bremerton, and Port Orchard.

Having partners such as Raydient, Rotary Club, the YMCA and the Cal Ripken Foundation ensure that not only will the capital program be successful, under the management of the YMCA, the facility will be very well managed.

One of the most significant challenges for public facilities is generating ongoing revenue to pay for repair and replacement of the assets. This is especially true of public fields and facilities dependent on tax revenue. A facility of this scale can host not only the ongoing need of local families and residents, but it can also host tournaments and competitions that are mostly absent on the Olympic Peninsula. Because the current facilities are spread out over many neighborhoods and regions it is a real struggle to attract tournaments that can produce substantial income for the facility itself and also all the surrounding businesses year around. This facility would overcome that barrier. This facility would provide a "home field" advantage to every community in Kitsap County. Every parent, child, grandparent and family member would thank you for moving forward on this project.

Lastly, this facility seems to align with the Growth Management Act and Kitsap County's Comprehensive Plan and meet the requirements of managing growth going forward while contributing to open space goals.

We strongly encourage Kitsap County commissioners to support the North Kitsap United Project.

Sincerely,

Laura Gronnvoll
Commissioner

Mary McClure Commissioner

Commissioner



RE: Support for North Kitsap United

Dear County Commissioners,

Though not selected as an official voice, I am writing on behalf of baseball players, parents, and coaches of the North Kitsap area in support of North Kitsap United (NKU). Having been a coach, parent, and community member in Kingston for the last 17+ years from tee ball to the Head Coach of Kingston High School baseball, I feel gives me unique insight into the trials, tribulations, and needs of the community in terms of sports.

I have seen youth sports from baseball to soccer to basketball to lacrosse compete for the same fields for practices and games during my entire time in Kitsap. Every available patch of grass to play on, or gym to practice in is overbooked and/or in such disrepair that it is bordering on dangerous. The overuse of what is existing leads to maintenance needs that cannot be sustained by the owning entities like North Kitsap School District (NKSD), who have very limited resources. Even school owned baseball and softball fields are required to be maintained by the teams themselves, with only generous local funding help from Athletic Boosters and Rotary organizations to offset costs and help just enough to allow for the 2-month season to host high school games (and no others). This is no different in other sports and is causing a snowball effect of field availability trending in reverse.

To cite a specific example, in the spring of 2023 the Kingston High School baseball field was flooded due to inadequate drainage and was unusable for the KHS Baseball team for nearly the entire season. Because the field is maintained by the NKSD, no repairs could be funded until the Fall of 2023. Finding other fields to play on was almost impossible because there are only two other full size baseball fields in any state of use in the entire region. KHS was forced to play games at Snider Park in Poulsbo and Kitsap County Fairgrounds in Silverdale. This unavailability had a domino effect that extended to local little league and recreational teams who also depended on the field for practice and could not during both the flood, and repair period. Indoor practice was almost impossible because there are only two gyms in Kingston and they needed to be shared with 2 other high school teams, 4 middle school teams, and dozens of local recreational teams.

Every youth sport in Kitsap is in a symbiotic relationship. Most kids play multiple sports and all those sports are desperately fighting for the same space. With the proposed plan of North Kitsap United (NKU) as a large, multi-use set of fields and facilities, every field and every indoor space, can be shared and used by every sport and *start* to alleviate this growing problem. Let me be clear, that I believe this facility is *required* for our growing area and is long overdue. The families of this region deserve to finally have consistent, accessible fields to use as Kitsap County itself determined over two decades ago. NKU has a unique opportunity to succeed due to the partnerships that will allow it to be "cost possible". Being a CTO of a company and running budgets continuously, I know a thorough and detailed plan when I see one, with an incentive that would be foolish to ignore. That NKU also has the potential to host tournaments and events should make its endorsement a required job of every local business and citizen of North Kitsap. The economic impact of bringing others into this region for youth sports, along with keeping our families home for once can, and should not, be discounted.

Please give serious consideration to the benefits that rezoning the proposed NKU site will have on our children, parents, and community. Rezoning to rural residential, coupled with the plans and promises in place from NKU, will allow us to maintain the integrity of North Kitsap while also allowing our kids to thrive.

Thank you for your time,

Sincerely,
Gerry Butler
Chief Technology Officer BlueBinInc. – 2016-present
Kingston High School Baseball – Pitching Coach 2025
Kingston High School Baseball – Head Coach 2021-2024
North Kitsap Little League – Beard Member 2017-2023
North Kitsap Little League – Head Coach 2017-2021

Cc: Jon Rose, Raydient Places & Properties Clint Boxman, Kingston Rotary Club



May 5, 2025

Clint Boxman 10950 NE State Hwy 104, Suite 101 Kingston, WA 98346

Dear Clint:

It was a pleasure meeting you and Jon and learning about your efforts on behalf of your community.

The Cal Ripken Foundation has brought sports fields to numerous communities throughout the country. In Washington, we've completed projects in Kelso, Spokane, Blaine, Nespelem, Everett, and South Bend. In total, we have built more the 125-fields/complexes.

We don't write checks. We build fields. We have designated contractors and partners who travel across the country working with communities to get fields constructed. It's been a great approach because we know that every project we participate in will be completed, done right and successful.

As part of our mission, the Cal Ripken Sr. Foundation looks to bridge critical gaps for at-risk youths, preparing kids for life's challenges by teaching them critical life skills such as teamwork, communication, work ethic, and respect.

I was inspired by the vision you and the YMCA have created for your community. Your vision is a gift of time, resources, and leadership. The attractiveness of North Kitsap United is its total inclusiveness from fields to ADA playground, trails, courts and the connection to a magnificent park. If it ever gets off the ground, it will become the centerpiece of your community.

The YMCA's offer to operate the entire facility is unique and will help your project score well as we evaluate different projects.

I don't know any of the communities that we've worked with that wouldn't roll up their sleeves and do whatever they could to make this happen. However, until you have clear community and local government buy-in, we are unable to do anything more than offer our sincere enthusiasm.

Please keep in touch and let me/us know if we have an opportunity to work together.



Letter of Support June 1, 2025

Dear County Commissioners,

I am writing to support the North Kitsap United sports facility development. Our program runs youth and adult soccer programs for over 1000 participants annually.

We recognize the value and importance of sports and recreational activities for our youth and the key life skills it offers. Offering sports facilities for our youth and community will only bolster the quality of life of our residents.

Please feel free to reach out with any questions.

Ian McCallum
Director of Coaching
Bainbridge Island FC
E: ian@bifc.net



RE: Support for North Kitsap United

Dear County Commissioners,

I am writing on behalf of the Peninsula Flag League (PFL), an organization dedicated to providing a safe, accessible alternative to tackle football for youth in Kitsap County and the surrounding areas. Our league offers boys and girls in grades K–8 the opportunity to learn the fundamentals of football in a competitive and inclusive environment. Each winter and summer season, the PFL serves over **700 participants**, fostering community connection and youth development through sport.

Despite our strong participation and community support, the PFL consistently faces significant challenges in securing adequate field space for practices and games. The lack of a public, community-use field in the North Kitsap region forces us to rely on fields owned by the North Kitsap School District—often at considerable cost.

We have made previous efforts to host a regional flag football tournament but were unable to proceed due to insufficient field availability. This is not a challenge unique to our sport; youth soccer, lacrosse, and other activities are similarly affected by the lack of recreational infrastructure in the region.

The proposed **North Kitsap United (NKU)** facility would be a game-changer—not only for the PFL but for a wide range of youth sports organizations. By expanding access to quality sports fields, NKU would enable local programs to grow and offer new opportunities to families. More than that, the economic impact could be substantial. A facility of this caliber could attract regional tournaments in flag football, soccer, lacrosse, baseball, and fastpitch softball—drawing visitors who would patronize local hotels, restaurants, and shops.

Unfortunately, many local teams are currently forced to travel outside Kitsap County to attend tournaments. It's time we gave our young athletes the opportunity to compete and thrive in their own community. The Olympic Peninsula deserves a dedicated sports complex that keeps our families engaged locally.

I respectfully urge you to give serious consideration to the benefits of rezoning the proposed site for NKU to **rural residential use**. This change is essential for the project to move forward. Without it, we risk losing an opportunity that would serve thousands of youth and support economic development in our region.

Thank you for your time and thoughtful consideration.

Sincerely,

Russ Shiplet Founder & CEO Peninsula Flag League

Cc: Jon Rose, Raydient Places & Properties Clint Boxman, Kingston Rotary Club

To Whom It May Concern,

My name is Erik Bjarnson and I help represent and support North Kitsap Soccer Club. We were founded in 1977 as an inclusive organization with a goal of providing a loving environment to teach the beautiful game. And provide social and athletic opportunities for all youth in the area. No matter how challenging it can be.

Sports are a great vehicle to teach life-long lessons to our children. Having structured events that provide a sense of community are tantamount to a healthy lifestyle. Screen time is taking over many American households right now. Increasing field time is our best tool to help our community families. Making fields available, placing them in areas of need, and taking care of them are some of the most cost-effective ways to provide these healthy environments.

Everyone knows that there is a limited amount of fields in this area. And that any sort of big development will conjure up deep feelings from all sides of the argument. It is not North Kitsap Soccer Club's role to parse those arguments of development.

But it is our role to advocate for and provide a safe environment for every child in this community. And it is undeniably apparent that that is missing in the Kingston area. Most lit fields are simply too far away. This fact has directly affected the participation rates of Native American youth in all sorts of area Clubs for decades. Especially soccer.

I am writing to let everyone know that we serve well over 800 youth children. And many of those families support this plan. And just like this community, we plan on growing even more. Soccer is the cheapest sport in the world. Yet in America it is expensive and exclusive because of field availability and costs. That needs to change. And can.

Supporting NK United and the rural residential plan will accelerate that goal. It will create opportunities for deserving families that are too readily left behind.

Thank you.

Erik Bjarnson NKSC President 360-710-2857

Subject: FW: Rezone Request

Date: Monday, June 9, 2025 11:03:18 AM

From: doug baier <baierdoug@hotmail.com>

Sent: Monday, June 9, 2025 9:42 AM

To: Kitsap Commissioners <KitsapCommissioners@kitsap.gov>; Christine Rolfes <CRolfes@kitsap.gov>; Oran Root <ORoot@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>

Subject: Rezone Request

You don't often get email from baierdoug@hotmail.com. Learn why this is important

Please reject Raydient Corporation's request to change zoning requirements in order to quadruple the number of properties that can be built on rural wooded land. As you know, the proposal would increase housing density from 1 house per 20 acres to 1 house per 5 acres. Raydient is disguising its real intent by masking the request as a proposal for a sports and recreation complex while actually reserving the largest amount of acreage for housing development.

I urge you to vote against the Raydient rezone request to keep development within the prescribed urban growth area as required by the Growth Management Act, inhibit suburban sprawl, minimize the inevitable traffic congestion (and necessity to build additional roadway), and protect our natural environment, water quality and animal habitat.

Thanks.

Doug Baier, Poulsbo

From: <u>Christine Rolfes</u>
To: <u>Comp Plan</u>

Subject: FW: Support for the North Kitsap United Proposal – A Transformative Opportunity

Date: Monday, June 9, 2025 8:38:42 PM

From: Linda Popp <keypopp3@gmail.com> **Sent:** Monday, June 9, 2025 3:39 PM **To:** Christine Rolfes <CRolfes@kitsap.gov>

Subject: Fwd: Support for the North Kitsap United Proposal – A Transformative Opportunity

You don't often get email from keypopp3@gmail.com. Learn why this is important

Dear Commissioners,

I'm writing to express my strong support for the North Kitsap United proposal along Bond Road. This is a rare, probably once-in-a-lifetime, opportunity to bring lasting benefits to our community: 400 acres of land donated for public use—with 100 acres for a YMCA and much-needed sports fields, 200 acres preserved for open space and trails, and only 100 acres proposed for residential zoning through responsible clustering.

As Commissioner Oran Root rightly emphasized in his latest email newsletter, transformative projects that improve infrastructure connectivity and leverage key transportation corridors are essential for Kitsap County's future. This project aligns perfectly with that vision. It's centrally located in North Kitsap and easily accessible to all. It's also a strategic partnership that will enhance community health, youth development, and responsible growth.

The current shortage of playfields for our youth is undeniable. This proposal directly addresses that while also preserving large portions of land that would otherwise likely be lost to future piecemeal development. Can you imagine a YMCA that can offer horseback riding classes? What an amazing possibility!

Please help make this vision a reality. I urge you to support the North Kitsap United proposal and help bring this exceptional opportunity to life. We really can't let this opportunity slip through our hands.

Sincerely,

Linda Popp

Poulsbo, WA

Keypopp3@gmail.com

 From:
 Christine Rolfes

 To:
 Comp Plan

 Subject:
 FW.

Subject: FW:

Date: Monday, June 9, 2025 8:45:26 PM

From: Gennifer Walker <gennifer.h.walker@gmail.com>

Sent: Monday, June 9, 2025 8:41 PM **To:** Christine Rolfes <CRolfes@kitsap.gov>

Subject:

You don't often get email from gennifer.h.walker@gmail.com. Learn why this is important

I vote no on the rezone on stottlemyer.. we do not have the capacity of resources for all these build projects and you all know it .. so before you all cause a crisis on the whole county I would like it if you 3 would be courageous enough to not proceed with this proposal. Thank you

Sincerely Gennifer Walker

Great great grand daughter of William C Walker



31912 Little Boston Rd. NE - Kingston, WA 98346

June 9, 2025

Kitsap County Board of Commissioners

Christine Rolfes crolfes@kitsap.gov

Katie Walters **kwalters@kitsap.gov**

Oran Root **0Root@kitsap.gov**

Subject: North Kitsap United Reclassification Request #72

Dear Kitsap County Commissioners,

The Port Gamble S'Klallam Tribe (PGST) provides these comments regarding the

reclassification request #72 by Raydient (for a project now called North Kitsap United). We

urge the Board of Commissioners to protect the existing zoning requirements in North Kitsap,

including the Rural Wooded and Rural Residential classifications, by denying the request. The

PGST is opposed to the changes proposed in the reclassification request #72.

The PGST supports the goals of the Washington Growth Management Act, including the

reduction of sprawl through conversion of underdeveloped land. Rural wooded zoning is at

risk of disappearing in North Kitsap due to reclassification requests. Kitsap Municipal Code

(KCC 21.08.070) calls for the use of decision criteria for any changes to land use. But the

reclassification request #72 does not demonstrate that any of the criteria have been met. A

detailed summary of the PGST concerns is provided in the enclosed document.

We respectfully request that the Commissioners consider the potential for environmental

impacts, traffic and infrastructure impacts, changes to the rural character of North Kitsap,

and impacts to quality of life in Kitsap County. The PGST is already on record for opposing

this proposal. We appreciate your consideration of these comments.

Sincerely,

 $0 > --fL_{\bullet}$

Amber Caldera

Chair, Port Gamble S'Klallam Tribe

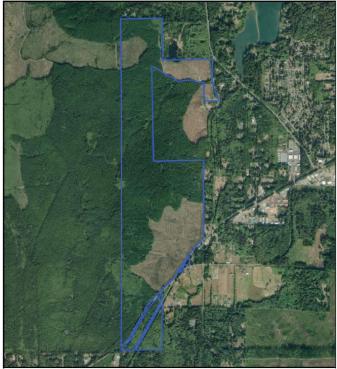
North Kitsap United (NKU)/Reclassification Request #72

<u>Location</u>: North of Bond Road and adjacent to the south side of Port Gamble Forest Heritage Park.

Area: 418.9 acres

<u>Proposal</u>: "reclassification application" is under review by the county as part of the annual comprehensive plan amendment cycle.

Technically this application is a nonproject action and not directly related to specific development. There is a very specific and publicly shared proposal related to this rezone that will be triggered if the rezone is approved.



Request:

Change: From Rural Wooded (1 DU/20 Ac) to Rural Residential (1 DU/5 Ac) 413.9 acres

Change: From Rural Wooded to Rural Commercial 5 acres

Development Proposal:

As described in the North Kitsap United Development, Feasibility Report dated December 8, 2023, the potential development scenario includes:

- One large community sports and recreation facility (including a YMCA and approximately 40 acres of sports and recreation.
- Five acres of commercial use.
- Eighty-three residential lots plus a mandate by Jon Rose for an accessory dwelling unit (ADU) on each lot. Shifting the current density from 20 units to 166 residential units in this proposal.



Analysis of the Proposal:

Application: The proposal is more than a land use reclassification application, it is for a specific use and development that has been publicly announced by the applicant. The

Date: 6/9/2025 PGST NKU Concerns

development has been named North Kitsap United (NKU) and proposes significant increase in housing density, significant increase in commercial use for a YMCA, and 40 acres of ields for recreation.

Housing Density: Housing will increase from 20 residential units to approximately 83 residential units and double that with the inclusion of Accessory Dwelling Units (ADUs) for a total of **166 new residential units**. The <u>US Census Bureau</u> shows the household size in Kitsap County is 2.51 people. This project will **introduce approximately 417 people** to the area. The Kitsap County Comprehensive Plan in *Table 1. Estimated Population Growth Targets 2022* shows that Rural Kitsap County will grow by 4,391 people. This means that the applicant wants to develop a site to accommodate more than 10% of the planned population in 2044 in an area not currently designated to accept targeted population growth.

Location: Targeted areas of growth and development into cities and urban growth areas is a Growth Management Act mandate. This proposal will result in a greater than 10% population growth in a rural area and a significant increase in a commercial use for the YMCA in an area with a no growth and no employment designation, i.e. this is NOT an unincorporated Urban Growth Area (UGA), this is NOT a Local Area of More Intensive Rural Development (LAMIRD), this is NOT a city. This is NOT the place for this development.

Other Reclassication Requests: There were 86 total reclassication requests under review in 2023. These reclassications have the potential to afect the development of rural Kitsap in a similar manner to the previously mentioned proposal. The strong demand for development and for 5-acre lot development that is made smaller with cluster development, will change the character of rural Kitsap and Kitsap County in general in a very short period of time. Impacts to the quality of life, the reason people want to live here, will be significant and include but certainly not limited to increased trafic, strain on school system, strain on emergency service access and response, impacts to water availability and quality, decrease in clean air, overly large impact on the character of rural Kitsap County and would lead to environmental impacts that have not been fully evaluated.

Environmental Impacts: Allowing more intensive development than the existing zoning is likely to have environmental impacts. A significant portion of the proposed project lies within the watershed supporting Gamble Creek, a protected habitat for Coho salmon. The site is characterized by highly permeable soils that support shallow aquifer recharge essential to sustained baselow in the lower reaches of Gamble Creek. Loss of natural habitats and forested areas will increase impervious surfaces and reduce shallow groundwater storage, limiting iniltration and natural drainage into streams. An increase in the number of onsite septic tanks and facility users will present a risk of groundwater and surface water contamination, including potential releases to the Gamble Bay Watershed.

Trafic and Infrastructure: The increase in trafic on Bond Road, which is already overwhelmed, will be significant. The intensity of the proposed use and development will further impact commute time, road infrastructure, and increased pollution from stormwater runof. Increase in pedestrians on the narrow or nonexistent road shoulders will cause safety issues. The project will require a stormwater system, and a wastewater treatment plant facility that can handle a development of this size. Consider the impacts of the development underway at the intersection of Bond Road and Gunderson Rd for the Clear Water Gas Station/Market and the Kitsap County Transfer Station. This is an example of the development impacts at the proposed site with a YMCA let alone the housing access. Bond Road would no longer function as a Highway but more like the disfunction of HY 303.

Inconsistent with Purpose of Rural Wooded Zone: Rural Wooded zoning is important for North Kitsap but is likely to disappear from the area in the next 5 – 10 years given the rate of zoning changes allowed by the County. Rural Residential is overly used in North Kitsap and diversity of densities will be lost if it is the only zone available for unincorporated residential uses. A variety of residential zones in rural areas is an important policy that should continue to be followed in the Comprehensive Plan and the Growth Management Act. The Comprehensive Plan, Table 4 Comparison of Employment Growth Targets (2022-2044) to Land Capacity (Board Directed Preferred Alternative), shows rural employment growth to be n/a. No growth in employment is planned or identified in the rural area. This is NOT the location for employment.

Community Character and Increased Demand for Services: Additional commercial/intensive use is not warranted at this location, where walkable access is very limited. This proposal is located at equidistance between two Rural Employment Centers (REC) that are 2 miles apart. It is also 6 miles from Kingston and 5 miles from Poulsbo. Demand for all services would significantly increase and the site will require access by car. This proposal feels like the seed of a new small town. This type of development will only encourage even more development in the future. The county should hold the line here and keep it rural.

Washington State's Growth Management Act (GMA): The GMA contains 15 Goals listed in a non-hierarchical priority. The irst two are relevant in this case. 1) Urban growth - Encourage development in urban areas, and 2) Reduce Sprawl - Reduce the inappropriate conversion of undeveloped land. The Rural Wooded zone is intended to encourage the preservation of forest uses and agricultural activities, retain an area's rural character and conserve the natural resources while providing for some rural residential use. This zone is further intended to discourage activities and facilities that can be considered detrimental to the maintenance of timber production.

Being designated as Rural Wooded in the Comprehensive Plan ensures the foreseeable use of the property. Changes to the land use are made by using a specific decision criterion

found in the Kitsap Municipal Code (KCC 21.08.070). The decision criteria states that indings and conclusions must be developed which demonstrate:

- 1. How circumstances related to the proposed amendment and/or the area in which the property afected by the proposed amendment is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;
- 2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual amendment to, the Comprehensive Plan or development regulations; and
- 3. How the requested redesignation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

The proposal does not demonstrate that the criteria have been met. Developing a response that meets these requirements is challenging and subject to strong objective reasonings. This proposal lies in the face of GMA and the Kitsap County Comprehensive Plan in that it calls for higher density and high intensity uses to be developed in an area that is zoned for Residential Wooded without justification for such a change.

Bottom line: Allowance of this reclassification request would be *contrary* to the Growth Management Act.

Opposition to this proposal is already in the record including:

- April 6, 2023, Port Gamble S'Klallam Tribe letter of opposition
- April 14, 2023, Suguamish Tribe letter of opposition
- City of Poulsbo letter of opposition

To be clear, the opposition is to the change in land use for the allowance of increased density and intensity of use in an area designated rural wooded. The Tribe does not oppose recreational ields, trails, or other recreational uses consistent with rural character. This is simply the <u>wrong</u> location. The Tribe is developing a tournament style baseball ield in the next few years that will be open for community use. As a region there are more options to address the unmet need for outdoor ields that can be ready for public use in the near future, than the current proposal-it is absolutely not the only solution.

Abbreviated Summary of PGST Concerns:

- The tribe opposes this application because it will directly afect water quality and quantity in the Gamble Creek and Gamble Bay Watersheds due to normal development impacts.
- The increased trafic, stormwater facilities, and onsite septic systems will further degrade water quality and quantity and add pollutants to Port Gamble Bay.

- Loss of forest will increase greenhouse gas emissions and lessen protection of riparian areas.
- Loss of tree canopy will increase water temperatures, decrease summer low in streams, and increase slope erosion resulting in higher water turbidity.
- The Comprehensive Plan's long-term plan for this area is Rural Wooded, it's been designated as Rural Wooded since February 15, 1999. Nothing has changed except for the property owners' desire to develop the land. This does not meet the criteria for a reclassification change.
- The proposed development is out of character with this area and is inconsistent with the Growth Management Act goals of urban growth and reducing sprawl.
- Retain this area as rural wooded or consider a process to convert it to public land, perhaps as an addition to the adjacent Port Gamble Forest Heritage Park, or a conservancy area.
- Deny this application.



31912 Little Boston Rd. NE - Kingston, WA 98346

April 6, 2023

Department of Community Development Planning and Environmental Programs 614 Division St, MS-36 Port Orchard, WA 98366

Email: compplan@kitsap.gov

Subject: Port Gamble S'Klallam Tribe Comments - Alternatives Statement for 2024 Kitsap County Comprehensive Plan Update

To Whom it May Concern,

Thank you for the opportunity to comment on the proposed alternatives for the EIS scoping for the Kitsap County Comprehensive Plan 2024 Update. The Port Gamble S'Klallam Tribe is the successor in interest to Indian bands and tribes signatory to the 1855 Treaty of Point No Point, 12 Stat. 933. The Port Gamble S'Klallam Tribe Reservation is located within Kitsap County and much of the county is within the treaty reserved rights for fishing, hunting, and gathering in usual and accustomed areas. The Port Gamble S'Klallam Tribal Council has discussed the potential and imminent impacts of development in Kitsap County to the immediate areas around the Port Gamble S'Klallam Tribal Reservation and its Usual and Accustomed Areas. To protect our tribal treaty rights, heritage, culture, and to improve the livelihood of our people, we have these comments.

The preliminary Alternative 1: No Action, Alternative 2: Compact Growth/Urban Center Focus, and Alternative 3, Dispersed Growth/Rural Jobs Focus all miss achieving the goals and policies of the Countywide Planning Policies, Vision 2050, and the Growth Management Act (GMA).

Unincorporated UGA:

<u>Context</u>: Countywide Planning Policy (CPP) UGA-4 states that all land within unincorporated Urban Growth Areas will either annex to a city or incorporate within the 20-year planning horizon. The Kingston unincorporated UGA has had adopted design standards going back to 1993. Silverdale unincorporated UGA has Zoning Density, Dimensions, and Design (KCC 17.420) standards were originally adopted in November 2013. The Silverdale UGA has expanded to nearly double its original size. These unincorporated UGAs are well past the 20-year planning horizon that requires their incorporation.

<u>Comment</u>: Discussions to incorporate should be initiated. Communities that have control of their environment are better suited to guide the type of development they want, including zoning, design standards, density, transportation options, open space, protections for the natural environment, and economic development strategies. Counties are mandated to designate, expand, or reduce UGA boundaries in consultation with cities (RCW 36.70A.110).

-

¹ United States v. Washington, 459 F. Supp. 1020, 1039 (W.D. Wash. 1978) (hereinafter Boldt II).



31912 Little Boston Rd. NE - Kingston, WA 98346

Unincorporated UGAs and the county are the same entity. This creates a conflict of interest in the development of the UGA and the UGA boundaries. The incorporation of the UGAs would elicit a formal government consultation between city and county for any change to the development standards and/or realignment of UGA boundaries, thus ensuring GMA and Vision 2050 goals and policies are more fully implemented.

This could be attributed, in part, to the number of regulations and zoning designations adopted by the county. The county has 46 Zoning Designations (identified by the on-line Zoning Map), Three Subarea Plans (two with specific design standards), three LAMRIDS, and two Community Plans. This is a total of 54 zoning districts and plans that are used to permit development in the county. The number of zoning districts related to residential development is 18. To put these numbers into perspective, the Zoning Designations each of the incorporated cities has adopted are as follows: Bainbridge Island (20), Bremerton (24), Port Orchard (21), Poulsbo (12). If the county were to release its enforcement of urban development related to unincorporated UGAs then staff would be able to focus on the zones that a county is obligated to oversee as part of the CPP, Vision 2050, and GMA (RCW 36.70A.070).

Rural Growth:

Context: Puget Sound Regional Council Certification Report for Kitsap CPP states that Policy UGA-5 should be revised to reflect a lower rate of growth in rural areas. The policy, as abbreviated, states the following, ".The distribution process should consider countywide demographic analysis, the Land Capacity Analysis, the RGS (*Regional Growth Strategies*), and the OFM (*Office of Financial Management*) projections, and it shall promote a countywide development pattern targeting over three quarters (76%) of new population growth to the designated Urban Growth Areas." This established a growth pattern of 24% of the anticipated population growth into the rural area of Kitsap County. The rural population growth rates in all counties and encourages counties to plan for even lower growth rates than contained in the Regional Growth Strategy (approximately 5%).

An analysis of the Reclassification Requests shows that 26 of the 85 applications, or 31% and 1,028 acres or 48% of the Reclassification Requests were to convert the zoning categories of Rural Protection (1 du/10 acres) and Rural Wooded (1 du/20 acres) to a much smaller Rural Residential (1 du/5 acres).

Comment: Current policies are not enough to limit population growth in rural areas. A policy change to limit residential development in rural areas should remove the Rural Residential (1 DU/5 acres) zone altogether. These changes in rural density have significant impacts on natural resources, critical areas, traffic, roads, school transportation, septic use, exempt wells, tree canopy, reliance on vehicles to meet daily needs, and many more impacts. The RR Zone is inconsistent with CPP R-1 because the conversion of a larger rural track of land to a smaller track of residential land will not preserve the rural area, rural character, protect or enhance the natural environment. It will in fact, detract from the rural character by development that removes trees, causes impacts to streams, wetlands, wildlife habitat conservation areas, and their



31912 Little Boston Rd. NE - Kingston, WA 98346

associated buffers, cause natural drainage systems to change and convert to culverts and ditches, and increase water consumption from permit exempt wells. Permit exempt wells can pull a large amount of water out of the ground with unmetered water withdrawal potentially causing reduced subsurface flow to streams and reduced surface waters that are both essential to the long term existence of salmon, a sovereign tribal treaty right. This type of development increases the number of septic system and drainage fields that are maintained by individual homeowners. The septic systems are expected to fail at the end of its service life causing widespread pollution difficult to track and an unquantified number of individual homeowners to hold accountable. Focusing residential growth in urban areas with urban services provides a single point of service from the incorporated area for water quantity and quality and a unique service provider for sewer connections and maintenance.

The RR is inconsistent with RCW 36.70A.070(5)(c)(iii) because the county is mandated to reduce the inappropriate conversion of undeveloped land into sprawling, low density development in rural areas. Conversion of larger tracks of rural land into much smaller 5-acre parcels is low density rural sprawl and does not meet this mandate.

Reclassification Requests:

Application ID 72 total acres 418.90 acres, proposes to change From Rural Wooded (1 du/20 acres) to Rural Residential (1 du/5 acres).

The Port Gamble S'Klallam Tribe opposes this application. The opposition has been provided to county staff during many meetings. PGST has been working in good faith for the coordination of the Port Gamble Forest Heritage Park design and the Master Plan for the Town of Port Gamble. The owner of these lands must first show that full development of the Historic Port Gamble Town can be completed before requesting more land for rural sprawl development. This location is within the Gamble Creek Watershed that feeds directly into the Port Gamble Bay. The watershed will be impacted by development of any kind, but most intensely impacted with a development of Rural Residential. Deny this application. The Tribe will provide more detailed comments on this application separately.

Application ID 48 total acres 41 acres, proposes to change From Rural Wooded (1 du/20 acres) to Rural Residential (1 du/5 acres).

The Port Gamble S'Klallam Tribe opposes this application. The opposition has been provided to county staff during many meetings. The tribe owns the land surrounding this application on three sides. Any development above the current allowed zone would significantly impact the Tribes' own lands, and negatively impact the natural environment and critical areas. Tribal treaty rights would be at risk with this development. Deny this application. The Tribe will provide more detailed comments on this application separately.



31912 Little Boston Rd. NE - Kingston, WA 98346

• Application 36 total acres 20.01, proposes to change From Rural Residential (1du/5 acres) to Urban Restricted (1-5 du/acre).

The Port Gamble S'Klallam Tribe opposes this application. The request is for urban development outside a UGA. This site is already under a Preliminary Plat process to cut out a 5 acre parcel and leave a 15 acre parcel. This site is the location of a number of wetlands and streams. Development on this site would significantly impact natural resources and critical areas as well as have other infrastructure impacts. Deny this application.

Culvert Removal:

<u>Context</u>: The Tribe's sovereign treaty rights are tied directly to the historic abundant availability and access to fish. Development activities that restrict fish access to spawning grounds and damage the water quality and quantity have placed many culturally significant fish species such as the Chum, Coho, Steelhead, and Chinook on the enlisted or endangered species list. The fish are in such low numbers that harvest has been restricted and severely limited to such an extent that livelihoods and the Tribe's historic and cultural practices are endangered. One of the many solutions to this issue related to the removal of fish passage barriers on fish bearing, potentially fish bearing, and non-fish bearing streams.

<u>Comment</u>: Include fish passage barrier projects, culvert removal projects, and stream habitat enhancement projects as a high priority goal and policy throughout the Comprehensive Plan Elements including Land Use, Natural Environment, Critical Areas, Public Utilities, Transportation, Housing, Open Space, Timber Harvest, Mining, etc.

Stronger Critical Area Protections:

<u>Context</u>: No Net Loss has been shown to be ineffective in protecting the ecological function of critical areas. This is evidenced by the fact that surface waters are more impacted by pollution, higher water temperature, lower flows in the summer, and an overall degraded habitat for fish and wildlife that rely on these waters and habitats to survive. Net Ecological Gain is a term and policy that is gaining momentum by the state legislature and may soon be the standard for development in areas that include or are affected by critical areas and shorelines. Stronger protection for critical areas by the use of buffers and has been an established policy for the county, but again, stronger policy changes such as Site Potential Tree Height could go much further in the protection and enhancement of critical areas.

<u>Comment</u>: Include Net Ecological Gain goals, policies, and regulations for development in areas that include or are within 300 feet of a critical area or shoreline jurisdiction. Include Site Potential Tree Height as a standard for defining critical area buffer widths.

Managed Retreat from Shorelines and Flooding Areas:



31912 Little Boston Rd. NE - Kingston, WA 98346

Context: Some areas of the county are being impacted by sea level rise and rising water tables. The residence of Point No Point (Hansville) experienced (and are still experiencing) significant flooding from King Tides and high-pressure weather events in November and December of 2022. Flooding was so significant that large sandbags are still in place four months after the events took place. Washington State Department of Ecology is tasked with carrying out policies that help slow the causes of climate change and support communities already impacted by its effects. Some of the measures to support communities include relocation, managed retreat, and protect-in-place among many other policy changes. The historic location of tide waters, estuaries, and streams in this area indicate that development in this area was challenging and required extreme manipulation of the environment to create land and infrastructure for the development that is there today. This information, in addition to the estuary restoration proposal and tide gate removal for the habitat enhancement for listed and endangered salmon already underway result in policy decisions that relocate homes away from this area.

<u>Comment</u>: Develop policies that protect high risk properties from being impacted by a high tide and/or flooding event by rezoning the area to a natural restoration designation, policies to slowly buy back high-risk properties and restore the ecological function of those areas, implement amortization schedules to have property vacated within a specific amount of time. Over time these restored areas that were once high risk to county residents will once again be prime habitat for forage fish, estuaries for juvenile salmon, retain excess flood waters, filter excess water, and prevent future flooding of other areas.

The Tribe provided the following comments earlier in the Comprehensive Plan Update process. These are important to the Tribe and are summarized as follows:

- Include policies for climate change, mitigation, and adaptation.
 - O Washington State enacted limits on greenhouse gas emissions and a statewide goal to reduce annual per capita vehicle miles traveled for light-duty vehicles. PGST agrees with the findings from the Kitsap County Communitywide Geographic Greenhouse Gas Emissions Puget Sound Regional Emissions Analysis by the Cascadia Consulting Group dated August 2022 and encourage the use of this resource in the EIS scoping and alternative development to meet greenhouse gas reduction targets.
 - Analyze the impacts of climate change on the natural and built environments from events such as increased storm intensities, increased heat events, and sea level rise.
- The Tribe supports the assessment of environmental impacts on all areas listed in the EIS Scoping Notice, with the addition of the SEPA Checklist topics of energy and natural resources, noise, and recreation. Within the natural and built environment, we specifically suggest that the county assess the proposal's impacts on the following: tree canopy, fish and wildlife habitats including salmon habitat, acceleration of fish passage

31912 Little Boston Rd. NE - Kingston, WA 98346

barrier removal and the added habitat that would create for salmon American Indian treaty rights, and cultural and historic sites and structures. Measures to mitigate any adverse environmental impact should be identified in the EIS.

- Growth strategy to include density increases in regional centers, but also explore a range of different levels of integration between residential and commercial uses. Mixed use typologies should include home-based businesses, comer stores with housing above, essential service facilities, live-work units, pop up businesses and food truck spaces.
- Recommend analysis of no further expansion of any UGA's and of reduction of some UGA's such as Silverdale and Kingston until incorporation.
- Analysis of ground water quantity and quality should be included. Is there enough water to support the additional population and job growth? Can Kitsap County ensure that Tribal senior water rights will not be impacted?
- PGST is concerned about the capacity for wastewater treatment and the heavy use of septic tanks for more rural development. Include analysis of environmental impact of septic tank use for development.
- Shoreline development with hard armoring and the allowance of rebuilding hard armoring/bulkheads, etc., have a negative effect on beach value and ecological function and reduce the habitat necessary for forage fish to spawn and rear. Forage fish are a significant food source for salmon. This could be a good opportunity to evaluate Net Ecological Gain. Consider effects of new development, redevelopment, and net ecological gain on the shoreline in the EIS and include mitigation for this impact in the EIS.
- Have you considered adding a Critical Area Alternative that moves development and development impacts, such as road, construction, housing, etc., away from all fish bearing and non-fish bearing streams, habitats used for salmon rearing and spawning, and all critical areas?

Should you have any questions, please contact Marla Powers at the email/phone number below.

Marla Powers, Environmental Planner, Natural Resources Department (360) 297-6292

mpowers@pgst.nsn.us

Thank you for the considering our comments.

Sincerely,

Jero Sullivan, Chairman Port Gamble S'Klallam Tribe From: <u>Christine Rolfes</u>
To: <u>Comp Plan</u>

Subject: Fw: Kingston Family"s Letter of Support for Raydient Rezone

Date: Tuesday, June 10, 2025 12:05:50 PM

From: Andrea Mojzak <andrea.mojzak@gmail.com>

Sent: Tuesday, June 10, 2025 11:56 AM

To: Oran Root <ORoot@kitsap.gov>; Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters

<KWalters@kitsap.gov>

Cc: Andrew Dempsey <bubble>bubdempsey@gmail.com>

Subject: Kingston Family's Letter of Support for Raydient Rezone

You don't often get email from andrea.mojzak@gmail.com. <u>Learn why this</u> is important

Mojzak-Dempsey Family

27184 Washington Blvd NE

Kingston, WA 98346

Subject: Support for Raydient Rezone and vision of North Kitsap United

Dear Commissioners Orin Root, Christine Rolfes and Katie Walters

We are writing to express our strong support for the proposed Raydient rezone and the North Kitsap United vision for Raydient's property along Stottlemeyer Rd. As residents of North Kitsap County (Kingston) we believe this project presents a unique opportunity to enhance our community's quality of life through expanded recreational, wellness, and family-oriented amenities. Currently, our family drives 40 minutes each way to Silverdale to access our closest YMCA and public pools to make sure everyone in our family learns to swim.

The North Kitsap United project aims to create a centrally located sports and recreation complex, including a YMCA, outdoor fields, courts, and open spaces that will serve as a hub for health, wellness, and community engagement. By utilizing lot clustering, the project would preserve significant open space while allowing for responsible residential development. This thoughtful approach ensures that our growing community has access to much-needed recreational facilities while maintaining the natural beauty of our surroundings.

The benefits of this project extend beyond individual families. It will provide a gathering

place for residents of all ages, foster community connections, and encourage active lifestyles. Additionally, its proximity to the Port Gamble Forest Heritage Park will further integrate outdoor recreation opportunities, making North Kitsap a model for sustainable and community-driven development.

We urge you to support the Raydient rezone and the North Kitsap United vision, as it aligns with the needs and aspirations of our changing community. Investing in this project will create lasting benefits for current and future generations.

Thank you for your time and consideration. We appreciate your leadership in shaping the future of North Kitsap, and I look forward to seeing this vision come to life.

Sincerely,

Andrea Mojzak, Andrew Dempsey, Margaret Dempsey (age 5), and Kate Dempsey (age 2)

 From:
 Christine Rolfes

 To:
 Comp Plan

 Subject:
 Fw: NKU

Date: Tuesday, June 10, 2025 12:17:26 PM

From: John Willett < johnwillett@embargmail.com>

Sent: Friday, June 6, 2025 9:35 AM

To: Christine Rolfes <CRolfes@kitsap.gov>; Oran Root <ORoot@kitsap.gov>; Katie Walters

<KWalters@kitsap.gov>

Cc: 'John Willett' < johnwillett@embarqmail.com>

Subject: FW: NKU

Commissioners Rolfes, Walters and Root,

I understand that Kitsap DCD will be making recommendations on a Zoning Change for Jon Rose and Raydient Properties ask for the 400 acres on Bond road from their Rural Wooded Zoning to Rural Residential.

As I wrote Jon last year, there are alternatives that would serve the community and him much better, without opening Pandora's Box to other Zoning changes by others that are outside any UGA and undoing the constraints and intent of the GMA.

Please review my comments to my friend Jon below and add them to comments against Jon's request to change the 400 acre parcels zoning to Rural Residential.

And, in the future, after validating DCD denial of the zoning change, please entertain the idea of adding those 400 acres to our Port Gamble Heritage Park.

Thank you and Happy Trails to you,

John Willett

Kitsap Parks Forest Board Co-Founder

North Kitsap Trails past president and Co-founder/planner of the STO

Kitsap Water Trails Co-Founder and planner

Kitsap Forest and Bay Coalition Co-Founder

Kitsap County Non Motorized Facilities CAC Co-Founder

John Willett and Associates Custom Home Builder/Designer/Planner/Developer retired

From: John Willett [mailto:johnwillett@embarqmail.com]

Sent: Thursday, January 25, 2024 10:22 AM

To: 'Jonathan Rose'

Cc: kitsapcommissioners@kitsap.gov; 'John Willett'

Subject: NKU

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. There is also a 9 acre parcel up for sale for some time on Miller road right between Arness Pit and the Miller Bay Heritage Park parking lot. It used to be a motorcycle dirt track and is pretty level. 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

From: <u>Christine Rolfes</u>
To: <u>Comp Plan</u>

Subject: FW: Stottlemeyer rezoning decision by the Kitsap County Commissioners

Date: Tuesday, June 10, 2025 8:12:56 AM

From: Carol Kaufman <carolkaufmandesign@earthlink.net>

Sent: Tuesday, June 10, 2025 6:01 AM **To:** Christine Rolfes < CRolfes@kitsap.gov>

Subject: Stottlemeyer rezoning decision by the Kitsap County Commissioners

You don't often get email from <u>carolkaufmandesign@earthlink.net</u>. <u>Learn why this is important</u>

Dear Commissioner Rolfes,

It is my understanding that a decision will be made regarding the Stottlemeyer rezoning issues on June 23 by the Board of Commissioners.

I am against the rezoning efforts by Raydient.

There is solid rejection based on on Kitsap County's own "Rural and Resource Lands Survey"

- Only 27% of respondents support allowing more housing in rural zones.
- 71% prefer concentrating growth in existing towns and urban growth areas. Residents support growth where infrastructure already exists, not in rural landscapes.
- 87% of respondents believe maintaining Kitsap County's rural look and feel is important.
- 82% support policies to protect rural open spaces, agricultural land, and scenic areas.
- -There is strong consensus that preserving the county's rural identity should guide planning

decisions.

Please reject Raydient's request.

Sincerely, Carol Kaufman



PHONE (360) 598-3311 Fax (360) 598-6295 http://www.suguamish.nsn.us

SUQUAMISH INDIAN TRIBE

PO Box 498 Suquamish, WA 98392-0498

SENT BY ELECTRONIC MAIL

June 6, 2025

Kitsap County Board of Commissioners 614 Division St. MS – 4 Port Orchard, WA 98366 kitsapcommissioners@kitsap.gov

RE: Suquamish Indian Tribe's objection to pending rural reclassification requests

The Suquamish Indian Tribe (Tribe) has reviewed the proposed rural residential rezone applications that are up for review by the Kitsap County Board of Commissioners. The Tribe has historically opposed site-specific rezones in rural areas, in an effort to preserve natural resources and habitats that the Tribe and its citizens depend on. The Tribe is particularly concerned by the rezone proposal by North Kitsap United. The specific concerns were communicated with the County via an email on May 27, 2025.

As noted in the Tribe's comments submitted on the "Draft Land Use Alternatives" in the Draft Environmental Impact Statement (DEIS) and supporting documents for Kitsap County's 2024 Comprehensive Plan Update:

"The Tribe (1) does not support the rezoning of rural protection parcels to more intensive uses; (2) believes growth should be accommodated within the existing UGA and only when that is filled should it be expanded; (3) the UGA should not include riparian areas such as Grovers and Chico creeks to protect groundwater recharge; and (4) though not currently identified, does not support increased density within the Suquamish LAMIRD." Others, such as the City of Poulsbo have expressed opposition to upzoning large parcels of rural land outside of the UGA. In a letter dated November 6, 2023 (attached) and entitled "EIS Alternative, City of Poulsbo Opposition to Alternative 3 rezone request" the City of Poulsbo states its "Strong opposition to the rezone application submitted by Jon Rose (aka Raydient) for the vacant, 413.9 acres located off of and north of Bond Road, which seeks to change the zoning designation from Rural Wooded (RW) to Rural Residential (RR) (aka Reclassification Request #72)". The Tribe concurs with the City of Poulsbo's statement "Upzoning land outside of UGAs runs counter to the fundamental purpose of the GMA and undermines the careful planning and thoughtful development that the Act seeks to achieve."

June 6, 2025 2 | P a g e

The Tribe is opposed to the rezoning/upzoning of rural protection, rural wooded/resource lands, urban restricted parcels, and parcels from rural to urban (effectively a piecemeal approach to UGA expansion). The rezoning of rural wooded/resource lands to residential has the potential to dramatically increase the density in rural areas which is counter to the intent of the GMA (Growth Management Act). Kitsap County's GMA review, should be focused on protecting natural resource production activities and natural resources/ecosystems by avoiding interference from incompatible land uses, such as residential housing. Maintaining a variety of lot sizes in the rural areas should be emphasized. Currently all properties could be subdivided to a minimum of 5 ac. Rural areas need to also include 10 and 20 acre parcels.

One of the GMA's fundamental principles is that "urban areas are to be characterized by urban growth and rural areas are not." Bremerton I, 1994 WL 903165 at 15. The UGA boundaries preserve this distinction, with urban densities and uses on one side and rural densities and uses on the other. The GMA permits clustering in rural areas, but only if the clusters: "accommodate appropriate rural densities and uses that are not characterized by urban growth and are consistent with rural character." RCW 36.70A.070 (5)(b). To accommodate appropriate rural densities, the land must retain its "rural character" after application of clustering and bonus density provisions. Thus, a cluster of three or four homes might fit into a rural setting. However, a subdivision of 25 or more homes crosses the line from protecting rural character to promoting urban like densities. A "100-acre residential community", increasing density from 20-80 clustered homes, belongs in an urban area.

Increasing the rural housing densities will also increase the need for inappropriate levels of community infrastructure in the rural area. Schools, libraries, churches, transit, road maintenance, available commercial and retail opportunities as well as other public amenities should be located near the majority of the population (in UGA's). These densification projects require urban services and extending services to projects located in the rural areas is not only expensive but contrary to the GMA. Allowing these developments and expensive service extension requirements also dramatically increases costs to the public.

Additionally, this is counter-productive to the County's aspiration to reduce sprawl. As per the Countywide Planning Policies the final growth target urban/rural split is 83% urban and 17% rural. Currently the County is working towards 76% urban and 24% rural. Unfortunately, there is still work to be done as the current rate is 71% urban and 29% rural. This is contrary to the Growth Management Act, PSRC Vision 2050, the Countywide Planning Policies, the County's Comprehensive Plan and previous Growth Management Hearings Board decisions.

For years we have discussed the issue of the large number of non-conforming lots in the rural areas - lots that the County currently allows to be developed in addition to new development that is occurring in the rural areas. Thus, any additional allowed growth in the rural area has the potential to result in threats to rural character and result in sprawl in the county's rural areas.

June 6, 2025 3 | P a g e

In 2004 the County approved Resolution No. 2004-158 in response to the Growth Management Hearings Board directive "to identify and implement reasonable measures". As a result, the Tribe dismissed its appeal of the Bremerton II GMHB decision. The Tribe's appeal was primarily a result of the Tribe's concern that the majority of new residential growth was not going to existing Urban Growth Areas as shown by the County's 2002 Buildable Lands Analysis Report. Resolution No. 158-2004 was a commitment to take additional steps (reasonable measures) to address diverting more residential growth into existing UGAs to avoid urban sprawl in rural areas and protect Tribal trust resources

(<u>https://www.kitsap.gov/dcd/PEP%20Documents/BLR_2007_Appendix_C.pdf</u>). Unfortunately, since then the county has eliminated most of the reasonable measures that were implemented and the pendulum is swinging the other direction and we are headed back where we started.

The need for additional residential, commercial and industrial lands should be determined using population, employment forecasts and market assessments to identify the need. If Kitsap County does not yet have a defined need it is recommended that the County wait until the need arises before proceeding with the proposed rezones.

For the reasons stated above the Tribe maintains their objection to site specific rezones. Please keep us informed of project status and any relevant project related actions. It is in the spirit of our long-standing relationship the Suquamish Indian Tribe requests the County consider the site specific rezone requests for what they are: a request for the County to facilitate the wants of a handful of individuals without a full comprehensive evaluation of the consequences and impacts of those requests.

Thank you.

DocuSigned by:

F19A5D9A5D7A4A4...

Leonard Forsman, Chairman Suquamish Indian Tribe

cc: Scott Diener, Kitsap County Planning and Environmental Programs Manager Kendra Martinez, Suquamish Tribe Legal Counsel Alison O'Sullivan, Suquamish Tribe Ecosystem Recovery Program Manager From: <u>Christine Rolfes</u>
To: <u>Comp Plan</u>

 Subject:
 Fw: 6.9.2025 BOC Thank You

 Date:
 Thursday, June 12, 2025 6:47:43 AM

From: April Ryan <aprilryan@mac.com>

Sent: Wednesday, June 11, 2025 12:47 PM

To: Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root <ORoot@kitsap.gov>; Rafe Wysham <RWysham@kitsap.gov>; Colin Poff <CPoff@kitsap.gov>;

Heather Cleveland < HCleveland@kitsap.gov>; Scott Diener < SDiener@kitsap.gov>

Subject: 6.9.2025 BOC Thank You

Commissioners and County staff,

We all attended Monday's thoughtful and well-prepared presentation, analysis, and decision regarding the rural rezone requests. We recognize and appreciate that the staff followed a process working within the GMA, Puget Sound Vision 2050, and Kitsap Comp plan framework.

You have taken the environmental and social challenges our County is facing seriously. The shift toward an emphasis on urban density is not easy for people who have been accustomed to sprawl into rural areas. We appreciate that you are considering the health of the entire county, including all the people here now and in the future, as well as the whole ecosystem. We commend your June 9 decision and fully support its confirmation on June 23. Thank you for providing this transparent decision-making process.

Martha Burke
Betsy Cooper
Wayne Gulla
Doug Hayman
Lisa Hurt
Beth Nichols
David Onstad
Beverly Parsons
April Ryan
Robin Salthouse
Ben Strobel
Margaret Tufft

From: Heather Cleveland

Sent: Friday, June 13, 2025 4:10 PM

To: Comp Plan

Subject: FW: Number of currently undeveloped lots in rural

Heather Cleveland, AICP

Long Range Planner

Kitsap County Department of Community Development Your Partner in Building Safe, Resilient, and Sustainable Kitsap County Communities!

(360) 337-5777 Kitsap.gov/DCD/

-----Original Message-----

From: betsycooper1@gmail.com <betsycooper1@gmail.com>

Sent: Thursday, June 12, 2025 12:05 PM To: Scott Diener <SDiener@kitsap.gov>

Cc: Heather Cleveland < HCleveland@kitsap.gov>

Subject: RE: Number of currently undeveloped lots in rural

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Hello Scott,

Thanks for getting back to me so quickly. I understand the you all have a lot on your plate. Just thought if it was available or relatively doable with the parcel map tools it could be very useful sooner rather than later.

All the best,

Betsy

-----Original Message-----

From: Scott Diener <SDiener@kitsap.gov>
Sent: Thursday, June 12, 2025 11:14 AM
To: Betsy Cooper <betsycooper1@gmail.com>
Cc: Heather Cleveland < HCleveland@kitsap.gov>

Subject: RE: Number of currently undeveloped lots in rural

Betsy:

We are actively talking about this now. It is a larger lift and it may be something we can get started this year. It is definitely on the radar, but I do not want to suggest when just yet.

Thank you for the thoughtful comments. I will pass these on.

Regards,

Scott Diener
Planning Manager
SEPA Responsible Official
Kitsap County Department of Community Development
360-536-5452

Your Partner in Building Safe, Resilient, and Sustainable Kitsap County Communities!

Kitsap.gov/DCD

SIGN UP HERE FOR DCD NEWS UPDATES

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.

----Original Message-----

From: Betsy Cooper < betsycooper1@gmail.com>

Sent: Thursday, June 12, 2025 11:06 AM

To: Scott Diener <SDiener@kitsap.gov>; Heather Cleveland <HCleveland@kitsap.gov>

Subject: Number of currently undeveloped lots in rural

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Hi Scott,

After the Monday discussion and direction by the BOC about residential rural requests you and I chatted a bit and I asked if DCD has information about the number of 'undeveloped' or, said another way, the number of rural lots currently available for residential development.

The answer to this question is important for several reasons but particularly now since I am hearing folks uninformed and not looking closely at rural lands info saying things like "well the county is shutting down development in the rural!"

While clearly the rejection of these current rezone request are not doing that, some like to think and say it is.

So I wanted to ask if could do that GIS analysis, if it has not already been done, to give some factual data on:

- 1) how many rural lots are currently "undeveloped" and
- 2) how many of these lots are present in the North, Central, and South.

If this analysis results in the number I suspect it might, this may be useful to illustrate to Commissioners Root that his district has many lots currently available. For people in the North that are currently felling they have been affected by the rezone direction, that there are many lots here as well.

So I hope you will consider this request and share the results as soon as you can. Sometimes 'planning speak' about capacity can be conveyed so much better with some basic numbers that people can readily understand.

Thank you, Betsy Sent from my iPhone You don't often get email from chiaraloveswater@gmail.com. <u>Learn why this is important</u>
[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK**on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

My family has called rural Kitsap County home for four generations—though that history is short compared to the deep, ancestral roots of our Indigenous neighbors, the Port Gamble S'Klallam Tribe and the Suquamish Tribe, who have stewarded these lands since time immemorial. Still, even within my own lifetime, I've witnessed drastic changes in the health of our nearshore ecosystems, forests, and wildlife populations.

I grew up in rural Kingston, where wildlife was once abundant and part of everyday life. My family is lucky enough to live on five acres, most of which is protected wetland that serves as a refuge for deer, birds, amphibians, and other species—just above downtown Kingston. Wetlands like this are disappearing quickly. In fact, Kitsap County has already lost more than 60% of its historical wetlands due to development.

I don't want to see any more of Kitsap paved over than absolutely necessary. What we need is smart, sustainable housing—specifically, multi-family apartments and affordable, buyable condo-style units in walkable town centers like downtown Kingston. Let's prioritize infill, mixed-use zoning, and building up—not out—before contributing further to suburban sprawl that endangers our ecosystems and quality of life.

Though I now live in Alaska, my family still calls Kitsap home—my dad and stepmom live in Kingston, and my mom lives in Suquamish. Like many in our community, we believe housing is a human right, but sprawl is not the answer.

My dad is a General Contractor, and I am too—through my company, People's Hít (which means "house" in the Tlingit language) Construction. We believe in housing and are doing everything we can to combat the housing crisis. But we also believe that development must be thoughtful, place-based, and sustainable.

Sincerely, Chiara Girl in a tree

Sent from my Verizon, Samsung Galaxy smartphone Get Outlook for Android

From: Kenneth Paul <greatpyr72@gmail.com> **Sent:** Thursday, June 12, 2025 5:53:13 PM

To: Colin Poff < CPoff@kitsap.gov>

Subject: NKUP

You don't often get email from greatpyr72@gmail.com. Learn why this is important [CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Dear Colin:

I write to you in opposition of the North Kitsap United Project. The project is a significant step towards converting Kitsap County into King County. The construction alone would be environmentally injurious to North Kitsap. Additionally, the road network would require an extensive — and expensive — expansion. Furthermore, the population growth and ensuing congestion is not in the county's best interest.

As a regional planner, you know better than anyone what the related long term impacts are. They are both fiscally and quality-of-life damaging. I also assume you both understand and concur with our desire to preserve North Kitsap's freedom from the congestion and growth that have come to define western Washington.

In closing, please oppose this unnecessary, expensive, and community clogging measure.

All the very best, Ken Paul Hansville



Rezone requests

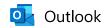
From Danna Olsen <olsenteam1@msn.com>
Date Fri 6/13/2025 6:41 AM
To Comp Plan <compplan@kitsap.gov>

[You don't often get email from olsenteam1@msn.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Just let us stay rural please. Don't allow more apartments and houses to be built in areas that people live and purchased so they could have acreage and live in peace and privacy.

Sent from my iPad



RE: Rural Residential Rezone Requests – Upcoming June 23 Meeting

From Heather Cleveland < HCleveland@kitsap.gov>

Date Fri 6/13/2025 4:00 PM

To Doug Skrobut <dskrobut@gmail.com>; Comp Plan <compplan@kitsap.gov>

Hello Doug,

Received, thank you.

Sincerely, Heather Cleveland



Heather Cleveland, AICP

Long Range Planner
Kitsap County Department of Community Development

Your Partner in Building Safe, Resilient, and Sustainable Kitsap County Communities!

(360) 337-5777 Kitsap.gov/DCD/

From: Doug Skrobut <dskrobut@gmail.com>

Sent: Friday, June 13, 2025 9:47 AM

To: Heather Cleveland < HCleveland@kitsap.gov>; Comp Plan < compplan@kitsap.gov>

Subject: Re: Rural Residential Rezone Requests - Upcoming June 23 Meeting

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Heather;

Thank you for the email. I will be traveling on June 23rd and not available to make public comments. I have provided additional information about the McCormick Land Company application below:

The property (tax parcel # 192301-4-022-2003) has been used for small-scale commercial \ light industrial use since the 1960s. The property is located on Lake Flora Road (with two existing access points) just west of the Trophy Lake Golf Course and just east of the roundabout at the Sunnyslope \ Lake Flora Rd \ JM Dickenson intersection. This rezone request is the latest in a series of requests going back to the 1990s for the county to bring the property into a conforming status.

A rezone to a conforming status would allow us to plan for the future of the property and make additional investment in the property. As it is now, we are in limbo given the uncertainty of

obtaining financing, the ability to make modifications to the existing structures, etc. Additionally, we need the ability to plan for the future in order to meet the ever increasing costs of ownership (utilities, insurance, etc).

We do not have a firm development plan in mind. We are willing to work with County staff to understand if Rural Industrial or if Rural Commercial would be the most appropriate zone classification, and if there are any sort of enhanced buffers or other development standards that may be appropriate. We do not propose and an urban level of services for the site.

This property is outlined in purple below:



Sincerely,

Doug Skrobut
President, McCormick Land Company

On Tue, Jun 10, 2025 at 7:05 PM Heather Cleveland < HCleveland@kitsap.gov> wrote:

Greetings, Rural Reclassification Request Applicants,

I'm writing to share an update following the June 9, 2025, Board of Commissioners briefing, where the Board reviewed staff's initial summary and recommendation of all 17 rural reclassification requests submitted as part of this year's docket process.

During the June 9 briefing, the Board took two separate votes. First, they agreed to move forward three employment-focused (rural commercial and industrial) requests for additional review. Then, in a 2-1 vote, the Board directed that a resolution be prepared to revise the docket to remove all 14 residential rezone requests for the June 23 meeting.

APP-ID	Applicant	Request
Residential Requests		

2 & 3	Christiansen	Remove from Docket and no further
		review
4	Wixson	Remove from Docket and no further
		review
6	Skrobut-Hooker	Remove from Docket and no further
		review
9	Zegstroo	Remove from Docket and no further
		review
17	Axe	Remove from Docket and no further
		review
25	Hubert	Remove from Docket and no further
		review
45	Rallis	Remove from Docket and no further
	, tame	review
48	Anest	Remove from Docket and no further
	7 11001	review
63	SW Kitsap/North Bay	Remove from Docket and no further
	ov rasaprivorar bay	review
64	SW Kitsap	Remove from Docket and no further
	ow moup	review
65	Overton	Remove from Docket and no further
	Verteri	review
67	Overton	Remove from Docket and no further
	Overton	review
72	Raydient	Remove from Docket and no further
	raydient	review
74	 Edwards	Remove from Docket and no further
	Edwards	review
<u> </u>		leview
Rural Co	mmercial/Rural Industrial Re	equests
57	Moran et al.	Stay on docket - more review needed to
		make a recommendation
6	Skrobut	Stay on docket - more review needed to
		make a recommendation
66	Stokes/Campbell	Stay on docket - more review needed to
		make a recommendation

A revised docket reflecting the proposed removal will be presented at the June 23 meeting for formal action.

Why This Is Happening

In staff's initial evaluation, the Department of Community Development (DCD) found the residential rezone requests conflicted with most or all of the general review criteria in code (KCC 21.08.070.A). Staff also concluded that the combined impact of the residential requests—potentially allowing 135—140 new units—does not align with Kitsap County's Comprehensive Plan policies and established growth targets, which focus on rural growth limits and encourage development in designated urban areas.

Visit the Year of the Rural project <u>webpage</u> "Rural Land Use Reclassification" section to review the Reclassification Request documents: Staff Memo, Initial Review Matrix, and Initial Review Summary Staff Report.

Public Comment

The Board will consider final action on the revised docket at their regular business meeting on Monday, June 23, 2025 at 10:00 a.m. We encourage you to submit comments and/or provide verbal testimony during this meeting.

To ensure your written comments are included in the official comment summary shared with the Board, please submit them by **Friday**, **June 20 at 10:00 p.m.**

How to Submit:

- Email your comments to <u>compplan@kitsap.gov</u>
- All comments will be shared with the County Commissioners, however, you can email them directly at <u>kitsapcommissioners@kitsap.gov</u>
- Include the name of your application in the subject line

Important Notes

- If you submitted comments after June 2, 2025, they have been received and do not need to be resubmitted.
- If, after June 23, your request is **removed from the docket**, it will not move forward and will receive no further review.
- Requests that **proceed for additional review** are not approved or denied at this time. Final decisions on those applications will be made **at the end of the year**, following further analysis and public review.

If you have any questions about this update or the upcoming meeting, please don't hesitate to reach out to me, hcleveland@kitsap.gov, or Colin Poff, cpoff@kitsap.gov.

Sincerely, Heather Cleveland



Heather Cleveland, AICP

Long Range Planner

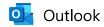
Kitsap County Department of Community Development

Your Partner in Building Safe, Resilient, and Sustainable Kitsap County Communities!

(360) 337-5777

Kitsap.gov/DCD/

Doug Skrobut Cell 206-419-0867



remove rural requests

From marg deford <deford@embarqmail.com>Date Fri 6/13/2025 6:38 AMTo Comp Plan <compplan@kitsap.gov>

You don't often get email from deford@embarqmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I live in an area of Poulsbo outside the city limits. It is a 2- and 1/2-acre property on a small lane. We purposely bought in the woods for peace and quiet. We are on a shared well and we all pay for road maintenance. Deer, bear, and coyote are regular visitors here.

The amount of traffic we have now makes it hard to get from our gravel road to the highway. Also, since we are on a shared well, water is a concern.

Please don't change the rules now. I grew up in Kitsap County and would like us to preserve some of our rural nature.

Sincerely,

Margaret DeFord

You don't often get email from sdianewhittington@gmail.com. Learn why this is important [CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I was happy to hear the results of the last meeting 2-1 vote to not consider any of the rezoning requests. The Year of the Rural days is what we all agree, we want to keep North Kitsap rural and have slow growth plans. 1-20 acres is appropriate for the Port Gamble Heritage Park area and along 104 and Bond Road zoning. Our groundwater supply is of grave concern and keeping the water along Gamble Creek and Gamble Bay clean for the People and Salmon are of upmost importance.

The Rayident /Rose signs and meeting information are misleading people and a bit deceitful, in my opinion . I attended 2 meetings this year and heard conflicting stories at each .

Thanks for reading and thanks for the decision to not consider the rezoning requests. Susan Whittington

Poulsbo

You don't often get email from wandamenees@meneesrealtygroup.com. <u>Learn why this is</u> important

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Dear Commissioners Walters and Rolfes

It is obvious that the commissioners do not listen to their constituents with the support that supported the NKU rezone. The support from the community and the wishes of the citizens were certainly not taken into consideration. For Raydient to want to give 100 acres for recreation for a YMCA and recreational opportunities is unprecedented. The lack of housing county wide would also seem to be a good reason to have affirmed the rezone. North Kitsap has suffered from years of lack of support from the County. We owned and operated a business there in 1984 through 1996 and owned the commercial property until 2022. Lack of services provided for youth, seniors, and recreational opportunities was the norm. The county is now in a budget shortage despite the property taxes we have all seen increase by the mandating of the State to bring all assessed values up to the market value. The Assessor has done a great job of that task. I sat on the Commissioners Board of Equalization for 3 years until my husband was diagnosed with state 4 cancer. I know what people are paying in taxes for their properties. If the County cannot balance the budget they have no right denying opportunities that would not have cost them money but would have helped to increase revenue with additional homes. The permit fees alone are staggering and the time it takes for anyone to receive a permit from the county is not only outrageous it is criminal. Thank you to Oran Root for being the dissenting vote and standing up for the community and I hope Commissioner Rolfes and Walters you will reconsider your position on the 23rd of June.



WANDA MENEES

Managing Broker Infinity Real Estate LLC





C: <u>(360) 731-8393</u>





https://www.meneesrealtygroup.com/





View Homes for Sale

You don't often get email from celiamcmartin@hotmail.com. Learn why this is important [CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I agree with the recommendation to table/deny the 17 requests. the need for affordable housing is not addressed by any of these. the character and sensitivity of the environment is paramount to my way of thinking. thank you for the two commissioners for listening to the study presentation.

Get Outlook for Android



Comments on revised docket removing all rural residential reclassification requests

From Tim Trohimovich <Tim@futurewise.org>

Date Sun 6/15/2025 3:13 PM

To Comp Plan <compplan@kitsap.gov>

Cc Susannah Spock <susannah@futurewise.org>

2 attachments (156 KB)

Outlook-vg0bhzww; 2025-06-16 FW Comments to BOCC Rural Residential Rezone Requests.pdf;

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Dear Staff and Commissioners:

Enclosed pleas find Futurewise's comments on the revised docket removing all rural residential reclassification requests for the June 23, 2025, Board of County Commissioners public hearing. Thank you for considering our comments.

Please contact me if you require anything else.

Tim Trohimovich, AICP (he/him) Director of Planning & Law



Futurewise 1201 3rd Ave #2200, Seattle, WA 98101 (206) 343-0681 tim@futurewise.org

futurewise.org

connect: 2 8

Futurewise

1201 3rd Ave Suite 2200, Seattle, Washington 98101

futurewise.org

June 16, 2025

The Honorable Christine Rolfes The Honorable Oran Root The Honorable Katie Walters Kitsap County Commissioner's Office 614 Division St. MS - 4 Port Orchard, Washington 98366

Dear Commissioners Rolfes, Root, and Walters:

Subject: Comments on the revised docket removing all rural residential

reclassification requests

Sent via email to: compplan@kitsap.gov

Thank you for the opportunity to comment on the revised docket removing all rural residential reclassification requests. Futurewise strongly supports removing all rural residential reclassification requests as they are inconsistent with the Kitsap County Comprehensive Plan.

Futurewise works throughout Washington State to support land-use policies that encourage healthy, equitable and opportunity-rich communities, and that protect our most valuable farmlands, forests, and water resources. We have members across Washington State including Kitsap County.

Futurewise agrees that the 14 rural residential rezone requests are inconsistent with the Kitsap County Comprehensive Plan. Land Use Policy 17.6 provides "[c]onsistent also with Land Use Goal 14- Direct development to UGAs, limit rural growth rates by focusing growth with the Urban Growth Areas." Adding 135 to 140 additional residential units across rural Kitsap County is inconsistent with this policy.

The comprehensive plan explains that:

designated Urban Growth Areas (UGAs) are intended to accommodate at least 76 percent of the 20-year planning period's population growth, based on official population forecasts adopted by the Washington State Office of Financial Management (OFM). The

¹ Kitsap County Comprehensive Plan 2024 p. 7 1.

Comments on the revised docket removing all rural residential reclassification requests
June 16, 2025
Page 2

existing urban/rural percentage split is 71 percent urban and 29 percent rural per the 2020 Buildable Lands Report (BLR). In 2022, Kitsap County re-adopted residential growth projections through 2044 integrating the 76 percent urban/24 percent rural objective.²

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.³ While this was an improvement over the past years, it shows that Kitsap County faces significant challenges in reducing rural growth to 24 percent of the county's residential growth. Increasing rural capacity will make it even more difficult to the meet the county's adopted rural growth objective.

Reducing rural growth will save taxpayers and ratepayers money. In a study published in a peer reviewed journal, Carruthers and Ulfarsson analyzed urban areas throughout the United States including Kitsap County.⁴ They found that the per capita costs of most public services declined with density and increased where urban areas were large.⁵ Focusing growth into more compact urban growth areas instead of rural areas will save taxpayers and ratepayers money.

For these reasons, Futurewise strongly supports removing all rural residential reclassification requests from the docket.

Thank you for considering our comments. If you require additional information, please contact me at telephone (206) 343-0681 or email: tim@futurewise.org.

² Kitsap County Comprehensive Plan 2024 p. 24.

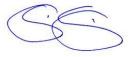
³ Buildable Lands Report Kitsap County, Washington Final p. 18 (Nov. 2021).

⁺ John Carruthers and Gudmaundur Ulfarsson, *Urban Sprawl and the Cost of Public Services* 30 Environment and Planning B: Planning and Design 503, 511 (2003) last accessed on June 15, 2025, at: https://www.ezview.wa.gov/Portals/1995/Documents/Documents/Exhibit%20%23J1%20-%20Futurewise UrbanSprawl.pdf and at the link on the last page of this letter with the filename: "Urban sprawl and the cost of public services.pdf." Environment and Planning B is a peer reviewed journal. See the Environment and Planning B webpage last accessed on Feb. 20, 2024, https://journals.sagepub.com/home/epb and at the link on the last page of this letter with the filename: "Environ & Planning B webpage.pdf."

⁵ John Carruthers and Gudmaundur Ulfarsson, *Urban Sprawl and the Cost of Public Services* 30 Environment and Planning B: Planning and Design 503, 518 (2003).

Comments on the revised docket removing all rural residential reclassification requests
June 16, 2025
Page 3

Very Truly Yours,



Tim Trohimovich
Director of Planning and Law

Enclosures at this link:

https://futurewiseorg.sharepoint.com/:f:/g/Esm6h SA4lRNmI9V73SKKsEB5-1sFxocA2MbUg2fhAqLUw?e=76Llkz



Raydient rezone request

From Andrew MacMillen <andrewm57@gmail.com>
Date Mon 6/16/2025 7:48 PM
To Comp Plan <compplan@kitsap.gov>

[You don't often get email from andrewm57@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

The Raydient request for rezoning RW20 parcels to RR5 parcels could quadruple the housing density - or octuple with ADUs - and is well outside any Urban Growth, Urban Transition, or Limited Development Area.

I believe their request is contrary to the Kitsap County Comprehensive Plan, the Kitsap DCD Year of the Rural recommendation, the Kitsap Regional Coordinating Council Policies, the Puget Sound Regional Council Vision, and the Washington Growth Management Act, all of which seek to concentrate growth in urban areas, preserve rural areas and reduce sprawling development.

Additionally the Kitsap Rural And Resource Lands Community Survey shows an average 78% response for keeping rural Kitsap, rural.

Further the City of Poulsbo, the Suquamish Tribe and the Port Gamble S'Klallam Tribe are opposed to the rezoning. I too urge you to deny Raydient's request.

Sincerely, Andrew MacMillen.



From Katie Tertocha <kdtertocha@gmail.com>Date Tue 6/17/2025 8:50 AMTo Comp Plan <compplan@kitsap.gov>

You don't often get email from kdtertocha@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Hello,

I am a homeowner in Kitsap County, born & raised here. I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning.

- We need to balance growth with preservation we are currently over-allocated on housing in rural areas at 29%(maximum is 24%, target is 17%) we *do not need more*. Increasing further will conflict with our Comprehensive Plan, the Growth Management Act (GMA), and the Puget Sound Regional Council Plan.
- Maintain the vision and direction of the 2024 Comp Plan in preserving our open space by encouraging housing in more urban areas (UGAs) where infrastructure can support it.
 WSDOT is not funding more roads until after 2030.
- Provide opportunities for future generations to make decisions. Don't carve up the land
 any further at this point when it is not in the overall public interest. We have needs beyond
 housing, and we have met or surpassed single-family housing targets.
- Protecting Rural Wooded zoning helps support sustainable agriculture. Protecting the right to farm is also essential to supporting our local agriculture.

I, along with 82% of the county, support policies to protect rural open spaces. Please make the right decision here.

Thank you, Katie



From Leslie Lutz <lesliekarenlutz@gmail.com>
Date Tue 6/17/2025 7:09 AM
To Comp Plan <compplan@kitsap.gov>

You don't often get email from lesliekarenlutz@gmail.com. Learn why this is important

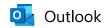
[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning. I moved here a year ago because of the rural nature of Kitsap County. I come from an area of Texas where money rules, and the beautiful area south of Fort Worth that used to be full of deer and wild things has now been sold to developers, the wildlife shoved out, the area clear cut to prepare for the "planned" (i.e., boring) communities. It's truly heart-breaking to watch that short sighted management.

Seeing beautiful fields and woods here in Kitsap being subdivided and sold until they become just one more sad chain of subdivisions would break my heart. I understand we need housing, but there are a lot of solutions to this problem that don't includ rezoning. For example, focusing on revitalizing urban area (for example, building multi-use condos--retail on bottom floor--in an area that already has a building that needs to be taken down) is one way to both improve the city, provide housing, and protect our woods.

Thanks so much for your attention to this matter. Protect our rural areas and forests!

Leslie Lutz 206-272-0604



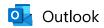
From Lisa Macchio lisamacchio@gmail.com>Date Tue 6/17/2025 7:44 AMTo Comp Plan <compplan@kitsap.gov>

You don't often get email from lisamacchio@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning.

- We need to balance growth with preservation we are currently over-allocated on housing in rural areas at 29% (maximum is 24%, target is 17%) we *do not need more*. Increasing further will conflict with our Comprehensive Plan, the Growth Management Act (GMA), and the Puget Sound Regional Council Plan.
- Maintain the vision and direction of the 2024 Comp Plan in preserving our open space by encouraging housing in more urban areas (UGAs) where infrastructure can support it. WSDOT is not funding more roads until *after* 2030.
- Provide opportunities for future generations to make decisions. Don't carve up the land any further at this point when it is not in the overall public interest. We have needs beyond housing, and we have met or surpassed single-family housing targets.
- Protecting Rural Wooded zoning helps support sustainable agriculture. Protecting the right to farm is also essential to supporting our local agriculture.



From Lynne Ferguson <nativehorsemanship@gmail.com>Date Tue 6/17/2025 8:16 AMTo Comp Plan <compplan@kitsap.gov>

You don't often get email from nativehorsemanship@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning.

Please don't pander to developers, please don't ignore what your constituents and residents actually want.

Thank you, Lynne Ferguson Poulsbo, Washington



From Marty Bishop <martyl.bishop@gmail.com>Date Tue 6/17/2025 8:20 AMTo Comp Plan <compplan@kitsap.gov>

You don't often get email from martyl.bishop@gmail.com. Learn why this is important

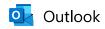
[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I love the rural parts of Kitsap County. It is such a blessing to be able to escape buildings and sidewalks and pavement!

The climate impacts of sprawl are another consideration. In addition to loss of trees with their carbon sequestering ability, increasing the distance people have to drive to school and work will add more CO2 to the atmosphere.

Please keep the rural beauty of Kitsap intact!

Sincerely, Marty Bishop Port Orchard



FW: Residential Rezone Requests

From Katie Walters < KWalters@kitsap.gov>

Date Tue 6/17/2025 1:47 PM

To Comp Plan <compplan@kitsap.gov>

Katie Walters | Commissioner District 3 Kitsap County Board of Commissioners kwalters@kitsap.gov Sign up for news & alerts!

From: Emily Froula <em.froula@gmail.com>
Sent: Tuesday, June 17, 2025 1:26 PM
To: Katie Walters <KWalters@kitsap.gov>
Cc: Oran Root <ORoot@kitsap.gov>
Subject: Residential Rezone Requests

Some people who received this message don't often get email from em.froula@gmail.com. Learn why this is important [CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Dear Commissioners,

I write today as a Kingston resident, small business owner, and Rotary member actively engaged in a wide range of community projects.

One of those is NKU - the proposed recreation development off of Bond Road - under the rezone application of Raydient (rural wooded to rural residential). I've been working on this project for more than two years. I, along with dozens of others, have spent countless hours working on a project that addresses huge unmet needs in our community, including but not limited to childcare, active recreation facilities including sports fields, and accessible housing. The hours I've personally invested in this number in the hundreds (possibly thousands).

We have made efforts to reach out to the community about this project by holding numerous public meetings. We've also reached out to the county at all levels and had unproductive meetings with Commissioner Rolfes who - after delays and unkept promises - seems to have had her mind made up prior to any recommendations.

I am disappointed at the timeline for the rural rezones. After years of delays, a 180-page report was dropped on a Friday, a recommendation and decision was made the following Monday, and a hearing held two weeks later without time for those impacted by these decisions to catch up. None of these residential properties was analyzed on an individual level and it seems like no attempt was made to understand the broader projects they might represent.

Additionally, concerns about calculations brought up by Commissioner Root were ignored and a vote rushed. As a Kitsap resident, I also have questions about how these figures were calculated that I can't seem to figure out from the report alone. What assumptions were made about how many of the rural properties in supply would be developed to meet housing needs? What analysis was done for the various regions of the county and their distinctive needs?

Does this decision meet the other goals of GMA, besides urban growth and sprawl reduction? For example:

- **4. Housing.** Plan for and accommodate housing affordable to <u>all</u> economic segments.
- **5. Economic development**. Encourage economic development throughout the state.
- 9. Open space and recreation. Retain open space, enhance recreational opportunities

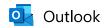
This current timeline is rushed - and it seems like it is an attempt to keep the rezone applicants and residents from being able to understand the data and how this decision was reached. It is my opinion that your constituents would be better served by slowing down this process and making sure all commissioners and county decision makers understand the projects they are voting against.

It's a disservice to those that voted for you to continue to ignore volunteer efforts to meet the needs long unmet by the county, while your own comprehensive plan highlights the importance of public-private-nonprofit collaborations to meet the needs that the county simply cannot provide. This is a huge opportunity to meet these needs at little to no county cost.

Again, we request that this decision be slowed down to address the questions, explain the data used to reach this decision, and fill in gaps in information provided. Your constituents deserve fair, thorough, and transparent analysis. And we request that you take the time to meet with us to understand our project and what it brings to our community.

Thank you, Emily Froula

P.S. I do want to acknowledge and thank Commissioner Root for questioning the data used and for voting against the broad denial of residential rezone requests. I agree that this needs to be clarified before any formal decisions are reached.



Fw: Radiant Bond Road rezoning

From Keri Sallee <KASallee@kitsap.gov>

Date Wed 6/18/2025 7:55 AM

To Keri Sallee <KASallee@kitsap.gov>

From: Cheryl Hardy <ihateidtheft@gmail.com>

Sent: Friday, June 6, 2025 9:08 PM **To:** Comp Plan <compplan@kitsap.gov> **Subject:** Radiant Bond Road rezoning

You don't often get email from ihateidtheft@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I wish to register my strong objection to the rezoning of the 400 acres owned by Radiant for the following reasons:

I, for one, would like to see the ROI for the increased tax base vs the need for infrastructure improvements that will inevitably be necessary. Sewer, water, water treatment, schools which are already overcrowded, road access/egress, traffic control, road maintenance, additional lanes to handle the increased traffic, the already stressed ferry system, among other infrastructural needs that will need to be addressed.

As I understand it Radiant is not offering any proffers to offset the costs that the taxpayers, who are already paying more than ever in property taxes, will have to pay to make up the shortfall which I anticipate will be considerable.

I would like to see a major accounting firm's projections made public prior to the approval or denial of the rezoning.

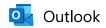
In addition I would like to see our commissioners preserve the rural ambience of the county wherever possible. Not to mention the impact on wildlife populations and predations, the impact on the Heritage Park, the Native American population, our rivers and streams, air quality, and water table.

In summation, it would greatly disappoint most of your constituents were you to approve this rezoning without further and much more in depth study. It would also, personally, disappoint me were you not to make those findings public honestly and in the best interests of the population already in residence..

One further point of interest is that the proposed housing in no way addresses the need for affordable housing in the county.

I look forward to hearing your response to the above mentioned concerns.

Sincerely, Cheryl Hardy 31580 Sunrise Beach Dr NE, Kingston, WA 98346 360.535.9278



residential rezone requests | comment

From Bobby Lauterjung

bobbylauterjung@gmail.com>

Date Tue 6/17/2025 8:06 PM

To Comp Plan <compplan@kitsap.gov>

[You don't often get email from bobbylauterjung@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Hello, I am commenting to state my opposition to rezoning and development of these areas. As a tax payer, I prefer them to remain undeveloped.

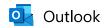
Thank you. Robert Lauterjung

https://qcc02.safelinks.protection.outlook.com/?

<u>url=https%3A%2F%2Fwww.kitsapdailynews.com%2Fnews%2Fkitsap-moves-forward-with-removing-residential-rezone-</u>

requests%2F&data=05%7C02%7Ccompplan%40kitsap.gov%7C7ad6295e516545df440d08ddae152121%7Caf753b94415944e189e83cae57b94e5c%7C0%7C0%7C638858128125743147%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsllYiOilwLjAuMDAwMCIsllAiOiJXaW4zMilsIkFOIjoiTWFpbCIslldUIjoyfQ%3D%3D%7C40000%7C%7C%7C&sdata=XCfTrHXZq0FiMJyfp4p5SPJcZMMVN%2F1YP5NzCAeM5qg%3D&reserved=0

Sent from my iPhone



Fw: Thank you for denying Rural Rezone Requests

From Christine Rolfes < CRolfes@kitsap.gov>

Date Tue 6/17/2025 8:55 PM

To Comp Plan <compplan@kitsap.gov>

From: Gary McVey <gmcvey@cityofpoulsbo.com>

Sent: Tuesday, June 17, 2025 12:37 PM

To: Katie Walters < KWalters@kitsap.gov>; Christine Rolfes < CRolfes@kitsap.gov>

Cc: Becky Erickson
 / Berickson@cityofpoulsbo.com>; Rob Gelder <rgelder@cityofpoulsbo.com>; Heather

Wright < hwright@cityofpoulsbo.com>

Subject: Thank you for denying Rural Rezone Requests

Commissioners Rolfes and Walters:

I want to thank you for denying the nearly 20 Rural Rezone Requests that Kitsap County received, and that were discussed during your meeting last week.

Those of us who represent municipalities that have been working extremely hard to live within the rules and spirit of the WA State Growth Management Act, appreciate your votes. It's important that the cities and urban growth areas in our county continue to accommodate growth, so that our valuable open and forested areas can remain rural.

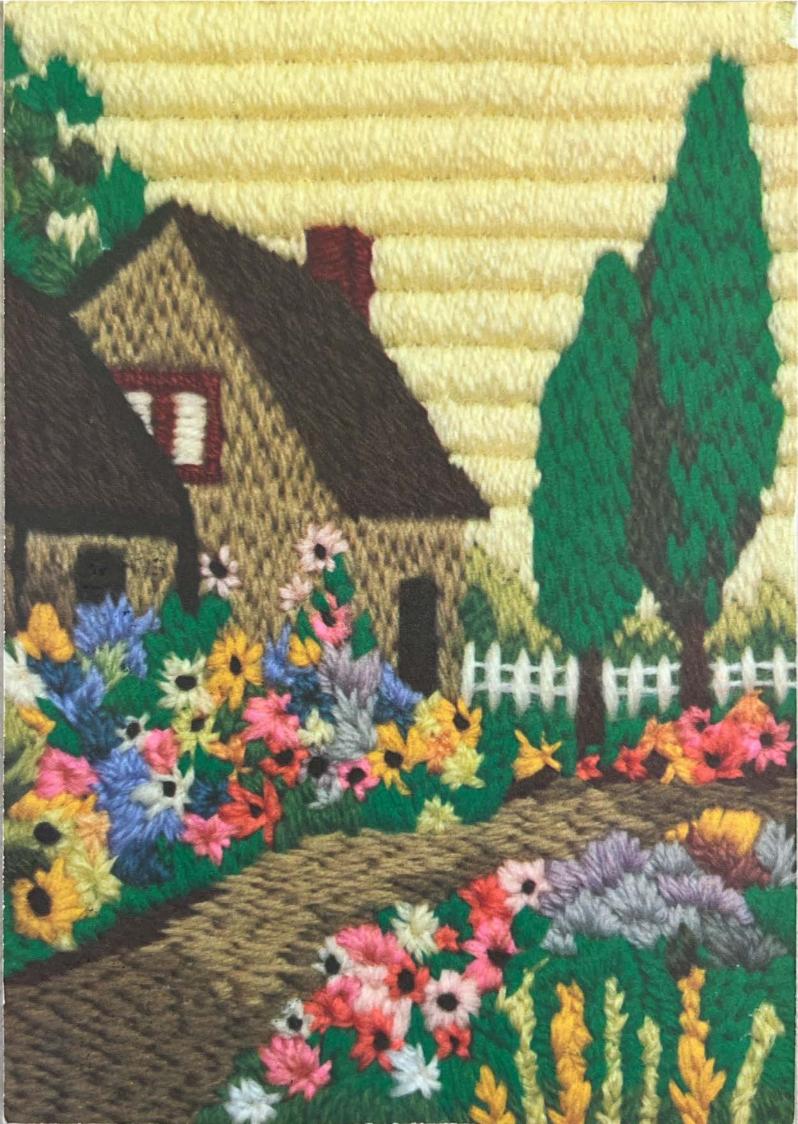
During my six years serving on Poulsbo City Council, our municipality has lived up to the Growth Management Act by increasing building heights, reducing lot sizes, allowing more ADUs, townhouses, and condos, and by protecting mobile home parks. The Rural Rezone Requests you received were a slap in the face to the Growth Management Act, and would have had serious implications for traffic, drinking water, and the environment. It would have been extremely disheartening had the County Board of Commissioners approved the requests.

So thank you for following the law, and for doing what's right for the future of Kitsap County. I and others throughout the county greatly appreciate your leadership, and your votes.

Best Regards,

-Gary Gary McVey Poulsbo City Council Member, Position 7 Office: (360) 779-3901 https://cityofpoulsbo.com/

NOTIFICATION: This communication is a public record and may be subject to disclosure under the Washington State Public Records Act, RCW 42.56.							



preserving rural Kitsap to Comprehensive / lan "No Retone & for Raydient to the plan and Thank you tor sticken in wildlife habitat. V/rMA in North Kitsap Preserve our trees, air,

COSE WAS STILLY SO Port Orchard, WH 614 Division It

20246 12th Ave NE

48366



Mary Terry

Poulsbo, WA 98370-6905



From Anjali <Anjalibee@protonmail.com>
Date Wed 6/18/2025 7:37 AM
To Comp Plan <compplan@kitsap.gov>

You don't often get email from anjalibee@protonmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning. I support preserving open space by encouraging housing in more urban areas where infrastructure can support it. I'm in favor of maintaining the attractive rural character of Kitsap County by keeping green areas for everyone to enjoy--and for wildlife and sustainable agriculture. Thank you.

Anjali Banerjee Port Orchard, WA Sent with <u>Proton Mail</u> secure email.



From Bess Camp
 besscamp@gmail.com>

Date Wed 6/18/2025 8:45 AM

To Comp Plan <compplan@kitsap.gov>

You don't often get email from besscamp@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

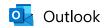
I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning.

Please continue to protect rural areas for future generations.

Please continue to concentrate zoning for housing in existing urban areas.

Respectfully,

Bess Camp



From Jackie Kelly <jkelly@wavecable.com>
Date Wed 6/18/2025 9:06 AM
To Comp Plan <compplan@kitsap.gov>

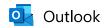
You don't often get email from jkelly@wavecable.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning. The developers and the DCD seem to have a pretty tight connection, with money being the primary driving factor on both sides. The DCD should be working for the public instead of doing backdoor deals with developers that we, the people, are not privy to. Please Commissioners stand strong in supporting the wishes of our community and thank you for doing so. I know you want to trust your planning commissioners and the DCD but are they giving you the best, most factual, unbiased information? I want to trust them too but there have been too many incidences of withheld information, too late to act upon and inaccurate depictions of a situation for me to be blindly accepting any more. Too bad...I like to think people have integrity and act in the best interest of all involved human, animal, waters, air, and plant life, especially our elected officials. But... I just can't be that naive now. The following points made by KEC clearly state my thoughts:

- We do *not* need more residential development in rural areas. Rezoning for residential development goes *against* our county's Comprehensive Plan, Washington's Growth Management Act, and the Puget Sound Regional Council.
- Rezoning rural land for residential development also goes against what our residents want. According
 to the February 2025 KITSAP RURAL AND RESOURCE LANDS COMMUNITY SURVEY:
 - 87% of respondents believe maintaining Kitsap County's rural look and feel is important.
 - 82% support policies to protect rural open spaces, agricultural land, and scenic areas.
 - 71% prefer concentrating growth in existing towns and urban growth areas. They support growth where infrastructure already exists, not in rural landscapes where it could erode character.
- There are already several major subdivisions in the pipeline including 1,000+ new homes planned for North Kitsap County.
- Protecting existing rural zoning helps support agricultural activities and protects the right to farm.
- If we carve up Kitsap's rural land now, future generations won't have a choice.

Please add my message to the official record. Thank you Jackie Kelly



Rural Rezone requests

From Patrick Donnelly <elefthera2001@yahoo.com>

Date Wed 6/18/2025 10:15 AM

To Comp Plan <compplan@kitsap.gov>

You don't often get email from elefthera2001@yahoo.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Not sure I sent my earlier comments to the right email address. I never received a confirmation, so am now send to the Comp Plan address. Thank you

Begin forwarded message:

From: patrick donnelly <elefthera2001@yahoo.com>

Date: June 15, 2025 at 11:53:53 AM PDT

To: crolfes@kitsap.gov, oroot@kitsap.gov, kwalters@kitsap.gov

Subject: Rural Rezone requests

15 June 2025

Dear Commissioners,

I have been a Kingston resident since 1992.

I oppose all of the rural rezone requests you are considering, but I'm writing you about one of them specifically: the Raydient request to rezone their 400 acres.

I ask you to deny that request and to make your decision on the request itself, not on the emotional baggage of a recreation center that Raydient has attached to it. There are plenty of reasons to be opposed to the rezone request without even discussing the mythical, unfunded recreation center (but I'll get to that later):

1. The Growth Management Act (GMA). The County has done a good job with its Comprehensive Plan in response to the GMA. Urban Growth Areas (UGAs) have been established in Kingston and Poulsbo, each about five miles from the Raydient property seeking a rezone. I believe the County would be justified in not approving this rezone based not the GMA alone. Approval of the rezoning request would basically allow growth outside of the UGA and subject the County, and its taxpayers, to lawsuits related to the GMA.

- 2. Water. Development of multiple homes in that area will have a negative effect on fresh water in that area. Many homes use wells in that area.
- 3. Year of the Rural. Some stats from the County's own "Rural and Resource Lands Survey:"
 - a, 87% believe maintaining Kitsap's rural look and feel is imoportant.
 - b. 83% support policies to protect rural open spaces.
- c. 71% prefer concentrating grown in existing towns and UGAs. Resident support growth where infrastructure already exists, not in rural landscapes.
 - d. 73% oppose allowing more housing in rural zones.

Seriously, how many topics can get 70% to 80% of the public to agree? In an election, that would be a superlandslide. And I think it sends an overwhelming message to the Commissioners: you must deny this rezoning request from Raydient.

I must now comment on the mythical recreation center that Raydient has attached to its rezoning request. The quotes in the recent Kitsap Sun article by Mr. Rose, Raydient's VP/Projece Management and by Mr. Boxman, the Kingston Rotary's liaison with Raydient, contain outright falsehoods.

After your 2-1 vote last week, both men were quoted in the Kitsap Sun. Both lied about the recreation center. Mr. Rose stated that "No other project that I've worked on has been designed to meet such a vast array of unmet citizen needs from youth sports, childcare and housing for the disabled." This is nonsense. The recreation center is not funded. Nor is the infrastructure that would be required to support it. There is NO childcare in the Raydient/Rotary idea. The only thing close would be "child watching" by the YMCA which would supervise paying members' children while the member uses the YMCA facilities. Not even the YMCA dares to call that "childcare." Plus it would only be available to paying members of the YMCA. And the Housing comment? They can't even get their own story straight as to which emotional button they want to use. A month ago I was told by the Rotary that I should support the project in order to get "housing for young families." Then two weeks ago, they started using the term "senior housing." Now Mr. Rose has moved on to the term "disabled" housing. It is all just a ploy. And let's be honest, if Raydient really wanted to support a recreation center for the community, they could donate the land right now and fundraising could begin immediately. And a zoning change would not be needed. But instead, Raydient has tied giving the land for a recreation center to it receiving a zoning changes. In plain English, this is an attempted bribe of the County. I urge you to reject it.

Then there is Mr. Boxman. He suggests that "thousands of families" wrote to the Rotary in support of the recreation center. That is laughable. He goes on to state the the County was essentially turning "away volunteers and an actual plan to address, fund, and solve the majority of these unmet needs of today and our future...". This is preposterous. Neither the Rotary nor Raydient nor their shell organization of North Kitsap United has, or has ever had, any plan that funds anything! There are no funds. Period. Mr. Boxman would have the community believe everything is in place, all that was needed was a rezoning vote, and the mean Commissioners said no. Except nothing whatsoever is in place.

Mr. Boxman also states that they will try to meet with the Commissioners before the 23 June vote. I urge you not to take such a meeting, mainly because Rotary is not the property owner requesting a rezoning. Neither is North Kitsap United. And if you do meet with them, then I must request you also meet with people that oppose the project. I could arrange for a group of people more knowledgeable than me to meet with you. I would also note that if any Commissiioners are members of a Rotary, they should consult with Legal Counsel prior to meeting with the Rotary as meeting with them could require you to recuse yourself.

Bottom line: I urge the Commissioners to reject all the rural rezoning requests, but especially the one for Raydient. It is the wrong location, Bond Rd is already a disaster, the infrastructure isn't there, and the growth should be targeted to the established UGAs.

Thank you for the opportunity to comment.

Patrick J. Donnelly 10550 NE West Kingston Rd Kingston, WA 98346

Site-Specific Reclassification

June 6, 2025

Kitsap County
Board of Commissioners
Department of Community Development
614 Division Street – MS36
Port Orchard, WA 98366

Re: Year of the Rural Land Use Reclassification Proposal

APP-ID: 63 – Southwest Kitsap / North Bay

APP-ID: 64 – Southwest Kitsap

APP-ID: 63 – Overton APP-ID: 63 – Overton

Dear Kitsap Board of Commissioners and Year of the Rural Leadership Team:

As a representative for the Applicant in the Year of the Rural Land Use Reclassification requests, I appreciate the opportunity to provide feedback on the Rural Reclassification Initial Summary and the accompanying staff recommendations. While we had requested the opportunity to review the recommendations prior to their submittal to the Board, that opportunity was not provided. I would now like to respectfully respond to the Internal Review to offer additional clarity and context regarding our rezone request.

The report suggests that any changes to rural zoning will inherently result in increased rural density. However, this assumption does not account for the actual developability of rural lands across the county. The Board Direction includes the following statement, which underscores the importance of evaluating each request on its own merits.

"If the Board concludes that any additional rural growth/rural density cannot be supported at this time, such a finding would prevent the future approval of all residential reclassification requests. It would then be appropriate to amend the docket at this time to remove residential applications."

This statement presumes that all rural lands are equally capable of supporting development, which is not the case. A comprehensive, county-wide assessment of rural lands has not yet been conducted to determine the true extent of buildable land. As such, I would argue that the impact of the current rezone requests on rural growth and density is negligible, for the following reasons:

Critical Area Constraints:

Many areas within Rural Kitsap County are significantly constrained by critical areas such as wetlands, steep slopes, and other environmental limitations. These constraints reduce the actual developable land, yet the County's capacity calculations are based on gross acreage rather than net developable area. This results in an overestimation of rural capacity. (We would be happy to provide specific parcel examples to illustrate this point.)

Capacity Considerations:

Rural capacity in Kitsap County is currently calculated using gross acreage, which significantly overstates the actual development potential of rural lands. Much of rural Kitsap is constrained by critical areas—such as wetlands, steep slopes, and streams—that limit the feasibility of forestry, agriculture, or







Site-Specific Reclassification

residential development. Additionally, many rural parcels lack essential infrastructure, including roads and public utilities. Because these areas are not served by municipal systems, on-site wells, septic systems, and stormwater facilities must be accommodated, further reducing the net developable area.

While the County has concluded that rural areas are over capacity, this conclusion appears to be based on inflated figures. A more accurate assessment, accounting for environmental and infrastructure constraints, would reveal a substantially lower capacity. For example, among the four referenced applications, the average net developable area is only about 51% of the total acreage—and this figure will decrease further once infrastructure needs are factored in:

- APP-ID 63: Net developable area is 65% of total acreage
- APP-ID 64: Net developable area is 32% of total acreage
- APP-ID 63: Net developable area is 39% of total acreage
- APP-ID 63: Net developable area is 53% of total acreage

According to County Municipal Code, achieving the theoretical density based on gross acreage would only be possible if these areas were designated as Limited Areas of More Intensive Rural Development (LAMRIDs), which allow for clustering and smaller lot sizes. However, we are not requesting LAMRID designation and therefore cannot achieve the gross density figures assumed in the County's capacity analysis.

These figures illustrate the disconnect between theoretical capacity and actual development potential, underscoring the need for a more nuanced and site-specific approach to rural land use planning.

Changed Circumstances Since the 2016 Plan:

According to the staff report, one of the criteria for evaluating rezone requests is whether circumstances have changed since the adoption of the 2016 Comprehensive Plan. In the case of the subject parcels, there has been a significant shift. The adoption of the new Critical Area Ordinance has expanded protections for environmentally sensitive areas, directly reducing the amount of land available for forestry and development. These rural sites now include a range of environmental constraints—such as lakes, wetlands, streams, and steep slopes—along with their associated buffers. Collectively, these features comprise approximately 49% of the total area. This represents an average increase of 12% in critical areas and buffers across the sites since 2016. These changes substantially reduce the site's developable potential and should be carefully considered in the reclassification evaluation.

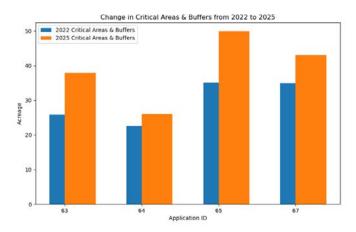
Application ID	Total Acreage	2022 Critical Areas & Buffers (transmission lines)	2025 Critical Areas & Buffers (transmission lines)	Increase in Critical Area & Buffer from 2022 to 2025	Percentage Change
63	108.9	25.89	37.95	12.06	11%
64	38.1	22.62	25.99	3.37	9%
65	82.4	35.05	49.94	14.89	18%
67	91.7	35.01	43.07	8.06	9%
Totals	321.1	118.57	156.95	38.38	12%







Site-Specific Reclassification



Additional Rural Capacity:

As previously noted, the proposed rezone would result in a negligible change to rural density. Due to environmental constraints, only approximately 51% of the total acreage across the four sites is considered developable. Given the minimum lot size requirement of 5 acres, achieving the theoretical maximum density is not feasible. While the staff recommendation suggests the potential for 48 additional units, a realistic assessment indicates that only about 25 units—roughly half—could actually be developed. When this modest increase is considered alongside the likely overestimation of rural capacity (due to the inclusion of constrained lands in capacity calculations), it becomes clear that the net impact of this rezone is minimal, if not effectively neutral.

Irregular Boundary Line / Development Pressure on Area:

The subject sites do not exhibit irregular boundary lines, nor does the proposed rezone create development pressure on surrounding properties. The zoning of adjacent parcels remains unchanged and will not be affected by these requests. These rezones are site-specific and do not set a precedent or trigger broader zoning changes in the vicinity. Furthermore, development pressure in this area has remained unchanged over the past two decades. Should additional parcels seek rezoning in the future, they will be required to undergo the standard rezone process in accordance with municipal code.

Potential conversion of forestry or agricultural use:

This criterion is not applicable to the subject sites. These parcels have been designated as Rural Wooded for over 20 years. It is important to distinguish that Rural Wooded zoning, while supportive of forestry uses, is fundamentally a low-density residential designation and is distinct from Forest Resource Lands. Although the site may have experienced timber harvesting in the past, forestry was a temporary, interim use. Moreover, due to the presence of critical area constraints and evolving environmental regulations, the potential for commercially viable forestry operations on these parcels is minimal.

Potential Impact to Critical Areas:

Mapped critical areas are present on the site; however, the proposed rezone will not alter or impact these areas. All existing critical area ordinances will continue to apply if the site is rezoned to Rural Residential. Any future development or forestry activity will be subject to County review and must comply with applicable environmental protections. As such, the rezone does not introduce any additional impact to critical areas.







Site-Specific Reclassification

We respectfully request that the Board take these factors into account when evaluating the current rezone applications. A more nuanced, data-informed approach will help ensure that decisions align with the County's growth management objectives and the practical realities of land development.

Thank you for your time and consideration. I am available to provide further information or clarification as needed.

Colleen Noronha





Appendix C – Internal Review Matrix – (Residential Applications Only)

Legend:

^{**} Remaining columns provided for potential other considerations. This matrix was prepared as an internal review tool.

APP-ID	Applicant	Request	Circumstances have changed since 2016 Comp Plan	Additional rural capacity	Irregular boundary line / Development pressure on area	Potential conversion of forestry or agricultural use	Potential to impact critical areas
2 & 3	Christiansen	32 acres from RW to RR or RP	No	Yes (1-4 additional units)	No (if RP) Yes (if RR)	No	No
4	Wixson	39 acres from RP to RR	No	Yes (4 additional units)	Yes	No	Yes
6	Skrobut- Hooker	49 acres from RW to RP	No	Yes (3 additional units)	There is no adjacent RP zoning, however the RP zoning is proposed as a "transition" to adjacent RR zoning.	Property is in "forest land" use per assessor but potentially limited (limited by soils)	Minimal
9	Zegstroo	9.4 acres from RP to RR	No	Yes, (1 additional unit)	Yes	Minimal	Minimal
17	Axe	20.5 acres from RW to RP or RR	Yes (properties to North were rezoned to RP in 2016)	Yes, (1-3 additional units)	Yes (If RR) Yes/No if RP. Adjacent lots to west already developed and substandard size.	Partial "forest land" use per assessor	No
25	Hubert	40.6 acres from RW to RR	No	Yes, (6 additional units)	No	Yes, although still allowed under RR zoning, potentially impacts tree farm use	No

^{*} Red Colored boxes in "Circumstances have changed since 2016 Comp Plan" and "additional rural capacity" columns may conflict with approval criteria in KCC 21.08.070(A)

RECLASSIFICATION REQUEST STAFF REPORT

APP-ID	Applicant	Request	Circumstances have changed since 2016 Comp Plan	Additional rural capacity	Irregular boundary line / Development pressure on area	Potential conversion of forestry or agricultural use	Potential to impact critical areas	
45	Rallis	14.8 acres from RP to RR	No	Yes, (2 additional units)	Yes, isolated zone	No	Yes	
48	Anest	41.5 acres from RW to RR	No	Yes (6 additional units)	Not an irregular boundary, however, request has potential to further diminish RW zoning in the vicinity.	Property is in "forest land" designation, but long-term forestry potentially limited.	Yes	
63	SW Kitsap/North Bay	109 acres from RW to RR	2024 CAO reduced area available for significant forestry, but	Yes (16 additional units) 11	Yes. Request has potential to add development pressure to RW	Yes, but forestry potentially limited by critical areas.	Yes	
			. No new impacts to critical area			s, not 16 No irregular boundaries or add	ed development pressure.	
64	SW Kitsap	38.1 acres from RW to RR	2024 CAO reduced area available for significant forestry, but	Yes (6 additional units) 1	Not an irregular boundary, however, request is not in a residential area and	Yes, but forestry potentially limited by critical areas.	Yes	
			w impacts to critical areas—ex		ce.	t 6. No irregular boundaries or added de	evelopment pressure. Rural	
			same.		surrounding forest lands/ RW zoning.			
65	Overton	82.4 acres from RW to RR	2024 CAO reduced area available for significant forestry, but conditions are still	Yes, (12 additional units) 5	Yes. request is not in a residential area, would create an isolated area of RR zoning, and has	Yes, but forestry potentially limited by critical areas	Yes	
Site includes environmental constraints covering ~61% of the area—a 18% increase since 2016. Actual capacity is closer to 5 units, not 12. No irregular boundaries or added development pressure. Rural Wooded zoning is residential; past forestry use was interim. No new impacts to critical areas—existing protections remain in place.								
					pressures on			

RECLASSIFICATION REQUEST STAFF REPORT

APP-ID	Applicant	Request	Circumstances	Additional rural	Irregular boundary	Potential conversion of	Potential to impact
			have changed	capacity	line	forestry or agricultural	critical areas
			since 2016 Comp		/ Development	use	
			Plan		pressure on area		
					surrounding forest		
					lands/ RW zoning.		
67	Overton	91.7 acres from	2024 CAO reduced	Yes, (14 additional	Although connected	Yes, but forestry	Yes
		RW to RR	area available for	units) 7	to RR zoning,	potentially limited by	
			significant		request is not in a	critical areas	
			forestry, but		residential area and		
			conditions are still		has potential to add		
			generally the		development		
			ints covering ~47% of the area rim. No new impacts to critical a		nain in place.	not 14. No irregular boundaries or adde	ed development pressure.
			/=		lands/ Kvv zoning.		
72	Raydient	460 acres from	Yes (Port Gamble	Yes (60 additional	Yes. Request has	Yes, but future forestry	Critical areas are
		RW to RR	Redevelopment,	units)	potential to further	use/viability potentially	mapped but critical
			Sale of land for		diminish RW zoning	limited.	areas study states
			Heritage Park)		in the vicinity.		no streams present.
74	Edwards	11.6 acres from	No	Yes (1 additional	Yes	No	No
		RP to RR		unit)			



From Chloe Donaldson < cdonaldson@pgst.nsn.us >Date Wed 6/18/2025 6:02 PMTo compplan@kitsap.gov < compplan@kitsap.gov >

You don't often get email from cdonaldson@pgst.nsn.us. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

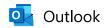
I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning. Please find below the comments from our Habitat Biologist, Michael Higgins:

Gamble Creek serves as protected habitat for Coho salmon, a species that requires pristine water quality and stable stream flows for survival. The Gamble Creek coho salmon population have evolved to depend on the natural flow regime of Gamble Creek, including both seasonal high flows for spawning migration and sustained low flows for juvenile survival. The highly permeable soils within the proposed rezone area currently act as a natural sponge, slowly releasing groundwater to maintain critical baseflows during dry summer months when juvenile Coho are most vulnerable. Converting natural forest and habitat areas to impervious surfaces not only severely reduces groundwater infiltration, potentially causing stream flow reductions that could prove devastating to salmon populations during critical low-flow periods, but also the cumulative impact of increased stormwater runoff, reduced natural filtration, and altered drainage patterns poses unacceptable risks to the Gamble creek ecosystems' integrity. Converting this natural system to impervious surfaces will create a "flashy" hydrological response - sudden surges during storms followed by severely reduced flows during dry periods. These extreme flow variations can scour spawning redds, strand juvenile fish, and eliminate the stable water levels Coho need for successful reproduction and early life survival.

The addition of septic systems also presents serious contamination risks to both groundwater and surface waters in Gamble creek. With highly permeable soils facilitating rapid infiltration, any septic failures or overloading could quickly impact the shallow aquifer and migrate to Gamble Creek, and ultimately Gamble Bay. This risk is magnified when considering the cumulative effects of numerous septic systems across such a large development footprint. Most importantly this rezoning request directly conflicts with fundamental Port Gamble S'Klallam tribal values and treaty-protected rights. Salmon represent more than a natural resource to the Port Gamble S'Klallam Tribe - they are central to cultural identity, spiritual practices, and traditional lifeways that have sustained the tribe for millennia. The tribe holds treaty-reserved fishing rights in these waters, legally guaranteed through the Treaty of Point No Point (1855). Any development that degrades salmon habitat or water quality potentially violates these constitutionally protected treaty obligations. Traditional ecological knowledge

held by the Port Gamble S'Klallam Tribe emphasizes the interconnectedness of watershed systems. Sustainable resource management practices, developed over generations, recognize that protecting and maintaining natural drainage patterns and aquifer recharge zones is essential for downstream ecosystem health. This proposed intensive development conflicts these basic principles and this rezone would undermine ongoing tribal efforts to restore and protect salmon habitat throughout Gamble Bay.

Get Outlook for iOS



Fw: Remove residential rezones

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 6:29 PM

To Comp Plan <compplan@kitsap.gov>

From: Anna Masterson <annamasterson@gmail.com>

Sent: Wednesday, June 18, 2025 5:35 PM **To:** Christine Rolfes <CRolfes@kitsap.gov> **Subject:** Remove residential rezones

You don't often get email from annamasterson@gmail.com. <u>Learn why this is important</u>

Dear Christine Rolfey,

"I support the Board of Commissioners' decision to remove residential rezones from the Year of the Rural land use planning."

Sincerely, Anna Masterson



Fw: Stottelmeyer Rezone

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 6:29 PM

To Comp Plan <compplan@kitsap.gov>

From: Judy Elliott < judyelliott57@outlook.com>

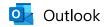
Sent: Wednesday, June 18, 2025 4:26 PM **To:** Christine Rolfes < CRolfes@kitsap.gov>

Subject: Stottelmeyer Rezone

You don't often get email from judyelliott57@outlook.com. <u>Learn why this is important</u>

Please be advised I am NOT in favor of the Stottelmeyer rezone, and would appreciate you passing on my recommendation.

Thank you,
Judy Elliott,
Poulsbo WA
Greatwestwools@gmail.com



Rural Rezone vote

From DAVE L. SHORETT <dshorett@comcast.net>

Date Wed 6/18/2025 7:36 PM

To compplan@kitsap.gov < compplan@kitsap.gov >

You don't often get email from dshorett@comcast.net. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

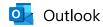
As a 42 year Kitsap resident, having grown up in King County and worked for over 50 years in what is now described as the "megalopolis" of King, Snohomish and Pierce Counties, my appreciation for Kitsap's rural areas continues to grow. Kitsap still has the chance to protect it's remaining rural lands and character by rejecting any rural rezones as part of the Comprehensive Plan. As has been said, "Kitsap is the natural side of Puget Sound." In DCD's surveys, an overwhelming majority support keeping Kitsap as rural as possible, with growth concentrated in UGAs.

I am also an attorney, familiar with the GMA and its statutory structure. When excess capacity for housing in its rural land exists, a county violates the GMA by allowing any rezones which would add to that capacity. Kitsap County's rural lands housing capacity exceed the state mandated capacity for housing. Accordingly, it would be a clear violaion of the GMA and case law for this BOCC to allow rural rezones for housing at this time. The time may come when rural rezones are justified under the GMA but that time is not now.

In the face of the GMA, some are urging a specific rural rezone primarily to construct ballfields and other sports facilities. No rezones are required for ballfields and sports facilities. I have for many years been involved with youth sports, new ballfield construction and new indoor sports facilities. It would seem that the Olhava area would be an excellent site for ballfields and sports facilities. It appears that a bond would have to be voted on to construct them. If possible, I would like to be part of such an effort.

Finally, the Comp Plan, as required under the GMA, directs as much growth toward the UGAs as possible and the County has taken steps to make construction of affordable and all tiers of housing easier in its UGAs. There is evidence that this will work but that the system for permitting in UGAs, the incentives to build there, particularly for affordable housing, and any other support possible are all necessarily a very high priority of any jurisdiction that wishes to succeed. The recent ADU permitting system is a good step forward. I hope the County is able to be a state wide leader in acting upon this very high priority.

Dave Shorett



From Kath Wilham <editor@aqueductpress.com>Date Wed 6/18/2025 9:31 PMTo Comp Plan <compplan@kitsap.gov>

You don't often get email from editor@aqueductpress.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning.

We must stick with the direction of the 2024 Comprehensive Plan concerning preserving our open space by encouraging housing in more urban areas where infrastructure can support it. Note that WSDOT will not be able to fund more roads until *after* 2030, if then.

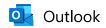
The plan will help us balance growth with preservation. We are currently over-allocated on housing in rural areas at 29% (maximum is supposed to be 24%, target is 17%). Further increases would conflict with our Comprehensive Plan, the Growth Management Act (GMA), and the Puget Sound Regional Council Plan.

We must not carve up the land any further at this point, when it is not in the overall public interest. We have needs beyond housing, and we have met or surpassed our single-family housing targets in areas of Kitsap.

In addition to the many important environmental aspects of maintaining rural wooded and wetland areas, protecting rural zoning helps support sustainable agriculture. I don't want to lose our small local farms, which I support by buying from them as much as possible. Protecting the right to farm is an important support of our local agriculture.

Regards, Kathryn Wilham Sugumish resident

Kathryn Wilham Managing Editor Aqueduct Press



Fw: Upcoming Rezoning Vote - June 23

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:18 PM

To Comp Plan <compplan@kitsap.gov>

From: Mark Schmitt <seaguy1954@gmail.com> Sent: Wednesday, June 18, 2025 10:32 PM

To: Katie Walters < KWalters@kitsap.gov>; Oran Root < ORoot@kitsap.gov>; Christine Rolfes

<CRolfes@kitsap.gov>

Subject: Upcoming Rezoning Vote - June 23

You don't often get email from seaguy1954@gmail.com. <u>Learn why this is important</u> Commissioners Rolfes, Walters and Root -

I am writing today as a concerned resident of Kitsap County to urge you to **vote AGAINST the continuing rezoning** of residential lands in the County.

I fully understand the need for community development and increased housing. However, the amount of development already in process is significant and -- without proper pacing and controls in place -- will put an unmanageable burden on the already strained infrastructure. Specifically, I mean the existing roads, medical facilities, schools, fire and law enforcement, etc.

As we're seeing across the nation right now, HOW things are done is just as important as the the goals you're trying to accomplish. Even worthwhile goals -- when handled haphazardly or without careful consideration -- can have a negative impact on your constituents. (Remember us? The ones who voted you into office?)

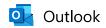
I am aware of the conversations and debates which have taken place regarding the Royal Valley Development which I see everyday as I drive along SR 303. Personally, I can't understand how developments like Royal Valley can skirt around County regulations related to the environment, water management and traffic mitigation ... when just five years ago I had to work very hard to meet those exact standards when building my house on Central Valley Road.

Please give the County and its residents some time to adjust to all the development already in process and **vote AGAINST continuing rezoning**.

We, the voters who put you in office, expect you to represent our interests as much as the interest of developers ... maybe even more. If we feel you are not living up to that expectation, it will definitely be reflected in the next voting cycle.

Thank you for your time and consideration.

Mark Schmitt 9932 Central Valley Road NE Bremerton, WA 98311 SeaGuy1954@gmail.com



Fw: Rural Rezone

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:27 PM

To Comp Plan <compplan@kitsap.gov>

From: Lorna Griffin <Lorna-and-Jeff@msn.com>

Sent: Monday, June 16, 2025 8:26 PM **To:** Christine Rolfes < CRolfes@kitsap.gov>

Subject: Rural Rezone

You don't often get email from lorna-and-jeff@msn.com. <u>Learn why this is important</u> Dear Commissioner Rolfes,

I'd like to remind the 3 commissioners that the Raydient property on Bond Rd (which is currently zoned for forestry) is sitting over a critical aquifer recharge area. CARA's are sensitive to pollution and require protection to ensure a community's drinking water is safe.

Allowing this conglomerate to rezone to higher density in order to achieve a higher profit off of their forestry property will be at the expense of our drinking water quality.

Any of the three current commissioners who vote to approve this rezone will go down in history as holding partial responsibility for any consequences related to this change. If there are any future scandals regarding water degradation, you will be attached to it. The BOCC knows full well this is a CARA.

Replacing dense vegetation of forestry land with building materials, concrete, septic systems, and turf over a critical aquifer recharge area will cause irreparable harm to the water of North Kitsap residents. These are areas you were elected to protect.

You have one chance to get this right. If you don't, the land can never be replaced as what it is today (R20). It can't go back if you allow it to be rezoned now and it will just open the door to more of the same. This will set a precedent. We'll be no different than Seattle and it's suburbs. Why take a chance that it will work from a "for profit" company who has not been up front with their agenda for years? We can't make more land in Kitsap Co. Please don't let them destroy part of it.

This question of whether or not to prioritize huge profits for a multi billion dollar company over the water/nature quality of your constituents should be a resounding and unanimous **NO!!**. We expect you to stand to protect the water we drink and the land we recreate in. It is your responsibility.

You must vote with 100% assurance that your decision will protect our health by DENYING this rezone request.

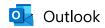
As a footnote, I'd like to remind the Board that this company has previously destroyed the quality of North Kitsap's precious water before and left us to foot the bill on cleaning it up.

The three types of Kitsap residents who stand with Raydient are 1) Those who stand to profit from their ventures, 2) Residents who do not know their history like true locals do, and 3) residents who think/believe (mistakenly) that Raydient will build the YMCA/sports fields for them. True locals know the history of this company and choose to stand with the ecology of Kitsap. The truest locals: the Tribes, **do not** support this rezone. Any commissioner should be proudly local enough to educate themselves and prioritize our ecology over profiteering.

Ethics matter. We're watching you and how well you protect us. Do the right thing to protect your constituents from this dangerous corporate money grab.

Thank you, Lorna Griffin

Sent from my Verizon, Samsung Galaxy smartphone



Fw: Rural residential rezone request. Thank you!!

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:36 PM

To Comp Plan <compplan@kitsap.gov>

From: Leah Smith < llwsmith53@gmail.com> Sent: Saturday, June 14, 2025 3:01 PM

To: Christine Rolfes < CRolfes@kitsap.gov>; Katie Walters < KWalters@kitsap.gov>

Subject: Rural residential rezone request. Thank you!!

[You don't often get email from llwsmith53@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

As a 30+ year resident of rural Kitsap County, I thank you for your good decision on this issue. Let's keep this beautiful area beautiful and quiet and safe for wildlife for as long as we can! Thank you.

Leah Smith 29690 Frogsong Pl NE Kingston, 98346 206-465-8941 Sent from my iPhone



Fw: Thank you for protecting our rural areas for future generations

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:37 PM

To Comp Plan <compplan@kitsap.gov>

From: joan fraik <momofraik@gmail.com> Sent: Saturday, June 14, 2025 11:28 AM

To: Oran Root <ORoot@kitsap.gov>; Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters

<KWalters@kitsap.gov>; Rafe Wysham <RWysham@kitsap.gov>

Subject: Thank you for protecting our rural areas for future generations

You don't often get email from momofraik@gmail.com. Learn why this is important

Dear Commissioners,

Thank you for your recent decision to not go forward with reclassifying rural properties. Our county is losing valuable space for animal/plant habitat. The DCD staff went through a process that looked at our real population growth needs to advise you not to reclassify any of this properties.

It's time decisions are made to ensure future Kitsap County is a safe and healthy place to live and not a place choked with unaffordable homes and quick profits for large developers.

I believe this is the right direction to take and finalize on June 23.

Regards, Joan Fraik Silverdale, WA



Fw: Rezone Vote - Thank you.

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:40 PM

To Comp Plan <compplan@kitsap.gov>

From: Madison Crittenden <madison.critt@gmail.com>

Sent: Friday, June 13, 2025 2:00 PM

To: Christine Rolfes <CRolfes@kitsap.gov>; Oran Root <ORoot@kitsap.gov>; Katie Walters

<KWalters@kitsap.gov>

Subject: Rezone Vote - Thank you.

You don't often get email from madison.critt@gmail.com. Learn why this is important

Dear Commissioners,

Thank you for voting to deny the rezone for the forest property of Raydient on Monday June 9, 2025. I urge you to continue to oppose their rezone request as discussions of this matter continue.

I am opposed to the Raydient request to rezone their 400 acres on Bond Rd and I am very concerned about the proposed sports complex, commercial zone, and increased density housing development.

I live very close to Bond Road and use it everyday to travel to work. It's consistently heavy with traffic and with development rising in the area already, adding even more sounds very concerning.

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.

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.

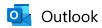
I urge you to continue to stand against the Raydient rezone request and the proposed sports complex to keep development within the UGA as required by the GMA. Continue to protect areas of North Kitsap's rural character, discourage suburban sprawl development, minimize additional traffic congestion, and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

Please continue to do the right thing. Do not give in to Raydients unscrupulous tactics if meeting with them next week.

Thank you,

Madison Crittenden

1621 NE Sawdust Hill Rd. Poulsbo, WA 98370



Fw: Re-zone

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:42 PM

To Comp Plan <compplan@kitsap.gov>

From: Deborah Meyer <debmeyernutrition@gmail.com>

Sent: Friday, June 13, 2025 8:03 AM

To: Christine Rolfes < CRolfes@kitsap.gov>

Subject: Re-zone

You don't often get email from debmeyernutrition@gmail.com. <u>Learn why this is important</u>

Good morning.

I will be unable to attend the June 23rd public hearing regarding final decisions on the Raydient rezone.

I am deeply opposed to this project on many levels. Environmentally, it will spell big trouble for wildlife and our water system as well as annihilating huge expanses of carbon-reducing trees when we need them the most. Climate change is our MOST pressing issue, not sports and recreation.

It will also hugely impact traffic in an area that can already be incredibly congested due to ferry traffic and overall growth in the area.

I appreciate that the commissioners denied the initial requests for rezoning and I hope that you stick to that decision as it truly is the best one for the future of kids and families in the county.

Thank you so much for your time. Deborah Meyer



Deb Meyer
Owner/NTP
Rooted in Wellness Nutrition LLC
RootedinwellnessLLC.com



Fw: NKU Project

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:42 PM

To Comp Plan <compplan@kitsap.gov>

From: Ross Gearllach < ross.gearllach@gmail.com>

Sent: Thursday, June 12, 2025 11:17 PM **To:** Christine Rolfes < CRolfes@kitsap.gov>

Subject: NKU Project

You don't often get email from ross.gearllach@gmail.com. <u>Learn why this is important</u>

Commissioner Rolfes,

Thank you for your opposition to the North Kitsap United plan. Bond Road is already a very sensitive location, and further development of the sort proposed would just ensure that eventually, there would be nothing but endless sprawl from Poulsbo to Kingston. Our focus should be on making use of land closer to our current cities and towns. Your advocacy for our environment is noted and appreciated.

Ross Gearllach 18777 Viking Ave NW, Poulsbo, WA 98370



Fw: Rezoning on Bond Road

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:45 PM

To Comp Plan <compplan@kitsap.gov>

From: Ruth Urand <struthyhead@icloud.com>
Sent: Wednesday, June 11, 2025 3:40 PM
To: Christine Rolfes <CRolfes@kitsap.gov>

Subject: Rezoning on Bond Road

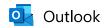
[You don't often get email from struthyhead@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Please please vote against this rezoning. I live off Foss Road and the Bond Road traffic is at its maximum. Everyone knows how dangerous Bond Road can be. Also, we do not need a YMCA on Bond Road. We didn't want a gas station either but now we have a new one.

Thank you for voting NO on this project.

Thank you!

Ruth Urand



Fw: Residential Rezoning Requests

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:45 PM

To Comp Plan <compplan@kitsap.gov>

From: Juli Swanberg < juliswanberg@gmail.com>

Sent: Wednesday, June 11, 2025 2:31 PM

To: Oran Root <ORoot@kitsap.gov>; Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters

<KWalters@kitsap.gov>

Subject: Residential Rezoning Requests

You don't often get email from juliswanberg@gmail.com. Learn why this is important

Dear County Commissioners:

My husband and I would like to request you deny the request for the rezoning issue at your June 23rd meeting.

We are more than aware of the current propaganda push by the Kingston Rotary group as well as Raydient themselves.

Here are our concerns:

The loss of habitat for wildlife as well as further loss of forest lands to housing development.

The addition of heavy traffic on the State Highway 104 and Bond road,

The promise of a YMCA is actually only going to result in higher property taxes for Kitsap residents who are already at risk of being taxed out of their homes; particularly senior citizens such as ourselves.

There are already plans made for this kind of recreation center which will be built in Poulsbo by the Olympic College Complex. Why would we need another, especially since per the Raydient proposal it would be located basically out of the Kingston area.

In actuality Raydient is trying to get approval for a big housing development and could care less what we the citizens will be left to deal with on a daily basis.

Please deny this proposal!

Thank you for your consideration.

Sincerely,
Donald & Julianne Swanberg
34766 Bodine Rd NE
Kingston, WA
360-297-1221
juliswanberg@gmail.com



Fw: North Kitsap Recreational Complex along Bond Rd

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:46 PM

To Comp Plan <compplan@kitsap.gov>

From: Steve Stein <sls151954@gmail.com> **Sent:** Wednesday, June 11, 2025 8:50 AM **To:** Christine Rolfes <CRolfes@kitsap.gov>

Subject: North Kitsap Recreational Complex along Bond Rd

You don't often get email from sls151954@gmail.com. Learn why this is important

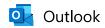
I wanted to take a moment to indicate my support for the subject recreational complex and the needed rezoning to go along with it. I share regional concerns about environmental protections but I believe that with appropriate planning these kind of developments can be built and operated to minimize adverse impacts on wildlife and the environment while proving the long needed facilities and opportunities for the regional communities. I encourage you and your peers to approve this development but with requirements for sound infrastructure development plans to go with it. The developers should be required to expand Bond in appropriate areas to support pull off and turn lanes so traffic on Bond is not overly impacted. I would support addition of sidewalks in the developed area as well as reasonably placed street lights. Developers should also provide water and services. I would recommend they overbuild this infrastructure with at least a 10 year time horizon, preferably 20 years to ensure the out year maintenance and operational costs don't require the area to be dug up for system expansion to accommodate growth every 5 years.

Thanks you for your consideration.,

Steve

Steve Stein
Executive Director, PISCES-INTL
206 335-2916
sls151954@gmail.com
Steve.stein@pisces-intl.org

Website: pisces-intl.org



Fw: North Kitsap United Support For Today's Meeting

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:50 PM

To Comp Plan <compplan@kitsap.gov>

From: Steve Ruggiero <steve@faponline.net>

Sent: Monday, June 9, 2025 8:08 AM

To: Christine Rolfes <CRolfes@kitsap.gov>; Oran Root <ORoot@kitsap.gov>; Katie Walters

<KWalters@kitsap.gov>

Subject: North Kitsap United Support For Today's Meeting

You don't often get email from steve@faponline.net. Learn why this is important

Good Morning Commissioners,

This letter is sent in strong support of the North Kitsap United plan for the 400 acres owned by Raydient. I don't take this endorsement lightly. For frame of reference I have been involved in the shopping center business on our side of the water for over 35 years. Projects include Gig Harbor South (Costco/Home Depot), all anchor tenancies for College Marketplace/Olhava in Poulsbo and the assemblage, entitlement and lease up for the creation of The Trails at Silverdale. The NKU plan is a one time opportunity to serve the North Kitsap population with a badly needed recreational gem in an accessible site. Highest and best use is an old adage in real estate and a well located property that brings badly needed amenities to the community certainly fits the bill. It isn't always about generating maximum revenue, this meets needs and will create a generational community asset. To that end it's a fact that there is an increased demand for housing in Kitsap and definitely a need for more active recreation activities for our communities. We need to De Screen our kids and families and, like the fantastic trail system at Port Gamble Forest Heritage Park, NKU becomes another opportunity to do so. Know that I am a serial volunteer who coached and managed youth sports for over 12 years including Little League Baseball, Select Soccer and Freeride Skiing. We were and remain woefully underserved for courts and fields to use, most are marginal at best. I lived the constant scrambling for decent, with luck, practice fields and constant travel since Kitsap didn't have quality tournament fields that weren't over subscribed. The PERC is a step in the right direction but will only have two turf fields and a few pickleball courts. NKU will add badly needed additions and better serve the North end of our County. I was surprised and dismayed to read in The Sun that the last public fields built by Kitsap County was Snider Park in 1951 - let that sink in. That's incredible as it was 8 years before I was born so I know that's a long time! Step up now, it's clearly overdue, and this gives families in Kitsap more and convenient options.

As a frame of reference/comparison the UGA expansion in 2006 that I was a part of which resulted in The Trails at Silverdale, Fieldstone Communities et al was a total of 411 acres, Raydient's contains 400. The Silverdale UGA expansion has resulted in over 227,000 square feet of sales tax generating high volume retail and, at last count, over 1,160 residential units either open, under construction or in the pipeline. There is an additional proposed 600 multifamily project in the early stages along Greaves as well. Silverdale is exactly where that type of activity/density should exist and is rightly considered

intensive development. The NKU plan provides for approximately 80 homes on 100 acres leaving the community 200 acres of open space and 100 acres for active recreation with many community amenities from courts, fields, trails, frisbee golf and a much needed YMCA facility on the balance. I have personally seen what the Y has meant to both Gig Harbor and Silverdale and they become a valued part of each community they enter with a variety of services provided. 80 residences @ NKU versus 1,700 residences and counting on the same size parcel in Silverdale is <u>not</u> intensive development.

The fact is that none of this can happen without the housing component. It's simple economics, they can't just give away the land and magically make the rest of it work. Who else in North Kitsap is able to make this collaboration happen? As a professional who has monitored the real estate market locally for decades, I know the answer: No one. I disagree with the optics of Raydient "applying pressure" to obtain the housing component, they need a return to move forward and this is a solution that meets needs in Kitsap. This was also framed in the Sun article as "new, intensive development". I disagree, this is the type of intensity we should all get behind and the North Kitsap community will strongly support it. Our kids, familys and future generations will agree.

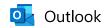
The alternative, of course, is to leave it as twenty 20 acre Scotch broom lots that will be prohibitively difficult to develop, sell, monitor and manage from a County perspective. I can't get behind that and it would be a waste of the very real chance to create a lifetime public benefit by denying the request to make this happen.

Thank you for your time and consideration of this important topic. Take care.

Steve Ruggiero
President
First American Properties, Inc.
17791 Fjord Drive NE Suite 160
Poulsbo, WA 98370
(206) 780-4990 Telephone

www.faponline.net





Fw: NK Recreation Facilities - please vote in favor!

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:50 PM

To Comp Plan <compplan@kitsap.gov>

From: Rosemary Shaw <phoebepup@hotmail.com>

Sent: Monday, June 9, 2025 7:26 AM **To:** Christine Rolfes < CRolfes@kitsap.gov>

Subject: NK Recreation Facilities - please vote in favor!

You don't often get email from phoebepup@hotmail.com. <u>Learn why this is important</u> Greetings Commissioner Rolfes,

I am writing in SUPPORT of the proposed project to add a YMCA, sports fields, and trails adjacent to the beautiful Port Gamble Heritage Park.

I moved from Bainbridge to Hansville 5+ years ago, due to the need to downsize. While I find Hansville very beautiful, peaceful and love our home, the distance to the Y in Silverdale or Island Fitness on Bainbridge makes it challenging to get the physical fitness programs that I love and need. I am a very active senior, wanting to stay fit (plus, I just enjoy going to a good gym with a variety of choices and quality staff).

I make far too many trips to Silverdale, Bainbridge and Poulsbo for necessities such as volunteer work, Bainbridge Rotary, and medical/dental appointments. I don't want to be on the road so much, burning fuel and time. Having a Y in Kingston would be such a blessing. My friends in my neighborhood have expressed their support of the project as well.

I understand and appreciate the arguments on the other side. I, too, enjoy the semi-rural environment. But it sure seems like Raydient (or others) will build homes on this land anyway. It's just a sign of the times. The sports complex and additional housing will improve Kingston, in terms of getting better/sustainable restaurants and other businesses that a bump in census and visitors will support.

Thank you for your service to our community and I do hope you will support this project.

Respectfully, Rosemary Shaw



Fw: Stop Bond Rezoning - Kitsap

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:51 PM

To Comp Plan <compplan@kitsap.gov>

From: David Seid <davidseid@gmail.com>
Sent: Friday, June 6, 2025 11:43 AM
To: Christine Rolfes <CRolfes@kitsap.gov>
Subject: Stop Bond Rezoning - Kitsap

You don't often get email from davidseid@gmail.com. <u>Learn why this is important</u> Dear Christine,

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. 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.

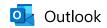
Regards,

-David Seid

29687 Gamble PI NE

Kingston, WA 98346

818 - 298 - 0351



Fw: Pt. Gamble Area zoning reclassification

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:56 PM

To Comp Plan <compplan@kitsap.gov>

From: CYNTHIA NEVINS <tenevins@earthlink.net>

Sent: Thursday, June 5, 2025 10:51 AM

To: Christine Rolfes <CRolfes@kitsap.gov>; Oran Root <ORoot@kitsap.gov>; Katie Walters

<KWalters@kitsap.gov>

Subject: Pt. Gamble Area zoning reclassification

You don't often get email from tenevins@earthlink.net. <u>Learn why this is important</u> Commissioners,

I urge you NOT to support the Port Gamble area zoning reclassification proposed by North Kitsap Union (NKU).

This week I listened in on the Year of the Rural briefing to the Kitsap Planning Commission. I've also had a chance to read the pdf "NKU Site Plans for Stakeholders" 6-6-25" though I have not watched the meeting video. I approached both from my understanding of the Growth Management Plan & Kitsap Comprehensive Plan's history gleaned by osmosis living with my husband Tom Nevins during his 18 years on the Kitsap Planning Commission.

There is so much wrong with this plan under its surface appeal—so many questions to be addressed:

- 1). It's proposed to be plunked down in a rural area which is not meant to be tied to sewers. How will waste be managed for such a big project?
- 2). Has there even been a traffic impact study? Bond Road is already impacted by ferry and LAMIRD traffic. Highway future improvements get prioritized years earlier and current ones probably see this as a low priority rural area. How would that priority get changed and how long would it take? The project says the Y would be open free at night for teens, but wouldn't they have to drive on dark narrow roads going to and fro? Ditto the senior housing proposed. More seniors would be driving busy roads during daylight hours—some a bit cautious and slow—to get to health appointments and grocery stores from this rural area. How safe is that?
- 3). How involved is the North Kitsap School District? I doubt their long-range plans considered a lot of young families moving in to that rural area. How will it impact their school sitings and staff needs?
- 4). The project proposed on the reclassified land touts it as a venue for large regional sporting events like youth soccer. How will ferry capacity be impacted by events like that in spring through fall? Has anyone talked to them? Currently sports fields in North Kitsap are said not to be well maintained. Who is going to maintain these fields in top condition? Is there an idea that no public money will be needed? Is there an idea that the Kingston Metropolitan Parks District will expand and use its taxing ability?

- 5). Have the Fire Department and Emergency Services been looped in? Again, I doubt their long range plans currently include providing more intense services in this rural area.
- 6). Housing is proposed to have ADUs that would provide lower-cost housing or help house multigenerational families. Is it not also possible that they will just be made into rental AirBnBs to house visiting teams and area tourists?
- 7). Population densities and infrastructure like this are meant to go into UGAs. Is the long-term idea that this population node will help Kingston expand and become a city down the road.

Those are my questions after a quick overview of all this. Some of my questions may already be answered. Others may not have been considered. I hope this bright and shiny idea gets fully and deeply vetted. I just can't see how this change can be in compliance with the goals of Growth Management. At the very least the change should not be made one way or the other before the Year of the Rural work is complete.

Thank you for all you do,

Cindi Nevins 16565 Touraco LN NE Poulsbo, WA 98370 360-620-4895



Fw: North Kitsap United

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:56 PM

To Comp Plan <compplan@kitsap.gov>

From: Phedra Elliott <phedraelliott@gmail.com>

Sent: Thursday, June 5, 2025 10:08 AM

To: Oran Root <ORoot@kitsap.gov>; Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters

<KWalters@kitsap.gov>
Subject: North Kitsap United

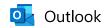
You don't often get email from phedraelliott@gmail.com. Learn why this is important

Dear Commissioners -

I want to express my support as a resident of Indianola for the NKU project. As the organizers have pointed out, a YMCA and more sports fields would be a very welcome addition in the north end. I am writing from my personal email so the views I am expressing here are my personal views and not those of Housing Resources Bainbridge, where I am the Executive Director. I am also in favor of more units of housing for north Kitsap and would love for the possibility of more affordable housing at low and moderate levels to be explored in this development. As you all well know, we are desperately short of the housing needed for the current and future populations of north Kitsap. The clustered housing proposed at NKU would be interesting to explore for this in addition to the market rate housing.

I hope that you all will consider and approve the requested rezone change for this property. The community has done a great job preserving open space on the north end. This will do that <u>and</u> add needed amenities for all of us.

Thank you! Phedra Elliott Indianola, WA



Fw: Bond and Stottlemeyer/Port Gamble Re-Zone

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:57 PM

To Comp Plan <compplan@kitsap.gov>

From: Kris Zinn <zventures@aol.com> Sent: Wednesday, June 4, 2025 9:41 PM

To: Oran Root <ORoot@kitsap.gov>; Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters

<KWalters@kitsap.gov>

Subject: Bond and Stottlemeyer/Port Gamble Re-Zone

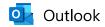
You don't often get email from zventures@aol.com. Learn why this is important

Dear Commissioner:

I am writing to express support to NOT rezone the Bond and Stottlemeyer/Port Gamble area to one home per 5 acres. My husband and I have lived on Port Gamble Road since 1993. We have raised a family in our home. We have supported the formation of North Kitsap Heritage Park and financially contributed to the purchase of that property. We have hiked and mountain biked the trails for years. The Sound to Olympics trail will pass very close to our home. These changes have and will embody the rural neighborhood that we are. I understand that the land will be sold and that homes are likely to be built but keeping the growth to a low density will continue to protect the park, and the wildlife that live there. Keeping the growth to a low density also protects the water running into the bay. Keeping the growth to low density also decreases the amount of light pollution for birds. Traffic on Bond Road has increased and a rezone will put further stress on the highway.

Although not up for a vote currently, it has also been made very clear that if the rezone takes place the North Kitsap United group will pursue a large recreation complex, and very low density housing on this property. All of the issues I stated above would be magnified. We have two centers for business and commerce, Poulsbo and Kingston, we do not need a third smack in the middle. Please keep the area between Poulsbo and Kingston rural. Many people, including us, moved to this area for that reason and would like it to stay that way.

Thank you for considering my comments, Kristin Zinn 24806 Port Gamble Rd NE Poulsbo, WA



Fw: Letter in support of Raydient rezone

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:58 PM

To Comp Plan <compplan@kitsap.gov>

1 attachment (2 MB) BOCC letter June 4 2025.pdf;

From: Bobbie Moore <elliottmoore@comcast.net>

Sent: Wednesday, June 4, 2025 9:30 PM

To: Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root

<ORoot@kitsap.gov>

Cc: Bobbie Moore <elliottmoore@comcast.net> **Subject:** Letter in support of Raydient rezone

Dear Commissioners, Subject letter is attached. Thank you for your attention to these issues. Best regards, Bobbie Moore and Walt Elliott, Kingston Reclassification Application ID 72 Commissioners:

We support the application to rezone North Kitsap, Raydient properties from Rural Wooded to Rural Residential. The proposal is about how the property will be used. Both rural wooded and rural residential maintain rural character as defined by GMA and County Code. Forestry use is no longer feasible in North Kitsap. Harvesting and clear cutting near urban areas would have a negative impact to the public and natural environments.—Residential zoning enables innovative land use management. This would enable coordination with the private sector for positive impacts in housing, public use, infrastructure, and environmental conservation.

Relevant policies from the GMA, Comp Plan and County Code are discussed on the attached Page 2. You are probably well-acquainted with those features. In this letter we want to focus on the opportunity cost of passing up this chance to rezone 400 acres of land in such a way that extraordinary public benefit would result.

It's no secret that County government is associated by the public with slowness to implement any kind of change. It's also no secret that the Kingston-North Kitsap Rotary Club and the YMCA of Pierce and Kitsap Counties and Raydient have been working for two years on a partnership for use of some 200 acres of the Raydient 400 acres for youth sports fields and facilities; a YMCA including indoor pool; a large community garden; a sizable dog park; a disc-golf course, and miles of trails adjoining the Kitsap Forest and Bay property. What has been missing from the County is an appreciation for the sense of urgency felt by people living in North Kitsap about addressing their families' needs for recreational facilities.

Why would it be urgent? For two decades, we have been engaged with the County's Kingston Community Advisory Council via the Parks & Trails Committee to develop safe places to walk, ride bikes, and participate in sports in North Kitsap. We have just about nothing to show for these decades of work. No improved shoulders on Miller Bay Road; no youth sports fields outside of the over-scheduled school fields; no amenities of any kind that would attract young families to North Kitsap. In addition, there is less health care, preventive or otherwise, available to people of all ages than there was twenty years ago! That's part of what the YMCA could offer – affordable health care classes and even child care.

Now is the chance for you to join us in promoting this once-in-a-lifetime opportunity to address all of these needs on one site, within the prescriptions of County Code and the Growth Management Act. We don't know when or how what we've dreamt will happen. But we know it will not happen in our lifetimes if you pass up this opportunity to grant the rezone and enable partnerships between a corporate entity with stellar development credentials, a widely respected nonprofit, along with the world's largest service club, to work on achieving this. We still probably won't be able to accomplish all of it in our lifetimes; some of us are getting genuinely old. But if you say no to the very possibility of these dreams, you will be sealing off the chance for meeting needs important to our families and to families we want to attract.

The need is indeed urgent. You are faced with the presence of willing and able partners poised to take the necessary steps to begin addressing these well-documented needs. Please act.

Walter Elliott and Bobbie Moore Watt Elliot

Raydient Rezone facts:

<u>Rural residential</u> is low-density development, which according to County code and the GMA is "consistent with rural character". This specific rezone would enable performance-based development (PBD) which supports Planning goals.

Housing:

PBD allows for a variety of rural densities and uses. With ADUs and "Cottage housing" diverse housing can be addressed as well as the statewide need for additional affordable housing options. A major developer enables more efficient permitting and construction. Open space and recreation:

PBDs retain fifty percent green space. This enhances recreational opportunities, natural spaces with public access. This also provides for the requirement and for this to be maintained by non-profit or public organizations.

Public infrastructure:

The PBD developer can provide well capitalized and integrated infrastructure for water, stormwater, wastewater, other utilities, and roads.

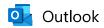
Environmental:

The PBD incorporates a thorough, integrated environmental assessment of the lots involved, something difficult and expensive for individual owners to do. PBDs require preservation of open space and habitat to retain native vegetation and be permanently maintained by a public or non-profit entity.

<u>Rural Wooded</u> allows residential housing, It also is intended to discourage activities and facilities to the maintenance of timber production. This has negative impacts

Public environment: The proximity of these parcels to urban and suburban, settlements means forestry has a negative impact to North Kitsap communities.

Changed land use: The incompatibility of forestry with long-term local economic conditions has eliminated the ability to manage for timber production at these locations. Natural Environment: Forestry endangers habitat with areas to be periodically clearcut.



Fw:

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 11:59 PM

To Comp Plan <compplan@kitsap.gov>

From: Debbie Howard <dlhoward2014@gmail.com>

Sent: Wednesday, June 4, 2025 3:19 PM **To:** Christine Rolfes < CRolfes@kitsap.gov>

Subject:

You don't often get email from dlhoward2014@gmail.com. <u>Learn why this is important</u>

Rezone on Bond Road

Please don't allow the rezone on Bond Road to Raydient. This area is a critical aquifer recharge area. We all drink well water in our county and can ill afford any contamination of our ground water. The requested changes to the current zoning would put this area in danger of that. Not to mention the stress that a higher housing density would put on already stressed resources.

Thank you,

Debra Howard



Fw: Proposed sports complex and Radient rezone

From Christine Rolfes < CRolfes@kitsap.gov>

Date Thu 6/19/2025 12:05 AM

To Comp Plan <compplan@kitsap.gov>

From: Mary Gleysteen <marygleysteen@gmail.com>

Sent: Thursday, May 29, 2025 9:29 AM

To: Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root

<ORoot@kitsap.gov>

Subject: Proposed sports complex and Radient rezone

[You don't often get email from marygleysteen@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

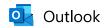
I live in Kingston and have been following this issue closely.

I do not deny the need for more sports fields in north Kitsap. I do recognize the need for more affordable housing and want to congratulate and thank you for your efforts in saving the Times Square affordable housing in Kingston.

Unincorporated north Kitsap does not need more upscale housing in a rural forested area(or anywhere else in the vicinity of Kingston) and the plans for housing development presented to the public at the recent NKU promotional meeting at Village Green did not fit the need for affordable housing in terms of price range or proximity to public transportation and community services. As we have seen at Arborwood the proponents of the zoning change and their successors did not address the need for affordable housing and stewardship of the environment. Instead they have created increased traffic problems on South Kingston Road where I live and environmental problems at the site.

The proposed project and zone change do not represent responsible planning. Please do not approve it.

Mary Gleysteen 25546 So Kingston Rd NE



Fw: PG Forest Heritage Park (Stottlemeyer) Rezone

From Christine Rolfes < CRolfes@kitsap.gov>

Date Thu 6/19/2025 8:45 AM

To Comp Plan <compplan@kitsap.gov>

From: Sherri Becker <beckersherri@gmail.com>

Sent: Thursday, June 19, 2025 7:15 AM **To:** Christine Rolfes < CRolfes@kitsap.gov>

Subject: PG Forest Heritage Park (Stottlemeyer) Rezone

[You don't often get email from beckersherri@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Commissioner Rolfes,

I support the Board of Commissioners decision to remove residential razones from the Year of the Rural land use planning.

Thank you! Sherri Becker Poulsbo, WA Sent from my iPad



Fw: Please hold fast to compliance with the GMA and deny the Raydient rezone request

From Christine Rolfes < CRolfes@kitsap.gov>

Date Thu 6/19/2025 8:45 AM

To Comp Plan <compplan@kitsap.gov>

From: Doug Hayman <seattleguitarman@hotmail.com>

Sent: Thursday, June 19, 2025 8:24 AM **To:** Christine Rolfes < CRolfes@kitsap.gov>

Cc: Katie Walters < KWalters@kitsap.gov>; Oran Root < ORoot@kitsap.gov>

Subject: Please hold fast to compliance with the GMA and deny the Raydient rezone request

Commissioners Rolfes, Walters and Root,

Please stand fast in the decision to deny all of the residential rezone requests.

We need to focus our development and growth in the areas designated for urban growth. We need to comply with the Growth Management Act by preventing sprawl. Our growth should be in areas that also have goods and services nearby to reduce travel and pollution from more cars on the roads. And we should strive to meet the needs of more of our citizens in Kitsap County by building more affordable housing. Projects like Arborwood have homes in the \$700k range, far from affordable to most.

While providing places for healthy activities for youth and families is important, it should not be co-mingled with requests to increase density in rural areas designated for 1 home per 20 acres. The state has no budget available to make road improvements that would be required to serve a high-density project that Raydient and North Kitsap United (NKU) propose. Once that horse got out of the barn, the county would surely end up having to carry the expenses of increased traffic and for maintaining such a facility despite the best intentions of the other two parties in NKU.

Word in the press is that they are trying to strike a last-minute deal to get their way. Any such conversation needs to be transparent and available to the citizens of the county.

Thank you for taking my input on this matter and I'll look forward to the meeting on the 23rd when this will be decided.

Doug Hayman Indianola, WA



Public comment for June 23 hearing

From Shannon Stephens <yourfabulousfriend@proton.me>

Date Thu 6/19/2025 9:28 AM

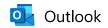
To Comp Plan <compplan@kitsap.gov>

You don't often get email from yourfabulousfriend@proton.me. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Hello, I am writing in support of Commissioners Walters and Rolfes' decision to remove residential rezone requests from their considerations for Year of the Rural. The proposed developments by Raydient and others would change the face of north Kitsap. What makes this area so special and attractive is its pristine and wild beauty. Kudos to our Commissioners for standing up for our community's best interests amid the pressures of pushy developers.

Thank you so much. Shannon Stephens



confirm your decision of June 9th and remove Raydient rezone from Docket

From betsycooper1@gmail.com
betsycooper1@gmail.com>

Date Thu 6/19/2025 12:44 PM

To Comp Plan <compplan@kitsap.gov>

You don't often get email from betsycooper1@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Dear Commissioners,

I am writing again today in support of the Department of Community Development's recommendations and the Board of Commissioners decision on June 9th regarding the disposition of the residential zoning requests in the rural areas, in particular the Raydient Rezoning Proposal of conversion of 400+acres of Rural Wooded (RW) to Rural Residential. This rezoning does not meet the requirement in KCC 21.08.07A and therefore should not be approved.

As you mentioned on June 9th, the call for interest in rezonings was made by the County in 2022 and any owner that wished to potentially maximize this property's value responded, including Raydient. They have, for years stated their parent company Rayonier and before that Pope Resources, had decided to discontinue silviculture and leave Kitsap. To that end Olympic Property Group and then Raydient has utilized many strategies to sell property and to gain revenue from it (as all businesses do).

This property did not then, as it does not now, come with a committed plan for clustered housing (which would require Performance Based Development approval for clustering in a Development Agreement approved by the County) or contracts committing to recreational construction. Until such commitments are in place it would be just another swath of 5-acre parcels and would have converted a scarce rural resource - large undeveloped lots in the rural area, adjacent to other larger rural lots (zoned RW or RP) and a Heritage Park.

Zoning decisions must not be made upon promises or appealing ideas, however worthy they may be. They must be made based on the Growth Management Act principles and the Kitsap County Comprehensive Plan policies. The Comp Plan articulates clearly now, and the initial draft being presented now strengthens the importance of the Rural area of Kitsap maintaining rural character and supporting rural agriculture, forestry, and rural resources economies. Conversion of large lots to smaller residential, adjacent to a large sand mining resource lot is not advisable.

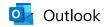
Finally, Commissioner Root seemed to be concerned that by these actions the County is somehow stopping or closing the Rural zone to residential use. This could not be further from the truth! There are hundreds of buildable lots in the rural. Thus, rural residential, current, and future building is alive and well and will be for the next 20 years, as the DCD staff's analysis shows. There is enough undeveloped or underdeveloped lots available that anyone seeking to

develop their home in the rural can. These 14 properties, and in particular, Raydient's 400 acres is not needed to build a house in the rural.

Please confirm your decision of June 9th and remove at least the Raydient, if not all the residential rezoning proposed from the docket for continued consideration.

Thank you,

Betsy Cooper



FW: Year of the Rural Land Use

From Christine Rolfes < CRolfes@kitsap.gov>

Date Wed 6/18/2025 3:16 PM

To Comp Plan <compplan@kitsap.gov>

From: Karen Lemagie <kjlemagie@gmail.com> Sent: Wednesday, June 18, 2025 3:14 PM

To: Christine Rolfes < CRolfes@kitsap.gov>; Katie Walters < KWalters@kitsap.gov>; Oran Root < ORoot@kitsap.gov>

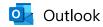
Subject: Year of the Rural Land Use

I support the Board of Commissioners' decision to remove residential rezones from the Year of the Rural Land Use planning. Let's keep Kitsap as rural as possible!

Thank you!

--

Karen Lemagie



Rezone Request Opposition - June 23 - Board of Commissioners Meeting

From Heather Whitlock < hwhitlock 10@gmail.com>

Date Thu 6/19/2025 1:02 PM

To Comp Plan <compplan@kitsap.gov>

You don't often get email from hwhitlock10@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Dear Commissioners,

Thank you for moving in the direction to decline the rural rezone request pertaining to the Raydient parcel on Bond Road. I've emailed in the past and also spoke at the Board of Commissioners meeting on June 9th and I appreciate your time.

13 years ago, my husband and I visited the area for a mountain bike event in Port Gable. Coming from the Everett area with its sprawl and congestion, we fell in love with the trails and abundance of green space, but it was the small-town feel and slower pace that convinced us to move here.

Over time, we've seen this begin to change with ever increasing traffic and creeping growth on Bond Road and we're on the edge of watching North Kitsap tip in the direction of the eastside with unfettered growth inconsistent with the rural nature Kitsap County aims to preserve in its Comprehensive Plan.

I urge you to maintain your commitment and focus on thoughtful, sustainable growth. The Port Gamble Heritage Park and surrounding area is a local treasure and a refuge for an abundance of wildlife – losing that to increased housing density would be irreparable and heartbreaking.

Thank you for your time and for your service to the community.

Sincerely,

Heather Whitlock



Residential Rezones

From NANCY ANDRIST <nancyandrist@msn.com>

Date Thu 6/19/2025 2:04 PM

To Comp Plan <compplan@kitsap.gov>

You don't often get email from nancyandrist@msn.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I support the Board of Commissioners' decision to remove residential Rezones from Year of the Rural land use planning. And I thank you all.

I feel there is room for housing within the current UGAs and that the infrastructure cannot support big growth outside those areas.

I love North Kitsap for its natural beauty.

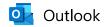
Thank you again.

Nancy Andrist

Kingston

Sent from my Verizon, Samsung Galaxy smartphone

Get Outlook for Android



Letter re Rezoning hearing

From David Onstad < dwonstad@gmail.com>

Date Thu 6/19/2025 2:18 PM

To Comp Plan <compplan@kitsap.gov>; Oran Root <ORoot@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Christine Rolfes <CRolfes@kitsap.gov>

1 attachment (52 KB)

2025JuneKEC Board Rezoning Comments.final19June.docx;

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

The attached letter was written by the Board of the Kitsap Environmental Coalition and is being submitted for the Hearing on 23 June.

David

__

David W. Onstad, Ph.D.
President of Kitsap Environmental Coalition
Editor of the WNPS South Sound Chapter newsletter
I live in Port Orchard, WA

June 19, 2025

TO: Kitsap Board of County Commissioners

CC: Department of Community Development Planners and Director

FROM: Kitsap Environmental Coalition (KEC) Board

RE: Comments on Rural Rezoning Plan

We support no rezoning of the 14 rural residential requests for the following reasons.

- 1. Maintain the vision and direction set by the 2024 Kitsap County Comprehensive Plan. We supported the choice of Alternative 2 for County's 2024 Comprehensive Plan and support the State's Growth Management Act (GMA). Rezoning toward more rural residential housing increases urban sprawl and violates this direction. The County faced appeals of their 2016 Comp Plan due to excessive rural zoning and was cautioned by the Puget Sound Regional Council (PSRC) to reduce the amount of rural growth. Approving these rezones would increase the risk of the plan not being approved by PSRC and the potential for appeal.
- 2. **Uphold established criteria and rural growth targets.** The staff analysis using the general criteria in KCC 21.08.070 (A) demonstrated inconsistency with most or all the review criteria for all 14 requests. These criteria all need to be met for a rezone to occur.
 - It is important that the BOCC uphold the criteria and growth targets in rural areas. The County also needs to be meeting its rural/urban split goal established in the Countywide Planning Policies.
 - An important reason for that goal is it allows the County to meet the need for infrastructure improvements in a more efficient viable manner in a time of limited resources and staffing. Developments that are spread out require more in terms of roads, sewers, emergency response, police and other services. Lack of these services result in traffic backlogs, and other unmet needs, and higher taxes borne by existing residents.
- 3. **Sufficient undeveloped lots already exist in the rural areas.** There is no need for more rural residential capacity. We must preserve and protect our most valuable assets—our forests, critical areas, and water supply—to develop climate resilience and a sustainable future for our residents. Rural Kitsap and open spaces are not just "vacant undeveloped lands." They have definable qualitative and quantitative value to the residents of Kitsap County, and once gone, cannot be replaced. They are the habitat of many species, provide

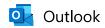
- essential ecological functions that support the whole county and its residents, and contribute to the quality of life and defining character of Kitsap County.
- 4. **The public wants to maintain rural character.** While rural residential is a zone within rural, it is the overall mix of zones that shapes the rural character and protects critical areas such as wetlands, streams, and aquifers.

In the county's February 2025 Rural and Resource Lands Community Survey in February 2025:

- preserving rural character is a top priority with 87% of respondents believing maintaining Kitsap County's rural look and feel is important
- 82% support policies to protect rural open spaces, agricultural land, and scenic areas
- 71% prefer concentrating growth in existing towns and urban growth areas
- 71% are concerned about traffic conditions and safety on rural roads.
- 5. Encourage new thinking about land uses and leaving opportunities for future generations. Some landowners of property currently zoned Rural Wooded say that large scale industrial timber companies would not purchase their land. While that may be true, it does not mean that others in Kitsap would not purchase it. Another part of the Year of the Rural is exploring expanded thinking about agriculture and thinking creatively about the mix of timber, agriculture, and energy sitings. Do not diminish our Rural Wooded, Rural Protected, and Resource lands. Maintain them to provide creative options for the future and for future generations.

Thank you for taking the environmental and social challenges in our County seriously. The shift toward an emphasis on urban density is not easy for people who have been accustomed to sprawl into rural areas. We appreciate that you are considering the health of the entire county, including all the people here now and in the future, as well as the whole ecosystem. A decision **against increasing rural density** is a crucial opportunity to preserve what makes Kitsap County special—being the natural side of the Puget Sound.

David Onstad, President Martha Burke, Vice President Beverly Parsons, Secretary Paul Larson, Treasurer Dave Shorett



Fw: Protecting Rural Lands in Kitsap County

From Christine Rolfes < CRolfes@kitsap.gov>

Date Thu 6/19/2025 2:37 PM

To Comp Plan <compplan@kitsap.gov>

From: Laura Bay <rbjazz@telebyte.net> Sent: Thursday, June 19, 2025 2:31 PM

To: Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root

<ORoot@kitsap.gov>

Cc: Laura Bay <rbjazz@telebyte.net>

Subject: Re: Protecting Rural Lands in Kitsap County

[You don't often get email from rbjazz@telebyte.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Commissioners Walters, Root, and Rolfes,

First I want to thank you for providing an opportunity to respond to the survey a few months ago concerning rural lands within Kitsap county. As a lifelong resident (within the city of Bremerton in my childhood and as a homeowner in central kitsap for 44 years) the city/rural aspects are extremely important to me. I have seen many changes in our county and the growth we have experienced over the years. I believe we now need to deliberately manage rural areas, housing, transportation corridors and business/services in a deliberate and forward thinking manner to ensure that Kitsap county maintains its rural aspect.

To this end, I was heartened to read that during the June 9th meeting that a pause was placed on increasing housing density requests on 14 different projects. Having endured the changing density and scope of the multi-phased "Rush development" I hope that a more deliberative and cautious review and in many instances denial regarding any increases of the density of developments be considered. These increases and the inherent impact on existing services, transportation needs to be re-evaluated with the end in mind to save our rural lands. Growth and the need for housing will increase... but the urgency of actively protecting rural areas also needs to increase. Thank you Commissioners Rolfes and Waters for taking that first step on June 9th.

In closing, I want to let my County Commissioners know that I support the efforts to protect the rural parts of our county from rezoning that would turn rural lands.

Respectfully, Laura M Bay 354 NW Paulson Road Poulsbo WA. 98370 Email: rbjazz@telebyte.net

Sent from Laura Bay's iPad



Fw: Please Protect Rural Land from Rezoning & Development

From Christine Rolfes < CRolfes@kitsap.gov>

Date Thu 6/19/2025 2:39 PM

To Comp Plan <compplan@kitsap.gov>

From: Cindy Allpress <cindyallpress@gmail.com>

Sent: Thursday, June 19, 2025 1:26 PM

To: Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root

<ORoot@kitsap.gov>

Subject: Please Protect Rural Land from Rezoning & Development

You don't often get email from cindyallpress@gmail.com. Learn why this is important

To Kitsap Board of Commissioners,

Mr. Root and Ms. Walters; I especially want to reach out to you both. We are most appreciative of Commissioner Rolfes who has been very supportive to us this past year in dealing with the Royal Valley debacle and other issues with WSDOT. I believe she will stand firm in her commitment to our community. Ms. Walters thank you for your vote against the NK rezone. I hope that you will not cave in to the heavy hands of developers. Mr. Root I know that you are sympathetic to developers. I hope that you can listen to those of us concerned with where DCD has taken this county.

I am in complete support of the Commissioners' decision to protect the rural areas of Kitsap county from the rezoning. This county's DCD has not addressed the lack of infrastructure to sustain the out of control "development mafia". Im not against additional housing, but I am questioning what has changed since 2021 Buildable Lands Report, which states that the county was on track to reach its 2036 population targets, and why all the DCD approval of developments are designated as NON-SIGNIFICANT?

Our rural CENTRAL & NORTH KITSAP communities are currently inundated with new apartment and housing projects. We are witnessing the character and atmosphere of Kitsap County eroding under the weight of relentless development. Where there once was farms and forests we are now experiencing construction noise and dust and developers who have absolutely no respect for neighboring land owners.

Kitsap County's current infrastructure is inadequate for this rapid pace of development. Our roads, schools, and especially medical facilities are overwhelmed, struggling to accommodate the increasing population. WSDOT is turning a blind eye to local traffic congestion which has become a daily nightmare. Public services are stretched thin, leaving emergency responders, ESPECIALLY LAW ENFORCEMENT! to manage with limited resources. And all this comes with INCREASED TAXES

BROUGHT ABOUT BY OUR LEGISLATORS AND GOVERNOR!

KITSAP COUNTY NEEDS A PAUSE ON DEVELOPMENT APPROVALS until essential infrastructure improvements are addressed to support new residents. We must prioritize upgrading our roads and expanding essential services BEFORE REZONING OUR DISAPPEARING RURAL LANDS and approving any new building projects.

Our community deserves thoughtful planning that respects the needs and well-being of its current EXISTING TAX PAYING CITIZENS. Your support in halting unchecked development could make a significant difference in preserving the character and functionality of Kitsap County.

Please rein in approvals to rezone rural lands of Kitsap County.

Thanks for your attention in this matter.

Bob & Cindy Allpress

Neighbors of the Royal Valley Destruction Project



Fw: Bond rezone

From Christine Rolfes < CRolfes@kitsap.gov>

Date Thu 6/19/2025 2:45 PM

To Comp Plan <compplan@kitsap.gov>

From: Stephen <heralde@comcast.net> **Sent:** Thursday, June 19, 2025 1:04 PM **To:** Christine Rolfes <CRolfes@kitsap.gov>

Subject: Bond rezone

You don't often get email from heralde@comcast.net. Learn why this is important

Commissioner Rolfes

The many reasons for denying the rezone have been stated and re-stated multiple times, but as a reminder, they involve environmental concerns, including degradation and contamination of critical aquifer recharge area, and the traffic revisions to Bond road, sr 307, said revisions which will be very expensive, impact the primary route twixt Kingston and Poulsbo, and will involve eminent domain proceedings, which will be costly at the very least, and are not guaranteed to be successful. Atop that, there was a statement made by the representative of Raydient to have private meetings with the commissioners to get them to "Open their hearts and minds" to his proposal. This smacks of "Backroom baksheesh", and would be unethical to boot, since any proposal they make in private they had plenty of time to present PUBLICLY, which is the required way of conducting government business. Therefore, anything presented in such a manner cannot be considered in the decision on the rezone decision. I plan on being at the meeting on the 23rd, and will ask about this, and require that any offerings/condition statements made by Raydient be disclosed, and then dismissed.

Stephen Howard



Fw: Thank you!

From Christine Rolfes < CRolfes@kitsap.gov>

Date Thu 6/19/2025 2:48 PM

To Comp Plan <compplan@kitsap.gov>

From: Shannon Stephens <yourfabulousfriend@proton.me>

Sent: Thursday, June 19, 2025 9:33 AM

To: Christine Rolfes < CRolfes@kitsap.gov>; Katie Walters < KWalters@kitsap.gov>

Subject: Thank you!

You don't often get email from yourfabulousfriend@proton.me. <u>Learn why this is important</u>

Hello Commissioners Rolfes and Walters,

I want to thank you for choosing to deny rural residential rezone requests for the Year of the Rural initiative. Wow!! I am so glad to have you working on the behalf of Kitsap residents who love and treasure the wild beauty of the place where we live.

It's not easy standing up to the pushy energy of developers. I appreciate you so much.

Thank you, Shannon Stephens



Fw: Rural Kitsap

From Christine Rolfes < CRolfes@kitsap.gov>

Date Thu 6/19/2025 2:48 PM

To Comp Plan <compplan@kitsap.gov>

From: Marisa Nulton <jamnulton@yahoo.com>

Sent: Thursday, June 19, 2025 9:08 AM **To:** Christine Rolfes < CRolfes@kitsap.gov>

Subject: Rural Kitsap

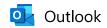
[You don't often get email from jamnulton@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Commissioner Rolfes,

I support the Board of Commissioners' decision to remove residential rezones from the Year of the Rural land use planning.

I moved over here from the Eastside (Kent/Covington area), partly because of the demolish done over there -all of the trees and natural places being razed for housing developments and strip malls. I know there is a need for housing, but it can be done responsibly and in a way that protects the beauty and natural resources of our area. Please keep Kitsap green!

Sincerely, Marisa Nulton



Fw: Upcoming Rezone Vote for June 23, 2025

From Christine Rolfes < CRolfes@kitsap.gov>

Date Thu 6/19/2025 2:51 PM

To Comp Plan <compplan@kitsap.gov>

From: Wayne Gulla <wrgulla@earthlink.net>

Sent: Thursday, June 19, 2025 2:45 PM

To: Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root

<ORoot@kitsap.gov>

Subject: Upcoming Rezone Vote for June 23, 2025

Commissioners Christine Rolfes, Katie Walters and Oran Root:

You've heard from me in the past regarding my concerns over the dramatic increase in developments taking place all over Kitsap County. You also know that – while I understand the need for growth in the area – how this is managed is a critical factor in our County's future livability and viability.

On June 7, 2025, I was pleased to hear that the Commissioners voted to **NOT** approve 14 of 17 additional rezone requests that had been submitted to Kitsap County. My understanding is that the three that were approved were for commercial development.

Now, I understand that this decision is being revisited at the June 23, 2025, Board of County Commissioners meeting due to pressure from developers in the area. Given the extensive development already in progress why would you revisit your previous decision?

I am writing to encourage you to **VOTE NO** on any additional rezone requests until Kitsap County and its residents have sufficient time to adapt to the current developments already in progress and needed infrastructure improvements have been made.

Existing infrastructure - Traffic (County Roadways and State Highways), Law Enforcement, Fire/EMS, Schools and Medical Facilities - is struggling around the county and adding more residents only makes the situation worse.

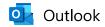
Additionally, local aquifers cannot keep up with the existing demand much less the increased demand of these new rezone requests. At a recent Kitsap Environmental Coalition (KEC) meeting, I heard a water quality expert speak about the high potential for saltwater incursion due to the depletion of freshwater aquifers in our county. This is very concerning to all of us, especially those of us on private wells without access to public water systems.

After our many direct and email conversations over the past year, I have every confidence that the Board of County Commissioners will protect the interests of the people who live here and put you in

office – rather than the financial interests of developers – by **VOTING NO** on any additional rezone requests in the near future.

Thank you for your consideration in this matter.

Wayne R Gulla Central Valley RD



Rural Rezone Decision

From Richard Eckert <rickheckert@gmail.com>
Date Thu 6/19/2025 3:11 PM
To Comp Plan <compplan@kitsap.gov>

1 attachment (16 KB)

19 June 2025 County Commissioners.docx;

You don't often get email from rickheckert@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

For the County Commissioners' consideration.

Thank you.

Rick Eckert

Rick Eckert 18491 15th Loop NE Poulsbo, WA 98370

Commissioners,

I am writing to reiterate my request that you deny the rezone request from Raydient for the 400 acre property off of Bond Road in north Kitsap. This is not the right location for a 400% increase in zoning density, 18 to 80 parcels (36 to 160 with ADUs). In addition to the concerns around traffic, sewer, environment, wildlife, aquifer recharge and other previously raised concerns, I will add emergency and medical services and access.

In the latest version of North Kitsap United's presentation, the newest proposal is that this "village" community is envisioned as a great place for seniors and those with disabilities to live. We all know the dearth of health care in Kitsap County. The farther one travels from St. Michael hospital, the more scarce services become. There are outstanding efforts in the works to open hybrid Urgent Care/Emergency Room facilities in the county. All those, so far to my knowledge, are in central and south Kitsap, not the north. To purposely center a community of individuals who would be reasonably expected to have greater medical needs than the average citizen in an area that is not served by medical care seems ill-conceived and even dangerous. Kitsap Transit currently has no routes that service this area so these residents would be reliant on cars to reach care or call emergency services.

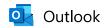
I would be very curious to know how Sheriff Geese and Fire Chief LaGrandeur view this proposed rezone and subsequent village plan. I asked NKU at the one public meeting they held and took questions if they had done any consultation with law enforcement or fire services. I did not receive an actual answer.

Would Kitsap Transit have the capacity to expand Access bus service to the area? Will they re-route the existing 302 (Kingston/Suquamish) route to give that community access to basic services like groceries? Would KT convert the existing 307 (Kingston/North Kitsap) ferry commuter route to include a stop at this new village to bring residents into Poulsbo where they could transfer to a bus into Silverdale?

I am not opposed to developments. I support developments in the UGAs that meet GMA and county comprehensive plan. We know that more housing is needed to support growth and add supply to help reduce the overall housing prices. This is just the wrong place for this development. Thank you.

Rick Eckert Poulsbo

Rick Eckert



Comp plan

From helen owens <howens22@mac.com>
Date Thu 6/19/2025 4:54 PM
To Comp Plan <compplan@kitsap.gov>

You don't often get email from howens22@mac.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

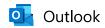
County Commissioners,

Please permanently remove all residential reclassification requests to recognize that the cumulative effect of residential requests conflicted with the County's rural growth targets and Comprehensive Plan policies to direct growth to urban areas.

Of particular concern is the rezone for a development proposed by Raydient on the Stottlemeyer property adjacent to the Port Gamble Heritage Park. Not only does this conflict with the County's growth targets but the traffic on Bond Road is already unmanageable and the culture and nature of the Heritage Park would be greatly compromised.

The community is reaching out to you in numbers and we request that you recognize our voice.

Helen Owens 2076 NE Sawdust Hill Rd Poulsbo, WA 98370



David Pedersen's comments for the June 23, 2023 Public Hearing

From luli29@centurytel.net < luli29@centurytel.net >

Date Thu 6/19/2025 5:24 PM

To Comp Plan <compplan@kitsap.gov>

Cc Kitsap Commissioners < Kitsap Commissioners@kitsap.gov>

1 attachment (27 KB)

Dave June 23 2025 Public Hearing Comment Re Raydient RR reclassification.odt;

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Greetings, you are receiving this email due to Centurylink network failure. Our wifi modem has been down since 4:30pm that we normally connect to. Centurylink has a big outage right now in several areas of the County. We are using a separate modem not associated with Centurylink to send this email to DCD and the Commissioners. Attached you will find David Pedersen's four page comment for the Public Hearing on June 23rd. Please confirm your receipt of the attached comments by emailing David's email: peda51@centurytel.net

Thank you for your patience, this has been a very stressful day for us all, David Pedersen

June 23, 2025 Kitsap County Commissioners Public Hearing Comments Christine Rolfes, Oran Root, Katie Walters, DCD(compplan@kitsap.gov)

Good morning Commissioners:

My name is David Pedersen and this statement is for the record. During the June 9, 2025 2:00pm meeting, Commissioner Root's comment regarding DCD's population density spiked my interest, so I did some research using US Census Bureau, Wikipedia, USA Data Facts, The Neilsberg Report(dated 7-30-24), and compared that population data to my internet request asking for the most current growth rate for Kitsap County to AI, which pointed out that exact same percentage of population growth rate of 2.1% up to July 2024. I calculated at that rate there would be a 13.65% increase in Kitsap County's population by the year 2030. Commissioner Root's question to DCD on how they came up with the 3%-5% split between rural and urban growth areas can be answered by reading the Puget Sound Regional Council Vision 2050 Planning Resources Guide. Page 8, specifically "calls for reduced rural population growth rates in all counties. Counties are encouraged to plan for even lower growth—where possible—than contained in the Regional Growth Strategy."

During Raydient's May 21, 2025 meeting, NKU's proposal has changed the number of dwelling units to 160 total, including up to 80 ADUs! This is more than the total dwellings of all the other 13 rezone requests.

NKU's project proposes a sewer treatment plant near their proposed housing. In addition, Raydient has proposed that the Gamblewood housing division be connected to a reserved sewage drain field located near the sand pit on Gamble Bay Road NE and directly above an aquifer recharge area for the Ritter Lane Class 1 well that provides drinking water to Gamblewood and to the many private well heads in the surrounding area. This would allow sewage to drain directly into the CARA which would contaminate the

page 1

County's #1 Resource – WATER! Anyone who is connected to this water supply would experience an immediate major health issue and see their

property and home values drop to the ground. I have been told personally by an employee by KPUD District 1 that they would walk away from any contaminated water supply and have no further obligation to it. I have an email where this was verified on September 19, 2023. In a rural environment like this, thousands of tax dollars would be required to reestablish a connection to a clean water supply, most likely from the Seabeck Pipeline, as the Class 1 aguifers will have been destroyed. NKU would be solely responsible for this disaster. The aquifers in the North Kitsap region are all interconnected. During NKU's meeting on December 12, 2023, (located on YouTube, Solefire Films), starting at 40:34 someone in the audience asks what the circle pink areas were and Radient said they were Category 1 Aguifers. Then several people in the audience asked if the pink circle near the NKU was one and he said, "there's a well there, and I don't know. That well though is probably in the deep aquifer over 400 feet deep. When people are developing drinking water for large populations they go to the deep aquifer," that's all he said about that. That is the Ritter Lane well, according to DOE it is 312 feet deep, not 400. If the aquifers become contaminated it will have a detrimental effect on the fish in Gamble Creek that are finally returning from their 3 to 5 year run at sea. After speaking with Bill at Grovers Creek Fish Hatchery on June 17, 2025, I was informed that two new wells were drilled recently because several years ago the DOT brought contaminated water from the other side of the sound to accommodate their needs for water at that time and I was told "as we poured thousands of fry into the water provided, they immediately went belly up and floated to the surface, dead!" After the investigation was completed, "PPPQ from tires were found to be the problem." I also learned one well was drilled to a depth of 318 feet to provide quality water and pressure. Bill then explained that every salmon that leaves that hatchery is tagged, including King Salmon. This year after the 3 to 5 year run at sea, I am most proud to report to the Community that finally 90% of all those salmon have returned this year!

The NKU proposed sports fields, the Y, the residential housing and

page 2 street lights will require vast amounts of electricity. Normally as I understand it, this will involve a new sub station that will require inverters that use extreme amounts of amperage that must be kept under control. The inverters are filled with a very toxic liquid agent that cools the inverter and keeps the amperage output under control. What if, a car, the lawn mower guy and/or a tree make contact and damage the inverter to where it leaks this toxic substance into our soil and contaminates our CARA? When that toxicity hits any underground streams going into the wells located in the CARA, my children and grandchildren will be left with a worthless inherited property and home along with 372 families. Is there an infrastructure already in place that would supply clean drinking water immediately to say 373 rural homes located in District 2 and 3?

Raydient LLC, is a real estate investment trust. If I was a Land Management Planner and Investor, hypothetically speaking, on today's timeline I must consider all the factors such as: do I own the property which requires rezoning, what are the current KCCs and RCWs for the area and the topography, also the GMA requirements for the current residential population of that area, and finally are any mitigations going to fail and damage any properties that I do not own? June 9th's DCD's presentation, obviously involved many hours of work, and show their efforts to be unbias regarding the reclassification rezoning requests having not met the three requirements to approve such a change.

I have developed a timeline that shows Papa Murphy's at the Safeway strip mall has been closed for 5 years and the Rite Aid that just closed on Hwy 307 and Miller Bay Road, the Sonic off of Hwy 305 has been closed for several years and the Poulsbo Albertsons, which has been closed 10 years plus. These buildings were owned by corporations and sit abandoned. We don't know if the proposed YMCA won't fail due to unknown circumstances. Yes, it may look good on paper to investors, but looking at current trends in this area chances are when it has been completed and on the ground, it could fail just as easily as the corporations I mentioned above. Per a previous conversation with KPUD, I was told "everything fails sooner or later" which

page 3 can be applied to Port Gamble's water treatment plant which is recharging our aquifer.

The infrastructure and the resiliency of North Kitsap's roads and land have reached their limits! That's all I can say about that.

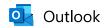
I question Raydient's obligatory responsibilities to abide by Kitsap County Code and Washington State Laws. Their corporation has an unfinished contaminated mill cleanup project which started in 1998 in Port Angeles. The DOE will be holding a public meeting next month on this ongoing cleanup issue. As of December 2021 Raydient has a 15 year Development Agreement with the County for the Redevelopment of Port Gamble where 226 homes and a 100 room hotel are supposed to be built within that timeline. In my opinion, it appears Port Gamble's redevelopment has been put on hold until the Commissioner's decide the fate of the rezone app. number 72, because I haven't seen anything going on there.

In summary, I am in agreement with DCD's recommendation and the two Commissioners that voted to not allow the reclassification rezoning applications to move forward.

Thank you for your patience and understanding.

David Pedersen peda51@centurytel.net

PLEASE CONFIRM RECEIPT – SENT JUNE 19, 2025 VIA EMAIL



Lisa Pedersen's written comments in regards to the Public Hearing on June 23, 2025

From luli29@centurytel.net < luli29@centurytel.net >

Date Thu 6/19/2025 5:49 PM

To Comp Plan <compplan@kitsap.gov>

Cc Katie Walters <KWalters@kitsap.gov>; Christine Rolfes <CRolfes@kitsap.gov>; Oran Root <ORoot@kitsap.gov>

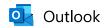
[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Greetings to you all:

My name is Lisa Pedersen and I am writing you to support DCD's and the Board of Commissioners' decision to remove the residential rezone requests from further consideration since the requests did not meet all 3 criteria DCD needed to recommend them to move forward.

Thank you for all of your hard work and due diligence in considering these applications.

Respectfully, Lisa Pedersen



pending rezone requests: please do not approve

From Michael Northrop <michael.northrop@comcast.net>

Date Thu 6/19/2025 6:11 PM

To Comp Plan <compplan@kitsap.gov>

You don't often get email from michael.northrop@comcast.net. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Good afternoon, this email is sent in support of the recent decision to remove all pending residential rezones for land use planning. Specifically the Raydient properties rezone request to R5 from R20 risks damaging aquifers that people depend on for safe drinking water, modifying stream hydrology for the salmon bearing Gamble Creek, and places dense residential development in the wrong location. Please uphold the spirit of existing rural zoning and the GMA.

Thank you-

Michael Northrop 26131 Bond Rd NE, Kingston

Michael Northrop Metalworks & Design



Reiterating my input re: residential rezone requests

From Kelly Roberts < kdroberts17@gmail.com>

Date Thu 6/19/2025 6:57 PM

To Comp Plan <compplan@kitsap.gov>; Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root <ORoot@kitsap.gov>

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Good evening,

There is a generations-old saying that is loud and clear and applies to all types of situations: NO MEANS NO. I request that the majority vote of 2-1 to remove the residential rezone requests, at the very least, stand and/or, if possible, become a unanimous vote to remove those requests with finality. North Kitsap *especially* does NOT need to become even SUBurbanized!

KEEP THE RURAL PLACES RURAL.

It is far beyond just a simple saying for the **vast majority** of us who believe in the rural places and we hold tight to protect them as such!

Thank you for listening and for your service to our county.

Kelly



my comment

From Lauren Silver <teachonlylove57@gmail.com>Date Thu 6/19/2025 8:43 PMTo Comp Plan <compplan@kitsap.gov>

You don't often get email from teachonlylove57@gmail.com. Learn why this is important

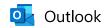
[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

...for the sake of our precious Kitsap BEAUTY and LIFE and RESILIENCE TO STORMS AND FLOODS AND EXCESSIVE HEAT; IN ORDER TO PROTECT HABITAT TO ALL THE LIFE THAT LIVES HERE, we need to preserve Open Space. ALL Life must have healthy habitat in order for humans to have healthy habitat.

Thank you for your consideration, and your good, hard work,



Lauren Silver, twenty-five year resident of Kitsap County gracewithindementia.com ~ read my blogs apileofsticks.wordpress.com



Raydient rezone request SR 307

From Cynthia Jose <notasoldtallone@gmail.com>

Date Thu 6/19/2025 8:43 PM

To Comp Plan <compplan@kitsap.gov>

You don't often get email from notasoldtallone@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I am a Civil Engineer with over 30 years of site development experience. I also have many years of experience in the fire service and emergency management and examine proposals on the basis of risk to public safety. I have been following the Raydient rezone request on SR 307 (Bond Rd) between Stottlemeyer Road and Port Gamble Road and have the following comments:

- 1. This proposal seems inappropriate outside of an Urban Growth area, particularly with the proposed housing density. SR 307 is already over capacity and adding more traffic in a rural area is inadvisable.
- 2. Access to the property is a concern. Raydient suggests realigning Stottlemeyer Road and Minder Road, but based on the distance between these two intersections with SR 307, accessing the parcel from Port Gamble Road and realigning the SR 307 Port Gamble Road interchange seems like a better proposal. A portion of the traffic would continue to Gunderson via Port Gamble Road, removing traffic from SR 307. However, the Gunderson Port Gamble Road intersection has a large number of vehicle collisions, so additional traffic signalization would be required at both intersections.
- 3. A less invasive traffic pattern would be a new "frontage street" on the west side of the proposal connecting Stottlemeyer Road to Port Gamble Road and disconnecting the west portion of both roads from SR 307. Southbound traffic on Stottlemeyer would travel to the signalized SR 307 intersection at Stottlemeyer Gunderson. Northbound traffic from the proposed development would travel to the Port Gamble Rd SR 104 intersection and continue towards Kingston via the signalized SR 104 SR 307 interchange.
- 4. In June of 1991, 2 children were killed and 1 was critically injured travelling to a ballgame at Snyder Park in Poulsbo. At the time, Snyder Park was accessed directly from SR 3. As a direct result of that accident, the access to Snyder Park was reconstructed. The recreational portion of the Raydient Proposal, although allowed under the current parcel zoning, through a conditional use permit, would have a larger traffic impact than Snyder Park does currently. Recreational fields and highway access are not a safe mix.
- 5. Raydient has clear cut the southern portion of the proposed development, leaving no buffer along SR 307. In my development experience, a 50 foot buffer would be required between a state highway and a development in a rural area, although I am not familiar with the current buffer requirements for

this parcel, I know many of the light-manufacturing parks, like those on the east side of SR 307 accessed by Minder Road have 50 foot forested buffers.

- 6. Environmentally, the proposed development is in an aquifer recharge area. Water quality, light pollution and sound pollution (affecting the neighboring forest preserve) would need to be addressed.
- 7. Raydient has tied the gift of the land for public recreational use to the rezone allowing the denser housing configuration, essentially blackmailing the government into approving the rezone to get the recreation area. Meanwhile, the nearby City of Poulsbo, with the largest Parks and Rec department in the county, has a funded recreation development in progress.
- 8. The public portions of the Raydient project have not been funded and there is no guarantee they would actually happen. If the funding fails and the property is rezoned to allow more homes per acre to be constructed, nothing is stopping Raydient from building out the entire parcel in housing, which again, is inappropriate outside of an Urban Growth boundary.
- 9. If the YMCA is serious about a facility in North Kitsap, there are parcels available in the Kingston area. The many youth recreation leagues use school district fields throughout North Kitsap.
- 10. Raydient has open fields in the town of Port Gamble, that could be used for youth sports, and although accessed by SR 104, the SR 104 speed limit is reduced in Port Gamble.
- 11. If the Rotary Club is serious about providing more recreational opportunities for youth in the Kingston area, they should encourage the local youth sports groups to come together and do a true needs assessment, like the City of Poulsbo, and identify parcels of land closer to Kingston, located on parcels more suitable for this type of development, with safer access roads. Thank you for your consideration in denying the rezone request.

Sincerely,

Cynthia L. Jose, P.E.



Comments for Year of the Rural

From Margaret Carr <mcarr52@gmail.com>
Date Thu 6/19/2025 8:55 PM

To Comp Plan <compplan@kitsap.gov>

You don't often get email from mcarr52@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I do NOT support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning.

There is an extreme need for affordable housing in Kitsap County. Twenty-acre lots accommodate only more rich residents at the expense of providing for a more diverse socioeconomic community. The commissioners decision not to rezone plays into the very negative mindset of "not in my backyard". We need to be taking care of all current and future residents of Kitsap County.

Sincerely, Margaret Carr



Fw: Please Protect Rural Land from Rezoning & Development

From Christine Rolfes < CRolfes@kitsap.gov>

Date Thu 6/19/2025 9:17 PM

To Comp Plan <compplan@kitsap.gov>

From: Jan Fong <sewnice3@gmail.com> Sent: Thursday, June 19, 2025 6:28 PM

To: Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root

<ORoot@kitsap.gov>

Subject: Fwd: Fwd: Please Protect Rural Land from Rezoning & Development

You don't often get email from sewnice3@gmail.com. Learn why this is important

Subject: Please Protect Rural Land from Rezoning & Development

Date: Thu, 19 Jun 2025 **From:** Steven and Jan Fong

To Kitsap Board of Commisioners: Mr. Root, Ms. Walters, and Ms. Rolfes

My husband and I would like to reach out to you Commisioner Rolfes, in appreciation for being very supportive of the local residences this past year in dealing with the Royal Valley debacle and other issues with WSDOT. We believe you stand firm in your commitment to our community. Ms. Walters thank you for your vote against the NK rezone and we hope that you will stand firm in pushing back the heavy hands of developers! Mr. Root, we understand that you are sympathetic to the developers. We hope that you will listen to those of us concerned with where DCD has taken this county.

We are in complete support of the Commissioners' decision to protect the rural areas of Kitsap county from rezoning. We live in the rural area of Kitsap county and see that this county's DCD has not addressed the lack of infrastructure to sustain the out of control "development mafia" for lack of a better term. We are not against additional housing, but question what has changed since 2021 Buildable Lands Report, which states that the county was on track to reach its 2036 population targets, and why all the DCD approval of developments are designated as NON-SIGNIFICANT? We are new to the area of Central Valley and see the development happening quickly near our parcel and have been kept abreast of the changes from our neighbors! What we see currently happening and we believe will happen is NOT non-significant!

We see the CENTRAL & NORTH KITSAP communities being inundated with new apartment and housing projects. We are witnessing the character and atmosphere of Kitsap County eroding under the weight of relentless development in the short time we have lived here and that is NOT what we

expected or wanted. We moved here for the charm of farms and forests and we are now experiencing construction noise and dust from the developers who have absolutely no respect for neighboring land owners and already increased traffic!

We believe that Kitsap County's current infrastructure is inadequate for this rapid pace of development. Has there been consideration of roads, schools, and especially medical facilities to accommodate the increasing population? WSDOT is turning a blind eye to local traffic congestion which has become a daily nightmare. We are in the midst of it as we see the increased amount of traffic that goes right past our home! We left a place where public services were stretched thin, leaving emergency responders, ESPECIALLY LAW ENFORCEMENT! to manage with limited resources as developments sprouted everywhere. We know what is going to happen and we are very much concerned that we will be reliving all over again runaway expansion and development without the needed infrastructure first to support it! When we found the rural area we currently live in when didn't expect rapid encroachment coming at us! Of course we are seeing INCREASED TAXES brought to us by the elected officials and GOVERNOR to whose benefit?

KITSAP COUNTY NEEDS A PAUSE ON DEVELOPMENT APPROVALS until essential infrastructure improvements are addressed to support new residents. There must be prioritization of upgrading our roads and expanding essential services BEFORE REZONING OUR DISAPPEARING RURAL LANDS and approving any new building projects. Our community deserves thoughtful planning that respects the needs and well-being of its current EXISTING TAX PAYING CITIZENS. Your support in halting unchecked development could make a significant difference in preserving the character and functionality of Kitsap County.

Please thoughtfully reconsider approvals to rezone rural lands of Kitsap County.

Thank you for listening to those of us who are affected!

Steve and Jan Fong

Neighbors of the Royal Valley "Destruction "Project



Fw: Year of the Rural: RE: Land use policy

From Christine Rolfes < CRolfes@kitsap.gov>

Date Thu 6/19/2025 9:18 PM

To Comp Plan <compplan@kitsap.gov>

From: Niki Quester < nikiquester@gmail.com>

Sent: Thursday, June 19, 2025 5:30 PM

To: Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root

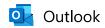
<ORoot@kitsap.gov>

Subject: Year of the Rural: RE: Land use policy

Kitsap County Commissioners: Year of the Rural: RE: Land Use Policy

I strongly support the preservation of our rural character. I believe the rural character best allows for ecosystem functions like aquifer recharge, forested areas that support the oxygen/carbon dioxide cycle, and, of course, habitat for those animals we share this place with. Please let me know how you voted.

Thank you, Niki Quester Indianola



Fw: Raydient Rezone Request

From Christine Rolfes < CRolfes@kitsap.gov>

Date Thu 6/19/2025 9:21 PM

To Comp Plan <compplan@kitsap.gov>

From: Chris Scott <chris_endresen@hotmail.com>

Sent: Thursday, June 19, 2025 4:37 PM

To: Katie Walters < KWalters@kitsap.gov>; Oran Root < ORoot@kitsap.gov>; Christine Rolfes

<CRolfes@kitsap.gov>

Subject: Raydient Rezone Request

[You don't often get email from chris_endresen@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Commissioners,

Although I no longer live in Kitsap County, I stay abreast of the issues and happenings because Kitsap will always be my home. I know how hard your job can be and I try to withhold commenting on board decisions. However, after reading the Kitsap Sun article regarding the Raydient rezone proposal, I am compelled to express my opinion to you.

I have read former commissioner Steve Bauer's June 5th letter to you and I agree with it 100 percent. I have a few things to add for your consideration.

I was extremely disappointed to see Jon Rose's remarks about possible legal action. Jon is a very creative thinker and community minded. We worked together on many issues over the years and I like and respect him. Jon has a job to do and that is to make money for Radiant as they divest properties. This proposal is not one of Jon's best and I am sure he knows this rezone would violate the intent and letter of the law according to GMA.

Increasing density in this rural area would be the first step toward sprawl between Poulsbo and Kingston. There is no sewer or water to service the area and the roads would require substantial changes to safely accommodate traffic for homes and the huge increase in vehicle trips created by a YMCA/community recreation center. The price tag would be extremely high. Who would pay for that?

The North Kitsap Heritage Park site, along with the other two Heritage Parks in the county were large enough to provide for active recreation for the future residents of Kitsap County as well as preserve natural areas within their borders. That was our intent when the land was purchased. We always looked at part of the North Kitsap Heritage Park in Kingston to be a place for ball fields and other recreation, was this considered? The Rotary Club of Kingston is to be commended for committing to a huge

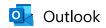
fundraising effort to bring a YMCA to the north end of the county. Will they commit to funding a center on county property in Kingston?

The law is clear when it comes to rural development as Commissioner Bauer pointed out in his June 5th letter. As elected officials, sometimes you can't approve or implement things because the law prohibits it - even if it is good thing. It's frustrating, you want to make people happy. In this case you have a promise of a great public facility in the future. That facility would come at a cost to the people of Kitsap. Growth is mandated to happen in areas where the infrastructure exists or is easily extended so water, sewer, roads and emergency services can be provided economically. That is not the case with this project. I truly hope the greater Kingston community and Rotary will work to find a site for a YMCA that will meet the needs of the community and be in a location meets the laws and long term plans of the county.

Thank you for taking time to consider my input and thank you for your work as county commissioners.

Respectfully,

Chris Endresen Scott 360-509-1024



Fw: Protect rural areas for future generations

From Christine Rolfes < CRolfes@kitsap.gov>

Date Thu 6/19/2025 9:22 PM

To Comp Plan <compplan@kitsap.gov>

From: Robin Salthouse <historyarchives@yahoo.com>

Sent: Thursday, June 19, 2025 3:56 PM

To: Oran Root <ORoot@kitsap.gov>; Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters

<KWalters@kitsap.gov>

Subject: Protect rural areas for future generations

Dear Commissioners Walters, Rolfes & Root,

Thank you for protecting Kitsap County's future by <u>not</u> putting forth the 14 rural residential reclassification requests. The analysis performed by staff showed the requests failed to meet the Puget Sound Regional Council's *Vision 2050*, the 2024 Comprehensive Plan and Growth Management Act criteria. The future focus for growth in the county's Urban Growth Areas has been set, and that's where resources should be directed. Kitsap County has many infrastructure issues that need to be addressed and can't be due to lack of staffing and funding. Allowing sprawl into our rural areas poses serious public safety concerns, and worsens our quality of life. State Representative Nance has stated there are no current or future plans to fund and construct new state route improvements even as traffic levels increase. Kitsap County budget deficits and the inability to fund needed county road improvements, especially for non motorized transportation, could further degrade county roads Level of Service to C,D or F status.

As large residential developments in Port Gamble, Kingston, Poulsbo, Silverdale and the Bremerton Royal Valley area come online, Kitsap County will see increased pressure on our roadways, public safety services, non motorized transportation safety, both active and passive recreation, healthcare, education, water resources and ecosystem. Your decision today to stop rural sprawl provides opportunities for future generations to create small-scale forestry businesses, or local agriculture opportunities in rural wooded areas. The 2025 Rural and Resource Lands Community Survey shows 82% of respondents support policies to protect rural open spaces, agricultural land, and scenic areas.

It's time to stay the course for how Kitsap County grows and not jeopardize Kitsap resident's safety or burden Kitsap taxpayers with funding unsustainable sprawling growth.

Respectfully, Robin Salthouse Kingston, WA

(I plan to read this statement at Monday morning's meeting during public comments.)



Fw: NK rezone

From Christine Rolfes < CRolfes@kitsap.gov>

Date Thu 6/19/2025 9:30 PM

To Comp Plan <compplan@kitsap.gov>

Former County Commissioner Streissguth.

From: Linda Streissguth < lstreiss@gmail.com>

Sent: Thursday, June 19, 2025 11:13 AM **To:** Christine Rolfes < CRolfes@kitsap.gov>

Subject: NK rezone

Hi Christine -

I just wanted to say "thank-you" - to you and your fellow Commissioners for the recent and courageous decision to decline rural residential rezones. Although a contentious decision, I believe it is the correct one in keeping with the goals and vision of the Growth Management Act.

Decisions to preserve the rural character of Kitsap County always come with opposition and there will likely be more actions forthcoming on this issue. It is the rural nature of Kitsap County that makes it such a special place to live, work and play. Defending and maintaining that character is important now and for future generations.

Again, thank your courage and decision.

Linda Streissguth



Rural Residential Rezone Requests

From April Ryan <aprilryan@mac.com>
Date Thu 6/19/2025 9:32 PM

To Comp Plan <compplan@kitsap.gov>

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Commissioners,

Thank you for providing this opportunity for public input on Kitsap's land use planning.

As a resident who values the intrinsically rural geography here, **I support** your affirmation of the Growth Management Act and our own Comprehensive Plan in **declining the rezone requests to rural residential**. I urge you to confirm that decision on June 23.

We, as a county, will *always* be pressured by the surrounding metropolitan areas to absorb more housing and will likewise be pressured by developers hoping to *capitalize* on that opportunity. But we have something valuable here – rural open space. It is not "vacant, undeveloped, or worthless," as some would describe it. Its fertile ecology provides abundant essentials that we all depend upon, such as food, clean air, and water, as well as responsibly managed timber production. And it is irreplaceable.

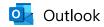
We have more than enough rural residential capacity to meet our GMA targets; we do not *need* more subdivisions. We cannot *afford* more subdivisions, as we do not have adequate transportation solutions for our current dispersed population, let alone add more unnecessary congestion. Instead, let's work together to build up our towns and small cities into culturally vibrant centers where people *want* to gather and live. That will create the balance we are all seeking.

I urge you to honor what we value most - to Keep Rural Kitsap Rural.

Thank you.

April Ryan

Kitsap County Resident



Protect Rural Land from Subdivision

From Carol Price <carol9price@comcast.net>

Date Thu 6/19/2025 9:42 PM

To Comp Plan <compplan@kitsap.gov>; Oran Root <ORoot@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Christine Rolfes <CRolfes@kitsap.gov>

[You don't often get email from carol9price@comcast.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Commissioners,

I am in support of the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning. I have been following the rural rezone issue closely, and am watching for your final decision.

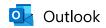
Of particular concern to me are the 400 acres along Bond Road adjacent to Port Gamble Forest Heritage Park. I urge you to stand by your preliminary decision to turn down 14 requests to rezone rural portions of Kitsap County.

Stand firm and uphold the county's Comp Plan and Washington's Growth Management Act that mandate development be in urban centers.

And stand with the majority of Kitsap residents who prefer to keep rural Kitsap rural.

Sincerely,

Carol Price



no rural rezoning for residential development

From Ansu John <ansujo@gmail.com>
Date Thu 6/19/2025 10:49 PM
To Comp Plan <compplan@kitsap.gov>

You don't often get email from ansujo@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Hello

I am writing to express my strong objection to rezoning Kitsap County's rural areas for suburban residential development.

Turning rural areas into heat producing concrete expanses is the wrong-minded thing to do. Kitsap is valued for its spacious rural tracts and its leafy surroundings. Making it into yet another place with suburban sprawl will be a tremendous detriment to all of us who are residents here. It will lower our quality of life and reduce us to just another concrete place that people now universally recognize is neither attractive nor desirable.

Creating suburban sprawl by taking out wooded areas and open green spaces is counter to Washington's Growth Management Act which recognizes the collective societal harms of razing nature to the ground for short term developer's profits.

I ask the county commissioners to not allow rezoning rural portions of Kitsap County for higher-density residential development. Plenty of space is available in existing urban zones to accommodate additional housing as needed.

Regards, AA John Bainbridge Island



Comissioner's hearing 6/23

1 attachment (18 KB)

Public Hearing Comment.docx;

You don't often get email from elliottmoore@comcast.net. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Please pass on this public comment to Mondays public hearing Walt Elliott, Kingston

County Commissioners

I recommend the Board delay making a decision on rural rezone Comp Plan amendments. This will allow for informed public participation well as a more informed Board decision.

Let the Year of the Rural project play out to see what conclusions that comes up with.

Allow time for the public to review and comment on the materials used for the decision including current staff studies, and further studies of rural land use.

Get an understanding of the variance of the buildable lands and land capacity estimates.

Allow time to assess impacts on the County supply of diverse housing.

Pausing a decision allows checking what has been done compared to the public participation per RCW 36.70.140 and WAC 365-196-600. Given the extent of the public affected by this decision, and intensity of interest, a thorough public vetting will make for a more successful Plan and reduce the likelihood of having go back and revise the amendments made.

Walt Elliott, Kingston

References on the above comments

RCW 36.70A.140: Comprehensive plans—Ensure public participation.

Each county and city that is required or chooses to plan under RCW 36.70A.040 shall establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans. The procedures shall provide for broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments.

WAC 365-196-600 Public participation.

- b) The procedures must provide for broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments.
- (a) Whenever a provision of the comprehensive plan or development regulation is based on factual data, a clear reference to its source should be made part of the adoption record.
- (7) Receiving public comment.
- (a) Public meetings on draft comprehensive plans. Once a comprehensive plan amendment or other proposal is completed in draft form, or as parts of it are drafted, the county or city may consider holding a series of public meetings or workshops at various locations throughout the jurisdiction to obtain public comments and suggestions.
- (8) Continuous public involvement.
- (a) Consideration of and response to public comments. All public comments should be reviewed. Adequate time should be provided between the public hearing and the date of adoption for all or any part of the comprehensive plan to evaluate and respond to public comments.

GMA Hearing Board

The release of documents and a revised staff report only days before the only hearing on adoption of a RLs DR did not comply with the GMA. FOSC v. Skagit County 95-2-0075 (FDO, 1-22-96) Adequate notice which includes availability of pertinent materials sufficiently in advance of a public hearing is required by the GMA. FOSC v. Skagit County 95-2-0075 (FDO, 1-22-96)



Support no rural residential rezones

From Beverly Parsons

bevandpar@gmail.com>

Date Fri 6/20/2025 7:33 AM

To Comp Plan <compplan@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root <ORoot@kitsap.gov>; Christine Rolfes <CRolfes@kitsap.gov>

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Dear Commissioners,

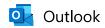
Thank you for taking seriously the environmental and social challenges our County is facing. I strongly support you in a decision to **not approve any rural residential rezones at this time**.

A decision **against increasing rural density** is a crucial opportunity to preserve what makes Kitsap County special—being the natural side of the Puget Sound.

I, as well as many of your constituents across the county, will be standing behind you in this decision. We will work with you to **encourage new thinking about the economic and social opportunities in rural areas** that doesn't involve expanded rural housing density.

Beverly Parsons, 20-year Hansville resident

Beverly A. Parsons PO Box 269 Hansville, WA 98340 661-343-5052 (cell) bevandpar@aol.com bevandpar@gmail.com



Uphold the June 9 Decision (Rezoning Request Denial)

From Landon Acohido < landon@acohido.com>

Date Fri 6/20/2025 8:15 AM

To Comp Plan <compplan@kitsap.gov>; Kitsap Commissioners <KitsapCommissioners@kitsap.gov>

Some people who received this message don't often get email from landon@acohido.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Dear Commissioners Rolfes, Walters, and Root,

I am writing to urge you to stand firm and uphold your June 9 decision to deny the 14 rural residential rezoning requests. It aligns with Kitsap County's Comprehensive Plan, the Growth Management Act, and the overwhelming will of the public.

Kitsap's rural areas are already over-allocated at 29% of countywide housing growth—well above the target of 17% and the legal cap of 24%. Approving even one of these upzones would further undermine our long-term planning framework, increase pressure on limited infrastructure, and send the message that our public processes are meaningless.

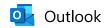
This is about more than land use. It's about whether public participation in this county has any weight at all. Time and again, we've seen departments collect hundreds of public comments only to issue cookie-cutter "no change" responses, treating thoughtful public engagement as a formality, not a factor. Residents are tired of being asked to show up, speak out, and be ignored.

The June 9 decision was a rare case where public input, professional planning, and legal guidance were aligned. You got it right. Now you must hold the line.

Failure to do so would not just erode trust in this specific process—it would damage faith in the entire system. If this community sees the Board cave to private interests, override its own planning staff, and contradict its own data, it will confirm the worst fear of many: that County decisions are preordained, and public involvement is just for show.

Reject these rural residential rezones. Preserve what remains of our rural identity, uphold the intent of the Comprehensive Plan, and prove that community voices matter in Kitsap County.

Sincerely, Landon Acohido Kingston Resident Landon Acohido www.acohido.com



Raydient Rezone, Year of the Rural

From Julie Poor <julie.poor@outlook.com>

Date Fri 6/20/2025 8:16 AM

To Comp Plan <compplan@kitsap.gov>

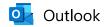
You don't often get email from julie.poor@outlook.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Dear Commissioners,

I've emailed you before and am planning on being at your meeting on Monday. We have lived in North Kitsap for 25 years and have certainly seen a lot of change here. Lots of it good. And we are thankful for all of your dedication and thoughtfulness on the current Raydient rezone request. My concerns are many about this project. Our home is in R 5 zoning; we own 11.76 acres and have zero intention of dividing it to build even one more home. The property is just not one that would benefit from that. Too many infrastructure problems. We do not have a property tax mitigating designation. We pay our taxes every year and support our neighbors by keeping it green, realizing that building here is not in the best interest of anyone in Kitsap.

- 1) The lack of infrastructure. Disturbing an aquafer that is already in use by placing 160 homes, a YMCA (maybe), sports complex (maybe) on top of it. The 307/Bond Road is not built for adding any of those, and the price tag will be extremely high to make it safe. The sewer system for such a development wi
- 2) Il be very costly. Raydient does not take any of that into consideration. Their answer is always that it will somehow work out. As you know there is nothing formal from Raydient guaranteeing that land will be given or sold at a lesser price to build the YMCA or sports complex. It is all a "vision".
- 3) If it "does work out" the developer or the county/state will have to pay for those changes. There is no way a developer can make money off of this project by passing all those costs on to the people purchasing those homes. It is my understanding that WA State and Kitsap Co do not have the funds to put all this infrastructure in place, and I don't think the majority of taxpayers in Kitsap want to fund it either. The money needed to fund this project does not make sense.
- 4) The property and project is well outside of an UGA, it does not have status as such. That is the current zoning requirement for such a rezone.
- 5) Poulsbo is working hard to improve the number of sports fields for youth to use. They have the support and infrastructure already. And it is about 10 minutes from the proposed site. Parents can drop their kids off there and go shopping, run errands, get a bite to eat all within a short distance. A cost savings to Kitsap, parents and certainly a better option for Kitsap businesses who already pay taxes here.
- 6) As I've said before in my emails to you, there is only one chance to make the right decision on this rezoning request. If you vote for Raydient Kitsap will forever be changed. I foresee a great toll on the taxpayers. Unaffordable housing built for the very rich. Raydient making bank and walking off laughing. This project does not fit into our rural plan, and why several of us have moved to Kitsap from other counties.



Rezoning of Port Gamble Forest Heritage Park

From Virginia Robinson <seattlevirg@gmail.com>

Date Fri 6/20/2025 8:22 AM

To kitsapcomissioners@kitsap.gov < kitsapcomissioners@kitsap.gov >; Comp Plan < compplan@kitsap.gov >

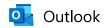
You don't often get email from seattlevirg@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

To Whom it may concern

I support the Board of Commissioners' decision to remove residential rezones from the Year of the Rural Land planning.

Virginia Robinson



Letter opposing Radient Rezone

From S B < hansville2000@hotmail.com>

Date Fri 6/20/2025 8:29 AM

To Kitsap Commissioners <KitsapCommissioners@kitsap.gov>; Christine Rolfes <CRolfes@kitsap.gov>; Oran Root <ORoot@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Comp Plan <compplan@kitsap.gov>

Cc S B <hansville2000@hotmail.com>

1 attachment (19 KB)

Radient Rezone.docx;

Some people who received this message don't often get email from hansville2000@hotmail.com. <u>Learn why this is important</u>

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Good morning,

I originally sent this letter opposing the Radient rezone request on June 3. I learned today it may not have gotten through. Since then I watched your June 9 meeting and have a couple of additional comments.

- 1. I commend you and the staff for opposing the Radient Rezone and hope you will continue to do so on June 23.
- 2. Staff evaluated each request against 3 criteria. Radient failed against 2 but staff noted there was a change in conditions with the creatiion of the North Kitsap Heritage Park. I believe Radient fails against this criteria also. It should not be enough that there is a just a change. The question should be "Has there been a change which supports this rezone?" The answer is a resounding "NO". If anything, the preservation of the lands as natural park is totally inconsistent with the intensity of the uses proposed both by this rezone and the ultimate, public plans of Radient for a much more urban development of the site.
- 3. While I understand that this action before you is about the rezone request, it is impossible to not comment on the ultimate goal of the rezone; urban intensity residential development, an urban YMCA and a multuplex sports complex. Here are some observations:
- 1, The urban intensity of proposedd housing violates GMA, the Comp Plan and would be unlike anything else in rural Kitsap County.

- 2. The YMCA belongs in Poulsbo as pat of its new recreation complex. I understand that Poulsbo repeatedly asked to meet with the YMCA to discuss locating in Poulsbo and the Y refused to even meet with the City. Just look at the parking at the Silverdale YMCA and it is easy to see that this is NOT a rural use and would add significantly to the traffic congestion on local roads. The Y BELONGS in Poulsbo, not rural Kitsap County.
- 3. The proposed sports multiplex is far beyond a few baseball fields and is urban intensity the intensity of its development. The proposed cost is staggering and beyond the means of the Kingston Rotary. Sponsors should pair with the City of Poulsbo on its new sports complex. The extra few miles to Poulsbo are a daily experience for North Kitsap residents.

In summary, there is NOTHING to recommend or support this rezone or its ultimate development plan. This is cynical blackmail that violatess GMA, the comprehensive plan and sets a dangerous precedent for other rural rezone requests in the future.

Thank you for your service and for you time.

Sincerely,

Steve Bauer Hansville **Kitsap County Commissioners**

Subject: Radient Corporation Rezone Request

Dear Commissioners,

My name is Steve Bauer and I live in Hansville. I am writing to oppose the requested rezone proposal by Radient Corporation. Many years ago I served as County Commissioner for District #1 and I thank you for your service. Having done that I can appreciate the intense pressure you must be under considering this rezone proposal. Despite all the support for this proposal (as a first step to a much more intense and urban development of the site) the answer is really quite simple. This proposed rezone (and future real plan for the site) violate the Growth Management Act and Kitsap County Comprehensive Plan and policies and should be rejected. My analysis Follows:

- 1. The proposed rezoning violates the Growth Management Act. GMA Plan policies #1 and 2 state:
 - a. 1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an effective manner.
 - b. 2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling low density development.

This proposal fails to meet either GMA policy.

- 2. The rezone violates and fails to meet any of the criteria under KCC 21.08.070.A governing zoning changes to the comp plan.
 - a. 1) Circumstances have substantially changed since adoption of the comprehensive plan. (They have not)
 - b. 2) Assumptions of the comprehensive plan are no longer valid. (Nothing has changed regarding this property).
 - c. 3) How change is in the public interest and is consistent with the comprehensive plan. (Increasing density in a rural area provides no public benefit and is totally inconsistent with the comp plan.) This rezone benefits only Radient.
- 3. Major stakeholders oppose this rezoning proposal. I understand that both the Suquamish and S'Klallam Tribes oppose this rezoning. The Puget Sound Regional Council comments on the comp plan revision underscored the need to confine development in

UGAs, not in rural areas. The City of Poulsbo opposes this rezone (and the proposed subsequent development of the site). The Suquamish Advisory Council opposed the proposal as does the Kitsap Environmental Coalition.

4. Approval would establish a bad precedent. This proposal is meritless. There is no public benefit in creating a pocket of more dense development in a rural 20 acre zone. There are no arguments by the proponents for this rezone that provide a compelling reason to approve the rezone. If the Board approves this rezone, it would set a precedent for similar approvals throughout the County which would make a mockery of the comprehensive plan.

5. Increased development in the urban area makes provision of public services like fire and police less efficient. The increased density will lead to increased traffic on a road system that is already under stress.

6. The rezone would impact the rural character of the area. The comprehensive plan is clear about designating 20 acre lot sizes in this area as a means of protecting the rural character – with its ecological and public benefits – in a forestry area of the County.

I spent my time on the Board trying to preserve the unique forests and natural environment of Kitsap County through the Forest and Bay Initiative, the Water as a Resource Policy, creation of the Beach Watchers program and the County Forestry program to manage County forest lands. The preservation of rural lands in their current state is worth fighting for.

This proposed rezone violates the Growth Management Act and fails to meet the tests within the comp plan for rezones. It threatens the integrity of the comp plan. The question facing you as Commissioners is is this proposed rezone legal. The answer is clearly "NO". I urge you to oppose the proposed rezone, honor the letter and intent of the comprehensive plan and protect the rural forestry character of the area.

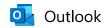
Thank you for your service and for your time in reading this letter.

Sincerely,

Stephen Bauer

Cc: Kitsap Planniing Commission

Liz Williamson, Senior planner



Rezone Request for Rural Residential

From April Ryan <aprilryan@mac.com>

Date Fri 6/20/2025 8:32 AM

To Comp Plan <compplan@kitsap.gov>

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Dear Commissioners.

Thank you for this opportunity to provide public input on this important planning decision, which will impact us all now and well into the future.

Please protect rural Kitsap for all our residents and future generations by affirming the decision to deny all 14 rural residential rezone requests. Increasing residential development in the remaining rural parts of our county is NOT in the overall best interest. A series of recent news articles outlined how one landowner, Raydient, planned to exert pressure for special consideration for their request - in effect, a quid pro quo. Please uphold your decision for the following reasons:

Do not compromise the principles of our Comprehensive Plan in exchange for special consideration of a proposed concept benefiting a sole entity without commitment to the community. This would send a message to developers all over the country that our Comprehensive Plan is just a set of malleable words. Opening the door widely for more subdivisions, if you can just be persuasive enough.

By giving special consideration to the proposed NKU concept, Kitsap County would send a message that a zoning request can be justified by what the landowner or developer *might* do, but with no commitment or accountability regarding what they will *actually* do. Many have been confused about what is real and what is maybe.

If you accept the argument that Rural Wooded applies only to active timberland, then the only land protected from more intensive residential development would be active timberland, and the only protected rural activities would be timber-related. Instead, tree farms could be included as acceptable activities in a more inclusive and protective agricultural zoning - part of the whole Year of the Rural discussion.

Suppose you accept a developer's argument that the zoning should be changed because they no longer use the land for timber. In that case, you're accepting the assumption that zoning should be changed if the landowner decides they want to use their land differently to increase their ROI.

Timberland, agricultural, and resource lands should not be viewed as simply holding ground for future investment opportunities. We now recognize and understand that these lands possess an irreplaceable ecological value that exceeds their potential for residential development. Housing can and should be built where it is

needed most, where services and infrastructure already exist in our urban areas. That is the overarching tenet of the GMA and the goal of our Comprehensive Plan. Please uphold them.

Thank you for your thoughtful planning for Kitsap County's future.

April Ryan Kitsap County Resident



Rural Residential Upzone Requests

From Bethisgreen
 bethisgreen@gmail.com>

Date Fri 6/20/2025 8:44 AM

To Comp Plan <compplan@kitsap.gov>

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Board of County Commissioners:

There seems to be confusion about the consequences of voting for the docket amendment to remove the rural residential upzone requests. The first motion on the table during the work session was phrased in a way that was confusing. The phrase "no growth" may have clear meaning for long range planners but it sounds different and restrictive to us regular folks.

To be clear, the motion initially discussed at the work session does NOT prohibit building in, moving to, and living in rural Kitsap County.

- 1. Those who would like to live outside of urban growth areas and who struggle with housing affordability, are not typically in the market to construct new homes on raw land. They're far more likely to buy an existing home. **Rejecting rural residential up zones still allows for this.**
- 2. Unimproved lots can have houses built on them in accordance with their current zoning. DCD LRP should be able to provide an estimate of how many in each district based on buildable lots. **Rejecting rural residential up zones still allows for this.**
- 3. Owners of rural residential lots can and should consider utilizing new ADU allowances specifically made in the law to help address the housing affordability crisis. ADUs can provide a significant number of new and affordable long term rental units (both rural and urban). **Rejecting rural residential up zones still allows for this.**

To meet its goals for rural / urban growth split the County Board of Commissioners should take a disciplined approach and hold firm against up zoning. Slowing rural growth and encouraging it in the urban areas will assure better and more cost-efficient city services in the future while preserving our rural & resource lands and rural character.

Please unanimously vote to amend the docket to remove the residential upzone applications.

Thank you for all that you do!

Beth Berglund 5659 NE Gamblewood Rd Kingston, WA 98346 360-620-0389



Rallis - APP-ID-45

From Basil Rallis

brallis@aol.com>

Date Fri 6/20/2025 8:57 AM

To Comp Plan <compplan@kitsap.gov>

Cc Heather Cleveland < HCleveland@kitsap.gov>

1 attachment (6 MB)

Rallis - APP-ID-45 Presentation 6.23.2024.pdf;

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Attached are the materials I am providing in support of my request for reconsideration of my application for a zoning change from RP 1 du/10acres to RR 1du/5acres.

Thank you for the opportunity to address the Board and Staff on Monday the 23rd at 10:00.

Regards,

Basil Rallis (206) 595-0100

BASIL P. RALLIS

To the Board of Commissioners - Friday, June 20, 2025

RE: Rallis (APP-ID:45)

Thank you for the opportunity to make a presentation regarding the recent rejection of my request for a zoning change. I have attached a few exhibits that I will refer to in my written remarks and when I address the Board and Planning Department Staff in person on Monday, June 23rd.

Firstly, I understand the Staff's decision-making criteria, but I will provide my view of the critical areas mentioned in the attached section of the final Staff recommendations, along with my comments on the character of the surrounding properties.

Some background information and history are important. I acquired the property in October of 1990. I have attached a copy of the survey I had prepared by Roats Engineering in June of 1991. This is part of the submission package to obtain preliminary plan approval for 24 lots. I want to point out the road that passes through my property, to the 16 homes to the north of my parcel. Those 16 homes could not have been built without the easement through my property.

The next exhibit is the preliminary approval for 24 home sites on my 15-acre parcel. To obtain preliminary approval, topography maps, soils testing, and wetlands studies were required. After I received tentative approval, I went about the process of raising additional capital to move the project forward. Sometime later, the Planning Staff recommended that I wait to proceed, because the City of Poulsbo included my property in their proposed UGA. I have attached a copy of the City's proposed extension of the City limits that would have included my property. It is important to look at the location of my parcel relative to the City's plan. Being part of the City, my parcel would be connected to City water and sewer. If that moved forward, my property would support 38 homesites as shown in the attached exhibit.

-2- June 20, 2025

Fast forward and the City redraws their proposed UGA (two maps included), and oddly removes my parcel, which is the only undeveloped parcel in their previous UGA, from their upzoning. At this point, I tried to go back to my 24-lot plan, but my tentative approval had expired. I submitted additional information to the County in March of 2023 (copies attached). The City of Poulsbo was helpful in agreeing to let me enter into a Wheeling agreement with Kitsap PUD # 1 for 24 water hook-ups. There was some opposition at the public meeting from the homes to the north as they thought I was moving forward with the 38-lot plan, and I assured everyone at the meeting that I am only asking for the 24 water hook ups for the County plan. I received the approval from the City for the 24 hook ups, but the time expired for me to proceed with the 24 lot PUD.

I have attached the parcel identification, provided by Pacific Northwest Title, so that it is easy to see the relative lot sizes that surround my property.

I would like the Planning Staff and Board of Commissioners to reconsider my request for 1 du/5 acres. You can see from the title company information about the density surrounding my property. If there is concern by the staff about the sensitive areas, I would propose that the three homesites would be a PUD to place them on the upper portion of the parcel, nearest to Lillehammer Road and the remainder of the site would be open space.

In the alternative, if the Staff and the Board would be supportive of my petitioning the City of Poulsbo to annex my property and allow the site to be fully developed. This serves the benefit of adding land to the Urban core to improve the ratio of homes in the Urban core versus the Rural core, which is the goal of Year of the Rural plan. I know that Staff has concerns about sensitive areas, and I have attached a proposed lot plan that avoids any development in the wetland areas, and slopes, and leaves a vast amount of open space. There is an added benefit for the ability to provide affordable housing.

There was a discussion on June 9th about affordable housing in the County. If the Staff and Board would be supportive of my pursuing adding my parcel to the City's UGA, I can afford to sell my property to the City, for a discounted value. The City would then have land to develop 19 affordable single-family homes, or with the 24 water connections, they may elect to build 24 attached single-family homes.

The benefit to the County is increasing units in the Urban area and taking one Rural homesite off the table. The added benefit is affordable housing.

I hope that at a minimum I can have three home sites, on the upper portion of my property, that will be consistent with the surrounding properties and allow me to recover a portion of what I have invested over the last 35 years.

Thank you for your time and consideration.

Basil Rallis

Attached Exhibits -

- 1. Staff Recommendation on Rallis proposal (APP-ID: 45)
- 2. Survey of Rallis Site TL-020
- 3. 24 Lot Plan Preliminarily Approved by the County in 1992
- 4. City of Poulsbo Proposed Urban Growth Area November 12, 1997
- 5. Conceptual Site Plan for 38 Lots, based on proposed UGA
- 6. Revised UGA Excluding Rallis Parcel (2)
- 7. Pacific Northwest Title Parcel Identification
- 8. Letters to Laura Ditmer March 23, 2003
- 9. City Poulsbo Public Works Minutes 24 water hookups 10.27.2004
- 10. Conceptual Site Plan for 20 Lots



Exhibit - 1

RALLIS (APP-ID: 45)

Land Use Reclassification Proposal

Proposal

The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties to rezone from Rural Protection (RP) to Rural Residential (RR).

Current zoning allows for up to 1 dwelling unit. A rezone to RR would potentially allow up to 3 dwelling units.

Reclassification Information

Owner

Basil Rallis

Applicant

Basil Rallis

Parcel(s)

132601-2-020-2002

Current Zone

RP

Requested Zone

RR

Site Size

14.77 acres

Property Use

Vacant

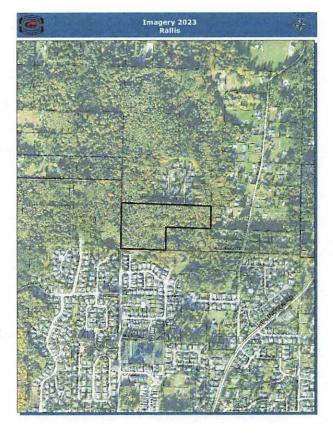
District

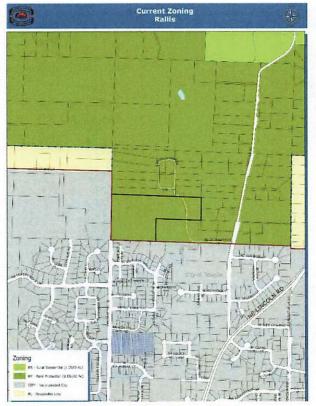
North Kitsap

Comp Plan DEIS

Alternative 3 of 2024 Comp Plan

DEIS





Current Zoning (RP)



Proposed Zoning (RR)



Site Specific Information

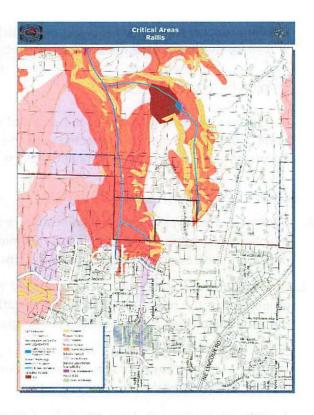
Site Description

The site is 14.77 acres in size. It is heavily wooded and vacant. The property is accessed in the east off of NE Lillehammer Lane. A Type-N stream and high geohazard areas are mapped in the western half of the property.

Current Surrounding Zoning and Land Uses

The parcel is directly abutting the City of Poulsbo to the South and West. Lots to the South are developed as residential at an urban density and lots to the west are vacant. To the north and east are rural single-family homes.

All abutting lots are non-conforming in size for the Rural Protection zone, ranging from 1 acre to 5 acres.



	Current Zoning	Current Land Uses
North	RP	Single-family residential
South	City of Poulsbo	Vacant/ single-family residential
West	City of Poulsbo	Vacant, wooded
East	RP	Single-family residential



Evaluation Detail

This request was previously included as part of "Alternative 3" in the 2024 Comprehensive Plan Update. This request was deferred along with 16 other rural-to-rural land use reclassification requests. The County considers the cumulative impact of proposals under review. This proposal is also reviewed against the criteria in KCC 21.08.070.A.

The initial docket states that requests "must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update." Relevant to this review are the Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals as listed in the General Background in the section above.

The analysis below is a review of the proposal's consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the <u>Initial Review Section</u> earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

- A. General. For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:
- How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;
 - Staff Comment: Circumstances related to the proposed reclassification request or area in which the property is located have not substantially changed since the adoption of the 2016 or 2024 Comprehensive Plan or the associated development regulations.
 - 2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update, and the County's existing rural capacity is sufficient to accommodate projected rural growth within the 2044 planning horizon. Further, according to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per Countywide Planning Policies, this is an interim target as once this goal is reached it will automatically reduce to no more than 17% of growth going to rural areas. As the assumption is still valid, the County should not promote additional growth to its rural areas. This rezone would provide up to 2 additional residential units, but its location creates an island of RR zoning.

3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

Staff Comment: Consistent with the Comprehensive Plan, the County must aim to not promote additional growth to its rural areas. The proposed amendment is inconsistent with this goal as it would increase development capacity in the rural area. The proposal would also diminish the greater and immediate RP area, further creating pressure for re-designation of adjacent lots to RR. Additionally, the purpose of the RP designation is to protect environmental features such as "wildlife corridors, steep slopes, wetlands, streams and adjacent critical areas." Given the significant critical area encumbrances on the site (Type N



Evaluation Detail

This request was previously included as part of "Alternative 3" in the 2024 Comprehensive Plan Update. This request was deferred along with 16 other rural-to-rural land use reclassification requests. The County considers the cumulative impact of proposals under review. This proposal is also reviewed against the criteria in KCC 21.08.070.A.

The initial docket states that requests "must further the Goals of the Growth Management Act RCW 36.70A, as well as the 2024 Comprehensive Plan Update." Relevant to this review are the Comprehensive Plan policies, Countywide Planning Policies, Multi-County Planning Policies, and GMA Goals as listed in the General Background in the section above.

The analysis below is a review of the proposal's consistency with general review criteria as noted at KCC 21.08.070.A. This review is connected with the <u>Initial Review Section</u> earlier in this report for a broader discussion of all requests and the general review criteria.

General Criteria (KCC 21.08.070.A)

- A. General. For each proposed reclassification request to the Comprehensive Plan the review authority, the planning commission in reaching its recommendation, and the board of commissioners in making its decision, shall develop findings and conclusions, which demonstrate:
- How circumstances related to the proposed reclassification request and/or the area in which the property affected by the proposed reclassification request is located have substantially changed since the adoption of the Comprehensive Plan or applicable development regulations;
 - Staff Comment: Circumstances related to the proposed reclassification request or area in which the property is located have not substantially changed since the adoption of the 2016 or 2024 Comprehensive Plan or the associated development regulations.
 - 2. How the assumptions upon which the Comprehensive Plan is based are no longer valid, or there is new information available which was not considered during the adoption of, or during the last annual reclassification request to, the Comprehensive Plan or development regulations; and

Staff Comment: The assumptions upon which the Comprehensive Plan is based are still generally valid. Updated growth targets and capacity analysis were conducted as part of the 2024 Comprehensive Plan update, and the County's existing rural capacity is sufficient to accommodate projected rural growth within the 2044 planning horizon. Further, according to the 2021 Buildable Lands Report, the County is currently not achieving its targeted goal of no more than 24% of growth going to rural areas. Per Countywide Planning Policies, this is an interim target as once this goal is reached it will automatically reduce to no more than 17% of growth going to rural areas. As the assumption is still valid, the County should not promote additional growth to its rural areas. This rezone would provide up to 2 additional residential units, but its location creates an island of RR zoning.

3. How the requested re-designation is in the public interest and the proposal is consistent with the Kitsap County Comprehensive Plan.

Staff Comment: Consistent with the Comprehensive Plan, the County must aim to not promote additional growth to its rural areas. The proposed amendment is inconsistent with this goal as it would increase development capacity in the rural area. The proposal would also diminish the greater and immediate RP area, further creating pressure for re-designation of adjacent lots to RR. Additionally, the purpose of the RP designation is to protect environmental features such as "wildlife corridors, steep slopes, wetlands, streams and adjacent critical areas." Given the significant critical area encumbrances on the site (Type N



stream, seismic and geologic hazard areas), and the County's policies that direct protection of critical areas, watersheds, and habitat ecosystems, the existing designation of RP appears appropriate.

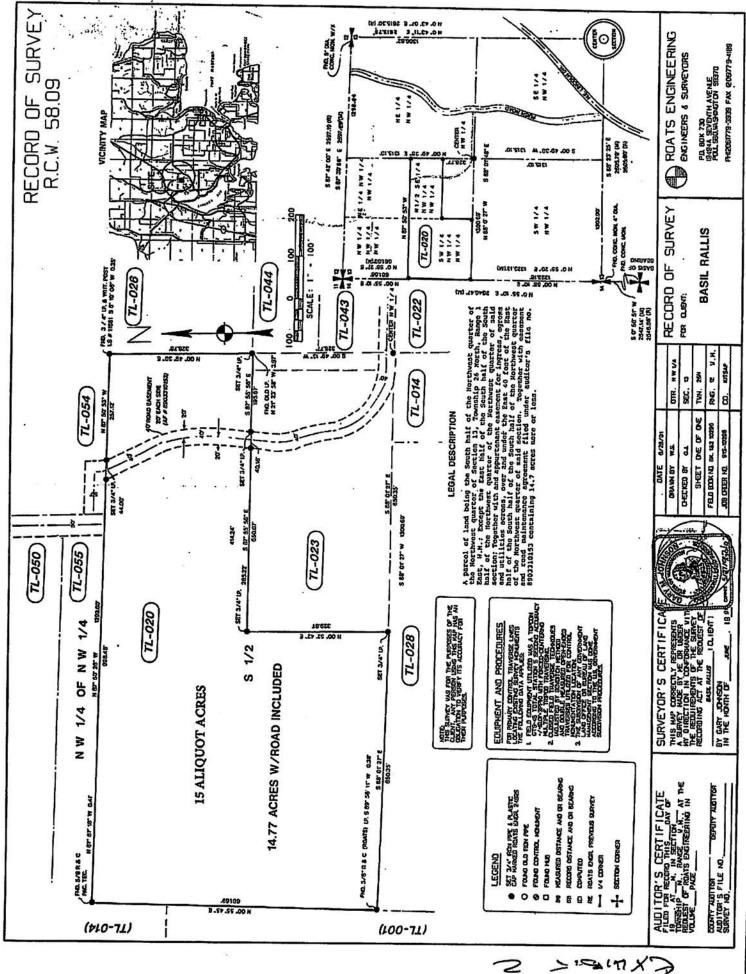
A reclassification of the property may result in incompatible adjacent land uses and impacts to critical areas and buffers. A reclassification to RR would also create an isolated area of zoning, would increase residential land in the rural area beyond that necessary to meet the Comprehensive Plan's needs for its allocated population, and would direct additional development into the rural area.

The protection of critical areas should be weighed against the likely development and impacts on the site, and against the Comprehensive Plan's policies to preserve critical areas and buffers. However, consideration should also be given to the property's location. The property is not within the Poulsbo Urban Growth Area, but it abuts the City of Poulsbo on the south and west sides.

Initial Review Recommendation

In staff's opinion, based on the information available, the proposal:

- Does not meet criteria #1.
- Conflicts with criteria #2 because the because the growth targets and assumptions of the 2024 Comprehensive Plan are valid and do not support additional growth in the rural area.
- Conflicts with criteria #3 because the cumulative effect of additional rural capacity is inconsistent with the balance of Goals and Policies in the Comprehensive Plan.



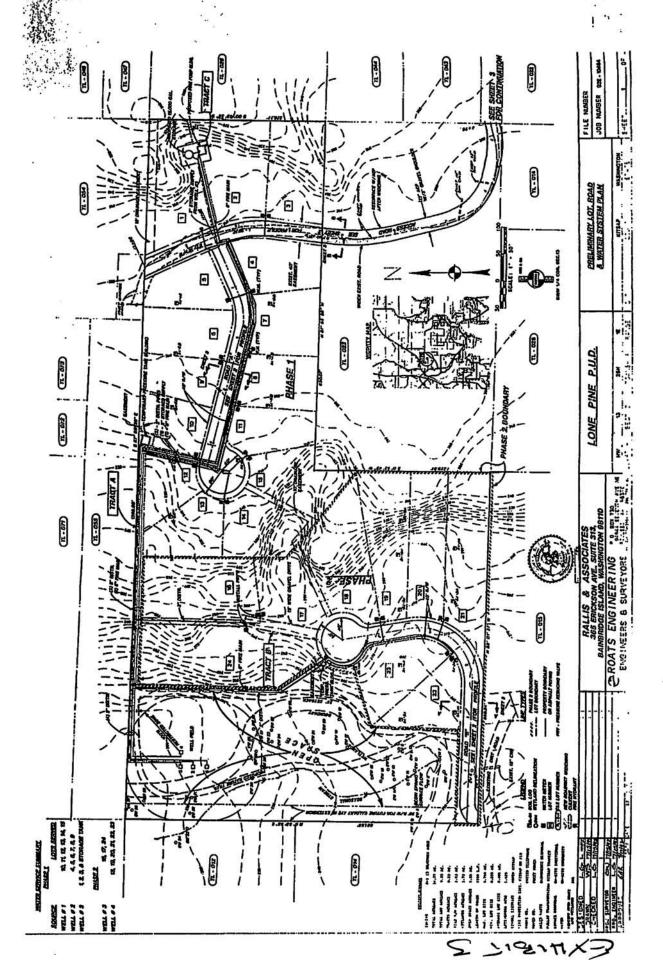
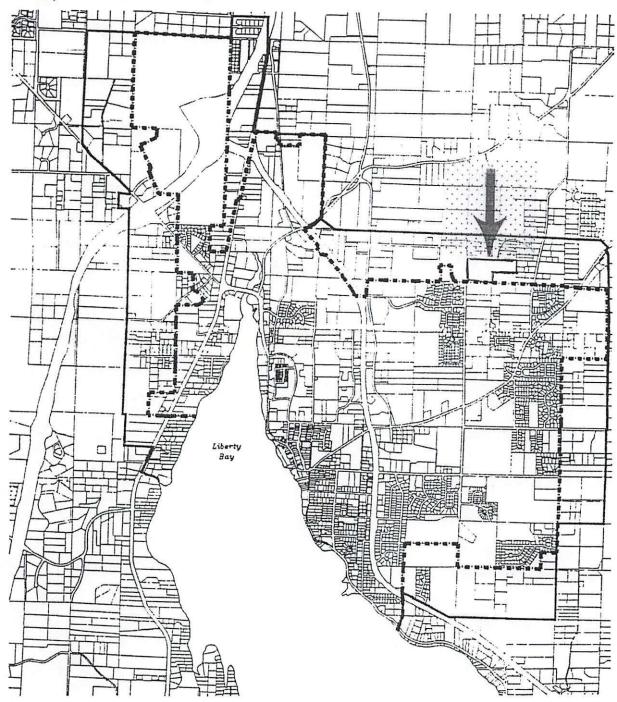


EXHIBIT 4



New Proposed Urban Growth Area City of Poulsbo, Kitsap County, Washington

LEGEND

---- City Livits

---- Urban Growth Boundary - Nev Proposal

Submitted by the City of Poulsba November 12 1997



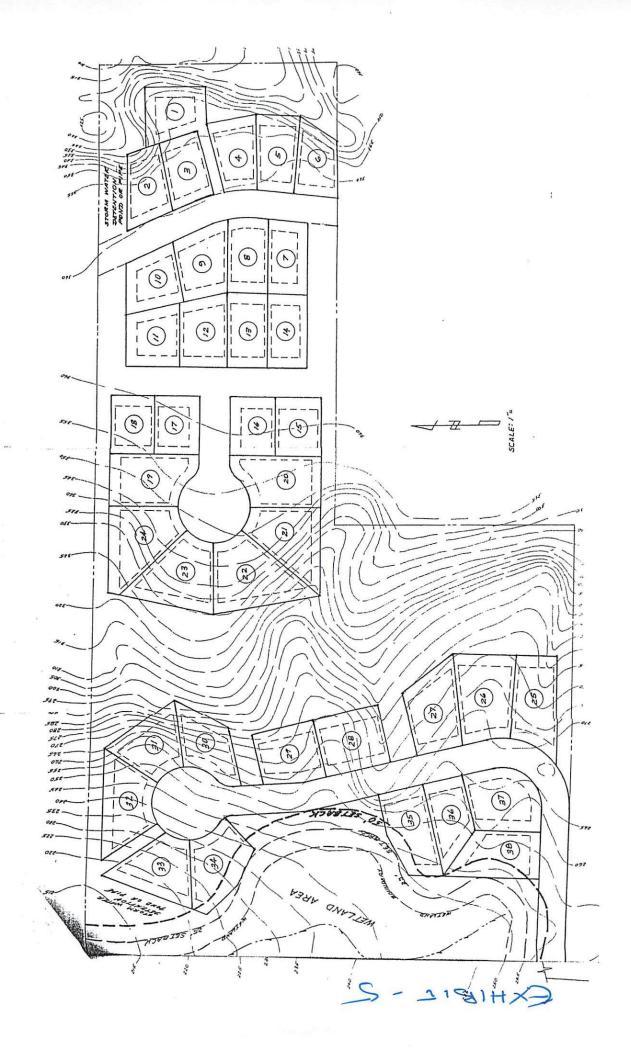
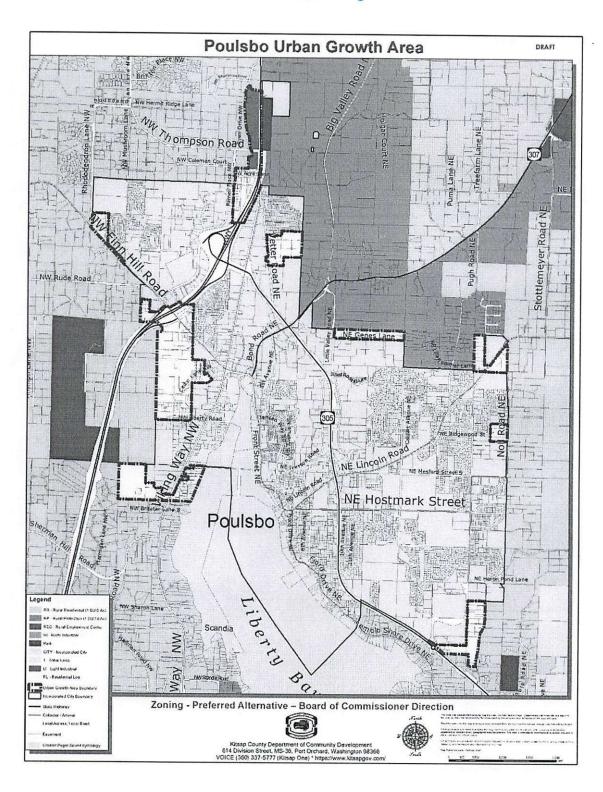


EXHIBIT-6 6



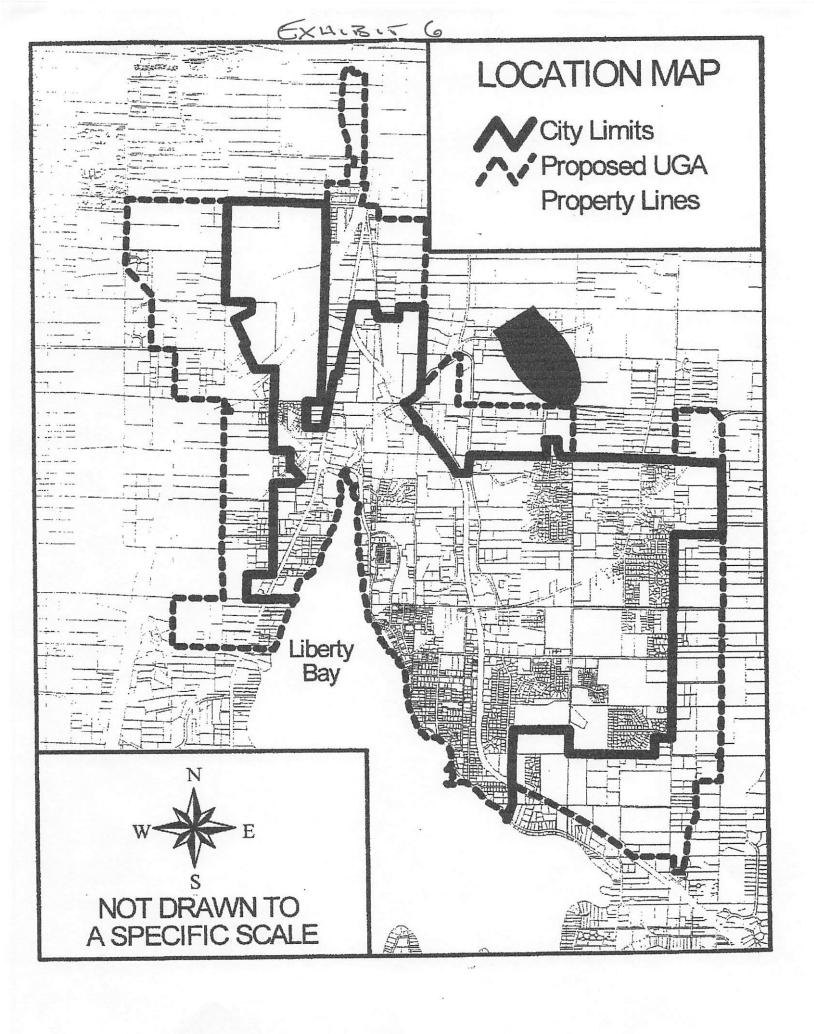


Exhibit 7

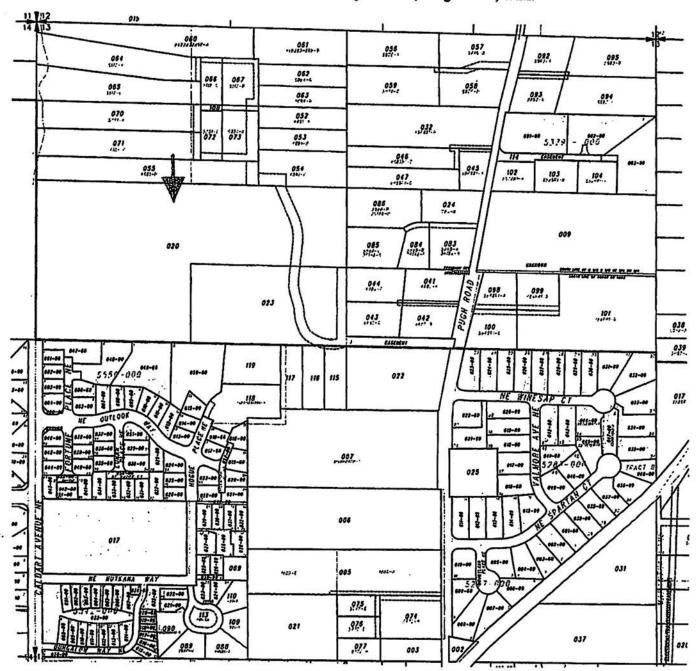




ORDER NO. 32126679

IMPORTANT: This is not a Plat of Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon

Portion of Section 13, Township 26 North, Range 1 East, W.M.



BASIL P. RALLIS

Exhibit 8

March 23, 2003

Ms. Laura Ditmer, Manager Community Planning 614 Division Street MS-36 Port Orchard, WA 98366-4682

RE: 2003 Comprehensive Plan Amendment Application - Site Specific Amendment Application: Supplemental Questionnaire.

Dear Ms. Ditmer:

I have reviewed your Supplemental Questionnaire and hopefully they will be fully addressed.

- 1. Has there been a change to the Kitsap County Comprehensive Plan, Kitsap County-wide Planning Policies, and/or the WA State Growth Management Act that would support our requested amendment to the Comprehensive Plan and Land Use Map. The Property is within an established neighborhood area and is Urban in character and qualifies as "infill". The primary issue at hand is that the property had been down zoned from 3 units per acre to Urban Reserve for inclusion in the UGA at a proposed 5-9 units per acres for the City of Poulsbo. With the City of Poulsbo not including the property in their UGA the zoning reverted to Rural Protection. Under the Planning Policies and the Comprehensive Plan, a zoning designation of Rural Residential would be more consistent with the current policies of the County until the question of vesting on the 1992 application is resolved.
- 2. Please state why existing Comprehensive Plan policies should not continue to be in effect of why existing policies no longer apply. To the best of my understanding this request for a site-specific amendment is consistent with the policies of the Department of Community Planning and elements of the Comprehensive Plan. While the property is Urban in character it is currently zoned Rural Protection. Under the Rural elements of the plan, RL-10, would be on point. Clustering of development, appropriate buffers, preserve sensitive area and harmonize with topography. The concern regarding Dog Fish Creek in the Refugia Study currently appears overstated as it relates to my property. My property is one mile from Dog Fish Creek and the nature of the seasonal wetlands would not be of a significant impact. The City of Poulsbo has designated the property adjacent to my western boundary as Urban Transition, with density of up to five units per acre.
- 3. How would the proposal comply with the community vision statements, goal, objective and policies of the appropriate and applicable sub-area or community plan, and the Comprehensive Plan. The City of Poulsbo's Sub-Area Plan was released December 17, 2001. In this plan the City elected to draw their UGA

13264 NE TEEM LOOP RD • BAINBRIDGE ISLAND, WA • 98110 PHONE: (206) 780-9339 • FAX: (206) 842-8724 E-MAIL BRALLIS@AOL.COM

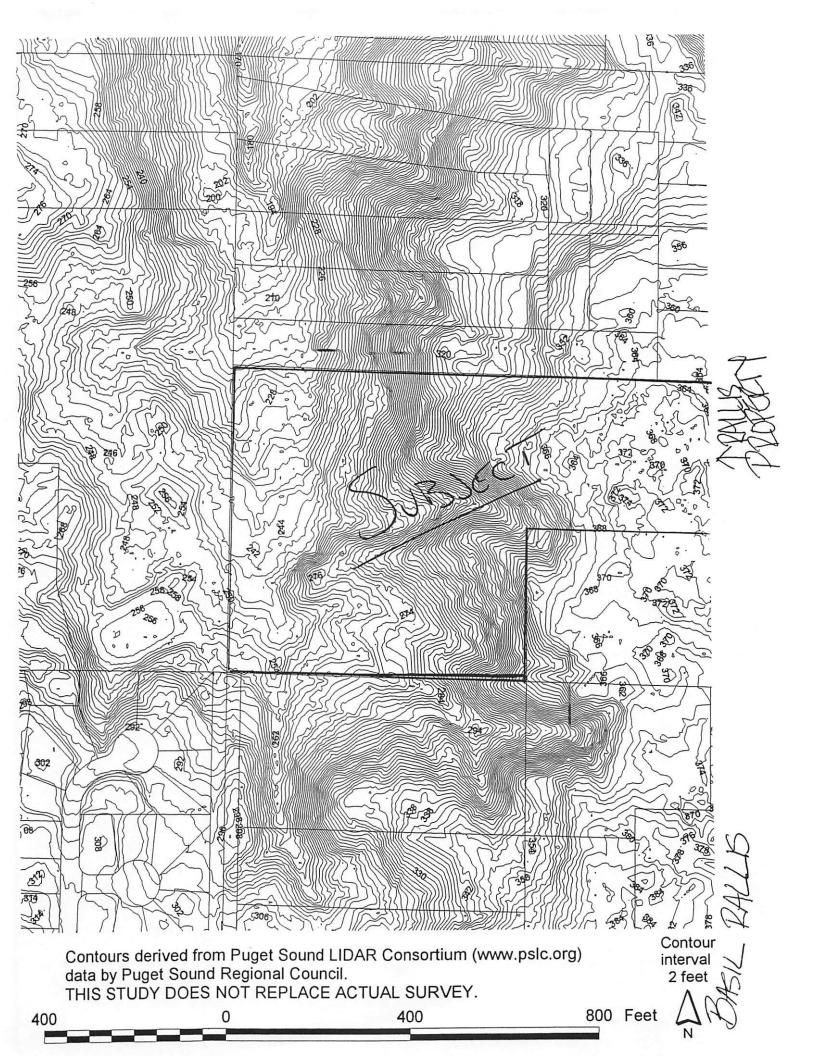
around my property. The City designated a contiguous parcel Low Density Residential in their June 2002 Urban Transition Area. This density would allow up to five (5) units per acre. I am the **ONLY** contiguous parcel to both the City Transition Area, and the City Limits of Poulsbo. The Transition Area is my western property line, and the City limits are my western and southern property lines. The current County zoning for my property is inconsistent with the intent of GMA and is inconsistent with the surrounding area.

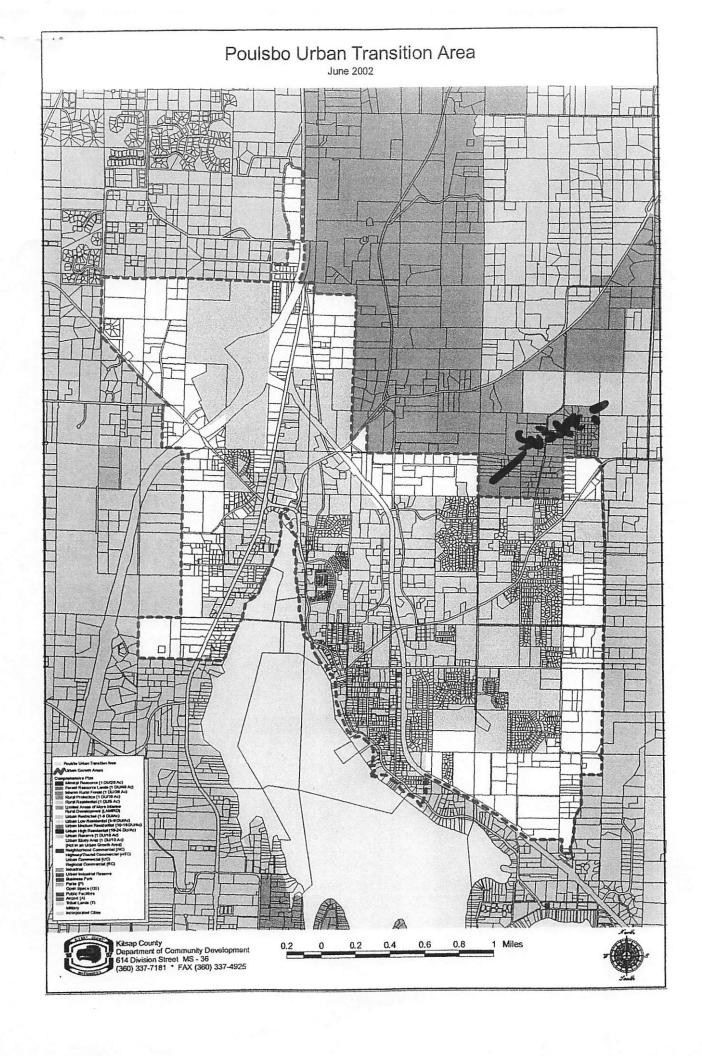
- 4. How is this proposal supported by functional plans and Capital Improvement Plans? The property is currently served by an existing road, Lillehammer. There is a sixteen-lot subdivision adjacent to my northern property line. Utility services for gas, electric and telephone are in the roadway that serves my property. From my reading of the Capital Facilities Plan for the County and the Poulsbo Sub-Area plan there appears to be adequate capacity for this application as well as the original 1992 application based upon the range of estimates in the plan. In discussion with Kitsap County Staff, I have offered to leave the majority of the western border of the property as open space to minimize the impact on potential sensitive areas. As an exhibit I have attached a contour map, provided by the City of Poulsbo that focuses on the western lower portion of my property.
- Is there public support for this proposal? As of the date of this letter there have not been public meetings regarding this proposal. I would expect to be included in all opportunities for public comment.

Thank you for the opportunity to provide additional information, in consideration of my application for rezoning.

Basil P. Rallis

Sincerely





BASIL P. RALLIS

March 23, 2003

---0

Laura Ditmer, Manager Community Planning Kitsap County Department of Community Development 614 Division Street MS-36 Port Orchard, WA 98366

RE: 2003 Comprehensive Plan Amendment Application - Site-Specific Amendment Application

Dear Ms Ditmer,

As you requested in your Letter of March 13th, and our telephone conversation, I have attached the items that you indicated were incomplete from the application.

- Vicinity map –attached as exhibits to original submission and ten copies
- Legal Description Attached to this letter and ten copies
- An explanation of how the proposed amendment is consistent with the WA State Growth Management Act (GMA), the Kitsap County-wide Planning Policies, and the Kitsap County Comprehensive Plan.

I will address the last item in this letter. As part of the 13 goals of the Growth Management Act (GMA), I have listed those items that directly apply:

Number 1 - Urban growth where adequate public facilities and services exist. - The parcel is surrounded by higher density and is currently served by an existing road (Lillehammer).

Number 4 – Housing - By increasing the density, and lowering the per unit land cost, the site amendment would promote residential densities consistent with the surrounding properties.

Number 5 - Economic Development - By job creation for the land development and housing construction.

Number 6 - Property Rights- By allowing the development of this parcel, consistent with the neighboring properties.

Number 8 - Open space and recreation - The proposed use would leave the majority of the site as open space.

With regards to Kitsap County-wide Planning Policies as Adopted by Ordinance #258-01 August 20, 2001, the specific objectives that are met include:

 Promotion of contiguous and orderly development. – <u>Again, this site is</u> contiguous to smaller lot sizes and is characterized by Urban Development.

- Creating affordable housing plans and criteria. <u>The increased density lowers the cost per dwelling unit.</u>
- Ensuring favorable employment and economic conditions in Kitsap County. <u>The development and building of additional housing units create jobs in the</u> County.
- The Counties Comprehensive Plan policies shall promote clustering residential development – The proposal before this committee is to cluster three dwelling units, on the upper eastern portion, of the property and leave the vast majority of the property as open space.

The amendment is consistent with the Kitsap County Comprehensive Plan in the following areas:

- The site had been designated Urban Reserve and was included in Poulsbo's Draft
 Urban Growth Area. The issues of critical areas and steep slopes would have be
 handled through final negotiations with the City of Poulsbo. The site is
 contiguous to the Poulsbo City limits and is surrounded by existing single-family
 homes.
- While the property is not in the UGA it is Urban in character and higher density should apply.
- The proper designation at this time would be Rural Residential, with one dwelling unit per five acres. This zoning would still represent the lowest density of all of the adjacent and contiguous parcels.
- The issue of critical areas has been address by the City of Poulsbo in their annexation of contiguous parcel on the western border of the subject property.

I hope that I have adequately addressed the issues in your letter and that my request for Rural Residential Zoning and my agreement to cluster the development of three (3) sites on the upper eastern portion of the property will be granted pending a resolution on the status of my vested rights under my original application.

Basil P. Rallis

Exhibit A

Legal Description

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;

EXCEPT THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 38;

TOGETHER WITH AN APPURTENANT EASEMENT FOR INGRESS, EGRESS AND UTILITIES ACROSS, OVER AND UNDER THE EAST 40 FEET OF THE EAST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION;

AND TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES AS DESCRIBED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8903310153.

... END OF EXHIBIT "A" ...

Exhibit 9

COMMITTEE MINUTES

City of Poulsbo 19050 Jensen Way N.E./P.O. Box 98

Poulsbo, Washington 98370

Meeting Description Meeting			
Pres	sent		An experience of the second se
1	Councilmembers: Jim Henry; Kathryn Quade; Dale Rudolph		
2	Staff: Barry Berezowsky, Planning Director; Andrzej Kasiniak, Engineering Dept.; Jeff Lincoln, P.W.		
3	Visitors: Roseann Mitchell; Bill Mathisson; Basil Rallis: Roberta ???		
Age	nda Items		tame. Hoberta 111
	Department He complete by the	proval of minutes of 10-13-2004 APPRO ninutes of executive session on possible li ad Reports: Lions Park bathrooms being e end of the year. Raab Park bathroom is	upgraded. Boardwalk is coming along beautifully should be
	should be borne speed up permit for at the time the make a recommersponse time for	by the applicant. Increase in fee's will hele to the applicant of building permit reviney are picked up after approval. COMMI nendation to Council on November 10 th . It is premitting. IDENTIFIED DISADVANTA anderland Retreats) lawsuit has been dropper.	on. Bainbridge may be more of a comparable than Port of fee on formal application. Costs for postage and legal ads proff-set request for additional personnel, which will in turn ew time also increases revenue since the permits are paid ITEE RECOMMENDATIONS: Committee to look over and DENTIFIED ADVANTAGES: Better customer service in IGES: Continue to fall behind in time.
	8 TH AVENUE SO concerns over d	PLAT - pedestrian connection along Noll I ATIONS: Move forward to Council – appro OLUTIONS – Kathryn Quade met with nei	Road (south) 5' asphalt walking path. COMMITTEE ve walking path. ghbors and discussed their desires for improvements, gen. Looking to get more information from PW to committee
	pass through the legal. An advan has a moral obli	D WATER WHEELING - (see attachments uld like to develop. He will petition next ye e city but it would not affect the city water a tage is that it would tie the city to PUD. It gation to service customers. No down sid	s) Mr. Rallis has a parcel that is outside the city limits and the ar to be included in the UGA. He wants water from PUD to nd the city would mark it up. This is technically feasible and would be an open source of supply with PUD behind it. PUD e for city. Benefits citizens. City gets compensated for wear on a case by case basis and would not set a precedent. The

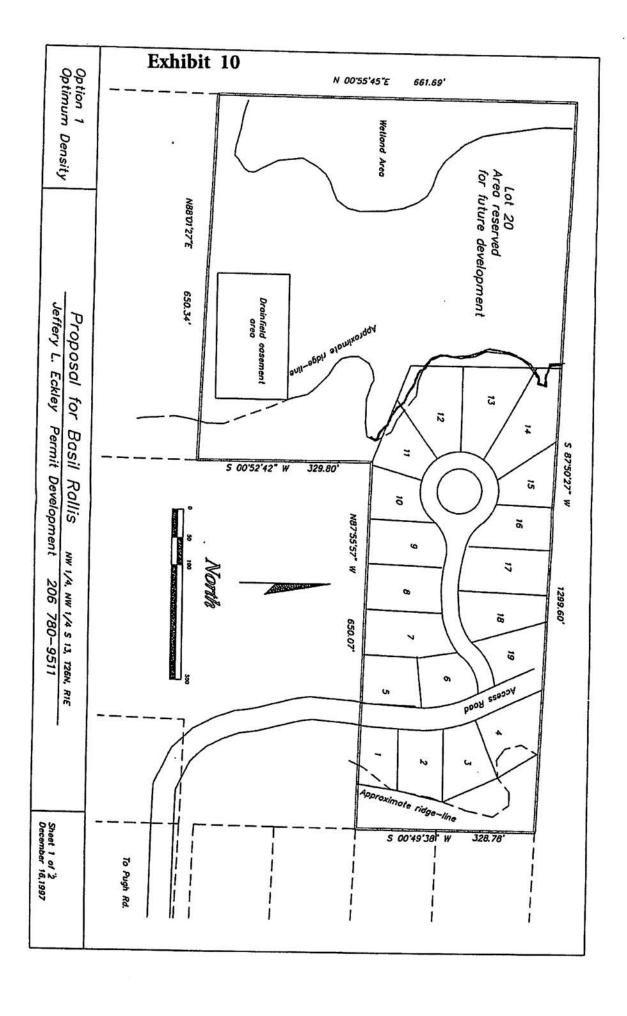
For all items on which the committee has made a recommendation for council action, a one page written report form shall be submitted by the committee. A separate report form shall be used for each separate item on which the committee recommends action. Each such report form shall describe, at a minimum, the advantages and disadvantages of taking the recommended action and alternatives considered, the cost of the action, if any, and the recommendation of the committee with the names of those members voting for and against the recommendation.

city wants to be partners with PUD. The city cares about what is happening next to our city. Intention is not to extent services outside the city limits. There is a distinction between providing and wheeling. If the refugia area starts to develop that is a winner all the way around the city just didn't want to take it on as a project. Subject to approval of arrangements (fiscal/physical). Support exploration i.e. legal issues, etc. Bill Mathisson, resident and officer of Ashley Manor sub-division, addressed the committee with his concerns. Mr. Rallis and the Committee discussed his ideas regarding the proposed density for his site. Committee concurred to move forward.

CEMETERY – (see handout) It is mowed about six times a year. It is not a perpetual care facility. The only way to keep it looking good is to install irrigation. The top soil is not good so it would have to be replaced. There is no resident care taker. Need report from Dan on fertilization process. Council can choose to allocate additional money to improve service as staff sees fit. The city owns the property and is obligated to maintain it. Can try to get a group together to spruce up the site. Where have reserve funds come from? More research on revenue stream and maybe use it for ongoing maintenance. Look into raising prices. Can't make the Cemetery pay for itself. How much is the Council willing to put towards it. Need more info prior to making recommendation to Council. Come to committee on November 10th.

Meeting Adjourned at: 6:50 pm

For all items on which the committee has made a recommendation for council action, a one page written report form shall be submitted by the committee. A separate report form shall be used for each separate item on which the committee recommends action. Each such report form shall describe, at a minimum, the advantages and disadvantages of taking the recommended action and alternatives considered, the cost of the action, if any, and the recommendation of the committee with the names of those members voting for and against the recommendation.





Bond Rezone

From Brooke Hammett

brookehammett48@gmail.com>

Date Fri 6/20/2025 9:04 AM

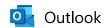
To Comp Plan <compplan@kitsap.gov>

You don't often get email from brookehammett48@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I am writing re: the proposed Stottlemeyer/Bond rezone. As a North Kitsap resident who lives a mere two miles from the site, this issue is deeply important to me. I personally feel that if this rezone request is granted, it will be in direct conflict with the Year of the Rural comprehensive plan in every possible way. A large majority of residents stated when surveyed that they cared deeply about retaining our rural areas and keeping growth within the UGA's. It would honestly be a slap in the face if this is granted, and would set a dangerous precedent. Large real estate development corporations should not have privileges that your typical homeowner couldn't have regarding zoning restrictions. Once this bell is rung, we can never reverse it. Thank you so much.

-Brooke Hammett 5511 NE Fox Glove Lane Poulsbo, Wa 98370



Fw: Please Protect Rural Land from Rezoning & Development

From Christine Rolfes < CRolfes@kitsap.gov>

Date Fri 6/20/2025 9:07 AM

To Comp Plan <compplan@kitsap.gov>

From: cheylee <cheylee@wavecable.com>

Sent: Friday, June 20, 2025 7:43 AM

To: Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root

<ORoot@kitsap.gov>

Subject: Please Protect Rural Land from Rezoning & Development

You don't often get email from cheylee@wavecable.com. Learn why this is important

To Kitsap Board of Commisioners,

Hello.

We echo the sentiments of our neighbors. Our email could not express our feelings any better than in thier email.

I have copied it below. Thank you for your time,

Chris and Susan Lovelace

I am in complete support of the Commissioners' decision to protect the rural areas of Kitsap county from the rezoning. This county's DCD has not addressed the lack of infrastructure to sustain the out of control "development mafia". Im not against additional housing, but I am questioning what has changed since 2021 Buildable Lands Report, which states that the county was on track to reach its 2036 population targets, and why all the DCD approval of developments are designated as NON-SIGNIFICANT?

Our rural CENTRAL & NORTH KITSAP communities are currently inundated with new apartment and housing projects. We are witnessing the character and atmosphere of Kitsap County eroding under the weight of relentless development. Where there once was farms and forests we are now experiencing construction noise and dust and developers who have absolutely no respect for neighboring land owners.

Kitsap County's current infrastructure is inadequate for this rapid pace of development. Our roads, schools, and especially medical facilities are overwhelmed, struggling to accommodate the increasing population. WSDOT is turning a blind eye to local traffic congestion which has become a daily nightmare. Public services are stretched thin, leaving emergency responders, ESPECIALLY LAW ENFORCEMENT! to manage with limited resources. And all this comes with INCREASED TAXES

BROUGHT ABOUT BY OUR LEGISLATORS AND GOVERNOR!

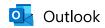
KITSAP COUNTY NEEDS A PAUSE ON DEVELOPMENT APPROVALS until essential infrastructure improvements are addressed to support new residents. We must prioritize upgrading our roads and expanding essential services BEFORE REZONING OUR DISAPPEARING RURAL LANDS and approving any new building projects.

Our community deserves thoughtful planning that respects the needs and well-being of its current EXISTING TAX PAYING CITIZENS. Your support in halting unchecked development could make a significant difference in preserving the character and functionality of Kitsap County.

Please rein in approvals to rezone rural lands of Kitsap County.

Thanks for your attention in this matter.

Sent from my Galaxy



Fw: NO on KITSAP COUNTY REZONING

From Christine Rolfes < CRolfes@kitsap.gov>

Date Fri 6/20/2025 9:08 AM

To Comp Plan <compplan@kitsap.gov>

From: John Guju <jhguju@msn.com> Sent: Friday, June 20, 2025 4:26 AM

To: Christine Rolfes <CRolfes@kitsap.gov>; Katie Walters <KWalters@kitsap.gov>; Oran Root

<ORoot@kitsap.gov>

Subject: NO on KITSAP COUNTY REZONING

You don't often get email from jhguju@msn.com. Learn why this is important

We do not need more residential development in rural areas. Rezoning for residential development goes against our county's Comprehensive Plan, Washington's Growth Management Act, and the Puget Sound Regional Council.

Rezoning rural land for residential development also goes against what our residents want. According to the February 2025 KITSAP RURAL AND RESOURCE LANDS COMMUNITY SURVEY:

87% of respondents believe maintaining Kitsap County's rural look and feel is important.

82% support policies to protect rural open spaces, agricultural land, and scenic areas.

71% prefer concentrating growth in existing towns and urban growth areas. They support growth where infrastructure already exists, not in rural landscapes where it could erode character.

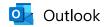
There are already several major subdivisions in the pipeline – including 1,000+ new homes planned for North Kitsap County.

Protecting existing rural zoning helps support agricultural activities and protects the right to farm.

If we carve up Kitsap's rural land now, future generations won't have a choice.

Sincerely,

John Guju jhguju@msn.com



Rezone

From Ben Strobel <bstro@mac.com>Date Fri 6/20/2025 9:43 AMTo Comp Plan <compplan@kitsap.gov>

[You don't often get email from bstro@mac.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Kitsap Commissioners

Thank you for your consideration on the rezone requests. The DCD did a very good job of setting criteria and conditions in considering the rezone request. They looked at the rezone request on its face value. Not being distracted by special interest or distractions outside of the rezone request.

The Comp Plan and the UGA concept help keep rural Kitsap rural. Spot rezones run counter to those plans .

Ben Strobel Kitsap Resident Sent from my iPad



Protect Rural Land from Subdivision

From Randena Walsh <randena@yahoo.com>
Date Fri 6/20/2025 9:58 AM

To Comp Plan <compplan@kitsap.gov>

You don't often get email from randena@yahoo.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

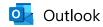
I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning. (add your specific points).

It is important to me that we maintain Kitsap's rural character and conserve our natural resources. By maintaining Kitsap's rural zoning as is, we can protect rural open spaces, protect our valuable aquifers and maintain critical habitat for wildlife and human health. Kitsap County's rural aspects are important to maintain.

I strongly support your decision to remove residential rezones from the year of the Rural land use planning.

Thank you,

Randena Walsh Kingston



Year of the Rural vote

From Y Lunceford <ytomascak@gmail.com>

Date Thu 6/19/2025 9:00 PM

To Comp Plan <compplan@kitsap.gov>; Kitsap Commissioners <KitsapCommissioners@kitsap.gov>

Some people who received this message don't often get email from ytomascak@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Good evening,

As the decision for the rezoning requests draws near i wanted to reach out to voice my opinion as a 20+ year resident of Kitsap.

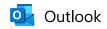
I support the Board of Commissioners' decision to remove residential rezones from the Year of the Rural land use planning.

Kitsap has been my home for more than 2 decades. I volunteer training for law enforcement dogs. Where once I found green spaces in Kitsap to prepare the dogs for tracking and man-trailing certifications i now regularly drive to Enumclaw, Rochester and Tenino to find natural grass fields. I don't know how much longer I can afford giving back to the community like this so I'm hoping that you will vote against the rezoning requests to maintain what rural character Kitsap has left.

Thank you very much for your careful consideration.

V/r

Yvonne Lunceford Cell: 360-440-2075



Bond Rezone - 6.13.25

From donbonett@gmail.com <donbonett@gmail.com>Date Fri 6/13/2025 7:45 PMTo Comp Plan <compplan@kitsap.gov>

You don't often get email from donbonett@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Good evening,

For the last decade we have lived adjacent to the proposed rezone area and Gamble Creek runs right through our back yard. About 7 years ago they closed down Bond road for two weeks to fix the culvert for salmon restoration. At the time we were not sure how it could help, however; the last three years the salmon have started to make it up to our property during spawning and there has been an explosion of wildlife. We have trail cam photos of deer, cougars, coyotes, and the largest black bear fish and wildlife said they had ever seen in the area. We have a young family and love what this property has turned into as we steward it. With the way home ownership in this area seems to be going (wildly unaffordable) we had begun to plan this property as multi generational. We have attempted to go through the process of adding an ADU to move my mother here and it's a nightmare of red tape and conditional use permits. Sadly she passed before we could complete the process. The fact that this is even being considered feasible right next to us so easily is really telling for how our local government really views the needs and wishes of its citizens. The thought that something like the sports fields can be put in and won't impact wildlife, our water quality (we are on a well) and the quality of Gamble creek is interesting. We may end up with an Erin Brockovich situation where the true impact isn't seen for decades at which point Radiant and the Y will be able to deny culpability. We have been involved since the beginning of this push for the rezone and have remained silent due to our work relations and who Rose may know in our business circles. We were at the first meeting at NK in Poulsbo when the representative for the Y let it slip that he recognized many of the people attending were long time business partners of Rose, at that point we knew this would be a rigged up hill battle. However, our story doesn't matter, we are in a privileged situation to own a home and property in such a wonderful place. We have sacrificed time away from family and commuted for almost 20 years to Seattle to keep this dream alive for us, again; we are privileged to have a dream within reach. We will most likely loose property when they take it to make provisions for a round abouts, but again we are privileged just to own it. I only chose to write this because my son asked me the other day if once the fields are built will he still be able to see the stars at night?... I had no good answer for him. With all that is going on and changing in the world, the fact that such an innocent question stop you dead in your tracks. I still do not have a good answer for him. Thank you for all the dedicated vocal citizens who have been willing to put themselves on the line. Remember, the fight is not over until the 23rd, then, hopefully; we will still get to see the stars at night. Thank you.



rural rezoning

From Elizabeth Jenkins <eaj201@gmail.com>
Date Sat 6/14/2025 7:56 AM
To Comp Plan <compplan@kitsap.gov>

You don't often get email from eaj201@gmail.com. Learn why this is important

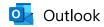
[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Hello,

I wanted to weigh in. I believe continuing to restrict new residential growth to urban areas in Kitsap is ideal. The rural area is part of why we moved to Kitsap this year.

However, the particular efforts to build a YMCA near Kingston would be an incredible opportunity and a much appreciated addition. If there was a way to rezone land for commercial recreational use to allow for this, while not building more residential, I would support that.

Thank you, Lizz Jenkins



Preserve Rural Kitsap

From Mary Terry <terrymt90@gmail.com>
Date Sat 6/14/2025 11:59 AM
To Comp Plan <compplan@kitsap.gov>

You don't often get email from terrymt90@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Thank you for working to preserve rural Kitsap. We need our trees, fresh air, aquifers, salmon streams and wildlife habitat. The majority of people living here do so for these qualities and the rural landscape.

Thank you for recommending No Rezone to rural timberland; specifically, Raydient Corporation's request for property Rezone in North Kitsap along Bond Road and Stottlemeyer from 20 acre residential to 5 acre residential.

Thank you, Mary Terry 20246 12th Ave NE Poulsbo



Public comment

From Harold Duffey <hlduffey@gmail.com>
Date Sat 6/14/2025 2:02 PM
To Comp Plan <compplan@kitsap.gov>

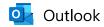
You don't often get email from hlduffey@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Please do not allow residential rezone requests to be approved. As a resident in a rural Kitsap county, it is my desire to continue to live in an area where we are currently zoned for one single family home per lot.

Thank you for your consideration.

Harold Duffey



Protect Rural Land from Subdivision

From Amanda.McCloskey <amanda.mccloskey@mccasa.com>

Date Tue 6/17/2025 11:55 AM

To Comp Plan <compplan@kitsap.gov>

Cc Kitsap Commissioners < Kitsap Commissioners@kitsap.gov>

Some people who received this message don't often get email from amanda.mccloskey@mccasa.com. <u>Learn why this is important</u>

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning.

My husband and I moved here in 2003 and we have loved our rural area and way of life this environment allows us to have. A big garden – room to raise chickens – blackberries for us and the bees and a wonderful pond for the birds – coyotes – deer, to name just a few of the shared residents. We have already seen impacts over these many years with more development and urban sprawl– with trees cut along Bond Road and Gunderson and clear cutting in so many areas – the road noise is much louder and the wildlife more scarce.

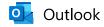
I want to preserve this land as much as possible – for future generations to enjoy what I've been so lucky to enjoy. We need to find a better way to balance growth with preservation – keeping more of the housing located in urban areas. We do not need more roads into our rural lands nor do we need to turn our forests into invasions of Scotch Broom.

We need to maintain the vision of preserving our rural areas – if we do not – the next family to own our home will never hear the frogs singing at night nor the birds waking them in the morning.

Please vote to protect rural land and preserve our local character for us and for our shared residents.

Thank you,

Amanda McCloskey, Unincorporated Poulsbo Resident



Protect Rural Land from Subdivision

From Mel & Kathy Haug <melandkathyhaug@gmail.com>

Date Tue 6/17/2025 1:16 PM

To Comp Plan <compplan@kitsap.gov>

You don't often get email from melandkathyhaug@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning.

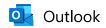
I'm glad that you tentatively decided on June 9 to *not approve* the 14 requests for rezoning that create greater residential density in rural areas.

It's important to consider the cumulative effects of the rezoning requests. In fact, I think that's what the growth management planning process does. The current requests actually make growth management planning a waste of time and, if they are approved, we may as well return to the piecemeal approach to development.

Instead, I favor the planned approach that we currently have. In this approach, I am willing to accept increased density and housing developments that I don't especially want because I know it will be balanced with protection of the natural habitats that we also need.

In summary, I hope that you will respond to the current requests for rezoning by saying "We're sorry, that's just not possible."

Katherine Haug Indianola



APP-ID 48 - RW to RR

From anestg@icloud.com <anestg@icloud.com>

Date Tue 6/17/2025 3:29 PM

To Comp Plan <compplan@kitsap.gov>

Cc Heather Cleveland < HCleveland@kitsap.gov>

You don't often get email from anestg@icloud.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I ask that the County retain the Rural Residential applications on the docket and consider approving qualifying applications for the following procedural and substantive reasons:

- Kitsap County invited application submittals very early in the Comp Plan update process.
- I submitted an application for a Rural Residential designation during the advertised application window.
- Applicants were later informed that the County was putting their applications on hold for completion of the Comp Plan update process.
- Following adoption of the plan in late 2024, applicants were then informed they had to revise their applications to show consistency with the subsequently adopted Comp Plan. This effectively "moved the goalposts" mid-process.
- Based on the above circumstances, I recommend retaining the Rural Residential applications on the docket given that they were timely submitted during the advertised application window and have played by the rules set out by the County for the review process.
- While working to meet rural/urban goals while planning for future population growth is obviously a key element of the GMA, it's reasonable to work toward this goal in the long term rather than applying the brakes retroactively. For example, I ask that the County could consider not accepting any applications for Rural Residential during all future docket cycles until such time the County is closer to achieving the goals of the newly adopted plan. This feels more appropriate than applying the brakes retroactively on applications that were submitted prior to adoption of the current plan.
- One of the points of the local comp plan update cycle is to consider local circumstances in combination with the larger GMA goals.
- My specific request involves Rural Wooded parcels that are abutted by a series of small, legal non-conforming residential lots that don't lend themselves to adjacent forestry uses, which my lots are currently designated for.

• The lots are served by Hood Canal drive and have appropriate access to services and utilities. If my request is granted, the resultant lots would remain "rural", and would be compatible with (and significantly larger than) the adjacent small, legal non-conforming lots.

Thank you for your consideration, and thanks to staff for excellent communication and outreach - I appreciate the opportunity to provide input prior to your decision.

APP-ID 48 - RW to RR

Gene Anest 34789 Hood Canal Dr. NE Kingston, WA 98346 360-731-1753 mo



Stottlemeyer rezone

From Lauren DeStefano <| larndestefano@gmail.com>Date Wed 6/18/2025 8:51 AMTo Comp Plan <compplan@kitsap.gov>

You don't often get email from larndestefano@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

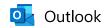
Hello, my name is Lauren and I live in North Kitsap (Indianola). I am writing regarding the upcoming vote concerning the rezone request via Raydient on the Stottlemeyer property.

I do not support the rezone.

In the decade that I have lived here, I have seen this community come together to acquire Port Gamble Park, raise money to buy the trees back, and build biking trails through the forest. Recently through Great Peninsula Conservancy the Divide Block property was acquired, to help to link North Kitsap Heritage Park and Port Gamble, with the hope to complete the String of Pearls trails. The Comprehensive Plan outlines mandated growth within existing urban areas, for the many reasons listed in the plan (easier access to utilities, walkability, preserved wooded areas, etc). Between all these things the citizens have made it clear that they want to preserve our remaining woodlands and rural character while concentrating development in areas that make sense.

To rezone this area just south of Port Gamble to more concentrated residential lots clearly does not align with the growth guidelines in the comprehensive plan, and I believe should be denied. In regards to the sports complex being promised, I do not oppose that plan, however it is separate from the housing request. I have two young children (6 & 2) who I hope will be involved in youth sports programs, and I have hope that the community can find a way to support this vision and not support the housing rezone.

Thank you for your consideration, Lauren



Protect Rural Land from Subdivision

From Barbara Schmidt <b.schmidt44@yahoo.com>

Date Thu 6/19/2025 6:57 AM

To Comp Plan <compplan@kitsap.gov>

You don't often get email from b.schmidt44@yahoo.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

June 19, 2025

Hello Kitsap County Commissioners,

I admit to cutting and pasting the bullet points from an email communication, but I can not say it better, and absolutely agree with the following points.

I was born and raised and self employed in Kitsap County..... 72 years.

I've watched wild areas vanish. Stop it!

Preserve Open Space!

I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning.

Sincerely,

Barbara Schmidt

PO Box 285

Hansville, WA 98340

- We need to balance growth with preservation we are currently **over-allocated on housing in rural areas at 29%** (maximum is 24%, target is 17%) we *do not need more*. Increasing further will conflict with our Comprehensive Plan, the Growth Management Act (GMA), and the Puget Sound Regional Council Plan.
- Maintain the vision and direction of the 2024 Comp Plan in preserving our open space by encouraging housing in more urban areas (UGAs) where infrastructure can support it. WSDOT is not funding more roads until after 2030.

- Provide opportunities for future generations to make decisions. Don't carve up the land any further at this point when it is not in the overall public interest. We have needs beyond housing, and we have met or surpassed single-family housing targets.
- Protecting Rural Wooded zoning helps support sustainable agriculture. Protecting the right to farm is also essential to supporting our local agriculture.



PG Heritage Park (Stottlemeyer) Residential Rezone Reauest

From Sherri Becker <beckersherri@gmail.com>

Date Thu 6/19/2025 7:19 AM

To Comp Plan <compplan@kitsap.gov>

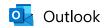
[You don't often get email from beckersherri@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Dear Commissioners,

I support the Board of Commissioners decision to remove residential razones from the Year of the Rural land use planning.

Thank you! Sherri Becker Poulsbo, WA Sent from my iPad



Protect Rural Land from Subdivision

From Mark Parker <parkari@yahoo.com>

Date Thu 6/19/2025 11:34 AM

To Comp Plan <compplan@kitsap.gov>

You don't often get email from parkari@yahoo.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

June 19, 2025

Kitsap County Commissioners,

I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning.

Preserve Open Space!

Sincerely,

Mark Parker

40988 Foulweather Bluff Road

PO Box 285

Hansville, WA 98340

- We need to balance growth with preservation we are currently over-allocated on housing in rural
 areas at 29% (maximum is 24%, target is 17%) we do not need more. Increasing further will conflict
 with our Comprehensive Plan, the Growth Management Act (GMA), and the Puget Sound Regional
 Council Plan.
- Maintain the vision and direction of the 2024 Comp Plan in preserving our open space by encouraging housing in more urban areas (UGAs) where infrastructure can support it. WSDOT is not funding more roads until after 2030.

- Provide opportunities for future generations to make decisions. Don't carve up the land any further at this point when it is not in the overall public interest. We have needs beyond housing, and we have met or surpassed single-family housing targets.
- Protecting Rural Wooded zoning helps support sustainable agriculture. Protecting the right to farm is also essential to supporting our local agriculture.



Protect Rural Land from Subdivision

From Betsy Collins <betsycollins35@gmail.com>Date Thu 6/19/2025 12:17 PMTo Comp Plan <compplan@kitsap.gov>

You don't often get email from betsycollins35@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning.

Yes, please, PLEASE! protect our few rural areas left in Kitsap County. Continue to support the GMA, and know that all the other animals deserve to have a place to live, too. We do not need more sprawling subdivisions in our rural landscape!
Thank you so much for holding out against the rampant greed engulfing our country (and world!)
Sincerely, Betsy Collins, Kingston, Washington



Public Comment on Rezone Proposals for Rural Kitsap County

From Janis Wasell <78thpsalmjlw@gmail.com>

Date Thu 6/19/2025 2:01 PM

To Kitsap Commissioners < Kitsap Commissioners @ kitsap.gov >; Comp Plan < compplan @ kitsap.gov >

Some people who received this message don't often get email from 78thpsalmjlw@gmail.com. <u>Learn why this is important</u>

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

My name is Janis Wasell. My husband is Paul Wasell. We live on a shy 3 acres on Minder Road at 4713 NE Minder Rd, directly across Bond from the 400 acre rezone request.

We are totally Opposed to this project.

We agree with the County denying their requests.

We support the Board of Commissioners decision to remove residential rezones in regard to rural land use planning.

Overall we would in the future & are already feeling the negative impact to our way of life.

1. This year alone in the 1st 6 months of 2025, there have been 7 accidents within a 2 mile radius of our home ~ all on Bond & Hwy 104 with some victims needing air lifts to hospitals. This does not include the pat 27 years worth of accidents & fatalities.

This rezone has the potential to severely increase traffic in an already dangerous, overused, overcrowded & accident prone Bond Road.

We have personally witnessed 3 terrible accidents over the years, & helped to direct traffic around 2 of the accidents, while waiting for medics & State Patrol, staying with victims to comfort & protect them while medics were enroute.

At one of the accidents right at Minder at the bottom of the hill on Bond. The Fire Department asked our family to stay & direct traffic away from them until the victims were removed as somehow they did not have police support immediately (& I will get to policing at the end). This was extremely difficult with angry & defiant drivers but we tried to help.

If the County & State cannot make Bond Road safer now, & as we have seen in the last 27 years, it will not be safer by adding increased traffic. This situation is beyond difficult now. More traffic will only make things worse.

In addition, It is almost impossible to get out onto Bond from Minder at any time of day due to the constant flow of heavy traffic. We take safer routes.

2. When accidents occur, traffic is re-routed often onto Minder with lineups at the stop sign on Port Gamble so long, the traffic backs up between Bond & Port Gamble on Minder, often blocking our driveway on Minder. We sometimes cannot get out of our driveway when this occurs & are forced to wait for redirected traffic to clear. In addition people still drive too fast on Minder causing accidents at the intersection at Port Gamble & Minder, some blowing the stop sign. Minder is more & more industrial & not safe traffic wise anymore & much of it we think due to problems in Bond.

Adding more traffic in the area will impact Minder in addition to Bond & Port Gamble as frustrated drivers will take our roads as shortcuts or ways around traffic as is already happening.

Increased traffic means more problems for us on Minder.

3. Water ~ where are they getting their water for the pools that we understand must be changed or partially changed & refreshed on a weekly basis according to the CDC for public pools. Not to mention showers, lawn watering, drinking water etc at the proposed facility.

We moved here 27 years ago to a rural community, to raise our children on a small farm, for the farm rural experience & hoped to retire & live out our lives here quietly & peacefully.

This project would be a complete disruption of all we & our neighbors have worked a lifetime for.

We appreciate being on a well. Without it, we would never have been able to enjoy horses, goats, livestock, etc

The overuse of water alone in this area if their plans were allowed to go thru is a huge problem.

One elderly neighbor on Stottlemeyer complained to us one day that she gave up her private well to Kitsap PUD. While PUD denies this, she claims it was for the rezone. We still have not gotten to the bottom of this for answers about water rights, private wells & their plan. An elderly neighbor is claiming to be impacted already. The plan is not clear to us but we do know Kitsap PUD has done a lot of work right in front of our house on Minder with the explanation being a pipeline from Anderson Hill to Indianola with 'nothing to do the the proposed rezone'?

4. Noise & light pollution will increase. At night it is beautiful & mostly quiet here. You can still see the stars & we spend time on our deck at night enjoying the peace & quiet, watching the stars. We feel our peace & quiet will be unduly, negatively impacted.

We can already hear the live bands at night from the Hood Canal Brewery & have had to ask Sherrifs to enforce noise ordinances so we will definitely hear the noise from the new facility, increased traffic, baseball & soccer games etc. directly across Bond from our home. That is a problem for those of us who bought here to enjoy peace & quiet in the evenings.

5. Bird life & other wildlife are already negatively impacted. Our youngest daughter as a pre-teen became an avid bird watcher & created a Birding Wild Life Zone on our property in conjunction with Audubon plans. Birders have enjoyed bird watching here.

Already since the logging occurred, wildlife has been severely impacted & we no longer have hawks & owls, or eagles where we used to have mating pairs here every year & multiple species of owls including barn owls, barred & others. They kept the rodent population down. The hummingbird & songbird population has also decreased significantly without conifers & other deciduous trees.

We believe this has also pushed more cougar & bear into our rural communities. Shortly after the logging, cougar were sighted on 2 separate farms close by where goats were attacked & killed according to WDFW. Also seen & reported in the Port Gamble & Wolfle neighborhoods ~ neighborhoods! Totally unacceptable. Also on the Hood Canal cougar were spotted on a security camera walking across the homeowners front walkway.

Black Bear were seen literally walking up Minder Road & Port Gamble Rd, by neighbors who reported concern over a Mother Bear & 2 cubs seen on Minder, all incidents after the logging on the hill.

Minder used to be a safe place for runners, cyclists & walkers. We used to walk on Minder up & back for a total of 6 miles per day with our dogs.

We can no longer walk Minder Rd safely & friends no longer run & walk or cycle here on Minder due to dangerous wildlife sightings.

Coyotes have always run here but there has been an increase of coyote seen more often in our pastures.

6. Scotchbroom is declared a noxious weed by the State of Washington. As homeowners, we pay a tax for Noxious Weed removal. The whole hill is covered with Scotchbroom since the logging. We have noticed an increase of Scotchbroom in our lawn & gardens which we are constantly digging out each year.

We could be wrong on this or mis-informed & I find it difficult to get information on this. However ~

If there is a waiver somehow from the State on requirements or more trees were actually planted up on the hill, you simply cannot see these trees for the Scotchbroom & young trees are easily choked out even if State Law was complied with on reforestation.

Being a property owner in Elma Wa where our property was logged before our purchase in 2009, we had a long 10 year moratorium on building after the previous owners logging so we do understand something about this subject.

Over 4,000 new trees were planted on our 15 acres & to our knowledge there is no Scotchbroom. We so far have left the beautiful new & becoming very large trees & not built on our property in Elma because we felt we were better off here in Kitsap & would like to stay in Kitsap. This is now a huge concern due to Raydient & their plans.

You would think on 400 acres, something similar on a much larger scale would have been required in Kitsap County. I wish I could speak to this accurately. It leaves us wondering what happened here? Why is a noxious weed allowed to be prolific & we're new trees planted, a moratorium complied with etc. giving time for wildlife to recover from loss of habitat & all that goes with the laws in place to protect us from the consequences of logging.

7. Policing - it is our understanding that there are a total of 2 Sheriffs for all of North Kitsap.

Criminals know what they can get away with.

It is our understanding from police that in 2023, there were 5 auto thefts in North Kitsap - 2 right here on Minder - 1 our neighbor had a pickup stolen.

Our storage unit behind Builders 1st Source (old Kingston Lumber) was broken into ~ multiple tools stolen. We had to move our storage to Poulsbo.

Our home & shed have been broken into multiple times.

Kitsap County Trucks have been gone through & items stolen while parked over night on Minder during work events. One such theft was inadvertently caught on our security cameras & officers used our security footage in that event.

Numerous Heroin needles were dumped on Minder across from our home & found inside & outside derelict properties on Minder & Port Gamble, cleaned up by the Kitsap County Health Department after being reported by us & neighbors who were in law enforcement.

Weekly & almost daily incidents of illegal dumping on Port Gamble & the curve on Minder.

Drug dealing by multiple dealers in the PSE substation with arrests & conviction of such in 2007 by very brave officers.

And the list of crimes goes on.

If you cannot adequately police Minder & Port Gamble Roads with 2 very overworked & overwhelmed officers for the whole of North Kitsap, how can you add more residents & facilities that will face crime

Vagrancy, homeless, drug addicts etc walk & plague Minder.

One morning we received a photo via text from our neighbor of a possible homeless drug addict, very high & out of it trying to enter our locked gate at the driveway of our property. We have since installed our own security.

We have quit calling 911 for everything. They do not or can't help us.

Yet they contact us to ask if we can identify who is dumping illegally ~ travel trailers, old cars, old furniture, mattresses & lots of it, trash that includes needles & soiled items on the road & shoulder ~ contaminating where we used to be able to walk ~ all hauled away at Kitsap County tax payer's expense. We cannot see into the curve or at the end of Port Gamble but would love to help our officers. This simply cannot be done by 2 officers who must patrol all of North Kitsap.

Officers have also contacted us in our yard asking if we know anything about the regular random gunshots neighbors have reported. One night an officer spoke with my husband Paul at length, totally frustrated & overwhelmed.

One year, we even had a homeless person living under our large back yard tree without our knowledge. We noticed our horse stall mats had been stolen & our garbage can was being used by someone other than us.

One of our dogs alerted us to the individual as Paul left for work one morning. The stench was horrid & we had to throw our horse mats out as they were using them on the ground under the tree & over a branch for shelter from the rain. Again we did not call the police & the individual moved on.

Vagrants have constantly used PSE property on Minder, including the Sani can left behind for PSE workers. Homeless or vagrants have been seen coming out of the woods on Minder on multiple occasions across from our home & further up in the curve on Minder.

There has been a fatality accident on Minder in the curve & multiple accidents at Minder & Port Gamble at the intersection, destroying a neighbors property as well at the corner.

The officers cannot keep up.

How will this be solved by adding more residents & facilities?

I could go on & on, on crime, the list goes on.

How can you protect elderly, children & community if you can't figure out who is randomly shooting on Minder or solve any other crime here. If you can't protect the few citizens already here, how can you protect more?

I was not able to attend meetings due to work. I appreciate the opportunity to email. I did take off work this morning to craft this email. This is costing me personal & work time & money to give The Commissioners insight into the problems on Bond & Minder.

We appreciate the Commisioners refusing to Rezone. Thank you so very much.

Please Preserve our Rural & Ag areas. You have businesses & families here that serve the community through Farm Visits & Pony Clubs, Horse Farms, Horse Boarding & Food Farming for restaurants, ShareNet, local schools & farmers markets, flower farms, etc.

Many of the farms allow tours.

Please keep our area Rural & Agricultural.

The roads especially are already dangerous for residents & livestock. I didn't even address the family & farm dogs killed on Minder, runaway horses running on Minder & Port Gamble, the neighbors' cows accidentally out & running towards Bond.....This email has already been too long but I sincerely appreciate your consideration of the serious problems & dangers to our citizens in North Kitsap that are not being solved or addressed.

Adding more people, cars etc will only compound & exacerbate the problems we experience here daily.

But we came here & stayed here for the beauty of the area, the ferry access for work & the peace we used to enjoy. Adding this rezone concern has caused so much anxiety & unnecessary upset to a lot of our citizens.

By the Commissioners decision, we finally feel seen & heard. Thank you again for saying No.

Sincerely ~

Janis Wasell for the Wasell family 27 year residents of North Kitsap



Comments for Rural Rezone Hearing

From Andrew Rudd <andrudd@gmail.com>
Date Thu 6/19/2025 5:01 PM
To Comp Plan <compplan@kitsap.gov>

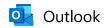
You don't often get email from andrudd@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Hello,

I fully support the decisions by Commissioners Walters and Rolfes to remove the residential rezone requests this year. It's an important time to protect our county's undeveloped spaces and preserve the natural beauty we all treasure here in North Kitsap. I applaud the courage and integrity shown by Commissioners Walters and Rolfes in representing the community's wishes, our best interests, and for standing firm against unnecessary development in Kitsap.

Sincerely, Andrew Rudd



Comment on Year of the Rural

From Timothy Carr <timcarr51@gmail.com>

Date Thu 6/19/2025 8:12 PM

To Comp Plan <compplan@kitsap.gov>

You don't often get email from timcarr51@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

First point, Kitsap County (712.5 per sq. mile) is the third most densely populated county in Washington. It exceeds rural counties such as Jefferson (31.3) and Mason (72.6) by an order of magnitude and is closer to King County (1106) than a rural county. It is exurban. Where are the farms? Where is the timbering? What we have is 5-10-20 acre haciendas for well off folks and retirees.

Second, Kitsap does not provide the ability for our children to walk to school with no sidewalks on Barber Cutoff or to the middle school or high school. These schools are not even in the UGA.

Third, the extreme limit on zoning has forced real estate prices upwards and created an environment where young families cannot establish a home or even find childcare.

That is enough for this email.

Bottom line, what is desired through this effort is to establish a zone of privilege.

Regards,

Tim Carr Advanced Earth Resources LLC 5140 Admiralty Way, Hansville, WA 98340 785.550.8302



Raydient Rezone off Bond

From Elizabeth Schlinsog <easchlinsog@gmail.com>
Date Thu 6/19/2025 8:39 PM
To Comp Plan <compplan@kitsap.gov>

https://aka.ms/LearnAboutSenderIdentification]

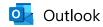
[You don't often get email from easchlinsog@gmail.com. Learn why this is important at

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Hello,

I am writing to express support for the reconsideration of the Raydient Rezone request off of Bond. My husband and I are a young couple in our 30s who are starting a family this year. We bought a house several years ago with the intention of making Kitsap our forever home, but as we are preparing to welcome kids into our home we have come to realize that North Kitsap is severely lacking in the amenities we want to raise our kids with. The North Kitsap United plan would fill a massive hole in the community that we didn't even know existed until we became parents. We voted for Alternative 2 for the comprehensive plan, and we still heavily support the goal of keeping Kitsap rural. However, growth is inevitable like the plan discusses and the county must invest in the infrastructure to support the families who call this amazing county home. We believe that approving the North Kitsap United plan and associated rezone supports the comprehensive plan goals of keeping the county rural by protecting hundreds of additional acres adjacent to a park, and it would build infrastructure that is very needed in the area. We ask that the county reconsider this rezone request so that young families such as ours will have the resources available to raise a family in the North end of the county.

Thank you for your consideration, Elizabeth Kloecker



Year of the Rural vote

From Y Lunceford <ytomascak@gmail.com>

Date Thu 6/19/2025 9:00 PM

To Comp Plan <compplan@kitsap.gov>; Kitsap Commissioners <KitsapCommissioners@kitsap.gov>

Some people who received this message don't often get email from ytomascak@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

Good evening,

As the decision for the rezoning requests draws near i wanted to reach out to voice my opinion as a 20+ year resident of Kitsap.

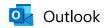
I support the Board of Commissioners' decision to remove residential rezones from the Year of the Rural land use planning.

Kitsap has been my home for more than 2 decades. I volunteer training for law enforcement dogs. Where once I found green spaces in Kitsap to prepare the dogs for tracking and man-trailing certifications i now regularly drive to Enumclaw, Rochester and Tenino to find natural grass fields. I don't know how much longer I can afford giving back to the community like this so I'm hoping that you will vote against the rezoning requests to maintain what rural character Kitsap has left.

Thank you very much for your careful consideration.

V/r

Yvonne Lunceford Cell: 360-440-2075



Protect Rural Land from Subdivision

From Jet Glavin <jetwoelke@gmail.com>

Date Fri 6/20/2025 7:18 AM

To Comp Plan <compplan@kitsap.gov>

You don't often get email from jetwoelke@gmail.com. Learn why this is important

[CAUTION: This message originated outside of the Kitsap County mail system. **DO NOT CLICK on links** or **open attachments** unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I do not support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning. By clustering some housing it will create more open space. Isn't this supporting Rural areas, more open space and trails and protected areas? Instead of a bunch of 20 acres parcels that the county won't let farming on because there is no zoning for it? What are we trying to accomplish by that? An area with no amenities nearby for these residents? Having to drive 20 miles for daycare, medical facilities, groceries, etc. We have to design a rural environment that has spaces for some of these things! Elders cannot age in place without them and younger families have to drive miles for activities that are healthy and support the youth. That adds to more traffic on the roads, that haven't been expanded for the population growth in years. Yikes what a mess and we still aren't planning smartly for it! .(add your specific points).



Protect Rural Land from Subdivision

From Mary Gleysteen <marygleysteen@gmail.com>Date Fri 6/20/2025 7:50 AMTo Comp Plan <compplan@kitsap.gov>

[You don't often get email from marygleysteen@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[CAUTION: This message originated outside of the Kitsap County mail system. DO NOT CLICK on links or open attachments unless you were expecting this email. If the email looks suspicious, contact the Helpdesk immediately at 360-337-5555, or email at Helpdesk@kitsap.gov]

I support the Commissioners' decision to remove residential rezones from the Year of the Rural land use planning. A lot of people spent a lot of time on the comprehensive plan. New housing should be built in urban growth areas, near services and it should be affordable. Please consider public good over profits to developers.

Mary Gleysteen Kingston