



MyKitsap
YOUR VISION, YOUR VIEWS, OUR FUTURE

www.MyKitsap.org

COMMENT CARD

please print legibly

8/29/06

Name Suzanne Arness

Address 9945 West Kingston Rd

City Kingston State _____ Zip 98346

Phone _____

Email _____

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

Re Kingston UGA: After walking from South Kingston Rd to Ferry ^{where specific resources will enter} and from 272nd to Ferry, I find it quicker, via trail, to go to Ferry via 272nd. The driving distance is the same. But if the idea is to encourage public transportation [Ferry] and fewer autos used [walking] then allowing the UGA to move North makes a lot of sense. ie. move UGA to North to take advantage of existing trail(s). Allowing higher density here would fulfill better transportation system.

29 AUG STA

Letter 016



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COMMENT CARD

please print legibly

Name Suzanne Arness

Address _____

City Kingston State _____ Zip _____

Phone _____

Email _____

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

I appreciate the flexibility I see in the mixed-use zoning for downtown Kingston (etc), especially the "living areas" over "businesses" and the fact that a bldg can be all "cards" until the business climate improves.

29 AUG STA

Letter 014



MyKitsap

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Letter 016

YOUR VISION. YOUR VIEWS. OUR FUTURE

COMMENT CARD

Please print legibly

Name: Angie Silva
 Address: Arnold
 City: Kinaton State: _____ Zip: _____
 Phone: _____ Email: _____

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

I fear for major development (Nascar?) on the only dry-land road off the "island" ...

01 SEP
 AM/Avish

Letter 017

From: Chris Endresen
To: Silva, Angie
Date: 10/27/2006 11:58:19 AM
Subject: Fwd: Proposed NASCAR Track

Chris Endresen
 Kitsap County Commissioner
 cendrese@co.kitsap.wa.us
 360-337-7146

>>> <OpsBoss2@aol.com> 10/23/2006 7:08 AM >>>

Kitsap County Commissioners:

As I can not attend the scheduled Commissioners' meeting this morning, I respectfully submit my opinion as a member of your constituency. I am opposed to the building of a NASCAR Track in Kitsap County. My opinion is based on the following factors: 1) Financial: I think that not much effort has been made to ascertain realistically the infrastructure needs, which would go far beyond those for which ISC is willing to pay; also, the cost of upkeep/repair of such "improvements" needs to be considered. 2) Environmental: Why has no Environmental Impact Statement been completed?--and who will pay for it?--and will it be unbiased? 3) Social/Educational: If we want to improve our socio-economical situation in Kitsap County, we must aspire to have educational opportunities which are better than those available now, not lesser. ISC may offer a few (50?) fulltime jobs, and a some part-time jobs when races are occurring; however, are these what we want our young people to aspire to? We can do better!

I ask that the consideration of the changes you are proposing in order to accomodate ISC/NASCAR be biased in favor of the constituents whom you represent, and not NASCAR. Thank you very much, Jere M. Bass

Name: Karen Bellamy
 Address: 10929 Central Valley Rd NW
 Poulsbo WA 98372
 State: WA Zip: 98372
 Phone: _____
 Email: _____

Please share your comments about Board County's 10 year Comprehensive Plan Update. Thank you for your time and participation.

Please keep Central Valley Rural. There does not seem to be much undeveloped land around Bremerton and Silverdale so keep what is there now. I fear urban sprawl. It seems that we have new projects cropping up and yet there is empty buildings



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please print legibly

www.MyKitsap.org
COMMENT CARD

TO THE COUNTY COMMISSIONERS,
 COUNTY PLANNERS
 COMMUNITY DEVELOPMENT DEPARTMENT
 AT THE HEARING 9/20/2006
 COUNTY FAIRGROUNDS

RECEIVED
 SEP 20 2006
 KITSAP COUNTY DEPT OF
 COMMUNITY DEVELOPMENT

I am Julie Bergum and I live just outside the Poulsbo City Limits at 1165 NW Liberty Road. I am a member of Johnson Creek Association.

Of the three choices before you, we urge the adoption of Alternative 1 for the City of Poulsbo for the simple reason that Poulsbo already has enough land zoned to meet housing requirements for all of its projected population. Your County Planners will confirm this. For the past seven years, Poulsbo has done such a good job of annexing property that they already have enough land. They do not need any more.

At City hearings we hear that there is no easy land left in Poulsbo to develop. However, the Growth Management Act says, "densify first." That means developers must infill underutilized properties in Poulsbo. Because of the intense developer interest in acreage along Johnson Creek, I can only assume that infilling must be less profitable than clear cutting virgin land.

The yellow parcels on Alternatives 2 and 3 are often in critical areas you cannot see on the UGA maps. We are an example. We live on Johnson Creek, a viable salmon stream. Johnson Creek supports a fragile ecostructure that includes old growth and secondary forest, significant wildlife, watershed, wetlands and geological hazards. It drains our stormwater, replenishes our drinking water, stabilizes our hillsides and slopes and is a feeding and breeding ground for our honored and threatened species.

Please, adopt Alternative 1 to comply with both the spirit and the letter of the law. Thank you for your consideration and all your hard work.

Julie Bergum
 Citizen and Member of Johnson Creek Association
 1165 NW Liberty Road
 Poulsbo, WA 98370
creeksavers@hotmail.com



McK @ 9/18/06 P. H.
sub Letter 020 by Gail Bickler

September 18, 2006
To: Kitsap Joint Planning Commission:

In May and June of 2004 petitions from about 160 different households in the Central Valley area asked the Kitsap County Department of Community Development to not allow a change to the rural residential zoning on parcels east of Central Valley Road and bordered on the south by Waaga Way and on the north by Paulson Road. In October 2005 new petitions were submitted to the CAC Silverdale Sub-Area plan by property owners, who opposed the expansion of the UGA along Paulson Road, Central Valley Road and Brownsville Highway. At the July 10th Kitsap Public meeting this property was still rural residential on the Option 2 plans. Now the maps in the libraries show this property north of Waaga Way as urban restricted. When and how did this happen?

We are concerned that this area is now being considered again in the Urban Growth Area of Central Kitsap and thus, ignores the issues raised by the residents living in this community in their petitions, at Silverdale CAC meetings and at public hearings in the past.

At the Silverdale CAC meeting of January 19th, the issue of a sewer running along Waaga Way was given as a reason to include this area in the UGA plan. According to a 2004 attached report to the Kitsap County Office of the Hearing Examiner, Rick Kimball, a Kitsap County SEPA official for 25 years, stated on page 3: "Waaga Way provides a clear break between the urban and rural areas of the County. Farms and other rural areas are to the north. The rural character of the area is clearly an issue. At present the site cannot connect to sewer. The County agreed to provide sewers for a failing septic system, but has no intent to allow hook-ups to other parcels."

The Soil Survey of Kitsap County Area (1980) and maps briefly presented at a Silverdale CAC meeting show this area of Ron Ross and George Minder contains three creeks, Barker, Crouch, and Royal Valley. These creeks provide Class I salmon habitat.

A large area here has Soil Unit #22, which has severe wetness problems. Soil #21 has severe building and wetness problems, as the runoff goes into Burke Bay.

Soil #37 has severe building site problems due to ponding and the depth to the high water tables. Our property and part of this proposed expansion area have this soil type. During heavy rains, our private road across Crouch Creek sometimes gets flooded. We have had Kitsap County Public Work road signs wash into our section of the creek. With more building there will be more run-offs. Mr. Ross plans to build multi-units on the Forest Stewardship land above Crouch Creek. The runoff from these buildings will certainly change the creek

and harm the salmon. I've included a picture of one of the 25 to 26 inch salmon that a bear took out of Crouch Creek on our property.

In the Soil #10 section, the hazard of erosion is high and the use of equipment is severely limited by steep slopes. Soil #10 is part of an important aquifer recharge area. According to a map at CAC meetings, development will have a high impact to this area.

Soil Map Unit #1 provides good woodland wildlife habitat. Beside salmon in our creek, we have black tailed deer, mountain beavers, black bear, raccoons, Douglas squirrels, opossum, Pileated woodpeckers, ring-necked pheasant, and many other birds.

This development will greatly increase the traffic on Paulson Road. Paulson Road has no shoulder and lacks any sidewalks for children or adults to use when walking on it. You have to walk in the ditch when you go up over the hill in order to avoid being hit by a car that can not see you. The same problem is there for bikers, who will also want to use Paulson if they live in this proposed urban area.

People are still building in this rural area off of Paulson Road. We have had 6 new homes built in the last 3 years on Corey Lane which is the gravel road across from Ron Ross's property. People still want to live in a rural area. When will the wishes of the community be heard instead of just two families? Can we make wise decisions today for preserving and protecting a beautiful rural area? Please help us. We have attended the Silverdale CAC meetings and the My Kitsap meetings and hope that you will listen to the voices of this community. Thank you. Submitted by Gail and Jerome Bickler

3 continued

4

5

Letter 021

From: "Brandon Bird" <bbird@orminc.com>
To: <ASilva@co.kitsap.wa.us>, <Ebaker@co.kitsap.wa.us>
Date: 10/30/2006 11:02:39 AM
Subject: Rural Wooded Incentive Program

Angie and Eric,

Thank you for your hard work and persistence on the Rural Wooded Incentive Program. Olympic Property Group would like to make a few suggestions that we would like to see in the program. One is to be able to continue practicing forestry on the open space designated areas. The other suggestion is there should be a total of 1000 gross acres for any single Rural Wooded Incentive Program development application.

Thanks again,

Brandon Bird
Project Manager
Olympic Property Group
19245 Tenth Avenue NE
Poulsbo, WA 98370
360-394-0573 office
360-697-1156 fax
253-318-7436 cell



Letter 022

From: Chris Endresen
To: Silva, Angie
Date: 10/27/2006 12:10:02 PM
Subject: Fwd: Zone Amendment request to include in 10 yr update

Chris Endresen
Kitsap County Commissioner
cendrese@co.kitsap.wa.us
360-337-7146

>>> "Larry Brooke" <LBrooke@centurytel.net> 10/26/2006 12:48 PM >>>
Hi Jan,

I realize the decisions will be final on the 6th and this is a short notice; however, Bob Whitworth and I would like to be considered for a zone change in the 10 year update.

I've attached a letter for your review, a map with the subject parcels (016 and 021) and will include additional information in the mail from O'Brien & Co.

Sincerely,
Larry Brooke

Thursday, October 26, 2006

Dear Jan Angel,

Recently I contacted the Planning Dept and inquired about changing the zoning on my property. I talked with Linda Bentley and James Weaver and was then encouraged to contact the commissioners for the purpose of asking for consideration for a zone amendment

It has been brought to my attention that the 10 year comprehensive plan is almost final. Please consider **Rural Industrial for Parcel # 092702-1-01602004**

My intended land use would be to operate a locally owned retail propane co. known as Kitsap Propane. Currently, other than storage on Tribal Land via Ferrellgas, we do not have propane storage in the North end of the county. I believe this would be an ideal site.

I've attached a map that shows its location. Across the street, Solid Waste road, the zoning is industrial. Both adjacent parcels are owned by EMU Top Soil and being used for agricultural use. May 15th I signed a letter to Jeff Smith stating that I agreed with his stump grinding use of the property. The last 5 acre parcel, next to the Urban Village and recently acquired by Bob Whitworth is proposing to see his 5 acres changed to Industrial too.

I've attached an additional 8 pages in the mail that were prepared by Katherine Morgan, O'Brian & Company, that demonstrate the Industrial need and activity on the parcels by the owners.

Thank you for your consideration,
Larry Brooke

Land Title Company

9657 Levin Road NW / Silverdale, WA 98383
Phone: (360) 692-2233 Fax: (360) 692-2244

Parcel : 0927 021 021 20 07	# : 1 of 1	Type: Unplatte	Total : \$62,110	
Owner : Phillips Ronald F/Gloria J			Land : \$56,920	
CoOwner :			Struct : \$5,190	
Site : 31683 Hansville Rd NE Kingston 98346			Levy Rt : 11.155420	
Mail : 22244 Port Gamble Rd NE Poulsbo Wa 98370			<u>1Yr Prev</u>	
Record : 01/25/2005	Doc # : 260	Multi-parcel	Total : \$20,770	
Price :	Deed : Quit Claim		Land : \$15,580	
PrRecord : 01/07/2005	PrDoc# : 113		Struct : \$5,190	
Pr Price : \$39,000			Levy Rt : 12.339317	
Nbrhd Cd : 7400304			<u>2Yr Prev</u>	
Zoning : Rp Rural Protection			Total :	
Land Use : 183 Res,Sheds/Garages			Land :	
Plat :			Struct :	
Legal : RESULTANT PARCEL A OF BOUNDARY LINE			Levy Rt : 13.175194	
			<u>3Yr Prev</u>	
			Total :	
			Land :	
			Struct :	
R: 02E T: 27N S: 09 Q: NE			Levy Rt : 13.459683	
Volume :	Page :		2006 Tax : \$694.16	
Levy Cd : 4410			<u>Phone</u>	
Easemt :	%Imprv : 8		Owner :	
E Tax# :	%Owned : 100		Tenant :	
Census : Tract : 901.01	Block : 1			
Bedrooms :	1st Floor SqFt :	Lot Acres : 5.00		
Bath Total :	2nd Floor SqFt :	Lot SqFt : 217,800		
Bath Full :	3rd Floor SqFt :	Year Built :		
Bath Half :	4th Floor SqFt :	Eff YearBlt :		
Fireplace :	Attic SqFt :	Paving Matl :		
Heat Type :	AboveGrnd SqFt :	GroundCover :		
FloorCover :	Bsmnt Fin SF :	Topography : Low		
Roof Matl :	Bsmnt Unfin SF :	View Qlty :		
Bldg Matl :	Bsmnt Total SF :	WtrFrnt't :		
Bldg Grade :	Building SqFt :	WtrFrntQlty :		
Bldg Style :	Patio SqFt :	<u>Utilities</u>		
Bldg Cond :	Deck SqFt :	Sewer Type :		
BldgTotVal :	Garage SqFt :	Power Source : Yes		
OthrBldVal :	Garage Type :	Water Source :		
Bsmnt Type :				
Stories :				

TRANSFER INFORMATION

OWNER(S) NAME(S)	DATE	DOC#	PRICE	DEED	LOAN	TYPE
:Phillips Ronald F/Gloria J	:01/25/2005	260	:	:Quit Cla	:\$175,000	:Conve
:Phillips Ronald F	:01/07/2005	113	:\$39,000	:Warrant		:Conve
:Scott Loren E/Marilyn A,+	:01/21/1993	132	:\$53,450	:Partner	:\$45,450	:Conve
:Scott Loren E & Marilyn A	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

METROSCAN 1-888-4-RE-DATA. This information is deemed reliable, but is not guaranteed.



Barbara Stephenson
MAKE REMITTANCES PAYABLE TO:
Kitsap County Treasurer
PO Box 34303 Seattle, Washington 98124

2006 WEB TAX STATEMENT

Printed:10/26/2006

SCOTT LOREN E & MARILYN A
31683 HANSVILLE RD NE
KINGSTON, WA 98346

Account Number	For Informational Purposes Only	GENERAL TAX DISTRIBUTION																																								
092702-1-021-2007	Process Number 2436442	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">2005</th> <th colspan="2">2006</th> </tr> </thead> <tbody> <tr> <td>STATE GENERAL</td> <td>361.50</td> <td>STATE GENERAL</td> <td>\$161.43</td> </tr> <tr> <td>REGIONAL LIBRARY</td> <td>\$8.72</td> <td>REGIONAL LIBRARY</td> <td>\$22.46</td> </tr> <tr> <td>LOCAL SCHOOL</td> <td>\$82.91</td> <td>LOCAL SCHOOL</td> <td>\$217.16</td> </tr> <tr> <td>COUNTY</td> <td>\$27.17</td> <td>COUNTY</td> <td>\$70.23</td> </tr> <tr> <td>COUNTY ROAD</td> <td>\$36.69</td> <td>COUNTY ROAD</td> <td>\$91.59</td> </tr> <tr> <td>PORT</td> <td>\$2.92</td> <td>PORT</td> <td>\$7.23</td> </tr> <tr> <td>FIRE</td> <td>\$36.59</td> <td>FIRE</td> <td>\$117.79</td> </tr> <tr> <td>PUD</td> <td>\$1.92</td> <td>PUD</td> <td>\$4.95</td> </tr> <tr> <td>2005 Total:</td> <td>\$256.28</td> <td>2006 Total:</td> <td>\$692.84</td> </tr> </tbody> </table>	2005		2006		STATE GENERAL	361.50	STATE GENERAL	\$161.43	REGIONAL LIBRARY	\$8.72	REGIONAL LIBRARY	\$22.46	LOCAL SCHOOL	\$82.91	LOCAL SCHOOL	\$217.16	COUNTY	\$27.17	COUNTY	\$70.23	COUNTY ROAD	\$36.69	COUNTY ROAD	\$91.59	PORT	\$2.92	PORT	\$7.23	FIRE	\$36.59	FIRE	\$117.79	PUD	\$1.92	PUD	\$4.95	2005 Total:	\$256.28	2006 Total:	\$692.84
2005		2006																																								
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2005 Total:	\$256.28	2006 Total:	\$692.84																																							
Tax Property Description																																										
09272E RESULTANT PARCEL A OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200412150177, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THE SOUTH 718.64 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON; EXCEPT THE WEST 30 FEET.																																										
VALUE INFORMATION FOR TAX																																										
	2005	2006	Current Taxes																																							
Land:	\$15,580	\$56,920	ASSESSMENT 2005 2006																																							
Improvements:	\$5,190	\$5,190	Noxious Weed \$1.32 \$1.32																																							
TOTAL VALUE:	\$20,770	\$62,110	Asmt Total \$1.32 \$1.32																																							
Frozen Base:	\$0	\$0																																								
Exemptions (if any):			2006 General Property Tax + Assessments = \$694.16																																							
Total Qualifying Exemptions:	\$0	\$0																																								
TOTAL TAXABLE VALUE: (Land + Improvements minus Qualifying Exemptions)																																										
	\$20,770	\$62,110																																								
Levy Code 4410 General Levy Rate per \$1000 11.1654																																										
Voted Rate -- 31.3 % Voter Approved																																										
			TOTAL AMOUNT DUE: No Taxes Owling																																							
First: half taxes paid after April 30th will incur interest plus penalty computed on the FULL year amount (RCW 84.56.020).																																										

Land Title Company

9657 Levin Road NW / Silverdale, WA 98383
Phone: (360) 692-2233 Fax: (360) 692-2244

Parcel : 0927 021 001 20 01 #: 1 of 1 Type: Unplatte Total : \$82,210
 Owner : Phillips Ronald P/Gloria J Land : \$75,200
 CoOwner : Struct : \$7,010
 Site : 31759 Hansville Rd NE Kingston 98346 Levy Rt : 11.155420
 Mail : 22244 Port Gamble Rd NE Poulsbo Wa 98370 1Yr Prev
 Record : 09/09/2003 Doc # : 466 Total : \$63,820
 Price : \$165,000 Deed : Warranty Land : \$56,810
 PrRecord : 01/00/1977 PrDoc# : Struct : \$7,010
 Pr Price : \$9,000 Levy Rt : 12.339317
 Nbrhd Cd : 7400304 2Yr Prev
 Zoning : Rp Rural Protection Total : \$61,100
 Land Use : 183 Res,Sheds/Garages Land : \$54,100
 Plat : Struct : \$7,000
 Legal : LOT A SHORT PLAT 3726 REC Levy Rt : 13.175194
 : AF8412260061 BEING THE E1/2 OF FDP 3Yr Prev
 : THE S1/2 SE1/4 NE1/4 NE1/4 EXC T... Total : \$61,100
 R: 02E T: 27N S: 09 Q: NE Land : \$54,100
 Volume : Page : Struct : \$7,000
 Levy Cd : 4410 Levy Rt : 13.459683
 Easemnt : %Imprv : 9 2006 Tax : \$932.70
 E Tax # : 8259 %Owned : 100 Phone

Census : Tract : 901.01 Block : 1 Tenant :

Bedrooms :	1st Floor SqFt :	Lot Acres :	2.41
Bath Total :	2nd Floor SqFt :	Lot SqFt :	104,980
Bath Full :	3rd Floor SqFt :	Year Built :	
Bath Half :	4th Floor SqFt :	Eff YearBlt :	
Fireplace :	Attic SqFt :	Paving Matl :	
Heat Type :	AboveGrnd SqFt :	GroundCover :	
FloorCover :	Bsmnt Fin SF :	Topography :	
Roof Matl :	Bsmnt Unfin SF :	View Qty :	
Bldg Matl :	Bsmnt Total SF :	WtrFntFt :	
Bldg Grade :	Building SqFt :	WtrFntQty :	
Bldg Style :	Patio SqFt :	<u>Utilities</u>	
Bldg Cond :	Deck SqFt :	Sewer Type :	
BldgTotVal :	Garage SqFt :	Power Source :	Yes
OthrBldVal :	Garage Type :	Water Source :	Yes
Bsmnt Type :			
Stories :			

TRANSFER INFORMATION

OWNER(S) NAME(S)	DATE	DOC#	PRICE	DEED	LOAN	TYPE
:Phillips Ronald P/Gloria J	:09/09/2003	466	:\$165,000	:Warrant	:\$135,000	:Conve
:Bradley Stanley L	:01/00/1977		:\$9,000	:Re Con		
:Phillips Ronald F & Gloria J						
:						
:						
:						

METROSCAN 1-888-4-RE-DATA. This information is deemed reliable, but is not guaranteed.



Barbara Stephenson
 MAKE REMITTANCES PAYABLE TO:
 Kitsap County Treasurer
 PO Box 34303 Seattle, Washington 98124

2006 WEB TAX STATEMENT

Printed:10/26/2006

PHILLIPS RONALD F & GLORIA J
 22244 PORT GAMBLE RD NE
 POULSBO, WA 98370

Account Number	For Informational Purposes Only
092702-1-001-2001	Process Number 1396951
Taxpayer Name: PHILLIPS RONALD F & GLORIA J	
Tax Property Description	
09272E LOT A SHORT PLAT 3726 REC AF8412260061 BEING THE E1/2 OF FDP THE S1/2 SE1/4 NE1/4 NE1/4 EXC TH PTN DEEDED TO KITSAP CO FOR RD PURP UND AUD NO 260830	

GENERAL TAX DISTRIBUTION			
	2005	2006	
STATE GENERAL	\$168.97	STATE GENERAL	\$213.67
REGIONAL LIBRARY	\$26.78	REGIONAL LIBRARY	\$29.73
LOCAL SCHOOL	\$254.77	LOCAL SCHOOL	\$287.45
COUNTY	\$63.51	COUNTY	\$62.99
COUNTY ROAD	\$109.65	COUNTY ROAD	\$121.24
PORT	\$8.65	PORT	\$9.57
FIRE	\$109.28	FIRE	\$155.90
FUD	\$5.88	FUD	\$6.55
2005 Total:	\$787.50	2006 Total:	\$917.10

VALUE INFORMATION FOR TAX		
	2005	2006
Land:	\$55,810	\$75,200
Improvements:	\$7,010	\$7,010
TOTAL VALUE:	\$63,820	\$82,210
Frozen Base:	\$0	\$0
Exemptions (if any):		
Total Qualifying Exemptions:	\$0	\$0

Current Taxes			
	2005	2006	
ASSESSMENT			
Noxious Weed	\$1.10	\$1.10	
FFP	\$4.50	\$14.50	
Asmt Total	\$15.60	\$15.60	

TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)
 \$63,820 \$82,210

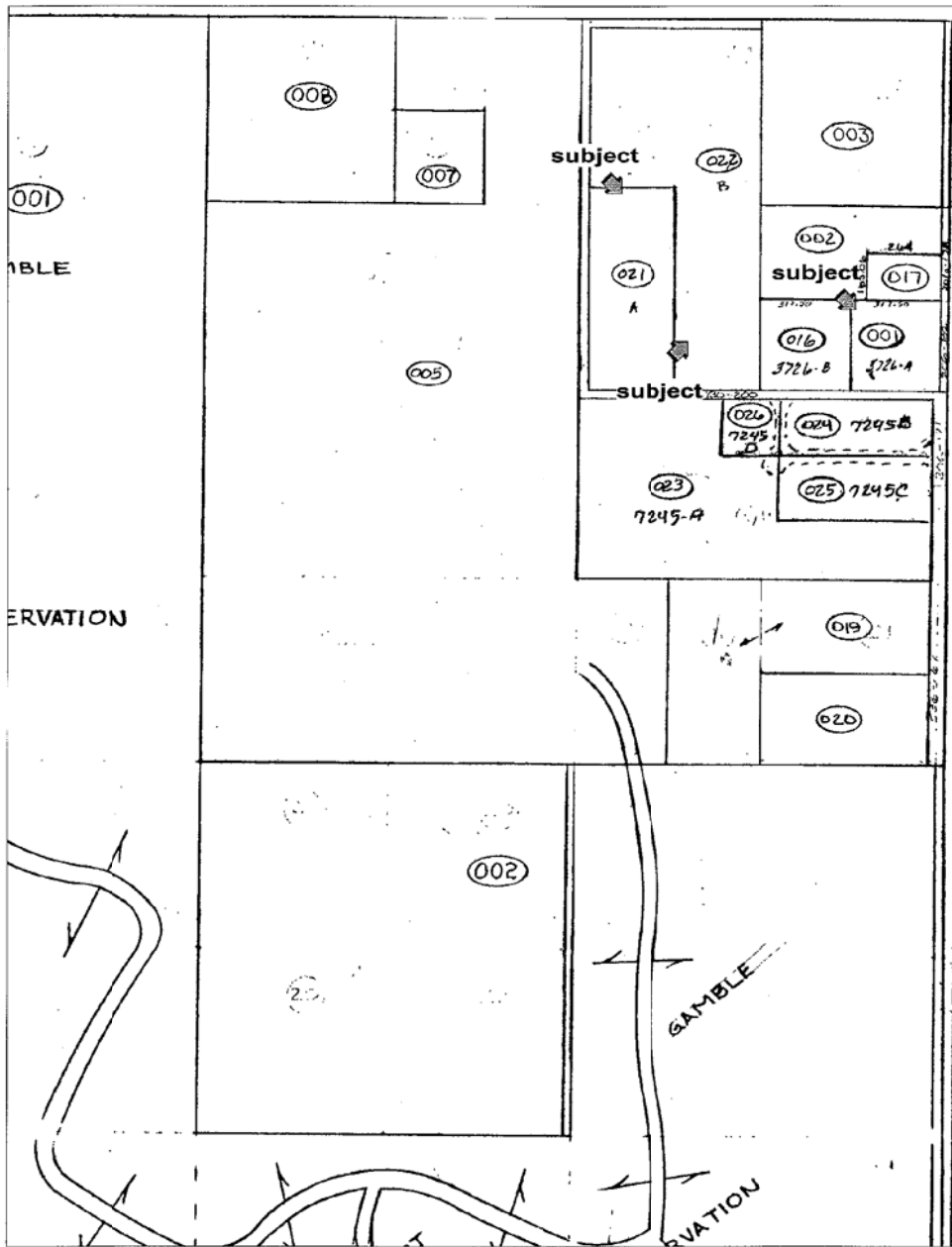
2006 General Property Tax + Assessments = \$932.70

Levy Code 4410 General Levy Rate per \$1000 11.1554
Voted Rate -- 31.3 % Voter Approved

Delinquent Section			
Year	Taxes	Int/Pen to 10/2006	Total
Total Delinquent Amt Due:			\$0.00
Total Collection Cost:			\$0.00

TOTAL AMOUNT DUE: No Taxes Owing

First half taxes paid after April 30th will incur interest plus penalty computed on the FULL year amount (RCW 84.56.020).



Letter 023

From: <Ichilson@co.kitsap.wa.us>
To: <mykitsap@co.kitsap.wa.us>
Date: Sat, Sep 9, 2006 12:13 PM
Subject: Kitsap County 10-Year Comprehensive Plan Update Form from the MyKitsap Web Site

Kitsap County 10-Year Comprehensive Plan Update Form at
<http://www.mykitsap.org/>

Name: patti carman
Address: 23892 ne jefferson pt rd
City: kingston
State: wa
Zip Code: 98346
Contact_Telephcne: 360-297-4287
2nd Contact Telephone:
Email: patticarman@hotmail.com

Comments: i have been waiting for kitsap county to provide cycling/walking trails since i moved here in the early 80's. every state (and other countries) i visit, have managed to put extensive bike trail systems in their cities and counties. in the 80's, traffic wasn't too bad and i could ride along the county roads even though shoulders are non-existent. now that the growth has happened, and continues, my quality of life here in kitsap has gotten worse. if it wasn't for olympic resource property by port gamble, there would be no trail system to walk, bike and walk my dogs safely. in the past, i attended the poorly advertised meetings held by the public works department. on display were huge, beautiful maps showing the next 10 year plan of about 7 miles of unconnected trails proposed. not good enough. please don't tell me there's just not enough money. i see what property tax alone must bring to this county with the outrageous increases we have seen. i also contacted the county as to why they cannot add some paved shoulder to what was already a nice wide flat surface when they were repaving. the answer was that 2 different departments handled repaving (o & m budget) and a new 1 foot piece of asphalt on the other side of the white line (new construction). oh please! can't the 2 depts talk and work together. obviously not. i have just sold one property in kitsap and will sell the other when our new home is built in clallam county. the olympic discovery trail and the cycling awareness in both jefferson and clallam county won my heart. the recent poll for nascar was definitely looking for approval. the questions were asked in such a way to find favor, in some way for this crazy idea. this is yet another huge step in the wrong direction, noting that the decision makers of this county are shoving down our throats.

time to get out.

sincerely,
patti carman

From Address: 24.19.226.200

Computer Info:
Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; .NET CLR 1.0.3705; .NET CLR 1.1.4322; .NET CLR 2.0.50727)

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COMMENT CARD

please print legibly

Name Kevin Clemens
Address 1701 NE Paulson Rd
City Yonkers State WA Zip 98570

Phone _____
Email _____

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

I feel central valley, north of waaga way, should remain a rural area. The

148EP

Letter 025

From: "Betsy Cooper" <betsycooper@centurytel.net>
To: "Angie Silva" <ASilva@co.kitsap.wa.us>
Date: 9/27/2006 1:27:23 PM
Subject: Comments on Comp Plan Revision

Betsy Cooper
 24888 Taree Dr. NE
 Kingston, WA 98346

Please accept these comments on the Comp plan and share them with the Planning commission and the Commissioners.

Thanks you,
 Betsy Cooper.

CC: "Eric Baker" <Ebaker@co.kitsap.wa.us>

September 27, 2006

Kitsap Planning Commission Members
 Kitsap Board of Commissioners
 Via email

RE: Comments on 10-Year Comprehensive Plan Update

Dear Planning Commission Members:

Thanks you for the opportunity to provide comments on the current County effort to undertake an update to the Kitsap County Comprehensive Plan. This effort, by its nature must cover the broadest array of topics, from specific parcel by parcel evaluation of zoning, to broad programs such as the Rural Wooded designations. Packing together this multitude of revision has made this plan revision almost too involved to fully evaluate. Future yearly updates may well need to include modification since attention now to all the details involved is really impossible in this condensed process. I write today to offer a few comments which I hope you will consider in your deliberations.

Rural Wooded Policies

- This section (portion of Chapter 3 – Rural & Resource Section and Appendix C) as a whole and specific policies concerning the County extending services (e.g. sewer and roads) into the rural area, need continued work and should not be approved at this time. This set of policies (IRF in previous iterations) is still not formulated in a way that preserves rural character and, as comments from woodland owners have indicate, may not yet create a program that they will be used. However if it WAS used in its current form, the acreage is significant and these provisions must be done right since they represent a significant number of potential population AND their residential housing effects could be felt throughout the County and potentially create tensions between the rural/urban balance in some areas and the fringes of currently urbanizing areas that will tip the balance and effect County funding responsibilities. THIS IS NOT A NO-COST MEASURE FOR THE COUNTY – QUIT THE CONTRARY.
- The TDR program is a laudable one, one that should be given more time and county staff attention – but should not be put in place without a well thought out “receiving zones” plan. However do not throw “the baby out with the bathwater” – please do endorse the TDR program and make it a policy that the County will

set up clear 'sending' criteria and 'receiving zones and criteria'. This is what will create a successful program and will make the program a usable program.

- Policy RL-12 and 13 contain language that, rather than guide the preclusion of urban services into the rural – set the stage for such an expansion of County responsibilities and cost. Regarding Sewer #12 states extending sewer is permissible when "... necessary to protect basic public health and safety...". This section can be read in the strict sense of when a health and safety is exists OR it can be read to mean – to prevent a health and safety issues. If read the latter way, any denser plat in the RW zone could be considered worthy of such a sewer extension.

Therefore it is strongly recommended that that Policy #12 be revised to read "...except in those limited circumstances where it is necessary to protect basic public health & safety and the environment where there is and existing significant health hazard..." This way the policy clearly indicates that such extension of services are allowed when needed but not when a case can be made that one might occur in the future.

Regarding RL #13 – it clearly encourages improvement of roads for the higher density residential allowed by the RW policy, that would incur significant cost to the County and its tax payer for road improvements that would not have been needed but for the increased residential this RW policy allows. There is no provision for the developer or the Timber Lot owner to pay that cost but rather there is an affirmative responsibility placed on the County for creation and maintenance of such larger, wider roads. This is not right, fair or consistent with all the other Rural policies statements indicating the need to keep the Rural 'non-urban'.

Capital Facilities Section

- This Chapter of the plan still does not represent the full planning for capital facilities necessary to expand all the UGAs to their proposed sizes. Specifically the Kingston Sub-area plan was successfully appealed on that particular issue and this plan and the documentation presented in no way shows the County's work in correcting those deficiencies called out the CPSGMHB. The County must show that there can be concurrency for the expansions of the UGAs that are being proposed and should provide full estimations of the Roads, Sewers, and Water Supplies etc. that will be needed to implement these proposed changes to the Comp Plan.

Sewers in UGAs

- As was called out in the CPSGMHB's decision on the Kingston Subarea Plan regarding reasonable measures – the urban areas must be considered with sewer service in place. The way to achieve this is not solely to reduce the number of homes in the UL designation (as the Comp Plan proposes), but rather it is to

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affirmatively propose policies or new incentives or other means by which the County helps make sewers a reality in the Urban areas. This issue is not addressed in the Comp Plan amendment and it needs to be.

Johnson Creek preservation

- The County is urged to recognize and embrace the calls from many citizens to leave the remaining areas of the Johnson Creek that are not already in the UGA, out of such higher designation and to consider down-zoning areas that can be down-zoned to protect the integrity of that creek.

Ron Ross property north of Waga Way

- The County is urged to not upzone the Ron Ross >100 acre property north of Waga road.

Zoning for NASCAR Track as place holder

- The County is urged not to adopt that zoning proposed they have created as a place holder for the NASCAR tract. There is too much ground yet to be covered regarding the viability of that proposal to create a zoning for it. Such a "placeholder" may well not stand up to legal challenge, if such a challenge would come, so why put this large undertaking of the Comp Planning effort in such jeopardy. Wait for the proposal to take shape and they undertake the rezoning necessary, as would normally be the case at the time the proposal is going through planning review.

Thank you,

Betsy Cooper

CC: Eric Baker – KC DCD
Jones and Stokes

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Letter 026

From: "John Dawes" <johndawes@comcast.net>
To: "p.lent of Kitsap County" <plent@co.kitsap.wa.us>, "Jan Angel" <JAngel@co.kitsap.wa.us>, <cendresen@co.kitsap.wa.us>
Date: 10/22/2006 5:38:27 PM
Subject: Fw: Long BUT IMPORTANT

Dear Commissioners-

Please vote against changing the present rules for SKIA with regards to the proposed NASCAR Racetrack. Per the letter below, there are too many unknowns in this project to proceed with an EIS.

Sincerely,

John C. Dawes
20295 12th Avenue NE
Poulsbo, WA 98370
(360) 697-1816

=====
=====
KITSAP CITIZENS FOR RESPONSIBLE PLANNING

10922 Horizon Lane ESE
Port Orchard, Washington 98367

October 20, 2006

Kitsap County Board of Commissioners
614 Division Street
Port Orchard, Washington 98366

Re: Zoning to Permit NASCAR scale Auto Racing in South Kitsap

Dear Commissioners:

DEJA VU

We have already been down this path. Last year Kitsap Citizens for Rural Preservation (KCRP) petitioned the Growth Management Hearings Board to determine (among other issues) whether Ordinance No. 336-2005, which amended the Kitsap County Code to authorize automobile race tracks in the South Kitsap Industrial Area (SKIA), was adopted in violation of the requirements of the GMA (RCW 36.70A) and SEPA (RCW 43.21C.030) and the state regulations implementing those provisions because the county failed to:

1. Prepare an Environmental Impact Study (EIS) analyzing the proposed use change
2. Conduct any review of the environmental impacts
3. Provide adequate notice or opportunity for comment and review of the environmental impacts prior to adoption of the Ordinance.

Following preliminary skirmishing and motions, the County realized the weakness of its case and began to consider repealing the ordinance. On November 21, 2005, KCRP thanked the County for scheduling repeal and advised the County,

"We expect full public participation in any attempt to resurrect a zoning change to permit a NASCAR scale racetrack and a spectator stadium large enough to accommodate 100,000 fans in Kitsap County. For meaningful public participation, all pertinent information must be available. In our opinion, the depth and breadth of public information that will be necessary can only be ascertained through a comprehensive EIS.

In the event that the County ever again decides to entertain the prospect of a NASCAR project, we suggest that the county fully fund this EIS, initiate it before any application is on the table, select independent consultants to supervise it, and heed the advice of citizens regarding its scope. The study should evaluate different sites and alternative uses of each site. This will insure that the public receives good, unbiased information and can participate with confidence in the decision making process."

On November 28, 2005, the County repealed the ordinance and on December 7 the Hearings Board dismissed the matter with prejudice.

Now, a zoning change to permit NASCAR scale racing is back. Still no EIS.

Our July 18 and 24, 2006 letters conveyed our objections to using the ten-year Comprehensive Plan update as a vehicle to facilitate NASCAR scale motorcar racing in Kitsap County. We are disappointed that zoning to permit an INDUSTRIAL Multi-Purpose RECREATION Area (IMPRA) Zone within and adjacent to the South Kitsap Industrial Area remains likely for inclusion in the ten-year comprehensive plan update. The IMPRA depends, despite the generic language (This area is intended to provide

adequate land for large-parcel economic opportunity projects of benefit to Kitsap County) on a huge NASCAR-scale motorcar racing venue. Plenty of land for such projects is already available in SKIA. We remain convinced that the size and nature of such a project demands a full understanding of its potential effect on our community before you approve zoning.

To date, both the ISC and the county have studiously avoided preparation of an EIS. The IMPRA UHA would apply exclusively to a single-owner parcel, leased to the International Speedway Corporation (ISC). There is absolutely no urgency to this issue. The NASCAR project depends on state legislation to authorize public investment. There is no known support in the legislature for the track. The CHECK survey of voters in Kitsap and nearby Mason Counties reveals 60% opposed. The County survey of voters in Kitsap County reveals that "6 in 10 are opposed to using public money to build a racetrack." The owner and lease-holder are perfectly capable of holding this parcel open indefinitely for whatever purpose they choose without any public support. In any event, the legislature cannot act until next year, and the county intends to complete the ten-year update this year. The new language approves the zoning but would delay any prospect of an EIS until an application is received and shifts its cost to the applicant.

The zoning change would transfer the approval process to the jurisdiction of the Hearing Examiner. The HE cannot demand a comprehensive EIS. The HE cannot second-guess a zoning decision approved by the BoC that permits NASCAR scale motorcar racing in the area. The HE can only impose conditions to mitigate its adverse impact on our quality of life. We believe that the proposal sets the stage to bypass the comprehensive EIS/SEPA process. We wonder if this indicates the way the county will implement Section 504 of the ISC draft proposal to expedite permitting and environmental review of their project.

The proposed zoning could bring transformational change to the quality of life in Kitsap County. The ISC has prepared and circulated a legislative proposal not submitted it. The county acknowledges that little is known about the infrastructure needs of the project. Approving zoning to permit NASCAR scale motorsports without fully informing yourselves and the public with the project details they need to evaluate its impact, particularly funding public facilities for transportation and waste disposal, does us all a disservice. It will not honor your promises to your citizens, and will place you in an untenable position if the legislative proposal that the ISC submits is contrary to the county's best interests.

Let us describe the nature of some of the information important for meaningful public participation that an EIS will provide.

Water Quality and Quantity

The leased site drains south into Carr Inlet and west into Hood Canal. Both suffer from oxygen depletion, and the runoff from this project will exacerbate the problem. What is the source of potable water for the project? What is the plan for disposal of the human waste from the 250,000 spectators expected to attend the two three-day events each year. No cost estimate is available. What will the county do if sewage becomes a public health hazard? What is the response of the Department of Fish and Wildlife and the County and State Departments of Health to this proposal?

Air Quality

What are the immediate and long-term effects on us, the local citizens, of the additional noxious, global-warming pollutants generated by the racecars and the Ferries, Cars, Buses, Recreational Vehicles, and Aircraft bringing the spectators? What is the response of the Department Ecology to this proposal?

Fish, Wildlife, and Termination of Timber Production

A NASCAR scale operation on the designated site will terminate irrevocably the timber production and destroy the fish and wildlife habitat that have been continuous features since the last ice age. Sections 509 and 510 of the ISC draft proposal would exempt their project from the Forest Land Compensation Tax and the Forest Practices Act Conversion Moratoria. What is the response of the Departments of Health, Natural Resources, and Fish and Wildlife to this proposal?

Noise

A NASCAR scale operation on the designated site will generate considerably more noise than the existing use. Section 507 of the ISC draft proposal would exempt their project from current noise limitation requirements. How will the higher level of noise affect our health and quality of life? What is the response of the Departments of Health, Natural Resources, and Fish and Wildlife to this proposal?

Transportation and Traffic Congestion

There is a obvious, if wasteful and probably dangerous, traffic plan for the racecars - they go round and round for 500 miles to wind up where they started. What is the plan for the roads and vehicles needed to transport the spectators to and from the site? There is no credible transportation plan, no 20-year capital facilities plan, and no 6-year capital financing plan for a racetrack that could be built within 6 years. What is the compensation for citizens whose freedom to travel is restricted by NASCAR-related traffic congestion? What is the response of the Department of Transportation to this proposal? Has it been coordinated with adjacent jurisdictions? Is there a Countywide Planning Policy (CPP) justifying or recommending this zoning?

Socio-economic impacts

1. Who pays? The ISC projects that the 60% of the spectators expected from out of state will pay. The county's NASCAR citizen survey reveals 6 in 10 are opposed to public funding but 2 in 3 believe the taxpayers will end up paying. Do we accept the ISC projection or the local citizens'? Who makes the track and road bond payments when the out of state spectators are no shows or there is only one or no NASCAR events?
2. Affordable housing is an outcome of, not an input to, good economic development. The goal is for people who live here to have good enough jobs to afford their housing. How does the racetrack stack up against other uses of the site? The economic development plan for SKIA is 9,000 full-time jobs, at least half of which must be above the median county wage. It is unlikely that the track will generate 50 full-time jobs. Where are the other 8,950 good jobs?
3. There is no doubt that the looming specter of NASCAR has put some potential development funding

on hold. Why does the zoning proposal includes the provision,

"If no development agreement or master plan for this area is approved within five (5) years of December 31, 2006, or the designation is terminated by approval of property owners consisting of a minimum of 60% of the property within the area, the area will sunset, and lands within this area will revert to their previous zoning"

when one party owns all or most of the property within the area? What is the effect of NASCAR, an enterprise that is fundamentally destructive of our common environment, on the decision making process of the environmentally constructive enterprises or any other enterprises considering locating in SEED or elsewhere in SKIA?

4. The county survey notes strong support for the project from low-income, young, less educated citizens, and renters. Can we expect increased immigration in this sector that typically needs more public support?

5. The county survey notes strong opposition to the project from high-income, older, more educated citizens, and home owners. Can we expect less immigration in this sector that typically needs less public support?

Policing and Criminal Justice

1. Will a change in county demographics require a bigger budget for police and justice?
2. Who pays for traffic management and near-site security?

Capital Facilities

Schools - Will NASCAR attract more families with school age children?

Electric Power, water, and communication hardware - Will citizens bills rise to help fund NASCAR related system expansions?

Evaluation of Alternatives

An EIS would evaluate alternative uses of the chosen site and possibly alternative sites for this zoning.

And the list could continue

We hope this will help you understand how much we don't know about the environmental impact of NASCAR and cannot know until a comprehensive EIS has been conducted and the results promulgated.

Additionally, we find the following issues troublesome.

1. We cannot find a land capacity analysis to justify this expansion of the South Kitsap Industrial Urban Growth Area. There appears to be plenty of undeveloped land already available within the existing SKIA.

2. The land capacity analysis should evaluate all the UGA changes simultaneously. It does not appear that the UGA expansion analysis for the other industrial/commercial/business uses included this one.

3. WE do not know if the county gave the State Department of Community, Trade, and Economic Development (DCTED) notice and an opportunity to comment on this proposal.

4. Comprehensive Plans must be coordinated with, and consistent with the plans of adjacent jurisdictions or related regional issues. We are not aware of any efforts for this coordination or, if tried, any results.

5. The County's Countywide Planning Policies (CPP) do provide for this type of UGA expansion at this location? This expansion the SKIA UGA to provide a zone where NASCAR scale auto racing operations are permitted should have been discussed by the Kitsap Regional Coordinating Council and recommended for adoption as a CPP before including it as a possible amendment to the county's Comprehensive Plan.

We remain wholly opposed to a zoning change that will permit NASCAR scale auto racing before we have as much information as possible for meaningful public participation and responsible decision making. Only an unbiased, comprehensive EIS will generate that information. There is not enough time to do that as part of the ten-year update. There is nothing urgent or imminent about this issue. We think it would be much more prudent to remove the IMPRA/UHA proposal from the ten-year update and return to it next year only if public funding has been approved by the legislature. Then you can conduct a comprehensive EIS that will provide all of us with the information and opportunity to evaluate the NASCAR zoning issue on its merits.

Sincerely,

Charlie Burrow and Tom Donnelly

cc: Kitsap County Planning Commissioners

Cris Gears, Kitsap County Administrator

Jim Bolger, Interim Kitsap County Planning Director

Shelley Kneip, Deputy Kitsap County Prosecuting Attorney

CC: "Congress Larsen" <rick.larsen@mail.house.gov>, "Congressman Jay Inslee" <Jay.Inslee@mail.house.gov>, "Lt. Governer" <ltgov@leg.wa.gov>, "p.lent of Kitsap County" <plent@co.kitsap.wa.us>, "Rep Beverly Woods" <woods_be@leg.wa.gov>, "Rep Bill Eickmeyer" <eickmeyer_bi@leg.wa.gov>, "Rep Bob Oke" <oke_bo@leg.wa.gov>, "Rep Derek Kilmer" <kilmer_de@leg.wa.gov>, "Rep Kathy Haigh" <haig_ka@leg.wa.gov>, "Rep Patricia Lantz" <lantz_pa@leg.wa.gov>, "Rep Sherry Appleton" <appleton.sherry@leg.wa.gov>, "Rep Tim Sheldon"

<sheldon_ti@leg.wa.gov>, "Rep. Phyllis Kenney" <kenney.phyllis@leg.wa.gov>, "Representative Jay Inslee" <J.Inslee@mail.house.gov>, "Rockefeller, Sen. Phil" <Rockefeller.Phil@leg.wa.gov>, "Senator Maria Cantwell" <maria_cantwell@cantwell.senate.gov>, "Senator Murray" <Senator@murray.senate.gov>, "Senator Patty Murray" <senator_murray@murray.senate.gov>, "Shin, Sen. Paull" <Shin.Paull@leg.wa.gov>

Letter 027

Alyssa Fink

My name is Alyssa Fink and I am 11 years old. I live at 1469 Paulson road. I want to tell you why not to develop Central Valley.

First of all, you see how much trash is already in parking lots and ditches. Just think 3 times as much trash. Also more people means more pollution. So we will have smoky air and more traffic.

Finally, with all that trash everywhere it will add more pollution which means creeks and rivers will get polluted too. The fish in the rivers will get sick from pollution. Also bald eagles and other birds will eat the salmon that are sick. Then the birds will get sick and if they die it will change the entire eco system.

When an animal species dies they are gone for ever. Like March of the Penguins. Not only the mother will die but the babies will starve to death. So while the mother goes out hunting for food and doesn't find any and because the fish died the babies die as well. It is all connected. Thank you.



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COMMENT CARD

Change can be good but not always

please print legibly

Name Emily Fink 12 yrs old 7th grade

Address 1419 NE Paulson rd Poulsbo WA 98370

City Poulsbo State WA Zip 98370

Phone 698-6534

Email angel200987@yahoo.com

~~not on~~
- I vote no for this development

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

My parents had us ~~to~~ move to Poulsbo on Paulson rd so we could be experience and live in a rural setting and we've enjoyed this life for more than 6 years. As I grew up I realized that our county was changing and that was o.k, I understand that. I know you probably don't really care what a 7th grader thinks about this, but it does make me pretty sad to think about how drastically my life will change by this development. I love my life right now; the way it ~~is~~ I see this, is do we actually NEED this development, will there be more good than bad with this decision? I wonder if you really, I mean really, know how this will affect the lives of many people, who I call friends and family, for the better or worse - Emily

Letter 029

My name is Scott Fink
I live at 1469 NE Paulson Rd

In any large decision process there is a host of factors, scenarios and outcomes that are expected to benefit the majority or group. The results of this UGA decision process to expand the UGA will affect many in the greater Silverdale area now and into the future. A decision to expand higher density development into the Central Valley area, North of Hwy 303, as in recommendation #2, will like wise have a huge impact for those people living in this area that have chosen and enjoy a rural lifestyle as well as a natural environment.

In the late 90's my family and I decided to move out of Bremerton. The two highest priorities in the decision process was a great school and rural living. We chose the piece of property we now live on in the Central valley area because of the Brownsville and Central Kitsap school district and the one dwelling per five acres. We ourselves purchased a previously subdivided lot. Nevertheless it was the rural property appeal that attracted us to this area. Along with the rural appeal comes our interest and respect for the environment.

Now, environmental issues clog our news papers everyday; from spotted owls, salmon runs, migrating birds and butterflies, to shellfish and whales. After millions of dollars have been spent studying the pollution problem in Puget Sound and thousands of dollars studying this local UGA it does not take an engineer or a scientist to observe that the more people the more pollution, the less habitat and less wildlife. This surely can be understood with simple observation and common sense.

Recommendation #2 where it proposes to punch out the UGA into the Central Valley area will have a disastrous affect on local wildlife, traffic congestion, stream habitat, salmon spawning grounds, and the saltwater systems in the area. Within the proposed punch out of the UGA in the Central Valley area is Barker Creek, Crouch Creek and North fork of Steel Creek. These creeks will deposit their pollution loads into Burke Bay and Silverdale Bay to a much greater degree if they are allowed to be developed to this higher density. As it is, Steel Creek is listed as one of the most polluted streams in Kitsap County.

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I think that we ALL are smart enough to see the pattern. More development, more pollution less natural wild life.

If you allow recommendation #2 with its punch out in to Central Valley then you are choosing the fate of three salmon streams and adding additional pollution loading into Puget Sound.

If any of you are truly interested in the environmental issues of our area, in the health of Puget Sound and the reduction of pollution then you will remove the property north of highway 303 from the Central Kitsap Urban Growth Area and save the Salmon runs in these three streams and save the rural life style of hundreds of people dwelling in the Central Valley area.



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COMMENT CARD

please print legibly

Name Sue Fink
 Address 1469 NE Paulson Rd Phone 698 5534
 City Bonino State wa Zip 98370 Email snsfink@aol.com

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

Central Valley should remain Rural. Royal Valley is constrained by numerous streams, hydric soils, Geohazards as well as wildlife conservations areas that are cat ~~it~~ The neighborhood has expressed by petitions etc that it desires to remain rural in its entirety. Although we were allocated approx the same population as many other UGAs, we were not allowed time to evaluate our UGA through a CAC.

1788P

Letter 031

Quentin E. Gilman
P.O.B. 365
Kingston, Washington 98346

August 30, 2006

Department of Community Development
Attn: Angie Silva
614 Division Street, MS-36
Port Orchard, WA 98366

Dear Ms Silva,

I attended the Planning Commissions public hearing in Kingston August 29th. I found the presentation very informative and appreciate the work involved by all. Upon talking to a young lady there about a specific problem involving zoning on a piece of property that my family held company owns, it was suggested I write you and explain my concern.

Our Company is H & G Investors, Inc.. The property is a 1.73 acre site at 9171 Brownsville Hwy, Bremerton, WA. County Tax account # is 232501-1-004-2003. In 1985 we bought this property and applied for and received an unclassified use permit for development of a business. Financing fell through and we were unable to proceed with the development. Our permit expired. Just before the previous GMA was installed, I had written and requested some type of commercial zoning, neighborhood or highway. I saw a map, of which I have a copy, that this parcel was designated commercial in the hearing stage. When the GMA came in to effect, I was zoned low density housing, 5-9 units per acre. I was informed to not even try to get it rezoned. The new plan again has this parcel zoned low density, 4 to 9 units per acre.

May I request that this property be revisited by the planning department before the GMA plan becomes final. The reasons I am requesting this are as follows:

1. It is totally unsuitable for housing as it borders a 4 lane highway, Wagga/Wheaton Way. The traffic noise level on the 2nd floor of our barn is unbelievable.
2. Directly East across Brownsville Highway has commercial zoning.
3. Directly West along Wagga/Wheaton Way the Parker property is designated commercial, I believe neighborhood, on the new plans (all alternatives)..
4. There is a huge commercial storage unit just north of the Parker property.
5. The Parker property would involve considerable road improvements to access the site.
6. The property has good ingress and egress.

7. There is a need for neighborhood convenience stores in the area. I do not mean a gas station with convenience store. I mean a small complex with a local restaurant, a barber shop, beauty salon, and a small convenience store. It would allow small business to prosper and provide close convenient light shopping for the neighborhood which is extensive.
8. If this site was so zoned, it would help the fellow across the Brownsville Highway who has the zoning but apparently not able to attract tenants. It used to be a gas station and grocery (Cedar Grove Grocery) and thrived for many years.
9. By providing these services locally, local citizens could avoid driving 6 miles round trip minimum for a bottle of milk, for lunch, etc., save gas and cut down on the traffic.
10. Sewer for a housing development isn't feasible as it is required that we cross the highway to connect. The pumping station is adjacent to this property on the same side of high way but can not be accessed. I believe 3 or 4 commercial units would not require more septic area than is now available on the site. If not, I understand there is a concept in the works for a new type of onsite septic system that could handle this type proposal.

I hope your department will review this property and consider changing the zoning. I would welcome any questions you may wish to ask me. I can be reached by phone at 360 437 0776 or 360 621 8304 (cell) or by mail at above address.

Thank you.

Sincerely yours,

Quentin E. Gilman

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Letter 032

Angie
FYI
[Signature]

Juel Lange 13913 S. Keyport Rd, Poulsbo, Washington U.S.A. 98370

360 779 4927 Fax 360 779 5466. lanco-intl@worldfront.com

SEP 19 2006

SEP 20 2006

SEAL COUNTY OF
SEP 19 2006
September 19, 2006

Chris Andresen
Kitsap County commissioner
914 Division St.
Port Orchard, Wa 98366

Dear Chris:

I know for a number of years, you have desired to include country restaurants into new plans for County zoning. Is this the time you could do it?

Also since Bangor and Keyport are major employment centers, wouldn't it be efficient, if not already planned, to allow high density housing next to these areas?

Sincerely,

Juel Lange

Cc: Jan Angel
Patty Lent
Jim Bolter

Letter 033

From: Chris Endresen
To: Silva, Angie
Date: 10/27/2006 11:53:37 AM
Subject: Fwd: No on Nascar

Chris Endresen
Kitsap County Commissioner
cendrese@co.kitsap.wa.us
360-337-7146

>>> JJMausser <cliffclimbers2@yahoo.com> 10/22/2006 6:00 PM >>>
Since when does Kitsap County have any spare money to waste on the unknown, improbabe income from the Nascar track? Please vote "No" abou: changing the zoning. Joy Mauser
36101 Hood Canal Drive NE
Hansville, WA 98340

Yahoo! Messenger with Voice. Make PC-to-Phone Calls to the US (and 30+ countries) for 2¢/min or less.

Letter 034

From: "Nancy Maxwell" <ncmmax@comcast.net>
To: <asilva@co.kitsap.wa.us>
Date: 9/20/2006 2:00:53 PM
Subject: Re Kitsap County Meeting this evening!!

As a homeowner in Poulsbo, I state the following:

I urge that "Alternative 1" for the City of Poulsbo be chosen. The City has done a good job of annexing over the past 7 years. The City of Poulsbo has all the land it needs to meet future growth requirements. The City should be required to use under-utilized property instead of clear cutting virgin land.



Thank you for considering my input. Please feel free to contact me if you so desire.

Nancy Maxwell
17013 Seminole Rd NE
Poulsbo, WA 98370
(360) 598-4217 (home)
(360) 471-5985 (cell)

Letter 035

From: <Ichilson@co.kitsap.wa.us>
To: <mykitsap@co.kitsap.wa.us>
Date: Fri, Sep 22, 2006 11:07 AM
Subject: Kitsap County 10-Year Comprehensive Plan Update Form from the MyKitsap Web Site

Kitsap County 10-Year Comprehensive Plan Update Form at
<http://www.mykitsap.org/>

Name: Gary Minder
Address: 2051 Marina Vista Ct NE
City: Poulsbo
State: WA
Zip Code: 98370
Contact_Telephone: 3606983889
2nd Contact Telephone:
Email: garyminder@yahoo.com

Comments: My name is Gary Minder, residing at 2051 Marina Vista Ct NE, Poulsbo. The address is actually in the Central Valley area, off Paulson near the Brownsville Marina. I am not related to the Minder family which owns property in Central Valley.

I attended the 21 September meeting at the fairgrounds after becoming aware of the Save Our Central Valley campaign.

The map for CK Alternative 2 caught my eye at the meeting because I saw that it included a rezoning of Royal Valley/Minder property between 303 and Paulson. I moved to this area in 2004 from San Diego, at the same time Royal Valley was trying to rezone 144 acres from RR to UR.

I did some research last night at the Kitsap County website and found that 2004 request (LIS Permit # 04 16107). It was effectively killed when the Commission required Royal Valley to submit an environmental impact statement. Their appeal was unsuccessful.

Now two years later, Ron Ross has successfully included a nearly identical 144 acres of Royal Valley/George Minder Corp properties into the CK UGA as UR.

In 2004 the Commission made an unhurried and focused decision regarding the 144 acres. Two years later it is but one of hundreds of potential changes in the 10 year plan. I fear that Royal Valley is side-stepping the Commission's 2004 decision, hoping the property reclassification gets lost in the shuffle of the 10 year plan.

The Commission made a wise and carefully considered decision in 2004 regarding the Royal Valley properties. I strongly urge the Commission to act in a consistent manner by honoring that decision and by removing the Royal Valley parcels between Paulson and 303 from Alternative 2 of the CK

UGA.

From Address: 24.22.249.98

Computer Info:
Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; .NET CLR 1.0.3705; .NET CLR 2.0.50727)

Letter 036

From: <lchilson@co.kitsap.wa.us>
To: <mykitsap@co.kitsap.wa.us>
Date: Fri, Sep 22, 2006 11:12 AM
Subject: Kitsap County 10-Year Comprehensive Plan Update Form from the MyKitsap Web Site

Kitsap County 10-Year Comprehensive Plan Update Form at
<http://www.mykitsap.org/>

Name: Gary Minder
 Address: 2051 Marina Vista Ct NE
 City: Poulsbo
 State: WA
 Zip Code: 98370
 Contact_Telephone: 3606983889
 2nd Contact Telephone:
 Email: garyminder@yahoo.com

Comments: I write strongly opposed to Alternative 3 of the Silverdale UGA.

The huge expansion of the Silverdale UGA to the east between Paulson and 303 to Brownsville would eventually add a huge burden to important two-lane roads (Paulson and Bucklin Hill) and would add hundreds of school age kids to the Brownsville Elementary district when the school is already full.

Thank you for your consideration.

From Address: 24.22.249.98

Computer Info:
 Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; .NET CLR 1.0.3705; .NET CLR 2.0.50727)

Letter 037



MyKitsap
 YOUR VISION. YOUR VIEWS. OUR FUTURE

Please print legibly

Name: Teray L. Kramer Mitchell
 Address: 10343 Swilke Ln NW
 City: Poulsbo State: WA Zip: 98370

Phone: 360-692-1130
 Email: TMitchell@Pic.kitsap.wa.us

www.mykitsap.org
 COMMENT CARD

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

Please keep the zoning of Lewis North of Linga. Way at
 1/2 house per 5 acres. The present plan state central valley north
 of Warton way needs to be preserved.
 Alternative 2. expands 140 acres to a higher density. This town
 is causing D. Stevens & Wetlands. Central valley will be
 negatively impacted w/ such high density project as proposed.
 Thank you
 T-L. Mitchell

Opal

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SEP 20 2006

KITSAP COUNTY DEPT. OF
COMMUNITY DEVELOPMENT

Nina L. Morse
10551 Central Vly. Rd NW
Poulsbo, WA 98370
(360) 698-0087

September 20, 2006

Kitsap County Commissioners: Angel, Endresen, & Lent
Kitsap County Planning Commission Members

RE: Proposed Central Valley Re-zone Inclusion into Central Kitsap Subarea UGA

My name is Nina Morse, I live at 10551 Central Valley Rd NW, just past the intersection at Paulson Rd and Central Valley. I am a native of Kitsap County, in fact my grown children are 4th generation Kitsap County born on both sides of our family. My husband and I have lived in the Central Valley area since purchasing our 2.5 acres in 1987.

I have appreciated the opportunity to participate in the public hearing process and have attended approximately 17 meetings closely following the progress of the local Silverdale and Central Kitsap Subarea Planning and the process to complete the 10 year UGA Update by December 31, 2006.

I am disappointed to share that I **cannot support Central Kitsap Subarea Plan 2 OR 3** due to the inclusion of a proposed re-zone of approximately 140 acres, to 4-9 units per acre that lies North of Highway 303 in the area known as Central Valley. Currently, and since the early -90's, the Central Valley area has been zoned Rural Residential with only 1-5 units allowed PER Acre. *That zoning was instituted to stave off "urban sprawl" according to county planner, Eric Baker, Thursday, 9/14/06 Public Meeting.*

I find that Highway 303 (formerly known as Wagga Way) provides a natural barrier that provides a perfect delineation between urban land use to the south, and continues *the protection of the farmland north of Highway 303 as stated in the current Comprehensive Plan.*

I would be concerned that a re-zone of this caliber could lend itself to be fraught with the same or similar issues that plagued Kingston with the Critical Areas Ordinance problems that arose, forcing the Growth Management Hearings Board to send projects back to Kitsap County for rework due to poor planning. We should be learning from our mistakes and not repeating them; thus saving the county and an applicant from unnecessary delay or expense.

I understand that the applicant is stating there is access to sewer for this re-zone project. In fact, the existing sewer line was run from Silverdale to Brownsville, many years ago, to carry waste products out where it could be disbursed in Brownsville waters, vs the less desirable Silverdale Bay. The purpose of this line was never to encourage development access and in its current state is inadequate to be utilized.

Best Available Science, has been provided to the Kitsap County CDC back in 1998 from an article, *"The Cumulative Effects of Urbanization of Small Streams in the Puget Sound Lowland Ecoregion"*; authored by: Christopher W. May, Richard. R. Horner, James R. Karr, Brian W. Mar and Eugene B. Welch. (University of Washington, Seattle, Washington). Also, article, *Regional Study Supports Natural Land Cover Protection As Leading Best Management Practice for Maintaining Stream Ecological Integrity*, authored by Horner and May. (Comprehensive Stormwater & Aquatic Ecosystem 1999 - Conference Papers). And lastly, the article entitled, *Watershed Urbanization and the Decline of Salmon in Puget Sound Streams*, also authored by Horner and May (University of Washington, Seattle, Washington) provide substantiation to **protect not urbanize** such eco-systems found on this Central Valley re-zone being considered in the proposed UGA.

The three salmon streams present on this property would be compromised by the storm water runoff caused by impervious surfaces used to develop the 4-9 units per acre. I cite in the last article, *"Watershed Urbanization..."* pages 19-20, bulleted sentence recommendations that include: That we *"Preserve at least 50% of the total watershed surface areas as natural forest cover."* *"Ensure that at least 70% of the riparian corridor has a minimum buffer width of 30 m and utilize wider (100 m) buffers around more sensitive or valuable resource areas."* *"Actively manage the riparian zone to ensure a long-range goal of maintaining at least 60% of the corridor as mature, coniferous forest."* And, *"Allow no development in the active (100-year) floodplain area of streams. Allow the stream channel freedom of movement within the floodplain area."*

I believe I have provided Best Available Science support to satisfy the Planning Commission Board Members and the Board of County Commissioners that no 4-9 units per acre development should be considered North of Highway 303 in the Central Valley Area as part of the Urban Growth Area at this time. I support the continued designation of Rural Residential, 1-5 units per acre in the Central Valley Area, North of Highway 303.

I could support Central Kitsap Subarea Plan 2, **ONLY** if this proposed re-zone 140 acre project was removed from the proposed UGA.

Sincerely,

Nina L. Morse



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www.MyKitsap.org

COMMENT CARD

please print legibly

Name FRED NELSON
Address 4488 NE TWIN SPITS RD
City HASVILLE State WA Zip 98340

Phone 360-638-2338
Email FREDNELSON@AOL.COM

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

WE HAVE PROPERTY IN THE KINGSTON UGA AND ARE OPPOSED TO CHANGING THE URBAN RESTRICTED TO 1-4 DWELLINGS PER ACRE. WE PREFER LEAVING THE ZONING AT 1-5 DWELLINGS PER ACRE. ANYTHING LESS WOULD MEAN A FINANCIAL HARDSHIP IN DEVELOPMENT BASED ON THE COST OF SEWER PUMPING STATIONS NECESSARY.


27/11/11

Ten Year Comprehensive Plan Update

Comments and Recommendations

Tom Nevins

Kitsap County Planning Commission

October 22, 2006

Jim Bolger, Director

Kitsap County Department of Community Development

Dear Sir:

The Kitsap County Planning Commission has completed its review of the Ten Year Comprehensive Plan Update. The findings and recommendations of the planning commission will now go forward to the Department of Community Development and the Board of County Commissioners. The scope of work was very large and the time to complete the task was limited. The process for inclusion of public participation was orderly and timely. The product, although ponderous, was presented in a timely and a clear understandable manner. The Kitsap County DCD staff has dispatched their tasks admirably.

The procedures of the planning commission call for the submission of a minority report if there is significant disagreement among the planning commissioners. Disagreement can always be found among nine commissioners with different viewpoints. The degree of disagreement does not rise to the level of requiring the submission of a minority report. I do have some concerns relating to the Planning Commission findings that I wish to share with DCD and the Board of County Commissioners.

My concerns are the following:

Industrial Multi-Purpose Recreation Area Holding Zone.

This use of a holding zone designation in this manner is without precedent as far as I can determine. IMPRA is potentially on unsure legal ground. The IMPRA holding zone is unnecessary as the land is under single ownership. IMPRA exposes Kitsap County to legal challenge. This area could be handled as a very large site specific amendment wherever there is a clear need for such.

Recommendation: Remove IMPRA from the 10-year Update.

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OCT 23 2006
KITSAP COUNTY DEPT OF
COMMUNITY DEVELOPMENT

Rural Wooded Incentive Program This element seems to have some value. Much time and effort has been put into working out a plan that is acceptable to some of the potential users of the plan.

Recommendation: RWIP deserves a closer look and can perhaps be included as presented during this revision or with modifications during the next Comp Plan revision in 2007.

Urban Growth Area expansions Generally, UGAs have been expanded on the justification that 4 dwelling units per acre is the 'bright line', or at least acceptable to current GMA procedures. Very large areas of the lowest density acreage have been added to several UGAs. Highway tourist commercial strip development has not been avoided. The Capital Facilities Plan will not fund the roads necessary nor is there a plan to extend sewer service to areas included within the UGA expansions.

Recommendation: Port Orchard Reduce Mile Hill road Highway Tourist Commercial extension. Remove the Long Lake appendage. Investigate the use of a Holding Zone designation for areas presently unsupported by the Capital Facilities Plan.

I hope that these recommendations will receive careful consideration by the DCD and the Board of County Commissioners as they move to complete their work on the Ten Year Comprehensive Plan Update.

Sincerely,

Tom Nevins

- Cc: Eric Baker – DCD
- Deb Flynn – Chair Planning Commission
- Commissioner Angel
- Commissioner Lent
- Commissioner Endresen



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

814 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4662
 (360) 337-7181 FAX (360) 337-4662 HOME PAGE - www.kitsapgov.com/dcd/

Cindy Baker, Director

**SUB-AREA LANDUSE
 RECLASSIFICATION REQUEST
 Informational Sheet**

Applicable Sub-area **Kingston**
 (Kingston, Suquamish, Silverdale, Pt. Orchard/S. Kitsap)

Is proposed property in the Sub-area's study area? No Yes
 (Note: Attendance of meetings and knowledge of sub-area planning process is required)

<u>William M. Palmer, For Owners</u>	<u>SUZUKI FAMILY LLC</u>
Requester	Owner's name if different
<u>P. O. Box 6</u>	<u>P.O. Box 40419</u>
(Mailing Address)	(Mailing Address of owner)
<u>Port Orchard, Washington 98366</u>	<u>Bellevue, Washington 98015</u>
(City, State, Zip)	(City, State, Zip)
Phone: <u>[360] 769-2434, [253] 858-3654</u>	Phone: <u>[425] 883-1928 (Y. Paul Suzuki)</u>

Proposed Project Name: Suzuki Urban Low Rezone

Address or location of property: Kingston, Wa. In The NE ¼, Section 27, T 27 N, R 02 E, W.M.

Assessor Account Number: 272702-1-010-2008 Zoning: Rural Residential (RR)

Any Critical Areas on the site? Yes No (If Yes, Check the appropriate feature: Steep Slopes, Streams,
Wetlands, Other): None have been mapped so far.

Size of Property (Acres): 40 Acres

Existing Structures/Land Uses: The Land is Vacant

Proposed Structures/Land Uses: (Be Specific): Single Family Residential subdivision at Low Urban densities.

Will project be served by public sewer? N Yes If so, by whom? Advantex Drip System Technology

Will project be served by public water? Yes If so, by whom? Kitsap County P.U.D.

Which County planner have you been working with (if any) Correspondence with Angie Silva

Is this request a result of an enforcement action? N Yes

Would you like a preliminary meeting with County Planning staff? N Yes

Provide the times and dates of Sub-Area Citizen Working Groups or Committee meetings you have attended:
None

Note: Please provide a map clearly depicting the location of the parcel associated with this request, include its surrounding area.

Unlike property to the East and South the Suzuki property has few environmental constraints.

SUZUKI FAMILY L.L.C.

**PO BOX 40419
 BELLEVUE, WA 98015-4419
ypsuzuki@comcast.net**

29 September 2006

Ms. Angie Silva
 Kitsap County Department of Community Development
 614 Division Street, MS-36
 Port Orchard, WA 98366

RE: Testimonial for Kingston Property Parcel #272702-1-010-2008

Dear Ms. Silva:

I would like you to consider a request to rezone our property located on Burkes Lane NE in Kingston from Rural Residential (1 dwelling unit per 5 acres) to Urban Restricted (5 dwelling units per acre) for the following reasons:

- The property has been in the family for almost 100 years with Nobuko (Yanagimachi) Suzuki being the principal owner for most of these years. It has been only within the past few years that the Suzuki Family LLC was set up to continue ownership of the property in the case that Nobuko became deceased. Our mom, even when she was the principal owner, was in her 80's and 90's and was not aware or was not able to comprehend the extensive planning and development that was going on around her Kingston property. She made no mention of the

Comprehensive Plan Review in 2003 or previous years when she should have applied for a rezoning as the neighboring and adjacent property. We would like you to consider that had my mother been able to or was more aware of the growth (she was in an assisted living and nursing care facility for many of those years), she would have petitioned to be included in the Kingston Urban Growth Areas as were the neighbors to the south, Tax lot #272702-4-003-2001 and property tax lots abutting to the east, Tax parcels # 272702-1-011-2007, 272702-4-002-2002, and 272702-4-015-2007.

- A second consideration for rezoning would be by allowing this property to be zoned at a higher density level should work out better with the goals of Kitsap County's new Comprehensive Plan for allowing an increase in population density especially near the urban centers. The property lies in between the town center of Kingston and the new area being developed at Kountry Korner. The property also lies within a *mile radius* of Kingston Junior High School, Spectrum Alternative School, Kingston High School, and Richard Gordon Elementary School. Finally, directly east of the property is Kingston's Nike Park and Carpenter Lake.

I had a chance to attend the hearing on the draft of the Comprehensive Plan and Environment Impact Statement last September 18th at the Kitsap County Fairgrounds. It was with great interest hearing Mr. Eric Baker's projections for the upcoming civilian population growth. It was especially noted Kitsap County's need for a high urban density of 76% versus 24% rural density and I feel that this property located in the Urban Growth Area would work positively towards this goal. It seems like this property was just barely excluded from the May 31st Kingston UGA Draft EIS Alternative 1 and 3 and the Kingston UGA Draft EIS Alternative 2 dated July 12, 2006. The manner in which Mr. Baker reviewed the new low impact development procedures for the Urban Growth Areas seem to be very exciting and beneficial to the overall development for Kitsap County's future. The Urban 'Cluster Residential method of

2 continued

3

development was a great approach to manage the land and the land owners expectations.

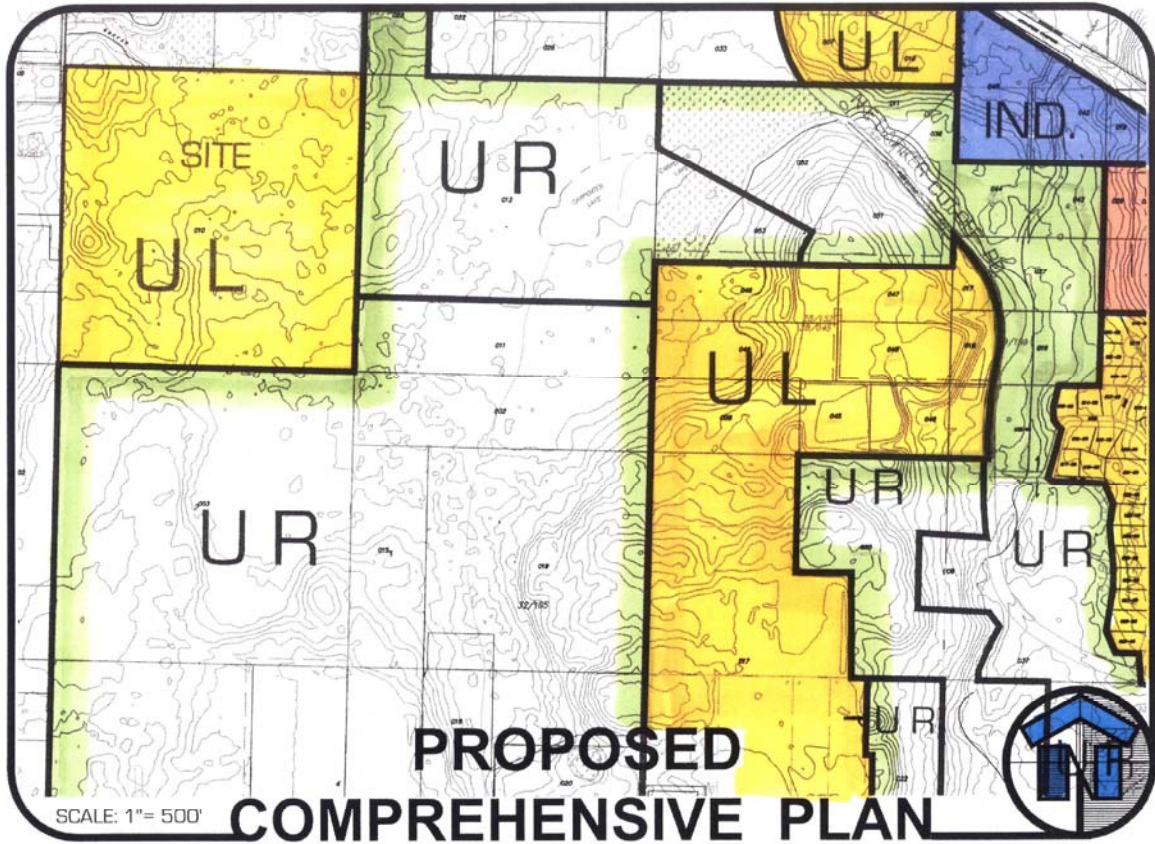
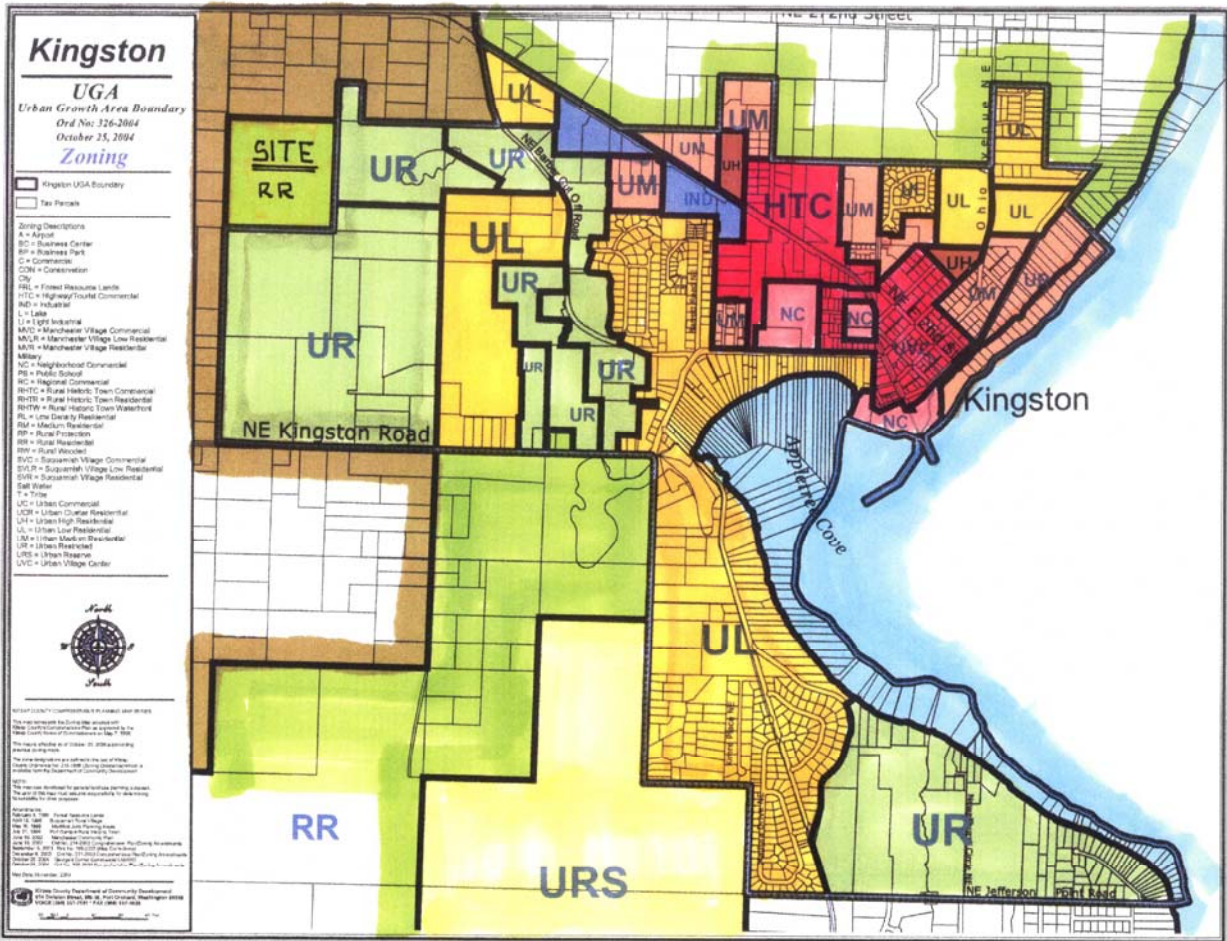
I thank you for you time to review this testimonial for rezone consideration. I would appreciate hearing back from you if there are any questions regarding this matter or if there is anything else that would need to be done to change our status. You can reach me either by the phone number listed above or by my email address.

Sincerely yours,

Y. Paul Suzuki for Suzuki Family LLC

cc: Mr. Eric Baker, N. Robert Suzuki, T. Howard Suzuki, Carol J. Pasciuti, Chris Paulsen

3 continued



Letter 042

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SEP 21 2006

KITSAP COUNTY DEPT OF
COMMUNITY DEVELOPMENT

21 September 2006

1. We are opposed to expansion of the Urban Growth Area into the Central Valley area North of Waaga Way for the following reasons:
 - a. Central valley has significant wildlife habitat, wetland ecosystems and aquifer recharge areas that need to be protected. The flooded fields visible adjacent to Waaga Way this past winter make it obvious that this area is not a good candidate for the higher densities of a UGA.
 - b. The present Comprehensive Plan states that farmland North of Waaga Way needs to be preserved. We agree. The rural nature of Central Valley, in the midst of what is becoming a very developed area of the county, is a treasure that we will lose if higher densities are allowed. We very much enjoy driving along Waaga Way and North on Central Valley road and seeing open spaces and animals grazing, and of course the Christmas decorations on Allpress's silo. We think others enjoy it too. If Kitsap County is going to preserve any rural areas, this should be one of them.
 - c. We fear that if the natural dividing line of Waaga Way is crossed by allowing this initial UGA expansion, the rest of the valley will follow suit and will be lost to urban sprawl.
 - d. We believe the added housing capacity that would be realized by this action is limited and does not justify the destruction of this rural area. We think that, absence Ron Ross's influence in the process, this proposal would be a non-starter and would not be included in any of the CK or Silverdale alternatives.
2. We hope the planners and county commissioners will make their decision based on the best available science in regard to wildlife/watershed issues and on what is best for all of the county's citizens, not just developers.

Bob & Pat Paulsen
11111 Central Vly Rd
Poulsbo, WA 98370

Letter 043

14 SEP

Please print legibly

Name: Steve Peterson
 Address: 11111 Central Valley
 City: Poulsbo State WA Zip 98370
 Phone: 360-692-1669
 Email: ppeterson@bandwagon.net

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

As a 30-year resident of Central Valley, my concern is that the valley remains rural, low density for as long as possible. I applaud the hard work by DCU, various committees, and others to develop a carefully thought out plan for future development.



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COMMENT CARD

RECEIVED
PETITION AGAINST REZONING
ROYAL VALLEY, MINDER CORPORATION SEP 20 2006
APPLICATION NUMBER 0416107

To: Rick Kimball
 Kitsap County Department of Community Development,
 614 Division St., MS-36, Port Orchard, WA 98366

KITSAP COUNTY DEPT. OF
 COMMUNITY DEVELOPMENT

This petition signed by concerned citizens of Kitsap County and opposes the proposal to redesignate 144 acres from Rural Residential (1 dwelling per 5 acres) to Urban Residential (1-5 dwellings per acre). The subject area contains portions of head waters and drainage land feeding sensitive salmon spawning habitat. We believe that any redesignation that supports an increase in dwelling density in this area will adversely affect the quality of the head waters, will adversely impact the actual spawning beds and diminish survivability of the spawning run on Crouch Creek and Royal Valley Creek.

Additionally, we believe that any redesignation of land use will adversely impact other wild life as well. Over the recent 5 years there has been increasing observances of Bald Eagles around the existing creeks and open spaces. Raccoons, opossums, and pheasants are common with occasional siting of deer, fox and black bear.

We believe 1 dwelling per 5 acres is instrumental in maintaining the present abundant wild life and preserving the salmon spawning habitat.

WE OPPOSE THE REZONING OF THE SPECIFIED PROPERTY.

PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
✓ Scott Peck	<i>Scott Peck</i>	1499 NE Madison Rd Poulsbo	Kitsap	613-0405
✓ Michael Brady	<i>Michael Brady</i>	24680 Meason Rd NW	Kitsap	691-2242
✓ James Probert	<i>James Probert</i>	11089 Brownsville Hwy Poulsbo	Kitsap	308-8485
✓ Rhonda Probert	<i>Rhonda Probert</i>	41089 Brownsville Hwy Poulsbo	Kitsap	308-8485
✓ Cory D. Nienmie	<i>Cory D. Nienmie</i>	11065 Brownsville Hwy Poulsbo	Kitsap	692-3008
✓ MARY HATFIELD	<i>Mary Hatfield</i>	1086 NE Madison Rd Poulsbo	Kitsap	692-5222
✓ Ross Hatfield	<i>Ross Hatfield</i>	168 E. N.E. MADISON RD POULSBO	KITSAP	692-5222
✓ Lynn Rogers	<i>Lynn Rogers</i>	12208 S Keyport Rd Poulsbo	Kitsap	697-6890
✓ Marjie Lines	<i>Marjie Lines</i>	10459 Courtney Lane Poulsbo	Kitsap	340-1592
✓ Hani Mitchell	<i>Hani Mitchell</i>	2200 NE Madison Poulsbo	Kitsap	698-1845
✓ Sarah Lewis	<i>Sarah Lewis</i>	10280 Homeport PINE Poulsbo	Kitsap	692-4219

environmental
Dept

RECEIVED
PETITION AGAINST REZONING
ROYAL VALLEY, MINDER CORPORATION
APPLICATION NUMBER 0416107

To: Rick Kimball
 Kitsap County Department of Community Development,
 614 Division St., MS-36, Port Orchard, WA 98366

SEP 20 2006

KITSAP COUNTY DEPT. OF
 COMMUNITY DEVELOPMENT

This petition signed by concerned citizens of Kitsap County and opposes the proposal to redesignate 144 acres from Rural Residential (1 dwelling per 5 acres) to Urban Residential (1-5 dwellings per acre). The subject area contains portions of head waters and drainage land feeding sensitive salmon spawning habitat. We believe that any redesignation that supports an increase in dwelling density in this area will adversely affect the quality of the head waters, will adversely impact the actual spawning beds and diminish survivability of the spawning run on Crouch Creek and Royal Valley Creek.

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We believe 1 dwelling per 5 acres is instrumental in maintaining the present abundant wild life and preserving the salmon spawning habitat.

WE OPPOSE THE REZONING OF THE SPECIFIED PROPERTY.

PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
✓ Laura Mitchell	<i>Laura Mitchell</i>	505 NW Paulson Rd Poulsbo	Kitsap	692-8890
✓ Richard Mitchell	<i>Richard Mitchell</i>	505 NW Paulson Rd	Kitsap	692-8890
✓ Lisa Thorsen	<i>Lisa Thorsen</i>	10647 Kelly Ct NE	Kitsap	692-2458
✓ Mark Adams	<i>Mark Adams</i>	2015 Marina Vista Ct. NE Poulsbo	KITSAP	307-0942
✓ Barbara Smithson	<i>Barbara Smithson</i>	2218 NE Paulson Rd	Kitsap	698-8450
✓ Mary M. Havens	<i>Mary M. Havens</i>	1364 NE Paulson Rd	Kitsap	692-5441
✓ LARRY G. HAVENS	<i>Larry G. Havens</i>	1364 NE Paulson Rd	KITSAP	692-5441
✓ Sally Kubns	<i>Sally Kubns</i>	10391 Jubilee Ln	Kitsap	692-7115
✓ JAMES AVERY	<i>James Avery</i>	1370 NE PAULSON RD	KITSAP	692-0639
✓ Kathryn Avery	<i>Kathryn Avery</i>	1370 NE Paulson Rd	Kitsap	692-0639
✓ Steve Confield	<i>Steve Confield</i>	1390 N.E. Paulson Rd	KITSAP	692-7528

PETITION AGAINST REZONING
 ROYAL VALLEY, MINDER CORPORATION
 APPLICATION NUMBER 0416107 **RECEIVED**

To: Holly Anderson,
 Community Planning Division
 Kitsap County Department of Community Development,
 614 Division St., MS-36, Port Orchard, WA 98366

SEP 20 2006

KITSAP COUNTY DEPT. OF
 COMMUNITY DEVELOPMENT

This petition is signed by concerned citizens of Kitsap County and opposes the proposal to redesignate 144 acres from Rural Residential (1 dwelling per 5 acres) to Urban Residential (1-5 dwellings per acre) for the following reasons:

1. The subject area contains portions of head waters, wet lands and drainage land feeding sensitive salmon spawning habitat. We believe that any redesignation that supports an increase in dwelling density in this area will adversely affect the quality of the head waters, will adversely impact the actual spawning beds and diminish survivability of the spawning run on Crouch Creek and Royal Valley Creek.
2. We believe redesignation of land use will adversely impact other wild life as well. Over the recent 5 years there has been increasing observances of Bald Eagles around the existing creeks and open spaces. Racoons, opossums, and pheasants are common with the occasional siting of deer, fox and black bear.
3. We oppose redesignation for what it will do to traffic volumes on Paulson and Central Valley roads. It is reasonable that the hundreds of additional vehicles will cause additional waits, signing, possible signal lights, congestion and litter. If the road is widened to provide safer walking lanes, then vehicular speeds also increase.
4. We strongly oppose changing the boundaries of the UGA. The UGA was established to protect areas not intended for urban-level development. "For the residences of Kitsap County, the term 'rural' is also defined as a philosophy of living and a quality of life." (MRSC Jan 30, 98). The proposed area is outside the UGA.

WE OPPOSE THE REZONING OF THE SPECIFIED PROPERTY.

We request notification of any hearings or meetings and request a copy of the decision once made.

PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
Holly Anderson	Holly Anderson	614 Division St.	Kitsap	509-0702
✓ Lindy T. Johnson	Lindy T. Johnson	10833 Corey Lane NE	Kitsap	692-1975
✓ Gary Stewart	Gary Stewart	PO Box 617 Poubo	Kitsap	719-8334
✓ Marsha Masters	Marsha Masters	210 NW Buckle Ct Brem 98311	Kitsap	692-6653
✓ WAYNE GULLA	Wayne Gulla	9990 CENTRAL VALLEY	KITSAP	692-8622

PETITION AGAINST REZONING
 ROYAL VALLEY, MINDER CORPORATION
 APPLICATION NUMBER 0416107 **RECEIVED**

To: Rick Kimball
 Kitsap County Department of Community Development,
 614 Division St., MS-36, Port Orchard, WA 98366

SEP 20 2006

KITSAP COUNTY DEPT. OF
 COMMUNITY DEVELOPMENT

This petition signed by concerned citizens of Kitsap County and opposes the proposal to redesignate 144 acres from Rural Residential (1 dwelling per 5 acres) to Urban Residential (1-5 dwellings per acre). The subject area contains portions of head waters and drainage land feeding sensitive salmon spawning habitat. We believe that any redesignation that supports an increase in dwelling density in this area will adversely affect the quality of the head waters, will adversely impact the actual spawning beds and diminish survivability of the spawning run on Crouch Creek and Royal Valley Creek.

Additionally, we believe that any redesignation of land use will adversely impact other wild life as well. Over the recent 5 years there has been increasing observances of Bald Eagles around the existing creeks and open spaces. Racoons, opossums, and pheasants are common with occasional siting of deer, fox and black bear.

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WE OPPOSE THE REZONING OF THE SPECIFIED PROPERTY.

PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
✓ Martine Tessier	Martine Tessier	15211 Central Valley Rd	Kitsap	698-3049
✓ Mike Tessier	Mike Tessier	17211 Central Valley Rd	Kitsap	698-3031
✓ Meredith Tessier	Meredith Tessier	10211 Central Valley Rd	Kitsap	698-3031
✓ Terri Kinava	Terri Kinava	10781 Central Valley Rd	Kitsap	692-01
✓ Karen Belling	Karen Belling	10987 Central Valley Rd	Kitsap	692-6
✓ Samuel Belling	Samuel Belling	10987 Central Valley Rd	Kitsap	692-6
✓ Paul Wheeler	Paul Wheeler	2043 NE Mendenhall Vista	Kitsap	698-

T. J. ...
 DA ...
 TOC ...
 Tim ...
 Barb ...
 Cliff ...

Pickering

PETITION AGAINST REZONING
ROYAL VALLEY, MINDER CORPORATION
APPLICATION NUMBER 0416107

RECEIVED
SEP 20 2006
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To: Holly Anderson,
Community Planning Division
Kitsap County Department of Community Development,
614 Division St., MS-36, Port Orchard, WA 98366

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
✓ Lisa Thorsen	<i>[Signature]</i>	10647 Kelly Ct NE Parkside 98370	Kitsap	692-2458
✓ Mark Adams	<i>[Signature]</i>	2015 Marina Vista Ct. NE	KITSAP	307-0942
✓ Barbara Smithson	<i>[Signature]</i>	2248 NE Paulson Rd	Kitsap	698-8450
✓ Sally Kubas	<i>[Signature]</i>	10391 Jubilee Ln NW	Kitsap	692-7175
✓ JAMES AVERY	<i>[Signature]</i>	1320 NE Paulson RD	KITSAP	692-0639

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
✓ Karen Steele	<i>[Signature]</i>	2011 Marina Vista Ct	Kitsap	360 692-0389
✓ Gregory K. Steele	<i>[Signature]</i>	2011 Marina Vista Ct	Kitsap	360 692-0389
✓ Philip E. Wetherby	<i>[Signature]</i>	2048 NE Marina Vista Ct	KITSAP	698-5054
✓ Karen J. Belling	<i>[Signature]</i>	10989 Central Valley Rd NW	Kitsap	692-6804
✓ Samuel J. Belling	<i>[Signature]</i>	10987 Central Valley Rd NW	Kitsap	692-6804
✓ Kyla Davis	<i>[Signature]</i>	1109 Central Valley Rd	Kitsap	698-2530
✓ Arthur K. Schick	<i>[Signature]</i>	2535 NE Ortis	Kitsap	692-2921
✓ Gail Bickler	<i>[Signature]</i>	1101 Corey Lane NE	Kitsap	692-0265
✓ Joanne Bickler	<i>[Signature]</i>	1101 Corey Lane NE	Kitsap	692-0265

PETITION AGAINST REZONING
 ROYAL VALLEY, MINDER CORPORATION
 APPLICATION NUMBER 0416107

Plann
 Dept

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 APPLICATION NUMBER 0416107

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
✓ LANA NINEMIRE	<i>Lana Ninemire</i>	127 N.E Paulson Rd.	Kitsap	
✓ DANIEL NINEMIRE	<i>Dan Ninemire</i>	127 NE PAULSON RD.	KITSAP	
✓ Rick Deitch	<i>Rick</i>	11261 Old Military Rd	KITSAP	
✓ Sharon Deitch	<i>Sharon Deitch</i>	11261 Old Military Rd	Kitsap	
✓ DAVID FIATH	<i>F. Fiath</i>	1470 NE MARLSON	KITSAP	
✓ DAVID HENLEY	<i>David Henley</i>	1395 NE MADISON RD	KITSAP	
✓ James Sullivan	<i>James Sullivan</i>	1207 NE Madison Rd	Kitsap	613-2409
✓ CESAR BANTA	<i>Cesar Banta</i>	1444 NE MADISON	KITSAP	698-3967
✓ Todd Thibson	<i>Todd Thibson</i>	10649 Kelly Dr NE	KITSAP	692-2458
✓ TIMOTHY POE	<i>Timothy Poe</i>	11570 STERLING LN NE	KITSAP	308-8992
✓ Barbara Colfax	<i>Barbara Colfax</i>	1520 NE Madison Rd	Kitsap	
✓ Clifford R. [unclear]	<i>Clifford R. [unclear]</i>	1146 NE Madison Rd	Kitsap	

PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
✓ Nina Monser	<i>Nina Monser</i>	10551 Central Valley Rd	Kitsap	698-0087
✓ Genevieve Webb	<i>Genevieve Webb</i>	224 Paulson Rd	Kitsap	308-8284
✓ HERBERT WEBB	<i>Herbert Webb</i>	"	"	"
✓ MATT THOMAS	<i>Matt Thomas</i>	1248 PAULSON RD NE	KITSAP	692-4447
✓ Marlene Tessier	<i>Marlene Tessier</i>	10211 Central Valley Rd	Kitsap	698-3040

PETITION AGAINST REZONING
 ROYAL VALLEY, MINDER CORPORATION
 APPLICATION NUMBER 0416107 RECEIVED

To: Holly Anderson,
 Community Planning Division
 Kitsap County Department of Community Development,
 614 Division St., MS-36, Port Orchard, WA 98366

SEP 20 2006

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
✓ Howard Jackson	<i>Howard Jackson</i>	200 NE PAULSON Rd	KITSAP	286-1162
✓ Lisa Sierran	<i>Lisa Sierran</i>	1433 NE Paulson Rd	"	895-2108
✓ Michael Sierran	<i>Michael Sierran</i>	1433 NE Paulson Rd	KITSAP	698-2108
✓ Peter J. Grime	<i>Peter J. Grime</i>	273 NE Paulson Rd	KITSAP	710-0976
✓ Beverly Clemens	<i>Beverly Clemens</i>	1701 NE Paulson Rd	KITSAP	

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 ROYAL VALLEY, MINDER CORPORATION
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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
✓ Michael A. Hansen	<i>Michael A. Hansen</i>	10389 Central Valley Rd Poulsbo WA 99370	Kitsap	360-698-7443
✓ Andy Niremire	<i>Andy Niremire</i>	11025 Brownsville Hwy Poulsbo WA 98376	Kitsap	300-692-3008
✓ Kimberly Peck	<i>Kimberly Peck</i>	1999 NE Madison Rd Poulsbo WA 98370	Kitsap	613-0905
✓ Linda Johnson	<i>Linda Johnson</i>	P.O. Box 1237 Silverdale WA 98383	Kitsap	698-7247
✓ Doug Johnson	<i>Doug Johnson</i>	P.O. Box 1238 Silverdale WA 98383	Kitsap	698-7247
✓ Army Lewis	<i>Army Lewis</i>	1103 Central Valley Rd NW Poulsbo	Kitsap	698-0560
✓ David A. Lewis	<i>David A. Lewis</i>	1103 Central Valley Rd NW Poulsbo	Kitsap	698-0560
✓ Traci Brown	<i>Traci Brown</i>	2040 NE Paulson Rd Poulsbo	Kitsap	698-1788
✓ Mike Brown	<i>Mike Brown</i>	2040 NE Paulson Rd	Kitsap	698-1788

PETITION AGAINST REZONING
 ROYAL VALLEY, MINDER CORPORATION
 APPLICATION NUMBER 0416107 **RECEIVED**

Planning
 Dept

✓Honi Matchell
 ✓Sarah Lewis

Chani Matchell
 Sarah Lewis

2200 NE Madison
 Poulsbo Kitsap 69818
 10280 Homeport Pk NE Kitsap 69244
 Poulsbo

To: Holly Anderson,
 Community Planning Division
 Kitsap County Department of Community Development,
 614 Division St., MS-36, Port Orchard, WA 98366

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✓ Meredith Tessier	<i>M. Tessier</i>	11211 Central Vly	Poulsbo	698-3047
✓ Mike Tessier	<i>M. Tessier</i>	10211 Central Vly	Poulsbo	698-3047
✓ Thomas Brown	<i>Thomas Brown</i>	2031 Marina Vista Ct NE Poulsbo	Kitsap	662-9887
✓ Dorinda D. Ulberg	<i>Dorinda D. Ulberg</i>	2031 Marina Vista Ct NE, Poulsbo	Kitsap	662-9887
✓ LAURA MITCHELL	<i>Laura Mitchell</i>	505 NW Paulson Rd Poulsbo	Kitsap	698-7080

RECEIVED

SEP 20 2006

KITSAP COUNTY DEPT. OF
 COMMUNITY DEVELOPMENT

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Enviro

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Table with 5 columns: PRINT NAME, SIGNATURE, ADDRESS, COUNTY, PHONE. Contains handwritten entries for Carol Alison, Dan Campbell, Irene Campbell, Peter J. Grimes, Kevin Clemons, and Marilyn's Hill.

RECEIVED

SEP 20 2006

KITSAP COUNTY DEPT. OF COMMUNITY DEVELOPMENT

Environmental Dept

PETITION AGAINST REZONING
ROYAL VALLEY, MINDER CORPORATION
APPLICATION NUMBER 0416107

To: Rick Kimball
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Table with 5 columns: PRINT NAME, SIGNATURE, ADDRESS, COUNTY, PHONE. Contains handwritten entries for Richard Stabler, Anita Stabler, Curt Devore, Howard Jackson, Arthur K. Schick, Virginia Kaveney, Lisa Sierman, Mike Sierman, Kevin Miksch, Gail Bickler, and Welcome Bickler.

Planning

PETITION AGAINST REZONING
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APPLICATION NUMBER 0416107

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
Thomas Kleckhammer	<i>Thomas Kleckhammer</i>	2047 Main Street	KITSAP	692-7647
Judith Krigsmann	<i>Judith Krigsmann</i>	5171 Delaware Rd. PO Box 98311 Brem	KITSAP	792-6934
Robert Moseng	<i>Robert Moseng</i>	1450 NE PAULSON POLLSBO	KITSAP	692-7157
Lisa Moseng	<i>Lisa Moseng</i>	1450 NE Paulson Rd Poulso	KITSAP	692-7157
Shelly Boekenoogen	<i>Shelly Boekenoogen</i>	10993 Central Vly Rd Poulso	KITSAP	698-2892

Hildegard Stone *Hildegard Stone* 1104 Central Valley Rd 692-5984

Pla

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
DANIEL NINEMIRE	<i>Daniel Ninemire</i>	127 NE PAULSON RD	KITSAP	
LANA NINEMIRE	<i>Lana Ninemire</i>	127 NE Paulson Rd.	KITSAP	
IRWIN KRIGSMAN	<i>Irwin Krigsmann</i>	501 ILLAHEED NE	KITSAP	
PATRICIA A. TIFFANY	<i>Patricia A. Tiffany</i>	10999 Central Vly	KITSAP	
SHARON TIFFANY	<i>Sharon Tiffany</i>	10999 Central Vly Rd NW	KITSAP	613-1917
DAVID RATH	<i>David Rath</i>	1470 N.E. MADISON	KITSAP	
DAVID HENLEY	<i>David Henley</i>	1395 N.E. MADISON	KITSAP	
James Sullivan	<i>James Sullivan</i>	1267 NE Madison	KITSAP	
Cesun P. Lamb	<i>Cesun P. Lamb</i>	1444 NE MADISON	KITSAP	613-2409
TIMOTHY A. POE	<i>Timothy A. Poe</i>	11570 STERLING LN. NE	KITSAP	

Planning

PETITION AGAINST REZONING
ROYAL VALLEY, MINDER CORPORATION
APPLICATION NUMBER 0416107

To: Holly Anderson,
Community Planning Division
Kitsap County Department of Community Development,
614 Division St., MS-36, Port Orchard, WA 98366

This petition is signed by concerned citizens of Kitsap County and opposes the proposal to redesignate 144 acres from Rural Residential (1 dwelling per 5 acres) to Urban Residential (1-5 dwellings per acre) for the following reasons:

1. The subject area contains portions of head waters, wet lands and drainage land feeding sensitive salmon spawning habitat. We believe that any redesignation that supports an increase in dwelling density in this area will adversely affect the quality of the head waters, will adversely impact the actual spawning beds and diminish survivability of the spawning run on Crouch Creek and Royal Valley Creek.
2. We believe redesignation of land use will adversely impact other wild life as well. Over the recent 5 years there has been increasing observances of Bald Eagles around the existing creeks and open spaces. Racoons, opossums, and pheasants are common with the occasional siting of deer, fox and black bear.
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4. We strongly oppose changing the boundaries of the UGA. The UGA was established to protect areas not intended for urban-level development. "For the residences of Kitsap County, the term 'rural' is also defined as a philosophy of living and a quality of life." (MRSC Jan 30, 98). The proposed area is outside the UGA.

WE OPPOSE THE REZONING OF THE SPECIFIED PROPERTY.

We request notification of any hearings or meetings and request a copy of the decision once made.

PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
✓ Becki F. Meyer	<i>[Signature]</i>	348 NE Paulson Rd	KITSAP	688-3318
✓ Carey D. Meyer	<i>[Signature]</i>	348 NE Paulson Rd	KIT	688-3318
RECEIVED				
SEP 20 2006				

KITSAP COUNTY DEPT. OF
COMMUNITY DEVELOPMENT

PETITION AGAINST REZONING
ROYAL VALLEY, MINDER CORPORATION
APPLICATION NUMBER 0416107

RECEIVED

JUN 14 2004

KITSAP COUNTY DEPT OF
COMMUNITY DEVELOPMENT

To: Holly Anderson,
Community Planning Division
Kitsap County Department of Community Development,
614 Division St., MS-36, Port Orchard, WA 98366

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
DENNIS CROOKHURST	<i>[Signature]</i>	10375 Brownsville Hwy. NE.	KITSAP	692-6247

Mail early -
Deadline to return to Holly Anderson - June 21

PETITION AGAINST REZONING
 ROYAL VALLEY, MINDER CORPORATION
 APPLICATION NUMBER 0416107

RECEIVED

JUN 09 2004

KITSAP COUNTY DEPT. OF
 COMMUNITY DEVELOPMENT

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 Kitsap County Department of Community Development,
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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
JERI STOCKDALE	<i>Jeri Stockdale</i>	475 NW WALKER RD POULSON WA 98370	KITSAP	337-1721
JEFFERY Stockdale	<i>Jeffery Stockdale</i>	475 NW WALKER RD Poulsbo, WA 98370	Kitsap	337-1721
DAVID T. HANLEY	<i>David T. Hanley</i>	455 N W WALKER RD POULSON WA 98370	KITSAP	698-7939
Lori Hanley	<i>Lori Hanley</i>	445 N W WALKER Rd Poulsbo WA 98370	Kitsap	698-7939
ROBERT KOPLOTH	<i>Robert Koploth</i>	505 NW WALKER RD POULSON WASH 98370	KITSAP	271-2107

Mail early -
 Deadline to return to Holly Anderson - June 21

PETITION AGAINST REZONING
 ROYAL VALLEY, MINDER CORPORATION
 APPLICATION NUMBER 0416107

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JUN 09 2004

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
ALICE JOY GRINDELAND	<i>Alice Joy Grindel</i>	POULSON WA 1588 NE PAULSON Rd Poulsbo, WA	Kitsap	360-698-9235
WEL A GRINDELAND	<i>Wel A Grindel</i>	POULSON WA 1588 NE PAULSON Rd	Kitsap	360-698-9235

Mail early -
 Deadline to return to Holly Anderson - June 21

PETITION AGAINST REZONING
 ROYAL VALLEY, MINDER CORPORATION
 APPLICATION NUMBER 0416107

RECEIVED
 JUN 09 2004
 KITSAP COUNTY DEPT OF
 COMMUNITY DEVELOPMENT

To: Holly Anderson,
 Community Planning Division
 Kitsap County Department of Community Development,
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WE OPPOSE THE REZONING OF THE SPECIFIED PROPERTY.

We request notification of any hearings or meetings and request a copy of the decision once made.

PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
JOHN S. HAVENS	<i>John S Havens</i>	1358 N.E. PAULSON RD POULSBORO, WA	KITSAP	692-8621
Bernadine & Havens	<i>Bernadine Havens</i>	1358 NE Paulson Rd Poulsbo 98370	Kitsap	692-8621

Mail early -
 Deadline to return to Holly Anderson - June 21

PETITION AGAINST REZONING
 ROYAL VALLEY, MINDER CORPORATION
 APPLICATION NUMBER 0416107

RECEIVED
 JUN 10 2004
 KITSAP COUNTY DEPT OF
 COMMUNITY DEVELOPMENT

To: Holly Anderson,
 Community Planning Division
 Kitsap County Department of Community Development,
 614 Division St., MS-36, Port Orchard, WA 98366 - 4664

This petition is signed by concerned citizens of Kitsap County and opposes the proposal to redesignate 144 acres from Rural Residential (1 dwelling per 5 acres) to Urban Residential (1-5 dwellings per acre) for the following reasons:

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
LINNA LAWRENCE	<i>Linna Lawrence</i>	616 NE PAULSON POULSBORO, WA	KITSAP	692-3628
DONNA LAWRENCE	<i>Donna Lawrence</i>	616 NE PAULSON POULSBORO WA 98370-7948	KITSAP	692-3628

Mail early -
 Deadline to return to Holly Anderson - June 21

PETITION AGAINST REZONING
 ROYAL VALLEY, MINDER CORPORATION
 APPLICATION NUMBER 0416107

RECEIVED

JUN 10 2004

KITSAP COUNTY DEPT OF
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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
MARY TEVUS-KROTT	<i>Mary Tevus-Krott</i>	1440 NE PAULSON RD. POULSBORO, WA 98370	KITSAP	692-8699
MARTIN KNOTT	<i>Martin Knott</i>	1440 PAULSON RD, 98370	KITSAP	692-8699
MELISSA SCHUSCHKE	<i>Melissa Schuschke</i>	1440 PAULSON RD POULSBORO, WA 98370	KITSAP	692-8679

Mail early -
 Deadline to return to Holly Anderson - June 21

PETITION AGAINST REZONING
 ROYAL VALLEY, MINDER CORPORATION
 APPLICATION NUMBER 0416107

RECEIVED

JUN 14 2004

KITSAP COUNTY DEPT OF
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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
ROSS MOUTIER	<i>Ross Moutier</i>	1471 NE MADISON RD POULSBORO, WA 98370	KITSAP	360-337-1160
Debbie Moutier	<i>Debbie Moutier</i>	" "	"	"

Mail early -
 Deadline to return to Holly Anderson - June 21

PETITION AGAINST REZONING
 ROYAL VALLEY, MINDER CORPORATION
 APPLICATION NUMBER 0416107 **RECEIVED**

JUN 08 2004

KITSAP COUNTY DEPT OF
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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
ARTHUR GOTTSCHALK	<i>Arthur Gottschalk</i>	1760 NE PAULSON RD	KITSAP	360 698-3855
Victoria D. GOTTSCHALK	<i>Victoria D. Gottschalk</i>	1760 NE Paulson Rd	KITSAP	360 698-3855

Mail early -
 Deadline to return to Holly Anderson - June 21

PETITION AGAINST REZONING
 ROYAL VALLEY, MINDER CORPORATION **RECEIVED**
 APPLICATION NUMBER 0416107

JUN 14 2004

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
Rich Thompson	<i>Rich Thompson</i>	1110 PAULSON RD NE	KITSAP	307 8283 360 681 4112
Suzanne Thompson	<i>Suzanne Thompson</i>	1110 Paulson Rd NE	KITSAP	307-8283 360-681-4112

Mail early -
 Deadline to return to Holly Anderson - June 21

PETITION AGAINST REZONING
 ROYAL VALLEY, MINDER CORPORATION
 APPLICATION NUMBER 0416107

RECEIVED
 JUN 10 2004
 KITSAP COUNTY DEPT OF
 COMMUNITY DEVELOPMENT

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
Tim S. Heydel	<i>[Signature]</i>	1011 NE MADISON RD	KITSAP	692-1382
PAMELA HEYDEL	<i>[Signature]</i>	" " " "	"	"

Reith + Charlotte Walls 11906 Old Military RD NE reithdwalls2@LWVcable.com
 Paulsbo WA 98370 698-6605
 ROBERT & HEIDI VETTESON 11017 CENTRAL VALLEY RD NW RH.VETTESON@LWVcable.com 692-1580
 Quil + Jerry Bickler 11101 Corey Lane NE Paulsbo bicklers@oz.net
 Keith & Cindy Redd 11000 Courtney Ln 692-9067 cindy_redd@hotmail.com
 Mike BROWN 2040 NE Paulson Rd 698-7788 Mike.Brown@XRXGSA

Mail early -
 Deadline to return to Holly Anderson - June 21

ENVIRO

PETITION AGAINST REZONING
ROYAL VALLEY, MINDER CORPORATION
APPLICATION NUMBER 0416107

RECEIVED
JUN 10 2004
KITSAP COUNTY
COMMUNITY DEV.

To: Holly Anderson,
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Kitsap County Department of Community Development,
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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
Cardace Cardinal	<i>Cardace Cardinal</i>	2015 Marina Vista Ct Port Orchard, WA 98370	KITSA P	307-0942

PETITION AGAINST REZONING
ROYAL VALLEY, MINDER CORPORATION
APPLICATION NUMBER 0416107

To: Rick Kimball
Kitsap County Department of Community Development,
614 Division St., MS-36, Port Orchard, WA 98366

This petition signed by concerned citizens of Kitsap County and opposes the proposal to redesignate 144 acres from Rural Residential (1 dwelling per 5 acres) to Urban Residential (1-5 dwellings per acre). The subject area contains portions of head waters and drainage land feeding sensitive salmon spawning habitat. We believe that any redesignation that supports an increase in dwelling density in this area will adversely affect the quality of the head waters, will adversely impact the actual spawning beds and diminish survivability of the spawning run on Crouch Creek and Royal Valley Creek.

Additionally, we believe that any redesignation of land use will adversely impact other wild life as well. Over the recent 5 years there has been increasing observances of Bald Eagles around the existing creeks and open spaces. Racoons, opossums, and pheasants are common with occasional siting of deer, fox and black bear.

We believe 1 dwelling per 5 acres is instrumental in maintaining the present abundant wild life and preserving the salmon spawning habitat.

WE OPPOSE THE REZONING OF THE SPECIFIED PROPERTY.

PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
✓ Mark Decker	<i>Mark Decker</i>	11359 Old Military Rd NE	Kitsap	307-9714
✓ Erin Decker	<i>Erin Decker</i>	11359 Old Military Rd	Kitsap	307-9731
✓ Pradip Purohit	<i>Pradip Purohit</i>	2039 NE Marina Vista	IL	695-3050
✓ Karen Steele	<i>Karen Steele</i>	2011 Marina Vista Ct NE	Kitsap	692-0389
✓ Gregory K Steele	<i>Gregory K Steele</i>	2011 Marina Vista Ct NE	Kitsap	692-0389
✓ Philip Wetherby	<i>Philip Wetherby</i>	2038 NE Marina Vista Ct	KITSAP	698-9054
✓ Scott Payer	<i>Scott Payer</i>	2926 NE Paulson Rd	KITSAP	692-3713
✓ Tom Taylor	<i>Tom Taylor</i>	2012 NE Paulson Rd	KITSAP	698-0646
✓ Hildegard Stone	<i>Hildegard Stone</i>	11041 Central Valley	"	692-5984
✓ Sabine Haas	<i>Sabine Haas</i>	4530 Ilwaco Rd NE	"	479-0988
✓ MARY BERTRAND	<i>Mary Bertrand</i>	1184 NW Baker-C Rd	Kitsap	698-4004
✓ Kyla Davis	<i>Kyla Davis</i>	1107 Central Valley Rd	Kitsap	698-0550
✓ Heidi Vetteson	<i>Heidi Vetteson</i>	1107 Central Valley Rd NW	KITSAP	692-1580
✓ ROBERT VETTESON	<i>Robert Vetteson</i>	1107 Central Valley Rd NW	KITSAP	692-1580
✓

Mail early -
Deadline to return to Holly Anderson - June 21

Environmental
Dept

PETITION AGAINST REZONING
ROYAL VALLEY, MINDER CORPORATION
APPLICATION NUMBER 0416107

To: Rick Kimball
Kitsap County Department of Community Development,
614 Division St., MS-36, Port Orchard, WA 98366

This petition signed by concerned citizens of Kitsap County and opposes the proposal to redesignate 144 acres from Rural Residential (1 dwelling per 5 acres) to Urban Residential (1-5 dwellings per acre). The subject area contains portions of head waters and drainage land feeding sensitive salmon spawning habitat. We believe that any redesignation that supports an increase in dwelling density in this area will adversely affect the quality of the head waters, will adversely impact the actual spawning beds and diminish survivability of the spawning run on Crouch Creek and Royal Valley Creek.

Additionally, we believe that any redesignation of land use will adversely impact other wild life as well. Over the recent 5 years there has been increasing observances of Bald Eagles around the existing creeks and open spaces. Racoons, opossums, and pheasants are common with occasional siting of deer, fox and black bear.

We believe 1 dwelling per 5 acres is instrumental in maintaining the present abundant wild life and preserving the salmon spawning habitat.

WE OPPOSE THE REZONING OF THE SPECIFIED PROPERTY.

PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
✓ MATT WALDELL	<i>Matt Walde</i>	1085 NE PAULSON RD	KITSAP	648-1830
✓ LINDA PETERSEN	<i>Linda Petersen</i>	2039 NE Marina Vista Ct	Kitsap	698-3858
✓ Bradley Petersen	<i>Bradley Petersen</i>	" " " " "	"	"
✓ Terry Fugère	<i>Terry Fugère</i>	2039 NE Marina Vista Ct	Kitsap	692-4222
✓ Dennis Koozevay	<i>Dennis Koozevay</i>	1640 Paulson Rd NE	(Kitsap)	307 8095
✓ Michael A. Hansen	<i>Michael A. Hansen</i>	10389 Central Valley Rd Paulsbo, WA 98370	Kitsap	698-7693
✓ Cindy Ninemic	<i>Cindy Ninemic</i>	1045 Brownsville Hwy Paulsbo WA 98370	Kitsap	300 692-3000
✓ Kim Peck	<i>Kimberly Peck</i>	1999 NE Madison Rd Paulsbo WA 98370	Kitsap	613-0405
✓ Linda Johnson	<i>Linda Johnson</i>	P.O. Box 1238 Silverdale WA	Kitsap	698-7247
✓ Doug Johnson	<i>Doug Johnson</i>	P.O. Box 1238 Silverdale WA	Kitsap	698-7247
✓ Raith Walls II	<i>Raith Walls II</i>	11906 Old Military Rd NE Paulsbo WA 98370	Kitsap	698-6605
✓ Charlotte Walls	<i>Charlotte Walls</i>	" "	Kitsap	698-6605
✓ Shelly Boekeroogen	<i>Shelly Kay Boekeroogen</i>	10993 Central Valley Rd NW Paulsbo	Kitsap	698-2892

Environmental
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✓ Scott M Fink	<i>Scott M Fink</i>	1469 NE Paulson Rd Paulsbo WA 98370	Kitsap	360 698-5534
✓ Sue Anne Fink	<i>Sue Anne Fink</i>	1469 NE Paulson Paulsbo WA 98370	Kitsap	698-5534
✓ DAVID T. MAUNY	<i>David T. Mauny</i>	1527 NE Paulson Rd. Paulsbo, WA 98370	KITSAP	307-7048
✓ Sherry Bougen	<i>Sherry Bougen</i>	3750 NE Hwy Brennerton	"	360 698-7604
✓ ARTHUR GUTHAIR	<i>Arthur Guthair</i>	1760 NE Paulson Rd	"	698-3858
✓ Nina Morset	<i>Nina Morset</i>	10551 Central Valley Rd Paulsbo, WA 98370	Kitsap	698-5087
✓ Genevieve Webb	<i>Genevieve Webb</i>	224 Paulson Rd	Kitsap	308-8284
✓ HERBERT WEBB	<i>Herbert Webb</i>	"	"	"
✓ MATT THOMAS	<i>Matt Thomas</i>	1248 Paulson Rd NE	KITSAP	692-4447
✓ Thomas Brown	<i>Thomas Brown</i>	2031 Marina Vista Ct NE Paulsbo	Kitsap	662-9997
✓ Dorinda D. Ulberg	<i>Dorinda D. Ulberg</i>	2031 Marina Vista Ct NE Paulsbo	Kitsap	662-9887

Planning
Dept

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
✓ Kathryn Avery	<i>Kathryn Avery</i>	1370 NE Paulson Rd	Kitsap	692-0639
✓ GLENN CAMPBELL	<i>Glenn Campbell</i>	1390 NE Paulson Rd	KITSAP	692-7578
✓ RICHARD STABLER	<i>Richard Stabler</i>	1444 1/2 Paulson Rd	Kitsap	698-6873
✓ Anita Stabler	<i>Anita Stabler</i>	1444 NE Paulson Rd	Kitsap	698-6873
✓ CURT DEVOIR	<i>Curt Devoir</i>	1415 NE Paulson Rd	Kitsap	692-3967

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✓ DAVID MORSE	<i>David Morse</i>	10551 Central Valley	KITSAP	698-0087
✓ MATT WALDEN	<i>Matt Walden</i>	1085 NE PAULSON	KITSAP	698-1830
✓ LINDA PETERSEN	<i>Linda Petersen</i>	2039 NE Marina Vista Ct	Kitsap	698-3858
✓ Bradley Petersen	<i>Bradley Petersen</i>	" " " "	"	"
✓ TERRY FUDGE	<i>Terry Fudge</i>	2032 NE Marina Vista Ct	Kitsap	692-4222
✓ Dennis Kooch	<i>Dennis Kooch</i>	1640 Paulson Rd NE	Kitsap	3079095
✓ Heidi Vethlein	<i>Heidi Vethlein</i>	11017 Central Valley Rd NW	Kitsap	692-1580
✓ Robert Vethlein	<i>Robert Vethlein</i>	11017 Central Valley Rd NW	KITSAP	692-1580
✓ Mary M Havers	<i>Mary M Havers</i>	1364 NE Paulson Rd, Fife WA	Kitsap	692-5441

PETITION AGAINST REZONING
 ROYAL VALLEY, MINDER CORPORATION
 APPLICATION NUMBER 0416107

RECEIVED
 JUN 10 2004
 KITSAP COUNTY DEPT OF
 COMMUNITY DEVELOPMENT

To: Holly Anderson,
 Community Planning Division
 Kitsap County Department of Community Development,
 614 Division St., MS-36, Port Orchard, WA 98366

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
Don Speed	<i>[Signature]</i>	11165 Ringstad Ln NE	Kitsap	692 9044
Donna Speed	<i>[Signature]</i>	11165 RINGSTAD LN NE	KITSAP	692 9044

Mail early -
 Deadline to return to Holly Anderson - June 21

PETITION AGAINST REZONING
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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
ROBERT STOHLER	<i>[Signature]</i>	10135 BROWNSVILLE RD NE	KITSAP	692-6657
CAROL STOHLER	<i>[Signature]</i>	POULSBRO	"	"

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
Ed Sachs	<i>Ed Sachs</i>	10365 Central Valley Rd Poulsbo, WA 98370	KITSAP	360 692 0794
Lavis A. Torres	<i>Lavis A. Torres</i>	1376 NE Paulson Rd Poulsbo, WA 98370	KITSAP	360 692-6535
Jim Horan	<i>Jim Horan</i>	10945 Corey Ln Poulsbo	KITSAP	692-0521
Doug Washburn	<i>Doug Washburn</i>	11087 Central Valley Rd	KITSAP	698-3887
Kim Washburn	<i>Kim Washburn</i>	11087 Central Valley Rd	KITSAP	698-3887
Cindy Redd	<i>Cindy Redd</i>	11000 Courtney Ln	KITSAP	692-9067
Scott Payfer	<i>Scott Payfer</i>	2026 NE PAULSON RD	KITSAP	692-3713
Keith Redd	<i>Keith Redd</i>	11000 Courtney Ln	KITSAP	6929067
Ferri Rinava	<i>Ferri Rinava</i>	10781 Central Valley Rd	KITSAP	692 0119

Planning Dept.

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
Margaret Hermann	<i>Margaret Hermann</i>	7931 Lazy's Ln	Kitsap	692-8447
Lisa Kidd	<i>Lisa Kidd</i>	3810 Trautman Bch. Rd	Kitsap	478-6456
Donna Stanton	<i>Donna Stanton</i>	1399 Paulson Rd	Kitsap	692-7277
Michael Stanton	<i>Michael Stanton</i>	1399 Paulson Rd	Kitsap	692-7277
Penny Kraft	<i>Penny Kraft</i>	2027 NE Marina Vista	KITSAP	698-0687
Dina LARA	<i>Dina LARA</i>	1380N E. PAULSON RD	KITSAP	698-2272
VED LARA	<i>VED LARA</i>	1380N E. PAULSON RD	KITSAP	698-2272
Clifford Redd	<i>Clifford Redd</i>	1146 NE Paulson Rd	KITSAP	692-2504
MARILYN HOLT	<i>MARILYN HOLT</i>	1146 NE Paulson Rd	KITSAP	692-2504

Environment
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✓ Lisa Kidd	<i>Lisa Kidd</i>	3510 Traugott Rd	Kitsap	478-6456
✓ Donna Stanton	<i>Donna Stanton</i>	1399 NE Paulson Rd.	Kitsap	692-7277
✓ Ursula Hennerson	<i>Ursula Hennerson</i>	731-Lazy's Ln NE	Kitsap	692-8417
✓ Michael Stanton	<i>Michael Stanton</i>	1399 Paulson	Kitsap	692-7277
✓ Wendy Kraft	<i>Wendy Kraft</i>	2027 NE Marina Vista	Kitsap	698-0687
Halva Entken	<i>Halva Entken</i>	7070 Springdale Pl	Kitsap	808-0000
✓ Ludy T. Johnson	<i>Ludy T. Johnson</i>	10833 Corey Lane NE	Kitsap	692-1975
✓ Gary Stewart	<i>Gary Stewart</i>	PO Box 617 Poulsbo	Kitsap	779-8534
✓ Marsha Masters	<i>Marsha Masters</i>	210 NW BUCKLE RD CT Brem. 98311	Kitsap	692-0653
✓ WAYNE GULLA	<i>Wayne Gulla</i>	9996 CENTRAL VALLEY	Kitsap	692-8622
✓ DAVID MORSE	<i>David Morse</i>	10551 Central Valley	Kitsap	698-0087
✓ Kyla Davis	<i>Kyla Davis</i>	1109 Central Vly	Kitsap	698-2550
✓ PAT TIFFANY	<i>Pat Tiffany</i>	10999 Central Vly	Kitsap	613-1917
✓ SHARON TIFFANY	<i>Sharon Tiffany</i>	10889 Central Vly R	Kitsap	613-1917

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PRINT NAME	SIGNATURE	ADDRESS	COUNTY	PHONE
Wendy Main	<i>Wendy Main</i>	3576 W.G. Street Bremerton 98301	Kitsap	377-5247
ROBERT D. KOBLOTH	<i>Rob Koblth</i>	PO Box 752 SEABECK WA 98380	KITSAP	620-2621 360
Catherine Doyle	<i>CATHERINE DOYLE</i>	3726 W.G. Street Bremerton WA	Kitsap	377-5247
Kathryn Miles	<i>Kathryn Miles</i>	6051 WALKER PARK	KITSAP	360-892-7019
David Jones	<i>David Jones</i>	425 NW Walker Rd Poulsbo WA 98370	KITSAP	360-626-7081

Letter 046

From: Katherine Brown
To: Anderson, Holly; Baker, Eric; Silva, Angie
Date: 9/27/2006 10:20:40 AM
Subject: Fwd: Poulsen Road Highway 303 Rezoning Plan

For the record...

>>> "Jon Redd" <jonredd@gmail.com> 9/26/2006 7:39 PM >>>
Ms Endresen,

We live several miles from Pculsen Road, in your district, but have always been impressed with he rural character of that road. There are some very impressive homes, as well as mobile homes on the road, but they are spaced out and all give a very positive impression of Kitsap County. We have taken our grandchildren to visit a duck pond along the road. We did not know the owner but he was very pleased to show us the pond and let our grandchildren experience the joy of seeing the many varieties of water fowl.

I believe it is important to contain growth in urban areas. Highway 303 is a natural barrier to growth and it should be maintained as the dividing line. Please stand up for our wonderful rural county, our diverse but fragile environment and stop this attempt to create urban sprawl.

Thank you,

Jon and Muriel Redd
2323 NE Maryott Lane
Poulsbo, Wa 98370
360-598-9043

CC: Endresen, Chris

www.MyKitsap.org
COMMENT CARD

Name: GERALD W (GERRY) ROETTER please print legibly

Address: PO BOX 488 34263 HOOD CANAL DRIVE NE

City: KINGSTON State: WA Zip: 98346

Phone: 360-638-1150

Email: alphatuskyc@comcast.net

Please allow your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

The Kitsap County Board of Commissioners, Planning Commission members, staff, and consultants are to be commended on the fine work in the production of the 10-Year Comprehensive Plan. While there are, no doubt, some finer points for tweaking, the Plan outlines an excellent blueprint for the inevitable development and population growth faced by Kitsap County.

Major question: How will we afford the infrastructure needed to support the County's growth? If an IMPRA is established in SKIA, for example, it will be critical that any development agreements require developers to pay for infrastructure improvements to support a project. I am strongly opposed to the proposed NASCAR development if it requires any significant expenditure of County funds. Our County funds are too precious to be expended on a project like this when there are County-wide needs which will have to be addressed: education, transportation, and other capital facilities.

Letter 045



October 21, 2006

Kitsap County Commissioners
619 Division Street, MS-4
Port Orchard, WA 98366

Re: Rural Wooded Incentive Program

Honorable Commissioners:

We request that you adopt the latest Rural Wooded Incentive Program. While the current form of the agreement is a disappointment to many that own land in rural Kitsap County, it is nonetheless a starting point and a positive step forward that should be taken now.

Much has been made and debated regarding this program over the past 10 years, and so I will keep our comments to the most salient and important points.

1. Opportunities Forever Lost

In the last several years a very strong market for lots of 5, 10, and 20 acres has arisen throughout western Washington. Many of us, who need to derive an income through the sale of rural lands, have done the best job possible with the ordinances as they exist, but they are wholly inadequate in providing incentives for open space and other amenities.

- a. **Rural Lifestyles® Program** Because so many of our lands in Kitsap County (and in other Counties) have now been down zoned to large acreage lots, OPG has created, trademarked, and is now promoting a new development program; *Rural Lifestyles®*. *Rural Lifestyles®* promotes the advantages of owning your own large piece of property, and is focused on:
 - Exclusivity
 - Privacy
 - Upper income
 - Private ownership of forests and wetlands



— Olympic Property Group —
19245 Tenth Avenue Northeast, Poulsbo, WA 98370-7456
(360) 697-6626 • Seattle: (206) 292-0517 • Fax: (360) 697-1156



Kitsap County Commissioners
October 21, 2006
Page 2

We have attached a program brochure as well as brochures for our projects that currently make up the program.

- b. **Popularity** The popularity of the Rural Lifestyles program, as well as similar programs around the state has been proven again and again.

In the ten years that rural wooded as been discussed OPG has either sold or is actively marketing over 900 acres of rural lands in Kitsap County for home sites. Not all of these projects would have utilized the Rural Wood Incentive Program, however, the fact remains that **none** of them had the opportunity to consider its use. (This figure does not include lands we've sold for parks or wildlife reserve areas).

It is likely that many thousands more have been sold through by other property owners.

2 continued

2. Restoring Equity

The benefits of the Growth Management Act (preserving lands in rural areas through down-zoning) benefited citizens who lived in the cities and UGA's at the expense of those land owners in the rural areas. Urban dwellers and environmental advocates gained the benefit of preserved lands, while rural owners shouldered the bulk of the burden.

To our knowledge, this is the most important and perhaps **the only** county-wide legislation that would have the effect of easing the burdens of the Growth Management Act. The positive effect would not be just for the large land owners (Pope Resources, Manke, etc.) but would accrue to the **countless smaller owners** that also own and have invested in rural lands.

The benefits to the public are authentic. On a 1,000 acre tract, up to 750 acres could be preserved as open space. This is the same size is a Heritage Park.

3

3. Suggested Changes

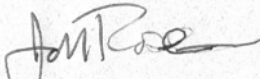
We suggest you adopt the last program as crafted by staff with the changes discussed below. The program should be monitored and open for improvements on an ongoing basis.

4

- The last draft would only allow 500 acres at a time to be considered in one project. This should be expanded to a minimum of 1,000 acres in order to accrue the biggest potential benefit for open space conservation.
- Allow forestry in all permanent open space areas. This will allow these areas to continue to be managed by professionals, rather than home owners associations. It would also have the effect of increasing the appeal of the program with land owners.
- Adopt language directing staff to work at a separate provision for areas of waterfront.

4 continued

Sincerely,



Ian Rose
President

THORNDYKE LAKE



Minutes from the Port Ludlow Resort Marina, Golf course and Restaurants

Available utilities constructed to property Line

Each parcel in **Phase 1** has spectacular south-western exposure, panoramic views down the Hood Canal and the full Olympic Mountain Range in view to the west.

For those looking for a larger parcel with lots of room to spread out **Phase 2** is a great choice. South-eastern views span from Mt. Baker down the Hood Canal.

Rural Lifestyles Program

- Available utilities constructed to property line
- Complimentary forest management plan
- Potential tax savings by utilizing forest management plan
- Septic feasibility study
- Seller financing available
- Protective covenants
- Complimentary 8 hours architectural consulting after closing



Phase 1 - 2006

- 1 - 8.20 ac
- 2 - 1.23 ac
- 3 - 1.83 ac
- 4 - 7.12 ac
- 5 - 16.80 ac
- 6 - 1.94 ac
- 7 - 1.94 ac
- 10 - 1.94 ac

Phase 2 - 2007

- 9 - 12.98 ac
- 10 - 37.82 ac

Phase 1 - 40.82 Acres

Phase 2 - 50.80 Acres

Thorndyke Lake

A Rural Lifestyles Project
by Olympic Property Group
www.orminc.com



Contact Agent - Michael Holland
Olympic Hood Canal Real Estate
Direct (360) 731-6989
Office (360) 437-2214
Email michael@olympen.com
www.olympichoodcanal.com



Foulweather Bluff Nature Conservancy



Buck Lake County Park



Point no-Point County Park

CHATHAM, in Hansville, where you can feel worlds apart,
with all the comforts nearby.

Hansville

- Post Office
- Auto Mechanic
- Grocery/Deli
- Boat Launch

Buck Lake County Park

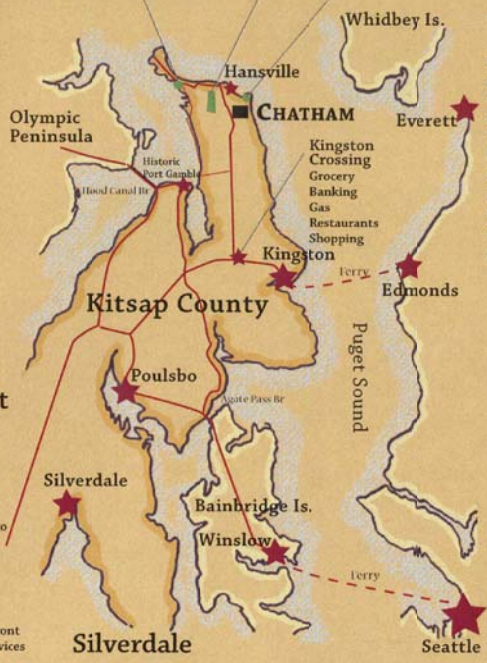
20 acre lake with bass and stocked rainbow trout, Community Center, basketball, baseball, volleyball courts, playground, covered picnic area, restrooms, swimming beach and 4 miles of walking, biking and horse trails that link to the Hansville Greenway Trail System.

Point-no-Point County Park

Historic lighthouse, built in 1879, and beach park on the Puget Sound over looking Whidbey Island, North to Everett, Mt. Baker and south to Seattle and Mt. Rainier.

Poulsbo

- Major shopping
- Historic Downtown & Waterfront
- Business and Professional Services
- Medical / Dental / Urgent Care
- Grocery
- Banking
- Post Office
- Restaurants



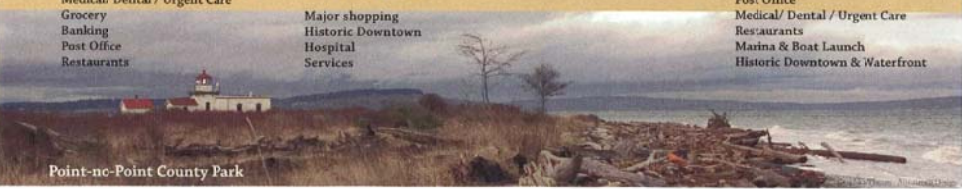
From CHATHAM To	Miles	Minutes
Kingston Crossing	7.6	10
Kingston Ferry to Edmonds	9.5	15
Bainbridge Island Ferry to Seattle	22.4	20
Poulsbo	14	26
Silverdale	23.5	30
Bremerton	30.8	40
Harrison Hospital	37	55
Port Townsend	37	55
Port Angeles	64.6	90

Kingston

- Ferry to Edmonds 30 min.
- Grocery
- Banking
- Post Office
- Medical / Dental Center
- Restaurants
- Marina & boat launch
- Business & Professional Services
- Schools

Bainbridge Island

- Ferry to Seattle 35 min.
- Grocery
- Banking
- Shopping
- Post Office
- Medical / Dental / Urgent Care
- Restaurants
- Marina & Boat Launch
- Historic Downtown & Waterfront



Point-no-Point County Park

THE HIGHLANDS

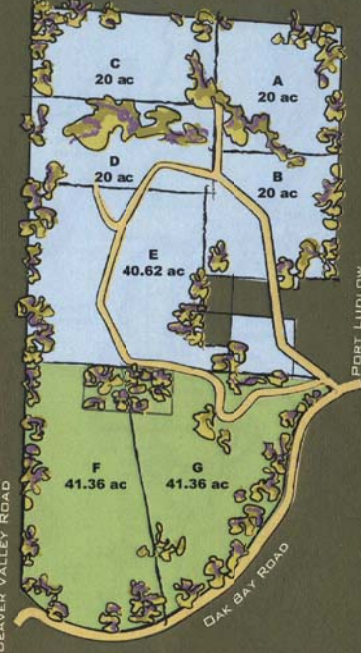
AT PORT LUDLOW

206 ACRES IN JEFFERSON COUNTY NEAR PORT LUDLOW

- 3 - 40 ACRE LOTS AND 4 - 20 ACRE LOTS
- 1 - 4 ACRE LOT

VIEWS FROM EACH OF THE PRESTIGIOUS, SECLUDED RESIDENTIAL PROPERTIES. MINUTES FROM THE MARINA, GOLF COURSE AND RESTAURANTS AT PORT LUDLOW.

- GATED COMMUNITY
- POWER, PHONE AND CABLE
- PAVED PRIVATE ROAD
- 20 ACRE ZONING ON LOTS E, F & G



- PHASE 1
- PHASE 2
- FUTURE PARCELS

RURAL LIFESTYLES PROGRAM

- AVAILABLE UTILITIES CONSTRUCTED TO PROPERTY LINE
- COMPLIMENTARY FOREST MANAGEMENT PLAN
- POTENTIAL TAX SAVINGS BY UTILIZING FOREST MANAGEMENT PLAN
- DRAIN FIELD FEASIBILITY STUDY
- SELLER FINANCING AVAILABLE
- PROTECTIVE COVENANTS
- COMPLIMENTARY 8 HOURS ARCHITECTURAL CONSULTING AFTER CLOSING

A RURAL LIFESTYLES PROJECT BY OLYMPIC PROPERTY GROUP.
WWW.ORMINC.COM



CONTACT AGENT - MICHAEL HOLLAND

OLYMPIC HOOD CANAL REAL ESTATE
DIRECT (360) 731-6989
OFFICE (360) 437-2214
EMAIL MICHAEL@OLYPEN.COM
WWW.OLYMPICHOODCANAL.COM



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www.MyKitsap.org

COMMENT CARD

please print legibly

Name Nadean Ross
Address 905 NE Paulson Rd
City Poulsbo State WA Zip 98370

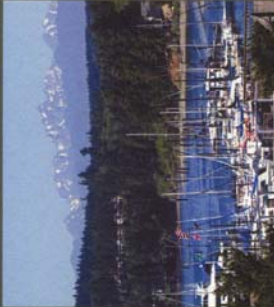
Phone (360) 692-6369
Email n.ross@wavecable.com

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.


I am concerned about the number of steps needed to administer the many revisions caused by the Comprehensive Plan update. PCO has been understaffed historically with no improvement in sight. I think the ability to administer should be taken into consideration.

Wildlife corridors should be purchased. NOT zoned.


Letter 043



MARINA & OLYMPIC MOUNTAINS



PORT LUDLOW



INN AT PORT LUDLOW

THE HIGHLANDS AT PORT LUDLOW

PORT LUDLOW

- MARINA
- GOLF
- POST OFFICE
- RESTAURANTS
- BANK
- CONVENIENCE
- HOTEL

KINGSTON

- FERRY TO EDMONDS 30 MIN.
- GROCERY
- BANKING
- POST OFFICE
- MEDICAL/DENTAL CENTER
- RESTAURANTS
- MARINA & BOAT LAUNCH
- BUSINESS & PROFESSIONAL SERVICES
- SCHOOLS

POULSBO

- MAJOR SHOPPING
- HISTORIC DOWNTOWN & WATERFRONT
- BUSINESS AND PROFESSIONAL SERVICES
- MEDICAL DENTAL / URGENT CARE
- GROCERY
- BANKING
- POST OFFICE
- RESTAURANTS

PORT GAMBLE

- NATIONAL HISTORIC LANDMARK DISTRICT & WATERFRONT
- SHOPS
- POST OFFICE
- RESTAURANTS

PORT TOWNSEND

- GROCERY
- BANKING
- POST OFFICE
- HOSPITAL
- MARINA & BOAT LAUNCH
- BUSINESS & PROFESSIONAL SERVICES
- SCHOOLS
- CULTURAL & EVENT CENTER
- PARKS

FROM THE HIGHLANDS

TO	MILES	MINUTES
KINGSTON AND FERRY TO EDMONDS	18	28
BAINBRIDGE ISLAND FERRY TO SEATTLE	29.6	45
POULSBO	18	25
SILVERDALE	24	32
BREKERTON HARBOR HOSPITAL	31	45
PORT TOWNSEND JEFFERSON CO. HOSPITAL	16.4	25
PORT ANGELES	48	65
PORT LUDLOW	1.7	5
PORT GAMBLE	10.4	16

Source: Photography: James Brown, Edmonds

please print legibly

Name Ron Ross
Address _____ Phone _____
City _____ State _____ Zip _____ Email _____

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

In mixed use zone, don't require the minimum if someone is ~~not~~ only able to do 1 unit.
Encourage the mixed use - like the fact that we're moving in that direction, not ready for it to be required.

14 SEP

Letter 050

please print legibly

Name Ron Ross
Address _____ Phone _____
City _____ State _____ Zip _____ Email _____

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

① Why isn't Norm Perry water system on water systems map? Is there a plan to address develop a consolidated, accurate water systems map? There ~~should~~ should be several other water facilities are not included on water systems map.

14 SEP

Letter 049



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YOUR VISION, YOUR VIEWS, OUR FUTURE

www.MyKitsap.org

COMMENT CARD

Name Ron Ross please print legibly

Address _____

City _____ State _____ Zip _____

Phone _____

Email _____

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

① page 6-7
Proposed Regulations - Transfer of Development Rights (Chapter 6)

21.08.110

C. "land use map" - need to make it ~~more~~ more clear that this is the Comp Plan map - either here or in definitions - and throughout the plan make it consistent.

② what is a transfer of development credit certificate? S/L well defined. Do you need it if it goes on the deed anyway? Having another piece of paper makes it confusing - property owners don't know what to do w/ it.

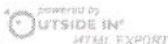


14SEP

Letter 052



Print - Close Window



MEMORANDUM

TO: Eric Baker, Manager
 Land Use and Environmental Planning
 Kitsap County Dept. of Community Development
 614 Division Street, MS-36
 Port Orchard, WA 98366-4682

FROM: Anna M. Nelson, AICP
 Land Use Planner

DATE: August 29, 2005

RE: Kitsap County Code Review - Title 16, 17, 18, and 21
 Draft Preliminary List of Issues

RECEIVED
 SEP 21 2005
 KITSAP COUNTY DEPT OF
 COMMUNITY DEVELOPMENT

Buck & Gordon has completed the bulk of our review of KCC Titles 16, 17, 18, and 21. Enclosed are four "Draft Preliminary List of Issues" for your review (see attached lists - one for each of the referenced Titles). As required by the Scope of Work, these lists are in Microsoft Excel spreadsheet format.

I am continuing to review the various Titles and anticipate identification of other issues. While these lists are intended to be fairly complete, it is likely that we will all identify additional recommendations as we proceed through our collective staff review. For example, depending on which threshold or strategic direction staff elects to pursue on certain of our recommendations, that could trigger additional detailed changes. Similarly, I am also proofing the draft lists to ensure the code references are accurate and that the issues and proposed amendments have been clearly stated. As we discussed, these draft lists are being provided in advance of the final "Preliminary List of Issues for Review" to obtain your comments on the general direction of the review and the content of the lists. A summary of some of the key elements of our review and the identified code amendment issues is provided below. In addition, an explanation of the list format is provided in Attachment A to facilitate review of the list content.

I look forward to your review and comment. If you have any questions as you review the enclosed lists, please contact me at (206) 419-4280 as I will be out of the office for the remainder of this week. Upon receipt of your comments and input on this draft, I will provide you with a final Preliminary List of Issues (i.e., the first deliverable for Phase 1 of the Scope of Work). I would also like to discuss some "tools" to bring to the County staff meeting to facilitate our discussion of these lists (e.g., flip charts, draft table of contents for reorganized Titles, tables Buck & Gordon developed to review the definitions, etc.).

116 ORGANIZATION AND CLARIFICATION OF EXISTING REGULATIONS

Title 16 - Land Division and Development: We are recommending an overall reorganization of the Title. Currently, definitions are located in numerous sections and are occasionally contradictory. Procedural regulations and substantive design regulations are often co-mingled and/or are contradictory both within the Title and with other applicable Titles.

Key Recommendations:

- Relocate administrative provisions and definitions that generally apply to the entire Title to the front Chapters.
- Locate each land division type (e.g., subdivision, short subdivision) into a separate chapter. Include only unique requirements with cross references to applicable regulations in other Titles (e.g., Title 21). See Snohomish County as an example.
- Maintain large lot subdivision, but incorporate into Short Subdivision chapter, since it appears to be a similar

process with similar standards. See Pierce County as an example.

17

Title 17 - Zoning: We are recommending an overall reorganization of the Title. Currently, definitions are located in several sections, are not consistently used, or conflict with other Titles. Multiple use tables and use terms within the various tables are confusing and sometimes contradictory. Applicable land use review procedures and decision criteria are often co-mingled and/or are contradictory both within the Title (text and tables) and with other applicable Titles.

Key Recommendations:

- Provide a simplified regulatory framework. This will provide for greater clarity as well as provide a framework for future regulatory amendments that will avoid redundancy and reduce the potential for regulatory conflicts.
- Consolidate use tables into one Use Table. See Snohomish County as an example.
- Consolidate related development standard regulations together (e.g., one chapter for bulk/dimensional standards). See King County as an example.
- Clarify the various levels of land use review (e.g., code compliance review, administrative review, Examiner review). See King County 21A.42).
- Clarify procedures and decision criteria for various levels and types of land use review. See examples in both King County and Snohomish County codes. Move many of the generally-applicable provisions to Title 21.

Title 18 - Environment: This Title was only generally reviewed, with an emphasis on Chapter 18.04 and the procedures in the other Chapters.

Key Recommendations:

- Concur with County proposal to use Model Ordinance as guidance for future amendments to Chapter 18.04, SEPA.
- Revisions for procedural clarity to be consistent with recommended changes to Title 21.

Title 21 - Land Use and Development Procedures: We are recommending an overall reorganization of the Title. Currently, procedures are unclear for some permit types and sometimes conflict with related procedural requirements contained in other Titles.

Key Recommendations:

- Reorganize procedures into two chapters: (1) "Permit Procedures" and (2) "Legislative Actions." See Skagit County as an example.
- Edit/move majority of procedures in Title 16, 17, and 18 to Title 21. Only leave unique procedural criteria or other chapter-specific procedural issues in those chapters.
- Add a new section for each decision Type that lists all the review process steps, with cross references to substantive requirements of each step. See Skagit County as an example.
- Adopt fees by Board Resolution.

ADDITIONS AND REVISIONS FOR CONSISTENCY WITH RCWs AND WACs

Title 16 - Land Division and Development: Title is antiquated and is not fully consistent with RCW 58.17.

Key Recommendations:

- Revise definitions for consistency with the RCW.
- Revise exemptions for consistency with the RCW (e.g., add personal wireless lease).
- Expand list of adequacy findings to include full list in RCW 58.17.110.

Title 17 - Zoning: Title is generally consistent with RCW 3670A, necessitating only minor revisions. Additional revisions are necessary for consistency with RCW 36.70B.

Key Recommendations:

- Revise development regulations for consistency with 36.70A.060(1)(b), related to notice on plats, short plats, development permits and building permits regarding designated agricultural lands, forest lands and mineral resource lands.
- Revise procedural regulations within Title 17 to be consistent with recommended revisions to Title 21.

Title 18 – Environment: Title was only generally reviewed for consistency, particularly as the County proposes to use Model Ordinance as guidance for future amendments to Chapter 18.04, SEPA.

Key Recommendation:

- Revise for consistency with proposed revisions to Title 21, the SEPA model ordinance.

Title 21 - Land Use and Development Procedures: Title contains some provisions that are inconsistent with the RCWs and WACs or does not contain provisions required by the RCWs and WACs.

Key Recommendations:

- Revise to be consistent with RCW 36.70B. For example, building permits are not exempt from all requirements of RCW 36.70B.
- Revise to include all procedures in RCW 90.58.
- Revise to be consistent with RCW 58.17.
- Add a new Consistency Determination section pursuant to RCW 36.70B.040. See Snohomish County as an example.

SUBSTANTIVE ISSUES

The scope of work and the primary focus of the attached lists are focused on improving the "clarity, consistency, and functionality" of the referenced Titles. As part of this work effort, various substantive issues have arisen and have been added to the lists. These substantive issues are based on our evaluation of the County's 3/17/04 Code Amendment Priorities list, a comparison of applicable codes in other Western Washington jurisdictions, and Buck & Gordon's experience providing related land use services to both public and private clients. Some of these substantive issues are listed below.

Title 16 - Land Division and Development:

- Concur with adding Boundary Line Adjustment procedures (DCD list - No. 60; King Snohomish, and Skagit County).
- Consider adopting provisions for model homes (e.g., Snohomish County).
- Consider allowing preliminary plat review without hearing, unless requested (RCW 58.17.095).
- Consider amending binding site plan provisions to include mobile home parks residential condominiums (King, Snohomish, and Skagit County).
- Concur with revising "innocent purchaser process" found in Chapter 16.40 (DCD list -No. 101; King and Skagit County).

Title 17 – Zoning:

- Use Administrative Conditional Use Permits rather than Site Plan Review (Snohomish County).
- We note that the County's 3/17/04 Code Amendment Priorities list contains additional substantive issues.

Title 18 – Environment:

- Adopt increased thresholds for categorical exemptions (WAC 173-806-070; King and Snohomish County), at least in UGAs.

Title 21 - Land Use and Development Procedures:

- Consider adding vesting provisions that describe County policy on what project and use details are vested upon application. Can range from generous (e.g., Noble Manor) to more restrictive.
- Consider adding express code authority and provisions for development agreements.

ATTACHMENT A

Guide for Review of Draft Preliminary List of Issues

1. There are four tables. One for each Title (Title 16 – Land Division and Development, Title 17 – Zoning, Title 18 – Environment, and Title 21 – Land Use and Development Procedures).
2. The rows contain information regarding the applicable regulations. These rows include:
 - a. existing regulations with specific references to current code;
 - b. potential new or revised regulations as listed in the County's 3/17/04 Code Amendment Priorities list;
 - c. potential new or revised regulations as listed in the County's 3/17/04 Code Amendment Priorities list with annotations from Buck & Gordon in *italics*; and
 - d. potential new regulations identified by Buck & Gordon.

Note that not all existing regulations are included in the rows. The Contractor is continuing to review the various Titles and is still proofing the draft tables to ensure the code references are accurate and that the issue and proposed amendment has been clearly stated. Similarly, it is expected that additional rows will be added following completion of the remaining tasks in Phase 1. For example, the list will be revised following the County staff meeting and stakeholder meeting in September, and after a prioritization of the list of issues. It is also expected that some form of this list will be utilized in Phase 2.

3. The columns contain information as follows:
 - a. **No.** – the number of the row.
 - b. **Chapter** – the Chapter reference for the Title, if applicable.
 - c. **Section** – varies as follows:
 - cite to the Section of the Chapter, if applicable.
 - If the number ".00" or ".000." appears in the box, it means the corresponding text from B&G is a comment applicable to the whole Chapter.

Note that this numbering has also been used for sorting purposes on some of the items from the County's 3/17/04 Code Amendment Priorities list.

- If the term "New" appears in the box, it means a new regulation is proposed.
 - If the term "Various" appears in the box, it means the corresponding text in the row is a comment applicable to various codes sections.
 - If nothing appears in the box, it means the corresponding text in the row is a comment applicable to the whole Chapter.
- d. **Proposed Amendment** – describes the proposed amendment and/or issue for further discussion with County staff and/or further research, if necessary.
 - e. **Issues to be Addressed** – states the issue to be addressed or resolved with a code amendment or the issue to be discussed for potential code amendment.
 - f. **Clarity** – If an "X" appears in the box, the proposed amendment would result in more clarity.
 - g. **Consistency** – If an "X" appears in the box, the proposed amendment would provide consistency.
 - h. **Functionality** – If an "X" appears in the box, the proposed amendment would result in more "user-friendly" regulations.
 - i. **Substantive** – If an "X" appears in the box, the proposed amendment involves policy issues.

Letter 053

We note that the County's 3/17/04 Code Amendment Priorities list contains some substantive code issues. For purposes of this draft list, we have not made a determination as to which items are substantive. This notation will be made following further discussion with the County.

j. Priority - varies as follows:

- If a "1" appears in the box, the proposed amendment is to be included in Phase 2.
- If a "2" appears in the box, the proposed amendment will be part of a later work effort.
- If a "3" appears in the box, the timing for the proposed amendment has not been determined.

Note that the prioritization of the amendments is a later work task. The priority ranking in the draft list is only for purpose of identifying the current ranking of the County's 3/17/04 Code Amendment Priorities ("1" = "Mandatory" or "High" priority, "2" = "Low" priority).

k. Source - varies as follows:

- If a "B" appears in the box, the proposed amendment is from Buck & Gordon.
- If a "C" appears in the box, the proposed amendment is from County staff.
- If a "D" appears in the box, the proposed amendment is from the County's 3/17/04 Code Amendment Priorities list.
- If a "S" appears in the box, the proposed amendment is from a Stakeholder.

From: Ron Ross <salmonspirit@yahoo.com>
To: Eric Baker <ebaker@co.kitsap.wa.us>
Date: 9/30/2006 9:31:30 PM
Subject: Transferable Devlmp. rights TDR

Eric, the county owes me some money. If TDRs have a value, why didn't I get paid when the county took mine in the down zone? TAKINGS? Vote for I 933.

Its time for a tea party: Ron Ross

Do You Yahoo?
 Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>

CC: Patty Lent <pattylent@aol.com>, Jan Angel <jangel@co.kitsap.wa.us>, Melinda Posner <mposner@sanet.com>, Angie Silva <asilva@co.kitsap.wa.us>, Jim Bolger <jbolger@co.kitsap.wa.us>, Linda Bentley <lbentley@co.kitsap.wa.us>, Kitsap County Commissioners <commissioners@co.kitsap.wa.us>, Chris Gears <cgears@co.kitsap.wa.us>

To: Kitsap County Commissioners
From: Ronald Ross, 905 NE Paulson Rd, Poulsbo, WA 98370
Date: October 28, 2006
Subject: Ten-Year Comprehensive Plan Update: For the Record



Dear Commissioners:

Removal of approximately one hundred sixty acres from the Central Kitsap UGA and another one hundred twenty-five acres from the Silverdale UGA is totally illogical. These two tracts, totaling two hundred eighty-five acres, are along major arterials (Nels Nelson Road and Bucklin Hill Road) and have sewer and all other urban services that are normally provided in a UGA.

The Nels Nelson area has capacity available for future expansion of sewer service. The area has relied on planning that has allowed and required use of sewers in the past. Now, to make future use of the existing sewers illegal, and to place many existing homes in a non-conforming use category, is not well thought out.

The preferred proposal shows that you intend to add approximately two hundred sixty acres located in the Gilberton/Brownsville area to the Central Kitsap UGA. This area has no sewer service at this time; it will not be economically feasible to extend services into this area in the foreseeable future.

Removing two hundred eighty-five acres with sewers, that has been in the UGA since adoption of the county's first GMA plan, and replacing it with two hundred sixty acres without urban services now and no hope of providing such services in this planning period update, lacks all common sense and is in violation of the policies of the GMA.

If you do remove the two hundred eighty-five acres and include the two hundred sixty acre tract, UGAs have a net loss of twenty-five acres. According to your staff there is a shortage of land in the CK UGA to accommodate the projected population increase of one thousand three hundred forty-eight prior to the net loss you are considering.

To: Kitsap County Commissioners
From: Ronald Ross, 905 NE Paulson Rd, Poulsbo, WA 98370
Date: October 28, 2006
Subject: Ten-Year Comprehensive Plan Update: For the Record

A population increase of nearly one thousand three hundred fifty will require planning for an expansion of an additional five hundred forty acres if the zone is Urban Protected as is the two hundred sixty acres proposed for inclusion under the alternative plan.

The area north of Waaga Way, commonly referred to as the Royal Valley application, was an early 2004, site specific request for inclusion in the UGA as "Urban Protected". It is approximately one hundred forty acres and has all urban services in place, including sewer lines on the north, south and through the property.

The Silverdale Citizens' Advisory Committee recommended this property be included in the CK UGA. The Kitsap Planning Commission voted four in favor and three against bringing the area into the UGA. Although the majority voted in favor of the inclusion, it lost by default. Planning by default seems like a very poor way to determine growth patterns for the upcoming twenty years.

Failure to include both the Royal Valley and the Nels Nelson areas is in conflict of the Growth Management Act, goal # 1, which states: "Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner."

Number six of the GMA goals states: "The property rights of land owners shall be protected from arbitrary and discriminatory actions." It is quite arbitrary and discriminatory to remove existing homes and vacant land from using urban services that are located in their vicinity. Many families have invested in homes relying on the existing zoning which has stood the test of the Central Puget Sound Growth Hearings Board. Their homes should not become non-conforming through a rezone.

There has been no change in the area that compels the removal of any portion of the UGA when expansion is required to satisfy population growth.

GMA's goal # 12 is not satisfied by adding acreage to a UGA when it is not physically possible or economically practical to provide urban services.

5 continued

Letter 055

Page 3 of 3
To: Kitsap County Commissioners
From: Ronald Ross, 905 NE Paulson Rd., Poulsbo, WA 98370
Date: October 28, 2006
Subject: Ten-Year Comprehensive Plan Update: For the Record

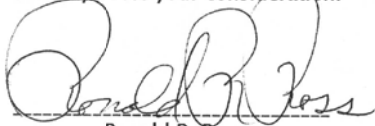
The obvious solution is to remove none of the existing UGA land along the Nels Nelson or Bucklin Road corridor, and include the Royal Valley one hundred forty acre parcel as well as the two hundred sixty acre parcel in the Brownsville/Gilberton areas.

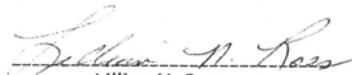
Kitsap County is projected to have one of the fastest population growths in the foreseeable future and should have appropriate planning to accommodate that growth.

It is incumbent upon you three commissioners to strive to meet all of the goals of the Growth Management Act.

The preceding statements are facts and should not be ignored.

Thank you for your consideration.


Ronald R. Ross


Lillian N. Ross

From: <lchilson@co.kitsap.wa.us>
To: <mykitsap@co.kitsap.wa.us>
Date: Mon, Sep 18, 2006 6:28 PM
Subject: Kitsap County 10-Year Comprehensive Plan Update Form from the MyKitsap Web Site

Kitsap County 10-Year Comprehensive Plan Update Form at
<http://www.mykitsap.org/>

Name: Dale Rudolph
Address: 19320 Schooner Court NE
City: Poulsbo
State: WA
Zip Code: 98370
Contact_ Telephone: 360-697-1033
2nd Contact Telephone:
Email: poulsbo6@hotmail.com

Comments: I am writing as a concerned citizen, and certainly do not represent the Navy.

I have tried unsuccessfully to find where in the Silverdale SubArea Plan and County Comprehensive Plan, including 10-year update, that the plan referred to either the County-wide Planning Policy for non-encroachment on Navy military missions. Please assure that this policy will not only be followed, but formally documented in the plan! In my personal opinion, as a retired Navy Regional Planner, Alternative 3 for the Silverdale SubArea Plan would have the potential to hamper future Navy flexibility for development inside the base. Since the Trident days, Kitsap County has faithfully kept new development, especially commercial strip development away from the Bangor site. Alternative 3 would have created the residential density that would have weakened the resolve to keep supporting, then eventually any commercial development along Clear Creek Road. In my opinion, Alternative 2 already moves part of the way to development near the base, but a solid planning policy to maintain a low density, rural residential buffer will help preserve the future options for the Navy, which is the best way to avoid encroachment on Bangor's mission and protect jobs.

V/R
Dale Rudolph
From Address: 24.16.172.125

Computer Info:
Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; .NET CLR 1.1.4322; .NET CLR 2.0.50727)

Letter 056

From: Chris Endresen
To: Silva, Angie
Date: 10/27/2006 12:01:44 PM
Subject: Fwd: Zoning to Permit NASCAR scale Auto Racing in South Kitsap

Chris Endresen
 Kitsap County Commissioner
 cendrese@co.kitsap.wa.us
 360-337-7146

>>> "Jon Sole" <jsole@writeso.com> 10/24/2006 1:18 PM >>>
 Today, My wife and I had an opportunity to read the October 20, letter addressed to you from KITSAP CITIZENS FOR RESPONSIBLE PLANNING. In our opinion, they have done an outstanding job in addressing the myriad reasons why you should vote against changing the current zoning for the South Kitsap Industrial Area (SKIA).

Over the past couple of weeks, we have read articles in The Sun whereby:

- 1) the County wonders where they will get the funding to meet transportation needs, i.e. construct new roads and maintain current ones, over the next 20 years;
- 2) the ongoing degradation of the health of Puget Sound esp. Hood Canal, in large part due to surface runoff;
- 3) and today, the concern was about where and how to get sufficient water supplies for the future.

Given these publicly voiced concerns alone should be reason enough to pause and carefully consider whether you would squander the future of our beautiful county for the economic welfare of a corporation and its stockholders who do not reside in the County or even in the state. We both urge and implore you to vote against changing the present zoning of SKIA and/or any other measures which would bring a NASCAR track to Kitsap County.

Jon N. Sole
 P.O. Box 7302
 Kingston, WA 98346
 360-297-4651

Letter 057

Name: Donna and Mike Sturten
 Address: 1399 NE Paulson Road
 City: Poulsbo State: WA Zip: 98370

Phone: 692-1277
 Email: rosebud@wavecable..com

How soon the hills next to ride target have been destroyed?
 High Density brings high crime, high in gangs - review other are'd growth + the facts are here

www.mykitsap.org
COMMENT CARD

Please share your comments about Kitsap County's 10-year Comprehensive Plan updates. Thank you for your time and participation.

I attended the meeting (Fairgrounds) on 9/14. I listened and carefully observed the proposed land use plans. I am the school counselor at Brunswick Elem, approx 500 students, times 2 parents - many community members. Knowing my school at their needs & why they enjoy the area is opposite of the newly proposed land use. The PNW known for greenery, clean air, beauty, wildlife, streams... we now are looking more & more like "Concrete city" southern CA! Greed, money, control + believe me it will not stop w/ the Central Valley area. By nature the push effect begins, taking away more of the PNW - replaced by high density. We moved to Paulson Rd. for the perfect beauty - not to look like a place where the need for green is.

Letter C58

From: <ypsuzuki@comcast.net>
To: <asilva@co.kitsap.wa.us>
Date: 10/1/2006 8:00:24 PM
Subject: Testamonal for Suzuki Family LLC

Dear Ms. Silva:

Attached is a testimonial on behalf of the Suzuki Family LLC in the hopes that their property can be included in the new 10 Comprehensive Plan for North Kitsap county specifically in the Kingson Urban Development.

I will also follow this email with a hard copy for your records. If you have any questions or further comments, you can reply to me either from the above email address or by the address and/or phone number found on the attachment.

Thank you for attention to this matter, Paul Suzuki

SUZUKI FAMILY L.L.C.

PO BOX 40419
BELLEVUE, WA 98015-4419
ypsuzuki@comcast.net

29 September 2006

Ms. Angie Silva
Kitsap County Department of Community Development
614 Division Street, MS-36
Port Orchard, WA 98366

RE: Testimonial for Kingston Property Parcel #272702-1-010-2008

Dear Ms. Silva:

I would like you to consider a request to rezone our property located on Burkes Lane NE in Kingston from Rural Residential (1 dwelling unit per 5 acres) to Urban Restricted (5 dwelling units per acre) for the following reasons:

- The property has been in the family for almost 100 years with Nobuko (Yanagimachi) Suzuki being the principal owner for most of these years. It has been only within the past few years that the Suzuki Family LLC was set up to continue ownership of the property in the case that Nobuko became deceased. Our mom, even when she was the principal owner, was in her 80's and 90's and was not aware or was not able to comprehend the extensive planning and development that was going on around her Kingston property. She made no mention of the

Comprehensive Plan Review in 2003 or previous years when she should have applied for a rezoning as the neighboring and adjacent properties did. As such she missed an opportunity to be included in the Kingston Urban Growth Area that abuts but does not include her property. We would like you to reconsider that had my mother been able to or was more aware of the growth (she was in an assisted living and nursing care facility for many of those years), she would have petitioned to be included in the Kingston Urban Growth Areas as were the neighbors to the south, Tax lot #272702-4-003-2001 and property tax lots abutting to the east, Tax parcels # 272702-1-011-2007, 272702-4-002-2002, and 272702-4-015-2007.

- A second consideration for rezoning would be by allowing this property to be zoned at a higher density level should work out better with the goals of Kitsap County's new Comprehensive Plan for allowing an increase in population density especially near the urban centers. The property lies in between the town center of Kingston and the new area being developed at Kountry Komer. The property also lies within a *mile radius* of Kingston Junior High School, Spectrum Alternative School, Kingston High School, and Richard Gordon Elementary School. Finally, directly east of the property is Kingston's Nike Park and Carpenter Lake.

I had a chance to attend the hearing on the draft of the Comprehensive Plan and Environment Impact Statement last September 18th at the Kitsap County Fairgrounds. It was with great interest hearing Mr. Eric Baker's projections for the upcoming civilian population growth. It was especially noted Kitsap County's need for a high urban density of 76% versus 24% rural density and I feel that this property located in the Urban Growth Area would work positively towards this goal. It seems like this property was just barely excluded from the May 31st Kingston UGA Draft EIS Alternative 1 and 3 and the Kingston UGA Draft EIS Alternative 2 dated July 12, 2006. The manner in which Mr. Baker reviewed the new low impact development procedures for the Urban Growth Areas seem to be very exciting and beneficial to the overall development for Kitsap County's future. The Urban 'Cluster Residential method of

development was a great approach to manage the land and the land owners expectations.

I thank you for you time to review this testimonial for rezone consideration. I would appreciate hearing back from you if there are any questions regarding this matter or if there is anything else that would need to be done to change our status. You can reach me either by the phone number listed above or by my email address.

Sincerely yours,

Y. Paul Suzuki for Suzuki Family LLC

cc: Mr. Eric Baker, N. Robert Suzuki, T. Howard Suzuki, Carol J. Pasciuti, Chris Paulsen

Letter C69

October 27, 2006

Commissioner Angel,

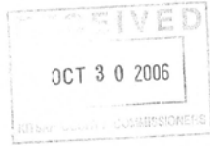
Please keep Central Valley Rural.

We are concerned that the North East corner of the Silverdale U.G.A. will border Central Valley Road. The area consists of single family, homes on medium size parcels. The area still supports Deer, an occasional Bear and other wildlife and is a pleasant area to reside.

To protect our neighborhood, we want the Silverdale U.G.A. Boundary moved west away from Central Valley Road.

Thank You

Brian and Linda Youderian
15372 Central Valley Road N.W.
Poulsbo, WA 98370



COPIES INDIVIDUALLY
ADDRESSED TO ALL
THREE (3):

Letter 060

Name: JOHN YOON GOOIST
 Address: 1400 N.E. PAULSON RD.
 City: POULSBRO State: WA Zip: 98370 Phone: (360) 692-1498
 Email: MYVVALLEY@aol.com

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

I EMPHATICALLY DISAGREE WITH THE INCLUSION OF THE RON ROSS REAR VALLEY LLC PROPERTY BEING INCLUDED IN THE ALTERNATIVE # 2 U.G.A. IF THE PROPERTY IS OBVIOUSLY DISCONNECTED (NORTH OF WAGNER WAY) FROM THE BALANCE OF THE U.G.A. THE PROPERTY IS AN ADJUTER RECHARGE AREA CONTAINS SEVERAL SHALLOAN STREETS AND IS CURRENTLY ZONED FOR ONE HOME PER FIVE ACRES AND SHOULD REMAIN SO. I AM ONE OF A LARGE NUMBER OF PAULSON ROAD CENTRAL VALLEY ROAD RESIDENTS WHO WISH TO REMAIN AS UN-CROWDED AS POSSIBLE AND DO NOT WANT TO SUBSIDIZE MORE GROWTH. 14 SEP

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www.MYKITSAP.ORG
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MyKitsap

YOUR VISION, YOUR VIEWS, OUR FUTURE

Don't subdivide my "WASCAF" would be, decent road in/out!

www.MyKitsap.org

COMMENT CARD

(9-20-2006)

please print legibly

Name JOHN YOUNGQUIST

Address 1400 N.E. PAULSON RD.

Phone (360) 692-1498

City POULSBORO State WA Zip 98370

Email

Please share your comments about Kitsap County's 10-year Comprehensive Plan Update. Thank you for your time and participation.

NO property north of Waaga Way should be included in the Silverdale U.G.A. "alternative # 2". Waaga Way is a well-defined obvious boundary to development and should not be breached. Kitsap County is rapidly losing the qualities that initially made it a desirable place to live and work. Auto traffic (jams) every day are just one symptom of a region that has already greatly exceeded its long term sustainable carrying capacity (population). The County should not continue to encourage population growth rather the County should begin implementing the true standards for a SUSTAINABLE COMMUNITY.