

From: [Karla Boughton](#)
To: [Edie Berghoff](#); [Anthony W. Burgess](#); [Michael J. Bateman](#)
Cc: [Diane K. Lenius](#)
Subject: FW: Crystal View Plat: P - 06-18-18-01
Date: Monday, August 27, 2018 11:45:55 AM
Attachments: [Barry Margolese_email-May 2015.rtf](#)

Karla Boughton
Planning and Economic Development Director
City of Poulsbo
200 NE Moe Street
Poulsbo WA 98370
(360) 394-9748

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

From: John Vitale <johnvvitale@earthlink.net>
Sent: Friday, August 24, 2018 2:03 PM
To: Karla Boughton <kboughton@cityofpoulsbo.com>
Cc: Adean Vitale <adeanv@earthlink.net>; Becky Erickson <berickson@cityofpoulsbo.com>
Subject: Crystal View Plat: P - 06-18-18-01

Friday, August 24, 2018

RE: Crystal View Plat, File No: P - 06-18-18-01

TO: Karla Boughton
City of Poulsbo Planning and Economic Development Director
200 NE Moe St
Poulsbo WA 98370

FROM: John & Adean Vitale
1995 Miss Ellis Loop NE
Poulsbo WA 98370

Dear Ms. Boughton:

My wife and I met with associate planner Edie Berghoff today for the purposes of reviewing the permit application for the Crystal View development project referenced above.

A review of the proposed plans causes me to point out concerns with the Road B Cul de Sac with respect to water issues affecting Deer Run homeowners. This is an issue that has been well documented with the Hearing Examiner and the City of Poulsbo over the years by myself and many of my neighbors.

I would like you to be specifically informed that during a prior public comment period dating back to May 20, 2015, I invited Barry Margolese, hydrologist Brad Biggerstaff, and Mark Kuhlman of Team 4 Engineering into my backyard at the time to witness firsthand the springs flowing from the clay hillside inside and below the proposed

Road B Cul de Sac area. After a brief consultation among themselves, Mr. Margolese and his consultants assured me they would not pursue any water easement solutions on Miss Ellis Loop (north side of Crystal View) and would instead find a way to reroute all storm and sewer water on the hillside to the southwest side of the water shed. This was my interpretation of the conversation; I have attached Mr. Margolese's follow-up email to me.

Clearly, this is not entirely the case because the proposed plans include a 15-foot sewer easement into Miss Ellis Loop NE, as well as a daylight wall drain (rockery dispersion wall) to be erected just south of the property line of my neighbor at 1975 Miss Ellis Loop NE. Each of these elements indicate an anticipation of some water drainage to the north of the proposed development. Every current homeowner in Deer Run directly to the north of Road B Cul de Sac has been dealing with water issues since the homes were built in various capacities, due to the high underground water table and hydrology of the clay soil, which offers poor drainage in dealing with the surface spring waters.

Also, it is worth noting that back around the same time in May of 2015, city workers were dealing with flooded water meters in front of my home and along Miss Ellis Loop NE due to extremely high underground water tables.

The water situation and unstable clay hillside in this neighborhood has been problematic for years. We remain concerned that any new development activity on the southern slope above our home may exacerbate the problem.

I respectfully submit this letter for your review and consideration.

Sincerely,

John & Adean Vitale
360-394-3756

From: John Vitale <john@vivapublishing.com>
Subject: Re: Soil seepage
Date: May 21, 2015 9:17:58 AM PDT
To: Barry Margolese <barry@amalani.com>

Barry,
Thank you.

John Vitale

On May 20, 2015, at 5:45 PM, Barry Margolese
<barry@amalani.com> wrote:

John-

Thank you for allowing us to come on your property this morning to examine the problem outlined in your letter of May 4/2015 to the City of Poulsbo.

We asked Brad Biggerstaff, hydrologist of GeoResources to assist our engineer Mark Kuhlman of Team 4 Engineering to address your concerns.

Both Brad and Mark accompanied me this morning.

Per our discussion, the actions we will take in the course of our plat development we expect will lessen and mitigate any existing condition.

I have copied Shane Skelley of Skelly Works, who owns the property to our south and has the expertise and equipment to work with you to resolve the existing moisture situation on your lawn area.

Please feel free to contact him by his email above, or I can get you his phone number

I will have our consultants prepare a specific letter to you regarding your issues.

In the meantime, please do not hesitate to be in touch

Barry Margolese

From: [Anthony W. Burgess](#)
To: [Debbie Munroe](#)
Cc: [Edie Berghoff](#)
Subject: RE: Crystal View Development
Date: Friday, August 31, 2018 11:47:46 AM

Debbie,

I hope things are improving.

As for your concerns, the contractor who will be installing the sewer is required to provide a traffic control plan which provides for continual access to the roadway on one side (your side in this case). We do not allow full road closures with right of way permits. Also, as part of the contractors permit, we will add a condition of approval that requires a steel sheet be easily available in the event that emergency services need extra space.

I did get a chance this morning to call our fire department and I discussed the issue with them regarding the 12-foot minimum width. That number is based on minimum width of a gate they would need to drive through to provide emergency services whether it be related to fire or medical emergency.

The fire department also assured me that even with 10-feet of drivable surface, all emergency vehicles (ambulance, fire, etc.) would be able to access your driveway in the event of an emergency.

I hope this helps alleviate some of your much justified concern. If you have any more questions or would like clarification on what I have said above please give me a call as sometimes it is difficult to explain everything via email.

As always, thank you for your concern.

Anthony Burgess
Sr. Engineering Technician
City of Poulsbo Engineering Department
200 NE Moe Street
Poulsbo, WA 98370
360.394.9739

From: Debbie Munroe <munroe1930@comcast.net>
Sent: Friday, August 31, 2018 10:10 AM
To: Anthony W. Burgess <aburgess@cityofpoulsbo.com>
Subject: RE: Crystal View Development

Anthony,

Thank you for calling me and understanding the difficult time I was having when you called. I measured the distance from the end of the manhole cover to the edge of the street and it was 11 feet. I read that the fire department needs a minimum of 12 feet to drive thru. My measurement

was from the edge of the manhole cover, so we know that they wouldn't attempt driving that close to an opening in the road, therefore, the emergency responders will take longer to drive around or they will have to park further away from the house. If they parked in front of my house, they would have to back up to get out, assuming they would have enough room.

I am still deeply concerned about this issue. I have several neighbors whose lives were saved within seconds of first responders. The opening of the street, even on one side will slow emergency responders by several minutes. In addition, the emergency vehicles would have a difficult time leaving since they have one way in and the same way out.

Sincerely,

Debbie Munroe

Sent from [Mail](#) for Windows 10

From: [Anthony W. Burgess](#)
Sent: Wednesday, August 29, 2018 4:29 PM
To: [Debbie Munroe](#)
Cc: [Edie Berghoff](#); [Michael J. Bateman](#)
Subject: RE: Crystal View Development

Debbie,

Thank you for taking my call earlier. I understand that this afternoon was not a good time to talk. Please feel free to call me at the number below at your convenience, and I would be happy to discuss your concerns.

Sincerely,

Anthony Burgess
Sr. Engineering Technician
City of Poulsbo Engineering Department
200 NE Moe Street
Poulsbo, WA 98370
360.394.9739

From: Edie Berghoff
Sent: Monday, August 27, 2018 1:52 PM
To: Anthony W. Burgess <aburgess@cityofpoulsbo.com>; Michael J. Bateman <mbateman@cityofpoulsbo.com>
Subject: FW: Crystal View Development

Eddie Berghoff
Associate Planner
City of Poulsbo - Planning and Economic Development
200 NE Moe Street
360-394-9748

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From: City of Poulsbo Planning and Economic Development
Sent: Monday, August 27, 2018 1:42 PM
To: Eddie Berghoff <eberghoff@cityofpoulsbo.com>
Subject: FW: Crystal View Development

Karla Boughton
Planning and Economic Development Director
City of Poulsbo
200 NE Moe Street
Poulsbo WA 98370
(360) 394-9748

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From: Debbie Munroe <munroe1930@comcast.net>
Sent: Monday, August 27, 2018 9:46 AM
To: City of Poulsbo Planning and Economic Development <information@cityofpoulsbo.com>
Subject: Crystal View Development

Dear Ms. Berghoff,

My name is Debbie Munroe, I live at 1930 Miss Ellis Loop NE and I am very concerned about the recent change proposal for the sewage hook up on Miss Ellis Loop for the Crystal View development.

My neighbor across the street sold an easement to the developer of Crystal View, to

hook up the sewage line that is directly in front of my driveway. This arrangement affects me more than anyone. I will not have access to my driveway and garage for the amount of time that this project will take. I currently have a son who has major health problems. I frequently call 9-1-1 to resuscitate him while he is awaiting a transplant. Tearing up the street in front of my house will cause serious delays to providing him healthcare. In addition, his immune system at this time is extremely compromised and having to walk any amount of distance in the weather will harm him, maybe even kill him.

The developer of Crystal View originally submitted a plan to the city regarding sewage hook up, that did not involve Deer Run or Miss Ellis Loop. I firmly believe that the City of Poulsbo should adhere to the original plan and require the developer to run sewage lines from the end of Meredith Heights. As I understand from the meetings held a few years ago, Crystal View was grandfathered in as the final development stage for Meredith Heights, therefore the developer should not be allowed to take short cuts and disrupt an already existing development, Deer Run. We do not need anymore disruption than we are already experiencing from the development.

I also understand that the developer now wants to use Meredith Heights as it's only ingress and egress from the development. I think the citizens from Deer Run and Meredith Heights voiced their concerns regarding the additional traffic and abuse of our streets.

Please do not allow these two changes to the proposal for Crystal View.

You can call me anytime and I will discuss this with you. My cell phone number is 360-621-7208.

Sincerely,

Debbie Munroe

From: [Anthony W. Burgess](mailto:Anthony.W.Burgess)
To: cmnadine@comcast.net
Cc: [Eddie Berghoff](#); [Michael J. Bateman](#)
Subject: RE: Crystal View Development & Deer Run Concerns
Date: Wednesday, August 29, 2018 4:24:20 PM

Nadine,

Thank you for taking the time to chat with me on the phone. I know our conversation was cut short due to cell service but I believe I understand your concerns.

1) Parking within NE Selsund Ct.

The Current width of the road is roughly 24'. If you have concern over the existing parking please bring this attention to your HOA.

2) Speed / Volume of vehicles through Deer Run along NE Gustaf St.

By state law, City police are only able to enforce speeds 25mph or greater. If you have suggestions regarding potential location(s) for stop signs, I would encourage you to bring these concerns to your HOA as any change to your neighborhoods circulation would affect all residents.

I hope this information will help towards a solution. We greatly appreciate your concern and are appreciative of your initiative. If there are any other questions in relation to the comments above or if I did not address all your concerns please let me know.

Sincerely,

Anthony Burgess
Sr. Engineering Technician
City of Poulsbo Engineering Department
200 NE Moe Street
Poulsbo, WA 98370
360.394.9739

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

From: Edie Berghoff
Sent: Tuesday, August 28, 2018 10:09 AM
To: Anthony W. Burgess <aburgess@cityofpoulsbo.com>; Michael J. Bateman <mbateman@cityofpoulsbo.com>
Subject: FW: Crystal View Development & Deer Run Concerns

Public Comment for the Crystal View Post Decision Review. If you happen to receive the email this comment is referring to, please let me now.

Edie Berghoff
Associate Planner
City of Poulsbo - Planning and Economic Development
200 NE Moe Street
360-394-9748

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

From: Nadine G <cmnadine@comcast.net>

Sent: Tuesday, August 28, 2018 7:52 AM

To: Edie Berghoff <eberghoff@cityofpoulsbo.com>

Subject: Crystal View Development & Deer Run Concerns

Dear Ms. Berghoff,

A recent email went out within Deer Run regarding the potential impact of the Crystal View Development on the Deer Run community. I would like to express concerns regarding traffic impacts to Deer Run. Lowering the speed limit in Deer Run to 15 or even 20mph, and possibly adding a 3 way stop at the intersection of Caldart and Gustaf could potentially help to decrease the risks associated with added traffic. I live on Selsund Court, and the left turn onto Gustaf can be a challenge with traffic coming from Gustaf on a short stretch at higher than should be speeds. Limiting parking to one side of the street throughout the development is also long overdue as well.

Thank you for your service to our community.

Please feel free to call or email me if you'd like further information or clarification.

Best Regards,

Nadine Green
360.621.1839

From: [Anthony W. Burgess](mailto:Anthony.W.Burgess)
To: tee4too@comcast.net
Cc: [Edie Berghoff](mailto:Edie.Berghoff)
Subject: RE: Crystal View
Date: Thursday, August 30, 2018 9:45:40 AM

Teresa,

Thank you for providing us with your concerns. To better understand your questions, it may be easier to discuss over the phone. If you would like, you can give me a call at the number below at your convenience.

Thank you,

Anthony Burgess
Sr. Engineering Technician
City of Poulsbo Engineering Department
200 NE Moe Street
Poulsbo, WA 98370
360.394.9739

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

From: City of Poulsbo Planning and Economic Development
Sent: Wednesday, August 29, 2018 12:05 PM
To: Edie Berghoff <eberghoff@cityofpoulsbo.com>
Cc: Anthony W. Burgess <aburgess@cityofpoulsbo.com>; Diane K. Lenius <dlenius@cityofpoulsbo.com>; Michael J. Bateman <mbateman@cityofpoulsbo.com>
Subject: FW: Crystal View

Karla Boughton
Planning and Economic Development Director City of Poulsbo
200 NE Moe Street
Poulsbo WA 98370
(360) 394-9748

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

From: Teresa <tee4too@comcast.net>
Sent: Tuesday, August 28, 2018 8:11 PM
To: City of Poulsbo Planning and Economic Development <information@cityofpoulsbo.com>
Subject: Fwd: Crystal View

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

From: tee4too@comcast.net
To: econ@cityofpoulsbo.com
Sent: 2018-08-26 7:35:59 PM
Subject: Crystal View

I am a resident of Deer Run. I just learned, via the Nextdoor app that Crystal View will be tying their sewage line into Miss Ellis Loop. Why were we not informed? The recent Notice of Application does not include this information. Miss Ellis residents were told over a year ago that this would not happen. It was addressed during the public hearing, and the City planners disapproved this plan based on resident complaints, and agreeing that the sewer infrastructure was not suitable to carry the extra burden of another housing division. Now we're being told to expect contractors in any day to dig up the road. My neighbor, who's garden adjoins the land being sold was also totally unaware of this until I just contacted her a few minutes ago! She saw surveyors above her property a few days ago, but they were tight lipped on what they were doing.

This is not acceptable. We were assured this was not going to happen, now it seems the developers are going ahead regardless, and without proper notification to the Deer Run residents who will be impacted by this decision.

Sincerely,

Teresa Lucero
18055 Miss Ellis Loop NE

From: [Karla Boughton](#)
To: [Edie Berghoff](#)
Subject: Fwd: Council Consideration
Date: Friday, August 31, 2018 4:17:24 PM

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From: Becky Erickson
Sent: Friday, August 31, 2018 4:14:03 PM
To: Judy Hossner; Karla Boughton
Subject: RE: Council Consideration

Mr. and Ms. Hossner,

I spoke to our engineering staff and there has been no change in the plan for the subdivision you described. It is moving forward as approved by the hearing examiner months ago. While it could be impactful to several of the Deer Run residents, this project is being constructed as described during all our public meetings.

Nothing has changed.

I hope this might relieve some of your fears.

Becky

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

*Executive Boards, Puget Sound Regional Council, Kitsap Regional Coordinating Council, Kitsap Economic Development Alliance
Open office hours, Saturday mornings, 9:00 to noon, City Hall, no appointment required.*

From: Judy Hossner <j_hossner@hotmail.com>
Sent: Friday, August 31, 2018 11:14 AM
To: Becky Erickson <berickson@cityofpoulsbo.com>; Karla Boughton <kboughton@cityofpoulsbo.com>
Subject: Council Consideration
Importance: High

Mayor Erickson, Ms Boughton, & All Council Members:

We are VERY concerned that the Poulsbo City Council is considering allowing a change to the subdivision going up south of present Meredith Heights. PLEASE do not allow these variances! For example: there always needs to be two accesses to a development- -for fire and other emergencies.

Since all households impacted by your possible changes were NOT notified, your actions need to be slowed down!

Sincerely,

Steve & Judy Hossner

Long-time Voters as Deer Run Residents

From: [Linda Jones](#)
To: [City of Poulsbo Planning and Economic Development](#); [Edie Berghoff](#); [Anthony W. Burgess](#)
Subject: Comment-Crystal View-Project # P-06-18-18-01
Date: Friday, August 31, 2018 12:04:45 PM

On behalf of the Board of Directors of the Meredith Heights Home Owners Association (our community borders Crystal View) the following comment/request is submitted to the Notice of Application & Adoption of Existing Environmental Document, Crystal View Preliminary Plat Post Decision Review - Type II, dated August 17, 2018.

We are gratified to see that the scope of this change re-affirms the tree protection requirement at the north property boundary shared with Meredith Heights with no changes. However, our work in reviewing the scope of this change has re-affirmed our concerns related to significant increases to traffic volumes and characteristics on Sunrise Ridge Ave as a result of the Crystal View project. The project has done a good job (so far) in managing the traffic impacts of the construction phase of the project. It has become clear, however, that the Crystal View community will have single access via Sunrise Ridge through our community for a significant period of time. Though there are FUTURE plans to connect Sunrise Ridge to Johnson Rd/Noll Rd/Hwy 305, those plans face considerable delays primarily dependent on the development of other residential parcels between Crystal View and Hwy 305.

Pragmatically, 100% of Crystal View's residential traffic will pass daily through Meredith Heights for the foreseeable future. We would like to be prepared to address and mitigate as much of the negative impact as possible. As a community we already face issues associated with speeding on Sunrise Ridge and can only imagine that issue increasing as Crystal View residents rush to get to their own community and home.

In an attempt to proactively prepare for the increases in traffic volume we would like to request that the project bear the costs of three traffic studies spread out over the duration of the Crystal View project that will allow us (Meredith Heights HOA and the City) to identify traffic issues early on and work together to develop appropriate mitigation plans. We would also request that the Crystal View project bear the implementation costs associated with any mitigation plans (i.e. traffic bumps, stop signs, etc).

We propose the traffic studies to be scheduled as follows:

1. The first study would be performed now, prior to the sale/occupancy of any residences in Crystal View. This will provide us with a baseline for comparison to the later studies.
2. The second study would be performed when 50% of the residences have been occupied. It will take some time for Crystal View to fully develop and yet traffic volume issues are likely to appear much earlier.
3. The third study would be performed when 90-100% of the residences have been occupied.

We would expect each study to be at least 2 weeks or more in length. We would also anticipate that the most advantageous placement for the traffic monitor would be between the Mt Townsend and Mt Kamela intersections on Sunrise Ridge. That would allow for the capture of traffic entering Sunrise Ridge from both connectors to Caldart (Sunrise Ridge and Mt Townsend).

Mitigation planning and implementation could happen after the second or third studies or after both.

Moving forward, please make me, as president of the board of Meredith Heights Home Owners Association, the party of record for this project. See contact information below.

Thank you for your consideration and we look forward to your response to this comment/request.

Linda Jones, President-Board of Directors
Meredith Heights Home Owners Association
P.O. Box 1733
Poulsbo, WA 98370
Email: mhoa.linda.jones@gmail.com
Cell: 360 621 5308

From: [City of Poulsbo Planning and Economic Development](#)
To: [Edie Berghoff](#)
Cc: [Anthony W. Burgess](#); [Michael J. Bateman](#); [Diane K. Lenius](#)
Subject: FW: Crystal View Subdivision
Date: Tuesday, September 04, 2018 8:27:12 AM

Karla Boughton

Planning and Economic Development Director
City of Poulsbo
200 NE Moe Street
Poulsbo WA 98370
(360) 394-9748

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From: DRCO <deer.run.co@gmail.com>
Sent: Friday, August 31, 2018 2:18 PM
To: City of Poulsbo Planning and Economic Development <information@cityofpoulsbo.com>
Subject: Crystal View Subdivision

Dear Miss Berghoff, on behalf of the community of Deer Run, I'd like to express our dismay that the only paved ingress/egress is one street through Meredith Heights. Adding 90 cars (because each home will undoubtedly have two cars) to the traffic in this area will negatively impact safety, in our opinion. Thanks for your consideration,

Candy Peters, President

--

Deer Run Community Organization
P.O. Box 756
Poulsbo, WA 98370

deer.run.co@gmail.com