

EXHIBIT K.1

Suquamish Tribe and WDFW Comment via Email

From: [Siu, Nam \(DFW\)](#)
To: [Nikole CH. Coleman](#)
Subject: RE: Johnson Ridge PRD
Date: Monday, April 13, 2020 8:33:58 AM
Attachments: [image004.png](#)

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Thank you Nikole,

Because the proposal no longer include reduction to the Bjorgen Creek buffer I do not plan to comment on this one.

Cheers,

Nam Siu

Area Habitat Biologist, North Kitsap and Bainbridge Island
Habitat Program, Region 6, Port Orchard Office
Washington Department of Fish and Wildlife
Nam.Siu@dfw.wa.gov
(360)522-6035



From: Nikole CH. Coleman <ncoleman@cityofpoulsbo.com>
Sent: Monday, April 13, 2020 8:14 AM
To: Siu, Nam (DFW) <Nam.Siu@dfw.wa.gov>
Subject: RE: Johnson Ridge PRD

Nam,

Just an FYI that this is the memo I provided to the applicant today. Once I have a few additional items in, I will be issuing SEPA.

Best,

Nikole Coleman, AICP
Associate Planner | City of Poulsbo
200 NE Moe Street | Poulsbo WA 98370

(360) 394-9730 | ncoleman@cityofpoulsbo.com

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From: Siu, Nam (DFW) <Nam.Siu@dfw.wa.gov>
Sent: Thursday, April 02, 2020 10:24 AM
To: Nikole CH. Coleman <ncoleman@cityofpoulsbo.com>
Subject: RE: Johnson Ridge PRD

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Thank you Nikole, is it possible to get a copy of the Habitat Management Plan that's mentioned in these documents?

Thanks again,

Nam Siu

Area Habitat Biologist, North Kitsap and Bainbridge Island
Habitat Program, Region 6, Port Orchard Office
Washington Department of Fish and Wildlife
Nam.Siu@dfw.wa.gov
(360)522-6035



From: Nikole CH. Coleman <ncoleman@cityofpoulsbo.com>
Sent: Thursday, April 2, 2020 8:38 AM
To: Siu, Nam (DFW) <Nam.Siu@dfw.wa.gov>
Subject: FW: Johnson Ridge PRD

Size constraints first time around. Hoping this one works.

Nikole Coleman, AICP
Associate Planner | City of Poulsbo
200 NE Moe Street | Poulsbo WA 98370

(360) 394-9730 | ncoleman@cityofpoulsbo.com

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From: Nikole CH. Coleman
Sent: Thursday, April 02, 2020 8:36 AM
To: Siu, Nam (DFW) <Nam.Siu@dfw.wa.gov>; Alison Osullivan <aosullivan@suquamish.nsn.us>
Subject: FW: Johnson Ridge PRD

Nam and Alison,

We have rec'd revised documents regarding the Johnson PRD/Plat. Please see attached.

Comments are due April 10.

Best,

Nikole Coleman, AICP
Associate Planner | City of Poulsbo
200 NE Moe Street | Poulsbo WA 98370
(360) 394-9730 | ncoleman@cityofpoulsbo.com

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From: Nikole CH. Coleman
Sent: Monday, December 23, 2019 9:19 AM
To: Siu, Nam (DFW) <Nam.Siu@dfw.wa.gov>; Alison Osullivan <aosullivan@suquamish.nsn.us>
Subject: RE: Johnson Ridge PRD

My guess is that further discussion will be required on this issue, since our peer reviewer did not share the same concerns as you two.

I will provide your comments to the applicant.

Best,

Nikole Coleman, AICP
Associate Planner | City of Poulsbo

From: [Siu, Nam \(DFW\)](#)
To: [Alison Osullivan](#); [Nikole CH. Coleman](#)
Subject: RE: Johnson Ridge PRD
Date: Monday, December 23, 2019 9:17:13 AM
Attachments: [image003.png](#)

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Thanks for your thorough review and breakdown of this Alison. I agree with everything you said, especially regarding the Habitat Management Plan and its mitigation, and as I mentioned in my previous email I did not think the mitigation in the targeted area is needed and/or adequate for the impact of reduced buffers.

Cheers,

Nam Siu

Area Habitat Biologist, North Kitsap and Bainbridge Island
Habitat Program, Region 6, Port Orchard Office
Washington Department of Fish and Wildlife
Nam.Siu@dfw.wa.gov
(360)522-6035



From: Alison Osullivan <aosullivan@suquamish.nsn.us>
Sent: Sunday, December 22, 2019 9:21 PM
To: Nikole CH. Coleman <ncoleman@cityofpoulsbo.com>; Siu, Nam (DFW) <Nam.Siu@dfw.wa.gov>
Subject: RE: Johnson Ridge PRD

Literature indicates that a buffer of 200' or greater is needed to protect riparian ecosystems (Management Recommendations for Washington's Priority Habitats – Riparian, WDFW). And buffers needed for various species (bird and mammal) are much greater. Various species depend on these adjacent upland undeveloped areas not only for migration but also for basic food and shelter needs.

Buffer reductions and Reasonable Use Exceptions should not be used in a business as usual scenario but reserved for those instances where the site is truly constrained and there are no other options not just to ensure maximum financial return. It seems that lots 1-9 need to be looked at and reduced and/or reconfigured to ensure that the buffer is maintained. Elimination of square feet of buffer cannot be mitigated via a habitat management plan.

In looking at reconfiguring the lots the trail also needs to be moved preferably outside of the buffer. Trails should not be located within wetland or riparian (freshwater or marine) habitat areas for most of their length. Instead, locate trails well away from streams, wetlands, shorelines, and their associated buffers.

Alison O'Sullivan
Senior Biologist, Suquamish Tribe Fisheries Department



P.O. Box 498 (mailing)
18490 Suquamish Way
Suquamish, WA 98392
phone: (360) 394-8447

Holiday Hours:
December 24-January 1 (Winter Break)
Have a safe and happy holiday season!



Art by Nick Mayer

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From: Nikole CH. Coleman [<mailto:ncoleman@cityofpoulsbo.com>]
Sent: Tuesday, December 17, 2019 8:16 AM
To: Alison Osullivan <aosullivan@suquamish.nsn.us>; Nam.Siu@dfw.wa.gov
Subject: RE: Johnson Ridge PRD

The lots were originally proposed there, but they had the buffer wrong in the first go around. The minimum lot depth is 70 feet and they are showing 110 feet for those lots. They have room to reduce the impact to the buffer and we will, at a minimum, require they reduce the lot size to the minimum allowed. However, we do allow buffer reduction with an HMP, which is currently under review by Grette.

Do you have additional comments besides not supporting the reduction? Unfortunately, I can't just simply say we do not support it. I have to have a concrete reason, with rules and/or science, to back it up.

Thanks,

Nikole Coleman, AICP
Associate Planner | City of Poulsbo
200 NE Moe Street | Poulsbo WA 98370
(360) 394-9730 | ncoleman@cityofpoulsbo.com

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From: Alison Osullivan <aosullivan@suquamish.nsn.us>
Sent: Monday, December 16, 2019 1:28 PM
To: Nikole CH. Coleman <ncoleman@cityofpoulsbo.com>; Nam.Siu@dfw.wa.gov
Subject: RE: Johnson Ridge PRD

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Is the buffer reduction to allow for the additional lots? If so I do not support the revision.

Alison O'Sullivan
Senior Biologist, Suquamish Tribe Fisheries Department



P.O. Box 498 (mailing)
18490 Suquamish Way
Suquamish, WA 98392
phone: (360) 394-8447

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Art by Nick Mayer

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From: Nikole CH. Coleman [<mailto:ncoleman@cityofpoulsbo.com>]

Sent: Monday, December 09, 2019 10:42 AM

To: Alison Osullivan <aosullivan@squamish.nsn.us>; Nam.Siu@dfw.wa.gov

Subject: Johnson Ridge PRD

Good Morning Nam and Alison,

We have received revised documents for the Johnson Ridge PRD. The application now includes a request to reduce the buffer for Bjorgen Creek from 200 feet to 150 feet, with the submittal of a Habitat Management Plan.

We have not yet begun the NOA and/or SEPA comment period, because the application is still not considered technically complete. However, per the PMC "...the director may decrease the standard buffer or building setback as recommended by a habitat management plan *after consultation with the Washington State Department of Fish and Wildlife and the Squamish Tribe...*" Therefore, we wanted to start this conversation now.

I have attached the HMP and the newly revised site plan for your review.

We have also sent the HMP to our 3rd party consultant for review.

Best,

Nikole Coleman, AICP
Associate Planner | City of Poulsbo
200 NE Moe Street | Poulsbo WA 98370
(360) 394-9730 | ncoleman@cityofpoulsbo.com

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EXHIBIT K.2

Kitsap Public Health District Comment via Email

From: [John Kiess](#)
To: [Nikole CH. Coleman](#)
Subject: FW: Johnson Ridge plat P-08-02-19-01 comments
Date: Friday, December 27, 2019 8:06:09 AM

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Hello Nikole – I am resending these comments, thank you.

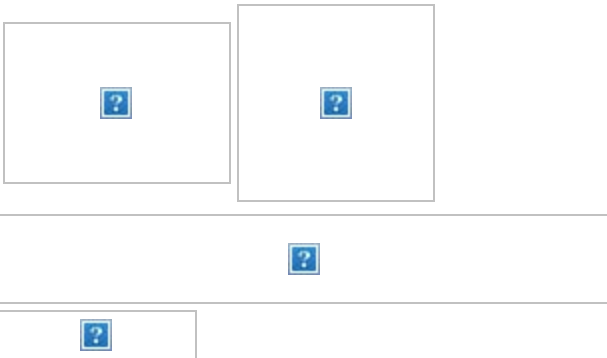
John Kiess, RS | Environmental Health Director

Kitsap Public Health District

345 6th St., Suite 300 | Bremerton, WA 98337

(360) 728-2290 Office | (360) 620-0538 Cell

john.kiess@kitsappublichealth.org | kitsappublichealth.org



From: John Kiess
Sent: Wednesday, November 27, 2019 11:43 AM
To: ncoleman@cityofpoulsbo.com
Subject: Johnson Ridge plat P-08-02-19-01 comments

Hello Nikole – Health District comments are as follows:

1. The existing septic tank must be pumped and decommissioned in accordance with Health District requirements.
2. Existing wells must be decommissioned by a licensed well driller in accordance with Chapter 173-160 WAC.

Thank you, please let me know if you have questions.

John Kiess, RS | Environmental Health Director

Kitsap Public Health District

345 6th St., Suite 300 | Bremerton, WA 98337

(360) 728-2290 Office | (360) 620-0538 Cell

john.kiess@kitsappublichealth.org | kitsappublichealth.org

EXHIBIT K.3

North Kitsap School District Comment via Email

From: [Rhoads, Jason L](#)
To: [Nikole CH. Coleman](#)
Subject: RE: Johnson Ridge PRD, SEPA Mitigation
Date: Wednesday, April 08, 2020 9:56:07 AM

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Nikole,

Thank you. I must admit I am not sure at what point I should submit school district review. If at all possible, a request from your office with a positive response from the school district would be much appreciated. Otherwise, other guidance for me to ensure that the school district gets input on SEPA fees would be much appreciated.

I have reviewed the Notice of Application for Johnson Ridge PRD and believe that the development will impact school enrollment. North Kitsap School District requests collection of SEPA mitigation fees be required to mitigate the impact on school enrollment.

Please contact me with questions.

Sincerely,

Jason Rhoads
Executive Director – Business, Finance & Operations
North Kitsap School District
18360 Caldart Ave NE
Poulsbo, WA 98370
360-396-3010

From: Nikole CH. Coleman <ncoleman@cityofpoulsbo.com>
Sent: Tuesday, April 7, 2020 8:03 AM
To: Rhoads, Jason L <JRhoads@nkschools.org>
Subject: Johnson Ridge PRD, SEPA Mitigation

Hi Jason,

I just wanted to make sure the NKSD has the opportunity to require impact fees via SEPA for this 81 lot residential project.

We are intending to issue SEPA next week.

Best,

Nikole Coleman, AICP
Associate Planner | City of Poulsbo
200 NE Moe Street | Poulsbo WA 98370
(360) 394-9730 | ncoleman@cityofpoulsbo.com

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EXHIBIT K.4

Kenworthy Comments via Email

From: [Berni Kenworthy](#)
To: [Michael J. Bateman](#); [Anthony W. Burgess](#)
Cc: [Rob Ekelmann \(rekelmann@yahoo.com\)](#); [Nikole CH. Coleman](#)
Subject: Johnson Ridge Comments
Date: Monday, December 16, 2019 3:17:09 PM

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Hi Michael and Anthony,

I'm working with Rob Ekelmann who is located directly south and adjacent to the proposed Johnson Ridge plat. A future road connection is shown along the southern boundary of the plat to connect to the Ekelmann parcel which is in the UGA, but is in the process of being proposed for annexation. We are happy to see a future location for traffic connectivity and water looping. However, this proposed road connection may be problematic as it is at a location where a 3-4' high wall has been designed for the plat and where existing terrain slopes away from the wall to the south on the Ekelmann parcel. If this will be a required future public road connection, the intersection should be designed now to confirm feasibility of this future connection. My client would give access permission to obtain any additional topo needed for the intersection design.

Additionally, the grading in the southwest corner of the plat creates a 10-15' high exposed vault wall on top of an 8-12' high wall. Walls are inevitable given the topography of the Johnson Ridge site. But, I'm wondering if there is a way to soften the up to 27' of vertical by elongating the vault and removing the southernmost bay so that another terrace wall could be inserted to break up this vertical change?

Also, it was mentioned that access to the Ekelmann property may not be allowed at the current access location along the northernmost property line and that primary access would be at the location shown on the proposed Johnson Ridge plat – can you confirm that is the case?

Thank you,
Berni

BERNI KENWORTHY, PE
Civil Engineer & Principal
Voice (360) 297-5560
Fax (360) 297-7951
Email berni@team4eng.com



5819 N.E. Minder Rd. Poulsbo, WA 98370
Phone (360) 297-5560 FAX (360) 297-7951

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From: [Berni Kenworthy](#)
To: [Anthony W. Burgess](#)
Cc: [Michael J. Bateman](#); [Nikole CH. Coleman](#); rekelmann@yahoo.com
Subject: Johnson Ridge
Date: Wednesday, May 06, 2020 7:41:36 AM

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Good morning,

I have been reviewing the Johnson Ridge 3/30/2020 plans and have a couple comments. First, I am appreciative that the applicant moved the southern road connection to be an at grade connection (thank you!). I also appreciate the modifications to soften the wall heights along the southern border. However, I am wondering if there is more that can be done. I understand that there is no way around walls given the topography of the Johnson Ridge property, and if you're going to have site walls it makes a lot of sense to utilize the vault wall for two purposes.

I do not have full scale drawings at the moment, but it doesn't look like the southwest vault is meeting the required 20' setback from property lines (it's tough to tell on screen – 2014SWMMWW Vol III III.3.2.3 Detention Vaults). That aside, is it possible for the vault to be pushed even further north and elongated to provide even more separation from the Ekelmann property? As designed, there is still significant vertical relief for much of the vault length (e.g., 4' wall with 19.5' of exposed vault wall on top). If this isn't possible, I would like to request that the landscape architect provide some type of landscaping or trellising along the vault wall. As you know, the property to the south will be proposed soon for annexation and a future access is anticipated at this location. The vault wall exposure will make for an abrupt entry statement. So it would be appreciated if, at a minimum, site landscaping could help address this.

Thank you!
Berni

From: [Berni Kenworthy](#)
To: [Anthony W. Burgess](#)
Cc: [Michael J. Bateman](#); [Nikole CH. Coleman](#); [Robert Ekelmann](#)
Subject: RE: Johnson Ridge
Date: Tuesday, June 09, 2020 12:24:03 PM

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Thank you. Just for the record, an entry at this location which is the existing entrance to the site will be seriously reviewed in the future (I understand sight distance etc may present challenges). It may only be a RIRO, but it would be ideal to have an entrance here.....in which case, this would be an abrupt entry statement. In any case, I appreciate the SEPA screening condition. Are the SEPA conditions online? I think I missed those.

Berni

From: Anthony W. Burgess <aburgess@cityofpoulsbo.com>
Sent: Tuesday, June 9, 2020 11:34 AM
To: Berni Kenworthy <berni.kenworthy@axislandconsulting.com>
Cc: Michael J. Bateman <mbateman@cityofpoulsbo.com>
Subject: FW: Johnson Ridge

Berni,

Please see the response from the Johnson Ridge Project Engineer below, as requested.

Anthony Burgess | Engineer 1
City of Poulsbo Engineering Department
200 NE Moe St. Poulsbo, WA, 98370
Phone: 360.394.9739
aburgess@cityofpoulsbo.com
<https://cityofpoulsbo.com/engineering/>

Good afternoon. Hope you're staying safe and well in all this weirdness.

I appreciate you forwarding over the latest comment from the neighbor immediately south of Johnson Ridge. It appears they are looking for our project to move the vaults further north away from their property line and/or to provide some form of trellis and plantings to cover the exposed vault wall to avoid "...an abrupt entry statement..." at their future road connection. They cite a required 20' setback per SMMWW III-3.2.3 as a basis for moving the vault back. However, that section clearly defers vault setbacks to local jurisdictions and the 20' setback it refers to is only "suggested" absent other local standards.

The vaults are both currently set back at least 10 feet from the neighboring property lines to accommodate the required perimeter landscape buffer. As stated in our previous response, the walls along all site boundaries were lowered to no more than 4 feet and the vertical plantings between the property line and vaults will provide a natural screen of the exposed concrete face. This was in-part in response to the neighbor's consultant's previous responses. Neither vault is located immediately adjacent or in close proximity to the potential future road connection, and concerns over "...an abrupt entry statement..." is subjective. The current location of the vaults conform to current and applicable City building and land use codes. Adjusting the vaults further north would very likely adversely affect lot count/configurations, conflict with other necessary utility corridors, and add unnecessary cost to a project that is already challenged by development costs associated with other perimeter and topographic

conditions.

It remains our team's opinion that the 10-foot setback and proposed landscape buffer will appropriately mitigate the exposed vault walls. I do not see any conflicts with current, applicable City code or development standards that would require revision to the vault locations as proposed. So, while I appreciate the neighbor's input and your consideration, I do not agree that an additional setback or trellis treatment for either of the vault is necessary or should be required for the project.

Please, feel free to call me if you would like (or feel we should) discuss this further. Thank you.

MATT HOUGH, PE

PRESIDENT

11321-B NE 120th Street

Kirkland, WA 98034

main: 425.285.2390 | fax: 425.285.2389

direct: 425.285.2391 | mobile: 425.941.5180

www.cphconsultants.com

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****We Have Moved.*** CPH's Western Washington office is now officially back in Kirkland at: **11321-B NE 120th Street, Kirkland, WA 98034.** We hope to be enjoying the new space and introducing it to our clients in person very soon. For now, though, the CPH team is working safely from home and doing our best to keep things business as "usual" for you in these unprecedented times. We wish all the very best, good health, and safety to you and those close to you. Please, take care.

From: Michael J. Bateman <mbateman@cityofpoulsbo.com>

Sent: Tuesday, May 26, 2020 9:28 AM

To: Matt Hough <matt@cphconsultants.com>

Cc: Anthony W. Burgess <aburgess@cityofpoulsbo.com>; Nikole CH. Coleman <ncoleman@cityofpoulsbo.com>

Subject: FW: Johnson Ridge

Hi Matt –

It looks like this comment from the engineer representing the Ekelmann property adjacent to your project did not get forwarded to you yet for your response. Please let us know if you'd like to discuss these items with us prior to generating your response.

Regards –

Michael Bateman, PE

City of Poulsbo Engineering Department

200 NE Moe St, Poulsbo, WA 98370

Ph: 360-394-9744 Fax: 360-697-8269

From: Berni Kenworthy <berni.kenworthy@axislandconsulting.com>

Sent: Wednesday, May 6, 2020 7:41 AM

To: Anthony W. Burgess <aburgess@cityofpoulsbo.com>

Cc: Michael J. Bateman <mbateman@cityofpoulsbo.com>; Nikole CH. Coleman <ncoleman@cityofpoulsbo.com>;

rekelmann@yahoo.com

Subject: Johnson Ridge

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Good morning,

I have been reviewing the Johnson Ridge 3/30/2020 plans and have a couple comments. First, I am appreciative that the applicant moved the southern road connection to be an at grade connection (thank you!). I also appreciate the modifications to soften the wall heights along the southern border. However, I am wondering if there is more that can be done. I understand that there is no way around walls given the topography of the Johnson Ridge property, and if you're going to have site walls it makes a lot of sense to utilize the vault wall for two purposes.

I do not have full scale drawings at the moment, but it doesn't look like the southwest vault is meeting the required 20' setback from property lines (it's tough to tell on screen – 2014SWMMWW Vol III III.3.2.3 Detention Vaults). That aside, is it possible for the vault to be pushed even further north and elongated to provide even more separation from the Ekelman property? As designed, there is still significant vertical relief for much of the vault length (e.g., 4' wall with 19.5' of exposed vault wall on top). If this isn't possible, I would like to request that the landscape architect provide some type of landscaping or trellising along the vault wall. As you know, the property to the south will be proposed soon for annexation and a future access is anticipated at this location. The vault wall exposure will make for an abrupt entry statement. So it would be appreciated if, at a minimum, site landscaping could help address this.

Thank you!

Berni