

EXHIBIT M

**Public Comments received
after staff report was issued**

From: [Elizabeth Asche](#)
To: [Nikole CH. Coleman](#)
Subject: Spencer development
Date: Monday, January 25, 2021 5:49:32 PM

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Hi there,

Prior to tomorrow's meeting, I wanted to share a recommendation that the developers of the Spencer plat utilize Urdahl rd, the main thoroughfare between Finn Hill and the development, for heavy equipment and other frequent traffic. Ashby, Cascadian, and Westwood streets within the Westwood crossing development have small children at play often.

I have also noticed several bald eagles in the area and wanted to make sure this is noted within the development plan. I understand they are no longer endangered species, but am not sure if something can or should be done to retain their environment.

Thank you,

Liz Asche
Westwood crossing resident
Poulsbo

Sent from my iPhone

01/25/2021

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CC: Mr. Dan Spencer
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Dear Ms. Coleman,

After now having had chance to review the Spencer PRD and Preliminary Plat staff report, I have a few comments and questions I'd like to see addressed in any text or conditions of approval for the application.

1. Stormwater runoff during construction and after completion

I recognize this is addressed by standards during construction, but I would just like to emphasize that water flows at the end of the Urdahl Road across property lines. The Westwood Crossing development, inadvertently redirected water from the site and adjacent property to the north that then comes down onto our property. We have been in contact with the developer and City on this issue. One of the reasons cited is Urdahl Road has a non-standard crown angle at its dead-end, and does not direct water back into Westwood storm drains as was designed. It instead allows water to go over the top of Urdahl and onto our property. The problem was not the developer's per se, but only became manifest when winter storms showed it up and we saw where water was coming from a neighbor's property where it had never previously flowed from.

We request mitigation measures (construction/final) include design review for stormwater impacts offsite, and verification the design was implemented correctly to prevent further problems with water being unintentionally redirected onto our property.

2. Dirt/Mud On Urdahl Road During Construction

There are four families at the end of Urdahl with elderly members, and two in power wheelchairs. Mud and dirt are not as big a deal with people not confined to a wheelchair, but for those who are and those who help them, the dirt that gets onto vehicles and the wheelchairs goes everywhere, and can damage the electronics. It is not always possible to go on the sidewalks, so please consider how to mitigate this impact on Urdahl Road itself. We request routing heavy equipment into the site with the least impact on the main road and sidewalks, as well as doing additional street cleaning during construction.

3. Traffic During Construction / After Completion

When looking on the link listed in the "notice of public meeting", the permit number listed wasn't found. I was unable to look at "Appendix L" that apparently is the Gibson traffic study. Unfortunately, I've only been able to begin reviewing this today, with no time left to track it down. My main question is what percentage of traffic is coming in/out the Westwood Crossing-Reliance entrance to the property vs. the Ashby or Malbec entrances? Is this a different percentage between construction and completion? Our concern is the farther we get into this development area with no outlet connections to Rhododendron means that Urdahl is still the most likely candidate to handle the traffic increase. Its become a very busy road these last few years.

4. Source Of Electrical / Natural Gas Utilities?

I did not see where specifically the connections will be made for electric and natural gas - just water, storm and sewer connections. Are there any proposed utilities easements needed for the PRD that affect Walker property?

Thank you for considering and answering these questions. Sincerely, Brad and Lisa Walker