

EXHIBIT K

PUBLIC COMMENTS

Neighborhood Zoom Meeting Notes

November 10, 2020 from 7 - 8:30 pm

Attendees

- Mark and Amy Hoffman (neighbors) macdhoff@comcast.net
- Julie Swenson (property owner) p.j.swenson@comcast.com
- Rick Gehrke (North Kitsap School District Capital Programs) rgehrke@nkschools.org
- Nikole Coleman (City of Poulsbo) ncoleman@cityofpoulsbo.com
- Sharon Snook (MTT Construction) sharon@mttholdings.com
- Timothy Witten (Team4Engineering) timothy@team4eng.com
- Lyn Wiltse, facilitator (PDSA Consulting) lyn@pdsaconsulting.com

Action Items:

- Nikole: Send City Engineer contact information to Rick.
- Timothy: Send Traffic study document to Mark and Rick.
- All: Feel free to email Timothy and/or Sharon with additional questions.
- Lyn: By November 13 send notes from this meeting to Nikole to post on the City's website.

Welcome / Introductions / Review of Agenda

The purpose of the neighborhood meeting is to provide a forum for interested individuals to meet with the applicant to learn about the proposal early in the review process, provide an opportunity for meaningful public input including questions and dialogue about any concerns. 12 invitations to this meeting were sent to those within 300' of this property.

After reviewing meeting norms and the agenda for this remote meeting, the facilitator asked participants to introduce themselves and explain why they are attending the meeting. She also asked them to enter their email addresses in the Chat box so they can be included on future communications. She explained that her role is to ensure everyone has a voice and comes away with a clear understanding of the proposed project along with the plat approval process, including next steps.

Project Description

City of Poulsbo's Definition of Planned Residential Developments (PRDs)

Timothy started by referring folks to the handout available at:

<https://cityofpoulsbo.com/wp-content/uploads/2019/03/PRDHandout.pdf>

Timothy explained that a PRD is a development designed to provide greater variety, creativity and diversified residential projects; preserves or protects unique or sensitive physical features; promotes more economic and efficient use of land; and provides open space and recreational amenities; than would be possible under conventional land development. PRDs include "creative and superior design" and foster site design that provides innovative and compatible developments that create a "sense of place."

Description of Swenson Plat Approval Process

Timothy explained they had a pre-application conference with the City of Poulsbo, which included good conversations about improvements and changes to be made.

The next step is this Neighborhood Meeting, which is being held via Zoom due to the pandemic. Public comments from this meeting will be noted. Timothy will address each one individually and this will all be rolled into the public record. Subsequent steps are the PRD Plat Preliminary Approval and then the PRD Plat Final Approval by the Hearings Board.

By November 13, the notes from this meeting will be posted to the City of Poulsbo's website: www.cityofpoulsbo.com. November 24 is the deadline for additional comments/questions that should be sent to Nikole.

General Description of the Swenson Project:

Timothy projected the plat map for the project which proposes to subdivide an existing 18.64-acre real parcel to create 86 single family residential lots, roads, landscape and open space areas, storm drainage facilities and other associated utilities. The property is in the northwest corner of Poulsbo.

The Swenson PRD includes retention of trees, provision of open space and amenities, seating, gazebo and exercise circuit and walking path to existing bike/pedestrian trails. It also includes a possible path to the Vinland Elementary School.

Rick suggested the proposed trail be moved to the east or the west. Timothy responded that would be easy to do and the location in the drawing was based on providing the easiest access.

Studies Needed: There is a significant tree survey that calls for retaining at least 25% of existing large trees (10' in diameter and chest high). He also highlighted a Traffic Impact Analysis (TIA) that looks at existing conditions compared to projected traffic Levels of Service (LOS) and delay at nearby intersections in 2026 with and without the Swenson Plat. Tim offered to send out the 90-page study to all who would like to receive it. It connects to the Urdahl Road area. Nikole explained the Spencer 81 plot PRD plat will likely be approved early next year and break ground in spring or summer of 2021. The Spencer plat is at the end of Urdahl Road. Houses can't be built until all the roads and utilities are in. The Swenson development won't get underway until the Spencer project is complete.

Amy asked about the width of the tree buffers along Rhododendron Lane. Timothy responded 20' within the plat and in effect it will be double that on the outside border. The Swenson path will connect to the Finn Hill Shared Use Path that ends at the school entrance. The path will be 6 ft. wide and the asphalt surface will be re-done. Both the Spencer and Swenson plats are constructing a path that will connect through the developments and create an off-street path for kids, etc. She also asked about the difference in density if it wasn't a PRD. Nikole replied there is no density bonus with a PRD. They would have to build even more public amenities. With the PRD the applicant can build smaller lots, but we get more open space. Density is 4-5.

Mix of architectural styles, floor plans, etc.

Sharon showed street-view photos of homes as she described the four types of plans ranging from 1,800 square ft (two bedroom/two bath) to 2,500 square ft. (four bedroom/2.75 bath). Each plan has two distinct architectural styles, siding, etc., and these will alternate throughout the development. She further explained they are considering adding a fifth plan so altogether there will be 8-10 combinations of style.

For more sites and plans she invited folks to go to their website: www.mtthomesnw.com

Question & Answer, Open Discussion

Amy asked if there was anything the applicant could do to address the aesthetics of the large cell tower in the area. Perhaps a large tree buffer? Amy was among the property owners in the area who initially lobbied for a smaller tower. She noted the property behind the tower has been logged the tower is an imposing eye sore.

Amy also asked that every consideration be given to minimizing light pollution in the area.

Mark asked about when construction might start and how long it will last, especially the noisy part. Nikole explained that after engineering is approved, they will start the land development phase (roofs, curbs, sidewalks, and gutters) which takes 9-12 months. Vertical construction occurs after the building permits have been approved. A house can be constructed in as little as five months. She also noted there will be 86 lots. It is noisiest during frame construction. City staff are very responsive to complaints of violations of the City noise code.

Amy asked about steps being taken to assure the new development is environmentally friendly (e.g., white or light-colored roofs). Timothy said numbers with this development will qualify for a bus stop. Sharon explained MTT is seeking green build credits (6 credits per house) as per the new energy code that takes effect February 2, 2021.

Mark reported that traffic is worst Monday through Friday when school starts (8-9am) and when it's time for kids to get picked up (2-3pm). There is a new sidewalk to the south that has a curb where people used to queue up. He predicts that without that pullover spot, traffic will queue up all the way down to Finn Hill. He is very concerned.

Rick agreed the schools need to be thoughtful and strategic in their planning. The City of Poulsbo is trying to create walkable communities with family-oriented amenities. Nikole said city engineers are aware of the traffic issue Mark mentioned. This is one of the few school districts in the region that is growing, and a robust long-term strategic plan is really needed. She will send Rick the contact information for the City Engineer. She also noted that regarding traffic LOS, the City is okay with level F.

Julie asked if the street names in the project map are permanent, noting that Swenson was misspelled. Timothy replied that the names are just placeholders. Nikole suggested using A,B, and C until the final names are decided.

Next Steps / Adjourn

Sharon thanked everyone for their participation and feedback in the meeting.

Next Steps:

- By Nov. 13 notes from this meeting will be posted to: www.cityofpoulsbo.com

- Until Nov. 24 send additional comments / questions to: Nikole Coleman, Senior Planner
ncoleman@cityofpoulsbo.com
- Feel free to email Timothy and/or Sharon with additional questions.

From: [Judy Guttormsen](#)
To: [Edie Berghoff](#)
Subject: Proposed Winslow Ridge Subdivision comments
Date: Tuesday, April 27, 2021 10:19:09 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Poulsbo Planning Department,

Thank you for the opportunity to review and comment on the proposed Winslow Ridge Subdivision and make suggestions on how it could be made better and of more benefit surrounding neighbors.

Comments regarding Reliance Street *This proposed subdivision and surrounding neighborhoods would benefit greatly if Reliance Street was eliminated and instead the area retained as a forested tract with a community walking path. Eliminating another car/pedestrian intersection along Rhododendron Lane would be beneficial to pedestrian safety and enjoyment of the walking trail. The Rhododendron walking trail gets tremendous use and limiting intersections to one (Swenson Street) along this area would be so much safer, especially so close to the school. Keeping it forested will benefit the tree retention area on the north side of the proposed subdivision as it could help buffer the strong winds coming from the south during our wind events. The two five acre parcels immediately north of the proposed subdivision that were clear cut recently have experienced wind throw onto adjoining properties.*

Keeping more trees benefits everyone as does the elimination of pavement and additional traffic.

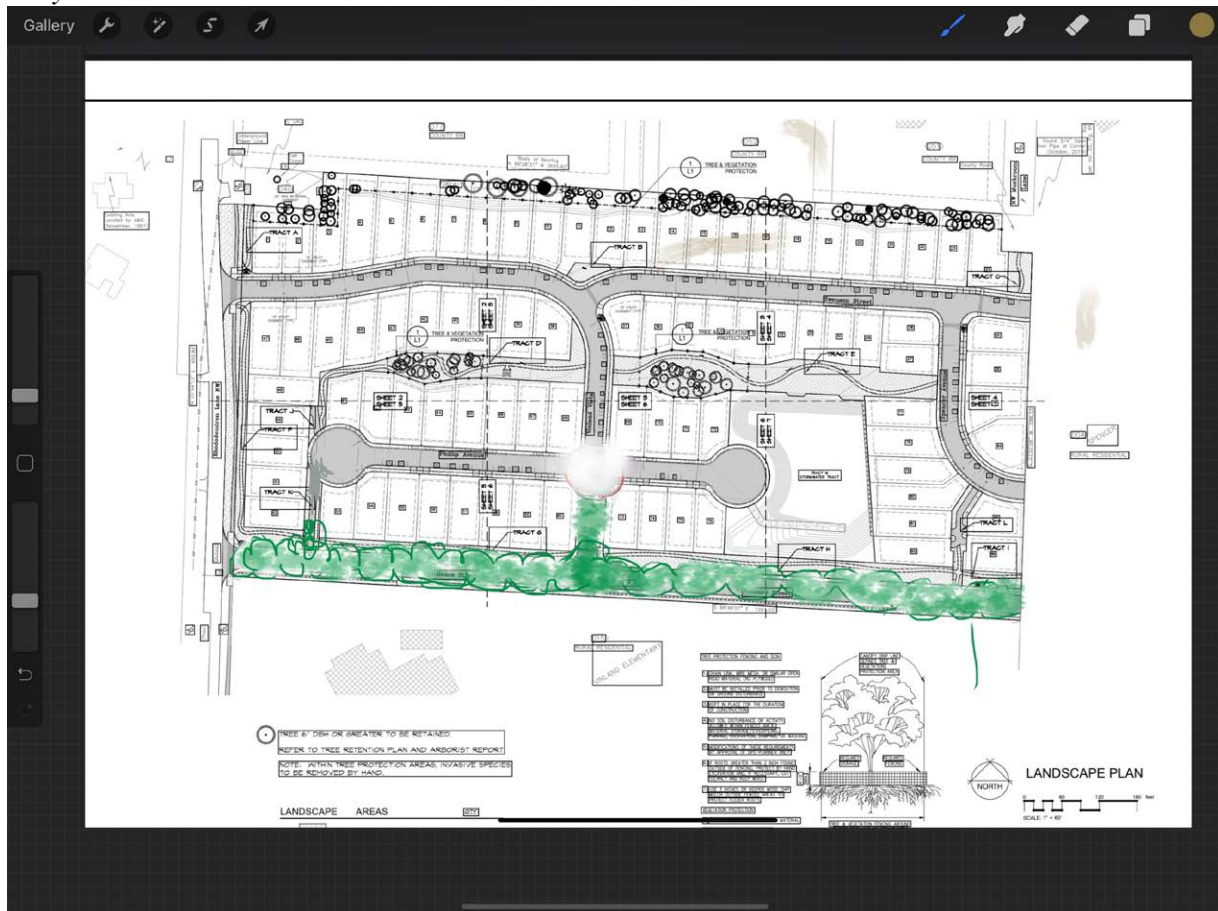
Tree retention on north side of the proposed subdivision and internal tree retention tracts.

What will keep the owners who buy lots with tree retention on the back 25 feet of their property vested in keeping those trees? Who replaces trees that fail? Are individual homeowners responsible for tree health, upkeep and replacement? How do you insure that happens? Will these homeowners be aware of their tree requirements upon purchase of their homes? As a homeowner in the adjacent Vinland Crest Development I appreciate our green belts everyday but the HOA bears considerable costs in the upkeep of them in this changing climate.

Landscape Maintenance and storm water jail

I walk through the very similar development of Vinland Point regularly and have been alarmed about the heavy pre emergent chemical use their landscape maintenance company seems to employ in the entrance areas. That is a concern because some must certainly be entering the ground water. I could not tell whether there was to be a turfed area within the proposed development. If so could some of it be converted to rain gardens to infiltrate storm water runoff from the roads. The storm water infiltration area should be better designed to incorporate appropriate plantings and less steep slopes so it is more aesthetically appealing. It would thus be more of a natural feature instead of an industrial designed feature. It is counted as open space after all. It could be designed to be a jewel in the development instead of an eyesore.

Sincerely,
Judy Guttormsen





Vinland Crest Homeowners Association

April 27, 2021


Dear City of Poulsbo,

We, the Vinland Crest Homeowners Association (VCHOA) are providing our comments and concerns to the new Winslow Ridge development of 86 homes on Rhododendron Lane NW.

1. Increasing traffic volume leading to congestion along Rhododendron Road after adding a new walkway and road realignment causing backups twice daily in front of Vinland School.
2. Safety concerns of our children and family members walking to/from Vinland Elementary School due to increased traffic volume at VCHOA entrance crosswalk, especially in winter's dark mornings.
3. Homeowners safety with 86 more families in a condensed development for crime and home security violations as a result of more residences as targets for theft and criminal activity.
4. Potential increase in property encroachments into the private VCHOA development leading to unpleasant issues.
5. Enforcement of speed limits at 25 MPH and 20 MPH during school start and close of day.
6. The reduction of quiet enjoyment of our homes with the addition of mass housing units.
7. Will Winslow Ridge have a homeowners association?
8. How will the City and County address the additional demands on basic utilities usages uninterrupted, especially the immediate water supply needs in our small area?

We appreciate the opportunity to submit our comments and concerns before this development get underway and hope our concerns are considered to make for a better community for all.

Respectfully submitted,



Lynn K. Assert, President, Board of Directors, Vinland Crest Homeowners Association

19689 7th Ave. NE Box 158, Poulsbo, WA 98370

<https://vinlandhoa.wordpress.com/>

vinlandhoa@gmail.com



Business Office
18360 NE Caldart Avenue
Poulsbo, WA 98370
(360)-396-3010
Nkschools.org

Edie Berghoff
City of Poulsbo Planning Department
200 NE Moe St
Poulsbo, WA 983780

EXHIBIT K
COMMENT E

Dear Ms. Berghoff,

In response to the Notice of Application for the Winslow Ridge Residential Development, North Kitsap School District requests the following.

1. Collection of school impact fees for the residential development.
2. A Curb cut out on Reliance street that would be 30 feet wide starting at a point 100 feet from the northeast corner of the Vinland Elementary plot.
 - a. This access would allow for the potential future development of additional parking or parent drop off options for Vinland elementary with the goal of easing the traffic congestion currently on Rhododendron.
 - b. Vinland Elementary is North Kitsap School District's largest enrollment elementary school. With the addition of many residential units to the north and east of the school enrollment is expected to grow.
 - c. The eastern 3 acres of the Vinland elementary property could developed to have parking lot access with access to Malbec and Reliance streets as well as additional walking paths for the additional neighboring school children.
 - d. NKSD would request curbing on Reliance street to allow for future driveway access.
3. A Curb cut out on Reliance street 30 feet wide located across from Vinland Vista street
 - a. This curb cut out would allow the potential for future access for traffic and service entrance to the Vinland elementary property.
4. Applicant shall be responsible for any easements, design, of construction for connecting a walk path that would connect to the current safe school walk path to Vinland Elementary along Rhododendron street.
5. Applicant shall be responsible for design and construction of any pedestrian access along Reliance street in the vicinity of the crosswalk near Vinland Vista.
6. The ability to connect to utilities the run along Reliance Street via utility vaults that would be appropriately placed in a location in the southeast region of the Swenson plat to connect to future services in the northeast region on the Vinland plat.

If you have any questions, please feel free to contact me.

Sincerely,
Jason Rhoads
Executive Director – Business, Finance & Operations
North Kitsap School District

All in for All Students



Business Office
18360 NE Caldart Avenue
Poulsbo, WA 98370
(360)-396-3010
Nkschools.org

Edie Berghoff
City of Poulsbo Planning Department
200 NE Moe St
Poulsbo, WA 983780

EXHIBIT K
COMMENT F

Dear Ms. Berghoff,

In response to the Notice of Application for the Winslow Ridge Residential Development, North Kitsap School District requests to add the additional comment to our May 6, 2021 letter.

1. It is North Kitsap School District's understanding that no storm water is intended to be routed through the Vinland Elementary property.
 - a. NKSD does not to release any easements to stormwater management without additional agreements with developers.

If you have any questions, please feel free to contact me.

Sincerely,

Jason Rhoads

Executive Director – Business, Finance & Operations

North Kitsap School District

From: [Rhoads, Jason](#)
To: [Edie Berghoff](#)
Cc: [Michael J. Bateman](#); [Gehrke, Richard](#); [Gillig, Reed](#)
Subject: RE: Winslow Ridge comments
Date: Wednesday, June 16, 2021 12:31:24 PM

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Edie – sorry I missed a word as I was typing quickly

- a. “NKSD does not **intend** to release any easements to stormwater management without additional agreements with developers.”

My understanding is that Winslow Ridge was going to route all stormwater to the Spencer plat stormwater lines.

If necessary, I can get on the phone to discuss further.

Thanks,
Jason

From: Edie Berghoff <eberghoff@cityofpoulsbo.com>
Sent: Wednesday, June 16, 2021 12:26 PM
To: Rhoads, Jason <JRhoads@nkschools.org>
Cc: Michael J. Bateman <mbateman@cityofpoulsbo.com>; Gehrke, Richard <RGehrke@nkschools.org>; Gillig, Reed <RGillig@nkschools.org>
Subject: RE: Winslow Ridge comments

Hi Jason,

Can you please confirm the wording “...a. NKSD does not to release any easements...”? The applicant is requesting clarification.

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

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From: Edie Berghoff
Sent: Wednesday, June 16, 2021 9:49 AM

To: Rhoads, Jason <JRhoads@nkschools.org>
Cc: Michael J. Bateman <mbateman@cityofpoulsbo.com>; Gehrke, Richard <RGehrke@nkschools.org>; Gillig, Reed <RGillig@nkschools.org>
Subject: RE: Winslow Ridge comments

Jason,

Thank you for the additional comment, and for including Michael Bateman on this message. Please be aware all public comment is made part of the record and forwarded to the applicant.

Sincerely,

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

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From: Rhoads, Jason <JRhoads@nkschools.org>
Sent: Tuesday, June 15, 2021 4:29 PM
To: Edie Berghoff <eberghoff@cityofpoulsbo.com>
Cc: Michael J. Bateman <mbateman@cityofpoulsbo.com>; Gehrke, Richard <RGehrke@nkschools.org>; Gillig, Reed <RGillig@nkschools.org>
Subject: RE: Winslow Ridge comments

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Edie,

Please find attached additional information.

Thanks,
Jason

From: Edie Berghoff <eberghoff@cityofpoulsbo.com>
Sent: Friday, May 7, 2021 9:54 AM
To: Rhoads, Jason <JRhoads@nkschools.org>
Cc: Michael J. Bateman <mbateman@cityofpoulsbo.com>
Subject: RE: Winslow Ridge comments

Thank you Jason, we will review and let you know if there are questions.

Edie Berghoff | Associate Planner

City of Poulsbo - Planning and Economic Development
200 NE Moe Street
360-394-9748

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From: Rhoads, Jason <JRhoads@nkschools.org>
Sent: Thursday, May 06, 2021 5:14 PM
To: Edie Berghoff <eberghoff@cityofpoulsbo.com>
Cc: Michael J. Bateman <mbateman@cityofpoulsbo.com>
Subject: Winslow Ridge comments

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Edie,

I apologize for the tardiness of the submission. Please find attached NKSD comments with regards to Winslow Ridge NOA.

Thanks,
Jason

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

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EXHIBIT K
COMMENT G

**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

August 26, 2022

Edie Berghoff
Planning and Economic Development Department
City of Poulsbo
200 NE Moe Street
Poulsbo, WA 98370

**Re: Winslow Ridge Planned Residential Development (PRD) & Preliminary Plat
File# P-02-26-21-02, Ecology SEPA# 202204039**

Dear Edie Berghoff:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) mitigated determination of nonsignificance (DNS-M) for the Winslow Ridge Planned Residential Development and Preliminary Plat project. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

Under RCW 90.03.350, a Dam Safety construction permit is required for those dams or ponds that can impound a volume of 10 acre-feet or more of water or other liquids above ground level. The Winslow Ridge Planned Residential Development project references the construction of a stormwater pond. If this impoundment meets or exceeds the above referenced criteria, you will need to apply for a dam construction permit. To determine if a Dam Safety construction permit is required for your project, the applicant must submit a set of construction plans to:

WA Department of Ecology Dam Safety Office
P.O. Box 47600
Olympia, WA 98504-7600

Thank you for considering these comments from Ecology. If you have any questions or would like to respond to these comments, please contact Charlotte Lattimore from the Water Resources Program at (360) 407-6066 or by email at clat461@ecy.wa.gov.

Edie Berghoff
August 26, 2022
Page 2

Sincerely,

Kelli Sheldon

Kelli Sheldon
SEPA Coordinator

Sent by email: Edie Berghoff, eberghoff@cityofpoulsbo.com

ecc: Charlotte Lattimore, Ecology