

From: adam@brownewheeler.com
To: [Marla S. Powers](#)
Cc: ["Don Barton"; "Uli Lengenberq"](#)
Subject: P-12-05-19-01
Date: Tuesday, February 23, 2021 4:57:11 PM
Attachments: [Red Dragon Assessment.pdf](#)

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Marla,

I am forwarding to you a letter that I prepared for Uli Lengenberq regarding concerns that I have about the proposed Oslo Bay Apartments development. Mr. Lengenberq owns a parcel adjacent to the proposed development. We would appreciate it if the City of Poulsbo and the developer respond to our concerns regarding access to Mr. Lengenberq's parcel and his adjoining neighbors. In addition, if you could keep us informed about the progress of this permit through your landuse process including any deadlines or public meeting times we would appreciate it. If you have any questions regarding our concerns feel free to contact me.

Thank You,
Adam Wheeler, PE
Browne Wheeler Engineers, Inc.
206.842.0605

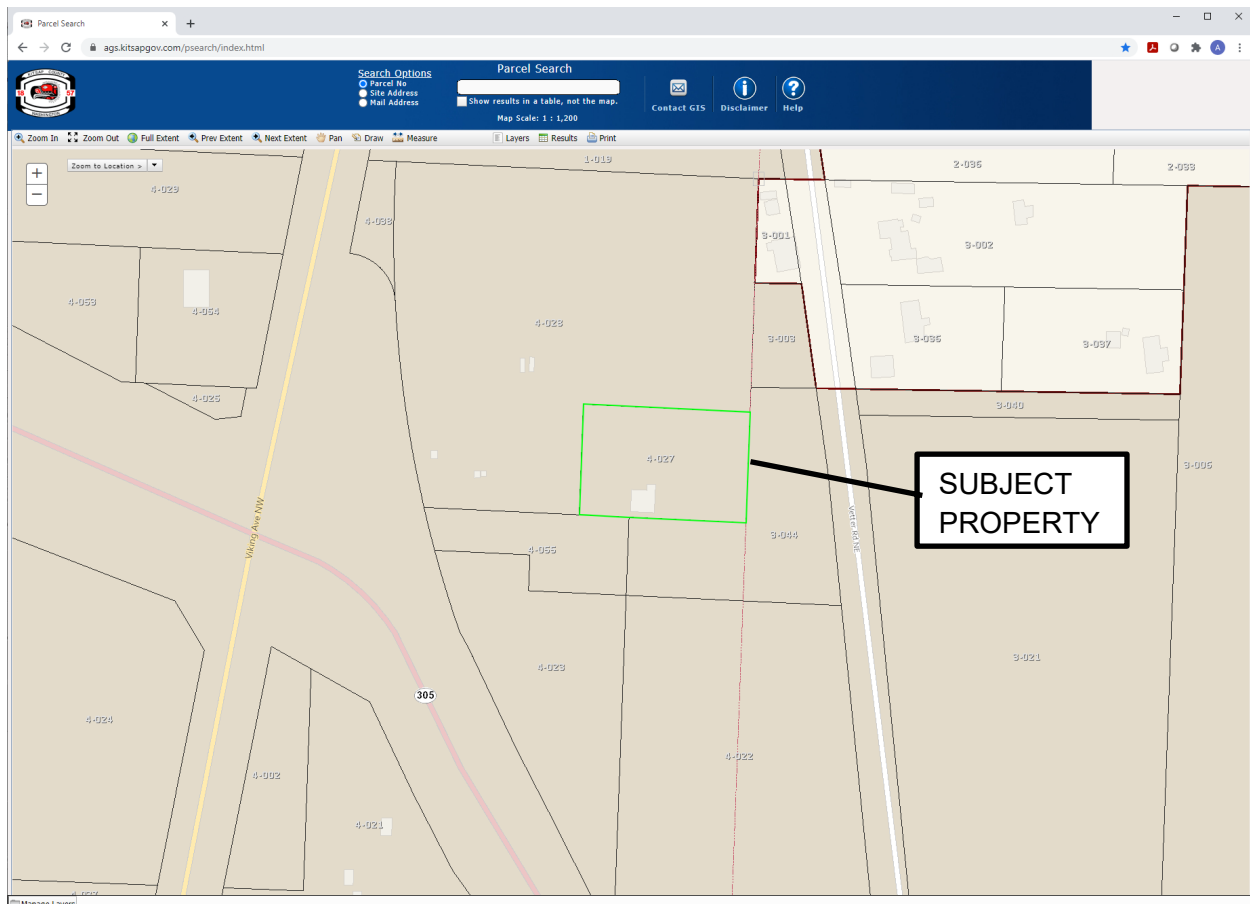
February 23, 2021

Uli Lengenber
Red Dragon Enterprises LLC
31811 Pacific Highway S, Suite B101
Federal Way, WA 98003

Re: Review of Oslo Bay Apartments Permit P-12-05-19-01

Dear Uli:

As requested, we have reviewed the Oslo Bay Apartments drawings prepared by Team 4 Engineering, dated 11/4/19. The focus of the review was the impact of the proposed Oslo Bay Apartments on your parcel (Tax Parcel 102601-4-027-2004).



Your parcel is currently zoned Light Industrial and the parcels to the south are zoned C-3 SR305 Corridor. The allowed uses in the C-3 SR305 Corridor are commercial and mixed use. The allowed uses in both of these zones typically result in a high vehicle use with a mix of passenger vehicles and large trucks.

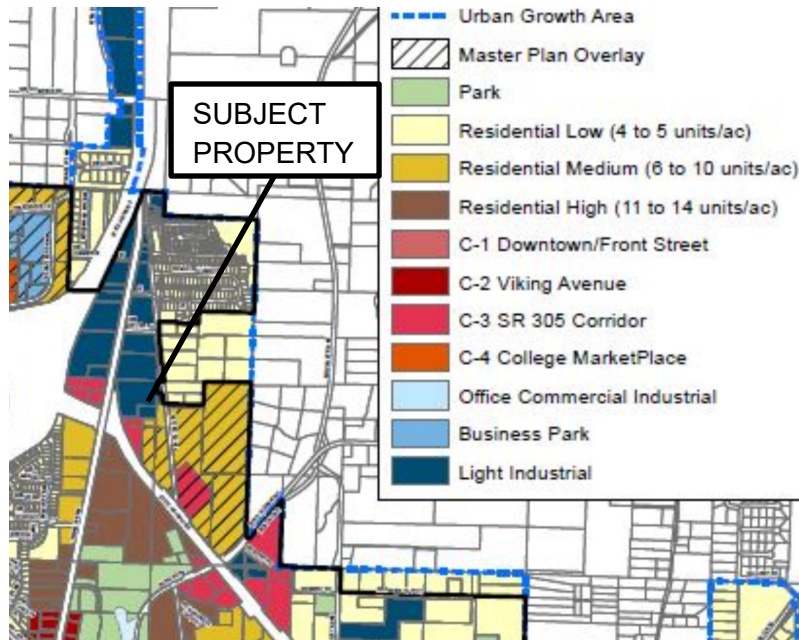
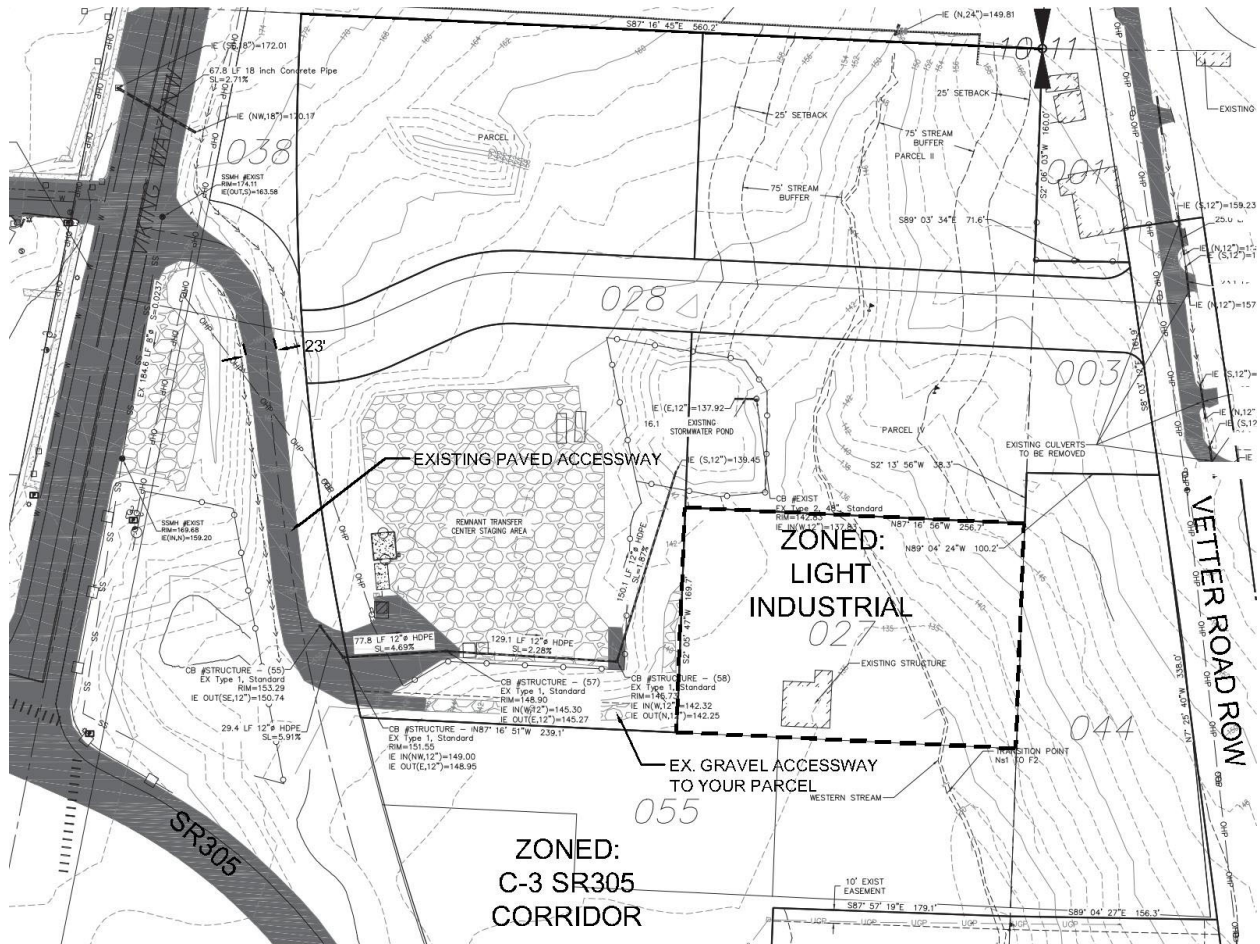


Figure 2 City of Poulsbo Zoning Ordinance Map

This area is constrained by critical areas to the east and the intersection of Viking Avenue and State Route 305 to the south and west. In addition, State Route 305 has a Limited Access Partially Control designation restricting future access for your property and those to the south. Because of these items, I recommend that the Oslo Bay Apartments development be modified to provide an accessway meeting fire code requirements for the future development of your parcel and the adjoining parcels to the south. In addition, I recommend that the existing easement through Tax Parcel 102601-4-028-2003 for the benefit of your parcel be widened from 20 feet to 30 feet.

Currently your parcel is accessed from Viking Way approximately 400 feet north of the intersection with State Route 305. The paved accessway extends from Viking Way within County/State right of way until entering Tax Parcel 102601-4-028-2003. The approximate width of the paved accessway is 23 feet, which provides two-way traffic. Once the accessway enters the Parcel 028 it splits with one portion heading northeast and the other portion heading east. Your parcel utilizes the east leg. After this point, the accessway changes to gravel and continues east within a 20 foot wide easement. At the southeast corner of Parcel 028 the gravel accessway turns north for approximately 100 feet before turning east and into your parcel. An easement on Parcel 028 has been recorded with the County that appears to cover the accessway. The grade of the existing paved access way is approximately 6% with areas over 8%.



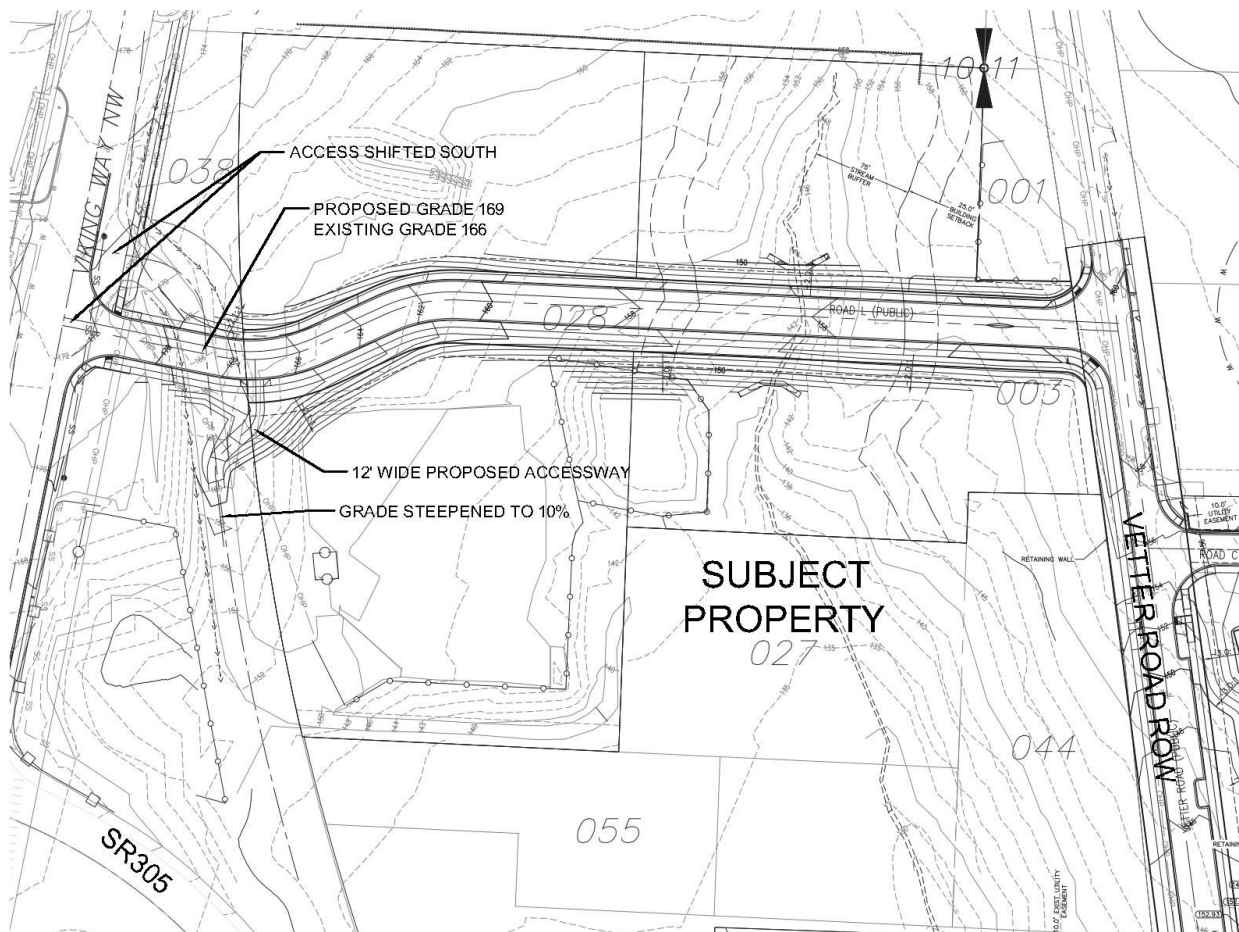


Figure 4 Current Oslo Bay Apartments
(Based on information shown on Team 4 Engineering drawings)

The proposed changes to the existing access alignment will limit the use of large trucks on your property and those to the south because of the tight alignment curves. In addition, the steepened grade will impact the ability of large trucks from entering and leaving. The width of the proposed access shown on the drawings will limit travel from this area to single lane traffic, opposed to the existing access which provides two-way access.

I recommend that the Oslo Bay Apartments development be modified to provide an accessway meeting fire code requirements for the future development of your parcel and the adjoining parcels to the south. In addition, I recommend that the existing easement through Tax Parcel 102601-4-028-2003 for the benefit of your parcel be widened from 20 feet to 30 feet.

Submitted by,
BROWNE WHEELER ENGINEERS, INC.



2/23/21

Adam E. Wheeler, PE
President

From: [Susan Lindsey](#)
To: [Marla S. Powers](#)
Subject: Fw: Oslo Bay Apartments Comments
Date: Tuesday, February 23, 2021 10:15:44 AM
Importance: High

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To: City of Poulsbo - Marla Powers, Associate Planner
From: Brad and Susan Lindsey

2/23/2021

We are property owners on the East boarder of the proposed Oslo Bay Apartments complex. We have lived on our property for over 25 years and we have witnessed the changes in Poulsbo. The proposed project will impact our property significantly. Our property is zoned Rural Protection (1 Unit/per 10 Acres) and this project property is zoned high density. Our concerns are over the clearing of trees and vegetation and the how this impacts our rural property.

Drainage and Water Run off issues.

After reviewing the Drainage Report from 2017, I noticed it has the drainage flowing to the South. I would like to go on record to show that the water also drains to the East across the properties on this boarder and flows through curtain drains to small holding area and culvert that flows down a very steep drive way hill on Eagle Rock Way into a ditch on Big Valley Road. This ditch has been known to breach over the roadway of Big Valley. My concern is that this water flow is significant now, once the trees and vegetation are gone it could cause damage to our driveway and possibly Big Valley Road.

I would also like to add to the record the homes on the East boarder have wells that are replenished from the Big Valley aquifer. The density of this project could impact how much water our wells produce.

Building 2 and Building 4.

These two buildings and parking area and driveway are very close to the property line of the East boarder. I am concerned about the car headlights pointing directly into our property, parking lot lighting and noise from 13 apartment buildings encroaching on our rural property. I would like to propose adding an extra 50' to the current 50' buffer for a total of 100' buffer between the City Property that is zoned high density and the properties on the East boarder that are zoned Rural Protection.

Traffic Study.

I have reviewed the traffic study and I am deeply concerned about the impact of the 15 outlined projects pending for Poulsbo. Ten of these projects are not complete so the impact of them is relatively unknown. The study indicates a 2% increase in traffic once these projects are completed. I am worried the impact will be much greater especially on SR305 and Bond Road. This area is currently very congested and this is without the impact of 10 of the projects slated for the future of Poulsbo. I would also like to mention the Summer weekend traffic from the Bainbridge Island and Kingston ferries and the Hood Canal Bridge can cause delays and traffic back up if there are bridge closures or ferry delays.

I would like to thank the City of Poulsbo for taking the time to think about and consider the impact of the Oslo Apartments project on rural property outside the city limits.

Best Regards,

Brad & Susan Lindsey
535 NE Eagle Rock Way
Poulsbo, WA 98370

Bronwen Walters

12356 N.E. Brigantine Crt
Kingston, WA 98346
(360) 297-2431
bronwen.walters@gmail.com

23 February 2021

Maria Powers, Associate Planner

Planning and Economic Development Department
200 N.E. Moe Street
Poulsbo, WA 98370
(360) 394-9737
mpowers@cityofpoulsbo.com

RE: Oslo Bay Apartments, TYPE II Site Plan Review Application

Dear Ms. Powers,

Following are my comments, concerns and suggestions regarding the proposed Oslo Bay Apartments project; and, it's continuation- particularly in these unprecedented times.

Covid-19 and the trade issues with China have significantly impacted the supply-side of the construction and housing industry; from building materials to home appliances, resulting in long delays, or stopping projects indefinitely. A model for REIT and foreign investors. Consequently, an examination by an objective party into the reality of 2010 projections, completion dates and costs. A cost paid for by Edward Rose & Son not the taxpayers.

Two visits to the new St Michael Medical Center, in Silverdale presented an excellent example of the disastrous mix of pandemic and bungled trade agreements- completion dates have been missed with only a portion completed. And, the small portion that is open can't hire enough healthcare practitioners to meet the demands. This shortage is critical and can't be purchased, it will take time; new doctors and nurses need to be educated.

The same is true for education, fire and rescue, and every law enforcement agency. The pandemic has depleted and exhausted these heroic men and women. They deserve a rigorously thorough assessment of the impact the proposed Oslo Bay Apartments project will have on their lives. And the taxpayers deserve to know how much more their property taxes will increase as we get stuck with the bill for new schools, more teachers, more police, and more firefighters. The pandemic has changed the way we do most everything. And, no one can predict with any certainty when it will end.

The Oslo Bay Apartments project must be reassessed. Relying on calculations and projections from 11 years ago is unthinkable. No rational person would do that. Now, add in the costs of a pandemic, and fractured trade agreements with China. No reasonable person would take such a risk - why are you?

Sincerely,

Bronwen Walters

Your Name

From: [Dale Richardson](#)
To: [Marla S. Powers](#)
Cc: [Kimiko Richardson](#)
Subject: Public Comment Regarding Project Oslo Bay Apartments, Permit # P-12-05-19-01
Date: Friday, February 12, 2021 5:04:19 PM

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Marla Powers –

This is in response to a Notice of Land Use Application we received by mail regarding a project named **Oslo Bay Apartments, Permit # P-12-05-19-01**.

My name is Dale Richardson. My wife and I have lived for nearly six years at 589 NE Eagle Rock Way, Poulsbo. Our home is accessed by Eagle Rock Way, but is located on the corner of Bond and Big Valley Road, very near the proposed site of Oslo Bay Apartments. One of our concerns is the increased amount of vehicle traffic on SR 305 and Bond Road that will be created by the project. I suspect that the intersection of SR 305 and Bond Road is currently the busiest intersection in North Kitsap County. SR 305 is very heavily trafficked, to the point that it has designated commuter lanes. Bond Road, the primary link between Poulsbo and Kingston, leading to the Kingston Ferry, also has very heavy traffic, so much so that, due to traffic noise, we have replaced all the windows on the Bond Road side of our house with windows normally installed in houses near airports. The project plans to place a club house at the intersection of SR 305 and Bond Road. We propose that, before the project is approved, a study be conducted to determine the effect of a club house servicing 468 units will have on the SR 305/Bond Road intersection, that the study show the history of traffic violations and accidents at and surrounding the SR 305/Bond Road intersection, and reasonably estimate the increase in violations and accidents that will result from this project at the intersection, and along SR 305 and Bond Road. We suggest the study assess the effects the project will have on commuter traffic in the area.

We are also concerned about the effect the project will have on wildlife in the area. We frequently see deer on our property, sometimes raccoons, and even the occasional coyote or bear. Judging by the area covered, it appears Oslo Bay Apartments will put an end to their habitat.

Finally, we are very concerned with the potential for landslide. Eagle Rock Way slopes sharply uphill from our house, and it appears from the project map that apartment buildings will be built uphill from Eagle Rock Way above our home. During rainy months, we see significant run-off erosion down Eagle Rock Way to the point where we have had to have the road resurfaced twice in the past five years. We need to have assurance that Oslo Bay Apartments will not increase the landslide threat to our property.

Thank You,

Dale Richardson
Dalerichardson55@outlook.com

Sent from [Mail](#) for Windows 10

From: [Debbie Daves](#)
To: [Marla S. Powers](#)
Subject: Olso bay apartments
Date: Wednesday, February 17, 2021 2:58:28 PM

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Hi

I saw the article in the Kitsap sun for the residential apartments going to be built.

My question is are these going to go off your income? I already live in Windsong apartments. But, I have a 4 year maintenance repair list. Which each Inspection they just keep adding more items that are wrong with our apartment.

But, as I said we are still waiting for the items to be repaired. But, they argue the fact that we have black mold in our unit.

This is why I'm inquiring about these apartments. Where do we get a application for these units?

Sincerely

Debbie Sybertz Jr.

From: [Jeff Russell](#)
To: [Marla S. Powers](#)
Subject: RE: Proposed North Road Maintenance and Operations Facility
Date: Thursday, February 18, 2021 2:31:01 PM

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Great, we can all take great comfort in the knowledge the destruction of the peninsula for profit will be documented.

From: Marla S. Powers [mailto:mpowers@cityofpoulsbo.com]
Sent: Thursday, February 18, 2021 12:07 PM
To: Jeff Russell
Subject: RE: Proposed North Road Maintenance and Operations Facility

Mr. Russell,

Thank you for providing public comment on this proposal. Your public comment has been added to the file of record.

Sincerely,
Marla

Marla S. Powers
Poulsbo Planning & Economic Development
360.394.9737

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From: Jeff Russell <jeff.w.russell@gmail.com>
Sent: Tuesday, February 16, 2021 11:08 AM
To: Becky Erickson <berickson@cityofpoulsbo.com>
Cc: Karla Boughton <kboughton@cityofpoulsbo.com>; Edie Berghoff <eberghoff@cityofpoulsbo.com>; Nikole CH. Coleman <ncoleman@cityofpoulsbo.com>; Marla S. Powers <mpowers@cityofpoulsbo.com>; Jess Rae <jrae@cityofpoulsbo.com>; Becky Erickson <berickson@cityofpoulsbo.com>; robert@robertgelder.com; kitsapsun@gannett.com; tward@soundpublishing.com; 'Robert Gelder' <rgelder@co.kitsap.wa.us>; 'Jacques Dean' <Jdean@co.kitsap.wa.us>
Subject: RE: Proposed North Road Maintenance and Operations Facility

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Not surprisingly the efforts to destroy the paradise that is or soon was Poulsbo, by turning it into just

another strip cleared Silverdale, continues full speed ahead.

<https://cityofpoulsbo.com/oslobayapartments/>

And as a result an intersection that is already a mess will be made worse.

But hey, not to worry, we can put in some roundabouts in locations along 305 that have nothing to do with traffic flow or safety, I'm sure that'll help.

From: Jeff Russell [<mailto:jeff.w.russell@gmail.com>]
Sent: Tuesday, August 11, 2020 11:03 AM
To: 'Robert Gelder'; 'Jacques Dean'
Cc: 'kboughton@cityofpoulsbo.com'; 'eberghoff@cityofpoulsbo.com'; 'ncoleman@cityofpoulsbo.com'; 'mpowers@cityofpoulsbo.com'; 'jmatrazzo@cityofpoulsbo.com'; 'Becky Erickson'; 'robert@robertgelder.com'; 'kitsapsun@gannett.com'; 'tward@soundpublishing.com'
Subject: RE: Proposed North Road Maintenance and Operations Facility

Here's a thought experiment in empathy for you Rob (and you too Becky with your bullshit one way street).

How would it make you feel if the following took place:

The house to the left of your home is converted into a private prison for level 3 sexual predators. The house to the right is bulldozed and turned into a toxic waste dump. And the road in front of your house is bulldozed so you can't get to your home for a year or more while a roundabout no one needs or wants is built there.

From: Robert Gelder [<mailto:rgelder@co.kitsap.wa.us>]
Sent: Monday, August 10, 2020 1:53 PM
To: Jeff Russell; Jacques Dean
Cc: kboughton@cityofpoulsbo.com; eberghoff@cityofpoulsbo.com; ncoleman@cityofpoulsbo.com; mpowers@cityofpoulsbo.com; jmatrazzo@cityofpoulsbo.com; Becky Erickson; robert@robertgelder.com
Subject: RE: Proposed North Road Maintenance and Operations Facility

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Mr. Russell,

To clarify, this is within the County and not the City of Poulsbo. While the current road shop is within city limits, the proposed location is in unincorporated Kitsap and the board has reviewed the work to date.

Given that the proposed project is in a feasibility phase, we're not certain what services/programs

will ultimately be located there. We just know we need a location closer than by the Bremerton Airport for residents to drop off household materials.

We'll be learning more over the coming months and will be happy to keep you and others in the loop.

All the best,

Robert Gelder
Commissioner, District 1
Kitsap County
(360) 337-7080
rgelder@co.kitsap.wa.us
www.kitsapgov.com

General inquiries to:
kitsapcommissioners@co.kitsap.wa.us (360) 337-7080



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An APWA Accredited Agency



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From: Jeff Russell <jeff.w.russell@gmail.com>

Sent: Monday, August 10, 2020 8:18 AM

To: Jacques Dean <jdean@co.kitsap.wa.us>

Cc: kboughton@cityofpoulsbo.com; eberghoff@cityofpoulsbo.com; ncoleman@cityofpoulsbo.com; mpowers@cityofpoulsbo.com; jmatrazzo@cityofpoulsbo.com; Becky Erickson <berickson@cityofpoulsbo.com>; robert@robertgelder.com; Robert Gelder <rgelder@co.kitsap.wa.us>

Subject: RE: Proposed North Road Maintenance and Operations Facility

Then my take Jacques is why don't you build this by your house if all the words you threw at me about how safe it is are true. Yeah, I thought so.

As for the water line, that's just the groundwork for developers to come into the area and clear cut it for profit. And all those "parcels" you refer to, they were doing just fine as they were w/o your help. Your "other developments" reference isn't lost on any one. And you think saying "as appropriate" isn't simply understood as code for ignored.

Also, the idea that you think notice is accomplished by posting something in the paper is just laughable bureaucratic bullshit and you know it. No one reads the paper any more or did you miss the memo on that from like a decade ago?

I only need one additional piece of information from you or anyone on this distribution: **Who that holds political office voted for this?** I want to know specifically who is accountable for this.

Rob or Becky, chime in here and tell me who this project rolls up to politically. Someone who holds office owns this, I want a name.

From: Jacques Dean [<mailto:Jdean@co.kitsap.wa.us>]
Sent: Monday, August 10, 2020 7:31 AM
To: jeff.w.russell@gmail.com
Subject: Proposed North Road Maintenance and Operations Facility

Mr. Russell,

The following may clarify some of the misrepresentations that are floating around out there, as they relate to the proposed North Road Maintenance and Operations facility.

I have attached a fact sheet that describes the Moderate Risk Waste Collection Facility that is proposed to co-exist on the Rova/SR 305 parcel. This document describes the intent and purpose of the facility, a strictly managed and controlled operation.

Kitsap County has salt storage facilities at 2 of our 3 existing road maintenance facilities. Salt supplies are stored on paved surfaces under a covered canopy, isolated from inclement weather and stormwater run-off. Maintenance crews continually maintain salt supplies, ensuring that they remain entirely under cover so that they remain useful for our winter maintenance operations. We will typically store only the amount required to service the specific road district area for one winter season.

The water line that is currently being installed will expand KPUD's service area to benefit all parcels within the Rova/SR305 LAMIRD, not just the County parcel. In the future, water service may be expanded to serve other nearby commercial zones, as well as residential properties in the area if residents have a need or desire to connect. Bringing potable water to the area will ensure that existing water wells in the vicinity, and base flow with Gamble Creek, are not impacted by this and other development uses.

Kitsap County performed an extensive search of properties within the North Road district. The County's consultant, along with our own Real Estate Services division, identified 7 parcels throughout the district for evaluation. All but the Rova/SR 305 parcel were rejected for various reasons (improper land use designation, inadequate area, not centrally located within the Road District, adjacent conflicting use). This effort was followed by an advertisement in the local newspapers and real estate venues (no applicable interested parties came forward). The County

settled on the Rova /SR 305 parcel as it met our search criteria; legal and appropriate land use zoning, sufficient area, suitable topography, centrally located, controlled intersection access.

Kitsap County is fully aware of critical areas adjacent to the development proposal and will comply with all environmental requirements, as defined by Kitsap County Code and environmental permitting agencies. This includes adherence to critical areas setbacks, state of the art stormwater quality and rate control mitigation, and wetland mitigation at a 1.5:1 ratio if the project results in impacts to wetlands. In fact, the County will be held to a higher standard than a private development proposal would be. As a Public Works road maintenance facility, we are required to obtain a National Pollution Discharge Elimination System (NPDES) permit through the Department of Ecology (DOE). As part of this permit requirement, we will be required to develop a Stormwater Pollution Prevention Plan (SWPPP). This permit and plan requires specific maintenance and annual reporting to DOE, including periodic inspection by DOE inspectors. As such, our facilities are always in very clean condition, and our stormwater water quality systems are maintained on a regular and routine basis.

As the County contracts with an architectural consultant and develops documents and information related to the proposal, it is the County's intent to engage with the public to share this information and to obtain feedback. Public interaction will occur periodically throughout the design process. Public feedback will be considered and incorporated into the design, as appropriate. As of now, the County has prepared a project information page with the pertinent information we have to date. This information can be found <https://kitsap-county-projects-pages-kitcowa.hub.arcgis.com/pages/north-road-division-operation-facility>.

I hope this information is helpful and answers some of your questions. If you have additional questions, please feel free to give me a call. Thank you.

Jacques Dean
Kitsap County Department of Public Works
Road Superintendent
(360) 337-4671 Office
(360) 509-1583 Mobile

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From: [Jeff Russell](#)
To: [Becky Erickson](#)
Cc: [Karla Boughton](#); [Edie Berghoff](#); [Nikole CH. Coleman](#); [Marla S. Powers](#); [Jess Rae](#); [Becky Erickson](#); [robert@robertgelder.com](#); [kitsapsun@gannett.com](#); [tward@soundpublishing.com](#); "Robert Gelder"; "Jacques Dean"
Subject: RE: Proposed North Road Maintenance and Operations Facility
Date: Tuesday, February 16, 2021 11:07:52 AM

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Subject: Proposed North Road Maintenance and Operations Facility

Mr. Russell,

The following may clarify some of the misrepresentations that are floating around out there, as they relate to the proposed North Road Maintenance and Operations facility.

I have attached a fact sheet that describes the Moderate Risk Waste Collection Facility that is proposed to co-exist on the Rova/SR 305 parcel. This document describes the intent and purpose of the facility, a strictly managed and controlled operation.

Kitsap County has salt storage facilities at 2 of our 3 existing road maintenance facilities. Salt supplies are stored on paved surfaces under a covered canopy, isolated from inclement weather and stormwater run-off. Maintenance crews continually maintain salt supplies, ensuring that they remain entirely under cover so that they remain useful for our winter maintenance operations. We will typically store only the amount required to service the specific road district area for one winter season.

The water line that is currently being installed will expand KPUD's service area to benefit all parcels within the Rova/SR305 LAMIRD, not just the County parcel. In the future, water service may be expanded to serve other nearby commercial zones, as well as residential properties in the area if residents have a need or desire to connect. Bringing potable water to the area will ensure that

existing water wells in the vicinity, and base flow with Gamble Creek, are not impacted by this and other development uses.

Kitsap County performed an extensive search of properties within the North Road district. The County's consultant, along with our own Real Estate Services division, identified 7 parcels throughout the district for evaluation. All but the Rova/SR 305 parcel were rejected for various reasons (improper land use designation, inadequate area, not centrally located within the Road District, adjacent conflicting use). This effort was followed by an advertisement in the local newspapers and real estate venues (no applicable interested parties came forward). The County settled on the Rova /SR 305 parcel as it met our search criteria; legal and appropriate land use zoning, sufficient area, suitable topography, centrally located, controlled intersection access.

Kitsap County is fully aware of critical areas adjacent to the development proposal and will comply with all environmental requirements, as defined by Kitsap County Code and environmental permitting agencies. This includes adherence to critical areas setbacks, state of the art stormwater quality and rate control mitigation, and wetland mitigation at a 1.5:1 ratio if the project results in impacts to wetlands. In fact, the County will be held to a higher standard than a private development proposal would be. As a Public Works road maintenance facility, we are required to obtain a National Pollution Discharge Elimination System (NPDES) permit through the Department of Ecology (DOE). As part of this permit requirement, we will be required to develop a Stormwater Pollution Prevention Plan (SWPPP). This permit and plan requires specific maintenance and annual reporting to DOE, including periodic inspection by DOE inspectors. As such, our facilities are always in very clean condition, and our stormwater water quality systems are maintained on a regular and routine basis.

As the County contracts with an architectural consultant and develops documents and information related to the proposal, it is the County's intent to engage with the public to share this information and to obtain feedback. Public interaction will occur periodically throughout the design process. Public feedback will be considered and incorporated into the design, as appropriate. As of now, the County has prepared a project information page with the pertinent information we have to date. This information can be found <https://kitsap-county-projects-pages-kitcowa.hub.arcgis.com/pages/north-road-division-operation-facility>.

I hope this information is helpful and answers some of your questions. If you have additional questions, please feel free to give me a call. Thank you.

Jacques Dean
Kitsap County Department of Public Works
Road Superintendent
(360) 337-4671 Office
(360) 509-1583 Mobile

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From: [Rock Family](#)
To: [Marla S. Powers](#)
Cc: [Karen Tanner](#)
Subject: Oslo Bay
Date: Friday, February 12, 2021 4:10:43 PM

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Marla,

If there is a proper or more efficient way for me to ask specific questions please guide me. I'm sure you'll get a lot of these emails. I've copied my foster mother who lives in our house on Vetter.

I'm trying to find details on the civil plans that show the connection of new Vetter to the existing Vetter - this connection occurs right at my property where the new Vetter turns onto Road L (I think that's what it is called).

I would expect a fair amount of foot traffic between Oslo Bay and the Park and Ride and would like to understand both the road transition and whether there will be any improvements to the existing Vetter Road that will impact the area in front of our property (it looks like it is our property but I realize it's in the ROW).

Please feel free to refer me to a specific plan, it could be I'm just not finding it.

Also, when construction begins, will there be a city representative responsible for overseeing the impact to adjacent properties? I have specific concerns about the corner of our property but probably the biggest concern is the impact of tree removal, compacting soil etc and whether that causes damage to our foundation, septic, well etc.... When the P&R was built the county was proactive in assessing our property before and after construction. I'm hoping for a similar process from the city so that the neighbors aren't forced to engage individually with the subcontractors for Rose Development.

Thank you for your attention,

Jim Rock

From: [Luanne Hill](#)
To: [Marla S. Powers](#)
Subject: Comments Regarding Oslo Bay Apartments Permit No.: P-12-05-19-01
Date: Monday, February 22, 2021 8:21:01 PM

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As noted in the city's description of the section of Vetter Road north of the proposed project, it is a country lane more closely resembling a driveway than a road. Those of us who live on this lane pull aside for each other when it is necessary to pass. Large trucks most often back down slowly.

The city has recommended use of this lane from the proposed project. Their analysis suggests that this would likely add 50 vehicle trips a day. We are concerned about this plan for several reasons.

There are children playing and adults walking dogs on the sides of this narrow lane. Through traffic would increase the danger of an accident involving pedestrians.

Making this section of Vetter one way traveling south, as suggested, would allow us, to bring our boat (or any trailer) onto our property, but would not, owing to the angles involved, allow us to pull it off the property. It would also cause problems for delivery trucks. We receive regular deliveries of propane.

Traffic calming measures such as speed bumps may also cause problems with trailers depending on their placement.

How would the city or county enforce safe speed limits or one-way travel on this lane?

As noted in the city's analysis, there would likely be little reason for cut through traffic on this section of road. If it is necessary to use this section of road for emergency purposes, a gate to be accessed by police, fire and ambulance would be a safer solution.

Steven & Luanne Hill
21576 Vetter Road
Poulsbo, WA 98370
360-697-9232

Marla S. Powers

From: Marla S. Powers
Sent: Thursday, March 04, 2021 8:54 AM
To: Berni Kenworthy (berni.kenworthy@axislandconsulting.com); mark_perkoski@edwardrose.com
Cc: Michael J. Bateman
Subject: FW: Oslo Bay Apartments Site Plan Review Notice of Application (NOA)
Attachments: OLSO Bay Apts _ NKSD comments.pdf

Berni and Mark,

Please find attached the comments provided by the North Kitsap School District regarding school bus drop off/pick up.

Thank you,
Marla

Marla S. Powers
Poulsbo Planning & Economic Development
360.394.9737

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From: Rhoads, Jason <JRhoads@nkschools.org>
Sent: Wednesday, March 03, 2021 1:38 PM
To: Michael J. Bateman <mbateman@cityofpoulsbo.com>; Marla S. Powers <mpowers@cityofpoulsbo.com>
Cc: Gehrke, Richard <RGehrke@nkschools.org>; Gehrke, Richard <RGehrke@nkschools.org>; Sides, John <JSides@nkschools.org>; Monzingo, Michelle <DMonzingo@nkschools.org>
Subject: FW: Oslo Bay Apartments Site Plan Review Notice of Application (NOA)

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Michael,

Please find attached an annotation where NKSD would prefer a central pickup location for this proposed development.

Please let us know if you have any questions.

Sincerely,
Jason Rhoads

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

From: Gehrke, Richard <RGehrke@nkschools.org>
Sent: Wednesday, February 10, 2021 10:40 AM
To: Rhoads, Jason <JRhoads@nkschools.org>
Subject: FW: Oslo Bay Apartments Site Plan Review Notice of Application (NOA)

Jason,

I made some comments. On pg 4
Maybe share with Transportation?

V/R,

Rick Gehrke
Assistant Director of Capital Programs
North Kitsap School District
1365 Finn Hill Rd. NW
Poulsbo, WA 98370
Office (360) 396-3063
Cell (360) 900-9839
Fax (360) 396-3990
rgehrke@nkschools.org
CapitalProjects@nkschools.org

From: Michael J. Bateman <mbateman@cityofpoulsbo.com>
Sent: Tuesday, February 9, 2021 3:56 PM
To: Gehrke, Richard <RGehrke@nkschools.org>
Cc: Marla S. Powers <mpowers@cityofpoulsbo.com>
Subject: FW: Oslo Bay Apartments Site Plan Review Notice of Application (NOA)

Hi Rick –

Here's the NOA with a link to the project in our system.

Michael Bateman, PE
City of Poulsbo Engineering Department
200 NE Moe St, Poulsbo, WA 98370
Ph: 360-394-9744 Fax: 360-697-8269

From: City of Poulsbo PED Department <planninginfo@cityofpoulsbo.com>
Sent: Tuesday, February 9, 2021 10:56 AM
To: Michael J. Bateman <mbateman@cityofpoulsbo.com>
Subject: Oslo Bay Apartments Site Plan Review Notice of Application (NOA)

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You are receiving this email because you have signed up to be on a City of Poulsbo PED Public Outreach List for Notice of Application.

The City of Poulsbo has received a permit application for the following project that may be of interest to you. The public has the right to review contents of the official file for the proposal, provide written comments, participate in public meetings and public hearings, and request a copy of the final decision.

Project notices and application materials the Oslo Bay Apartments Site Plan Review can be found [here](#). If there is an issue with the link, you can go to <https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home> > Applications > and search for permit number **P-12-05-19-01**.

Comments are due by February 23, 2021.

[Notice of Application](#)

Marla Powers, Associate Planner
Email: mpowers@cityofpoulsbo.com
Office Phone: 360-394-9737

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

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From: [Richard Daniels](#)
To: [Marla S. Powers](#); [Karla Boughton](#)
Subject: Oslo Bay Apts.
Date: Tuesday, February 16, 2021 2:54:40 PM

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

Good afternoon Marla,

After looking at the picture of the proposed "Oslo Bay Apartments" on p. 5A in Tuesday's Kitsap Sun, I have to tell you that there is nothing Nordic about this design. With such a poorly designed façade, it looks more like the barracks one finds on military bases. Tell them to try a little harder to make this project presentable rather than a hit and run for profit . . .

My qualifications? I'm Norwegian/Swedish of course. Perhaps Edward Rose and Sons should go and visit the real Oslo before building this box like structure.

Sincerely,

Dick Daniels
5001 NW Viva Ct.
Poulsbo WA 98370
(360) 697-1480