

EXHIBIT N

Public Comment

From: [Lisa Parker](#)
To: [Ashley Weller](#); [Sharon Shope](#)
Subject: concerns of project Cedar View at Glenwood permit 11-04-25-02
Date: Monday, January 12, 2026 7:51:36 AM

Ashley Weller,

We have many concerns regarding the proposed project Cedar view at Glenwood. We live on the adjacent 5 acres of property at 22116 Urdahl RD and 22110 Urdahl RD.

Our first concern is contamination of our drinking water from our class 4 water system well which currently feeds the 4 homes and 11 people on our properties. On the proposed site plan, the homes are being built too close to our well. We couldn't build our homes within 100 feet from the well. It was prohibited by Kitsap County and the regulation is set in place to protect our drinking supply from contamination. The primary reason is that surface water and subsurface drainage can carry contaminants (e.g., from septic systems, chemicals, animal waste, or spills) into the ground and eventually into the aquifer that supplies the well. Many contaminants are odorless, tasteless, and invisible, but can pose serious health risks if consumed. This setback is a preventative measure to ensure the water remains safe for drinking. The Health departments and environmental agencies require property owners to maintain control over this area to prevent pollution.

Our second concern is that the current site plan has a fence around the entire property which is going over our easement road. The easement agreement has a 20 ft road between the properties. We are currently disputing the easement road as a prescriptive easement. We need to have access to our homes as well as emergency vehicle access. We also do not want construction vehicles and equipment accessing the proposed development from our easement.

Our third concern is that there is currently a 25 ft natural vegetation buffer in place. It has not been included in the site plan. The existing buffers should be on our side of the property as we will not cut it down like the other development did as soon as the homes were built. A tree buffer should not be someone's property and backyard.

Our 4th concern is rodent displacement during land clearing. In our experience with the clearing of the adjacent property the existing rodent populations were disturbed and dispersed. This led to a temporary increase in rodent activity on our properties as they search for new food and shelter sources. We had to hire an exterminator at our expense.

Our 5th concern is the amount of dirt and dust that will be created on the proposed building site and how it will be managed? From our experience the last development to build next to us did not manage the dirt well. It created tons of dust and dirt and as a result we had to get our ducts cleaned and constantly manage dirt and dust on our property. Once again at our own expense.

Our 6th concern is the displacement of wildlife. The building of this community would displace numerous populations living there. Over the years we have seen many bears, cougars, bobcats, deer, coyotes, foxes, raccoons, and various bird species including owls. This habitat is

important and near critical wet land areas that provide food, nutrients ,water, shelter and breeding grounds.

Thank you for listening to our concerns.

Jeffrey and Lisa Parker

Merrill and Sharon Shope

From: [Marcella Martinez](#)
To: [Ashley Weller](#)
Subject: Project Cedar View at Glenwood PRD
Date: Monday, January 5, 2026 2:08:56 PM

Hello

I am writing to inquire about the new housing subdivision. Our concern is that there will be only one way to access this subdivision through Swenson Ct. That will cause an unnecessary excessive amount of traffic not only for the planning and building but also when the homes are occupied. Why isn't there an alternative to enter and exit?

With heavy machinery and large trucks all day and night. This is going to be an unnecessary hardship for the residents of this community especially since we already have parking restrictions. Not to mention the unwanted noise and pollution.

On the notice map it shows orange sections with unknown intent. Does the planner have plans to build out to the main roads? It makes more sense to use the straight access instead of inconveniencing a whole neighborhood. We have a small access point on Urdahl Rd as it stands and now there will be constant coming and going of large trucks and unwanted unknown contractors and their workers.

I apologize for my irritable tone my husband and I were more or less told that that area would more than likely not be built on.

What a shame.

I look forward to hearing any details and insights.

Thank you for your time.

Sincerely,

Marcella M
NW Swenson Resident

Jan 4, 2026

To whom it may concern,

My name is Tami Phillips and am an affected property owner, and I would like to take this opportunity to address some concerns related to the development at CedarView at Glenwood, Poulsbo, Wa.

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CITY OF POULSBO
PED DEPARTMENT

My home and property (1295 NW Mushroom Lane, Poulsbo) is directly adjacent to the North of the development in question.

I have been a Kitsap County and Poulsbo resident for over 50 years, and enjoy the peace and privacy that currently exists as a result of the property, trees and buffer zone between my property and the pending development.

Understanding that the new owners of that property may be within their rights to develop that piece of land as Kitsap County and the City of Poulsbo permit, I want to go on record to share the impact that this will have on my use and enjoyment of my home, and ask for reasonable accommodations to be fulfilled by the developer as a result. The impact on my current land, including standing trees, due to the significant changes that will occur as a result of this new building project, may be highly impactful.

Use of the buffer zone: I would like to understand what the specific purpose of the buffer zone will be, who will be allowed access and use to, on and through this buffer area, and how that access will be controlled. Since this buffer zone runs directly along my property line, I would like assurance that the developers would provide reasonable efforts to ensure my security and privacy, including fencing and/or gating at the access points on both ends of the buffer zone, as well as a privacy fence along the entire border of my property. This is private property, and should not be used to serve the greater community by providing a park like path for any users outside of adjacent homeowners.

Impact on current vegetation and trees: I've been told by the developer that this buffer zone will be deforested due to the instability and possible disease of existing trees, and that they will be reforesting with replacement native/indigenous trees. I

would like to see that commitment formalized, as well the probable impact of deforestation in this area on the tree's currently on my property. I would like the developer to have their arborist or forester assess this potential impact, both as a result of removing above ground wind protection, and the potential impact on the root structure that is likely to cause instability of the trees on my property.

Interference with the normal use and enjoyment of my property: It goes without question that there will be significant noise, dust and a high level of activity by a large number of vendors during the building process. This only reinforces the need for a privacy fence, high enough and sturdy enough, to mitigate both the building process impact, as well the ongoing presence of additional parties using the proposed trail system in the buffer zone. This not only negatively affects the normal use of my property for myself and my family during and after the building process, but will have a negative affect of the value and marketability of my home as it's now used. Many of us who've lived in Kitsap County for decades have seen both personally and through others the impact of continued growth and development have, and the negative affect on what was intended to be a peaceful and safe environment to live and raise a family.

I can accept that the area is growing, and that new housing is needed for that growth, but if it has a direct and negative affect on pre-existing property owners, including myself, there should be some reasonable accommodations and consideration offered to offset that loss.

I believe that what I'm asking is both fair and reasonable, to ensure that my privacy and security are protected by having access to the buffer area specified and controlled, that a suitable privacy fence is installed providing an adequate visual and physical barrier, and that reforestation of the buffer zone and the impact on the trees on my property are considered in the mitigation discussion (having the developers arborist assess the potential damage or risk to my trees). I understand that by submitting this letter for public comment I will be informed of the development process, future hearings, and other relevant information as this project continues.

I would also like to better understand when the developer and City of Poulsbo come to agreement with me on my requests, that I have a process for monitoring and enforcing those agreed

conditions.

Thank you for you time, for listening, and for understanding my needs as a citizen of this community.

Kind regards,

Tami Phillips

From: [Nathaniel Goodale](#)
To: [Ashley Weller](#)
Subject: Permit P-11-04-25-02 Comments
Date: Monday, January 12, 2026 7:52:18 AM

Ashley,

I would like to provide comments on land use application permit P-11-04-25-02 (Cedar View at Glenwood Preliminary Plat and PRD). I hope this method of delivery is acceptable, the mailer did not provide specifics on how to provide comments. I am not against the project, I do have concerns about how the project moves forward.

- The project will take place about 100 ft. from my home. I have major concerns about traffic and dust during construction. The project has a single access point right in front of my house. All construction vehicles, personal, and material will be going right past my front door. And all the construction will be taking place within a stones throw. This project will be extremely disruptive to my life and the life-safety of the small children across the street from me (they are even closer to the construction site than me). I humbly request that the project be required to implement a stringent traffic management, dust management, and debris management plans during the duration of this construction project. With regard to parking for workers, there simply is not enough room available on the Swenson Ct., I fear this will lead to a clogged street for residents and present a safety risk if emergency vehicles are needed.
- The permit applicant is misrepresenting the project to the town and surrounding neighborhood as having 2 access points (based on initial community meeting). The applicant is claiming that that "Road B" will be an access road in a short time period. Based off of the current owners of the adjacent lots, "Road B" will not be connected for several decades or longer. This needs to be taken into consideration for traffic flow during and after construction.
- The permit applicant is misrepresenting the project to the town and surrounding neighborhood as having a community park. What is shown on the plans and as discussed at the initial community meeting is a small peekaboo park to satisfy a checkbox for the permitting process. This is disingenuous and provides a reduced value to the future owners. This will result in the future residents likely using the Glenwood HOA park, a park that they don't pay HOA dues to maintain. I don't mind more people using the park, however these people will not contribute to the maintenance cost. Additionally due to the longer walk there is the distinct likelihood of the future residents walking (trespassing) through the existing properties on Swenson Ct. to access the park due to the long walk around to the park entrance, particularly children.
- Based on a comment at the initial community meeting, "Road B" butts up against the neighbor's water well. Pollutants from the construction and eventual residents will negatively impact the well water.

- The construction project will result in debris in one way or another on Swenson Ct. Likely resulting in damage to the street and to the cars of the residents who live here such as popped/damaged tires. Who is going to pay for the damage to the street? Who is going to pay for popped/damaged tires?

Thanks,

Nathaniel Keahi Goodale

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