

Dear Kitsap County Commissioners,

I am writing to express my concerns about the Raydient request to rezone their 400 acres on Bond Road and the proposed sports complex, commercial zone, and increased density housing development. This is the wrong place for a sports complex and intense development. Here are my concerns:

**Growth Management Act:** This project would create intense development in a rural area adjacent to the Port Gamble Heritage Park- disorganized sprawl that the Growth Management Act was designed to avoid. To promote responsible and sustainable growth, this type of dense project should be located in an urban setting with urban amenities. Our Rural areas are part of Kitsap's beauty and character and need to be protected. Permitting this rezone sets a bad precedent; other developers will want to follow suit and the rural area will be turned into sprawl.

**Traffic:** Traffic infrastructure already cannot handle the existing traffic. There is no sensible plan to deal with the traffic added by the sports complex, commercial zone, and additional homes outside one per 20 acres. There is no public transportation to the proposed sports complex site.

**Duplication of new sports centers:** This proposed project is 3.8 miles from the proposed Poulsbo Event and Recreation Center (PERC), and planning for that project is already underway. The city of Poulsbo opposes the rezone of the Bond Road property.

**Viability of Funding:** There is no confirmation that the sports complex can obtain funding for construction and ongoing maintenance, including wastewater discharge and road improvements. Taxpayers could end up with unsustainable tax burdens. We could end up with Raydient's wish list for housing and commercial development being built, but no way for the community to proceed on the sports complex project due to inability to fully fund the project.

**Water and Environment:** This proposed housing development, sports complex, and commercial zone would be located on a critical aquifer recharge area, near mapped fish bearing streams, and a mapped wetland- putting our local drinking water resources and watershed health at risk. A sports complex including turf fields and large amounts of parking would cause high amount of impervious surface, stormwater discharge and wastewater. For instance, the septic discharge is estimated at 100,000 gallons a day.

**Wildlife Habitat and Park environment:** The rezoning proposal would displace numerous animal populations currently living on this site. The intensity of development would degrade the habitat and outdoor experience of Port Gamble Forest Heritage Park, with neighboring lighting, car trips, and user population.

**Tribal Concerns:** Port Gamble S'Klallam Tribe opposes the Rezone on Bond Road. The Suquamish Tribe opposes the rezoning of rural protection or urban restricted parcels to more intensive uses.

**Affordable Housing Goals:** The rezone and sports complex do not help with the target for affordable housing that the County is required to meet by the GMA. The houses will only be for high income earners.

I urge you to vote against the Raydient rezone request and the proposed sports complex to keep development within the UGA as required by the GMA, protect areas of North Kitsap's rural character, discourage suburban sprawl development, minimize additional traffic congestion, and protect our natural environment, water quality and habitat.