

# SAY NO TO THE BOND ROAD REZONE

## Why oppose the rezone?

### Here are the facts:

- **A rezone is not required** for Raydient to profitably develop or sell the land, or for the creation of parks, athletic fields, or recreation facilities.
- The ***only reason for the rezone is to allow Raydient to increase the number of homes and to allow commercial development***, which will forever change the character of a portion of North Kitsap County designated to stay rural and natural.
- **There are already more than 1,000 new homes coming to North Kitsap County** – enough to double the population of Kingston. North Kitsap County does not need another intensive residential development. Quadrupling the number of homes on Raydient's Bond Road property **will draw population away from the designated growth areas, contributing to sprawl** the comprehensive plan is designed to avoid.
- The rezone will do **nothing to address the need for affordable housing** for people already living in Kitsap County.
- Raydient is asking the community to support the rezone but **is promising NOTHING in return.**
  - Raydient has stated the rezone is “the first step” and without the rezone there will be no effort to provide land for potential public use.
  - Even if the rezone is granted, there is **no guarantee that the land will be available for a sports complex**, or at what cost. “Raydient’s **goal** is to utilize lot clustering which will create large open space. That open space **might allow the non-profits to obtain land at little or no cost. We won’t know** what is possible until environmental and financial studies are conducted.”\*
- If the rezone is granted and if Raydient decides it is economically feasible to make some undetermined amount land available for the sports complex at some yet-to-be-determined cost, **there is no clear plan** as to how ownership will be transferred and to whom.

- If land is made available for a sport complex, **it's unknown what the topography and environmental concerns will allow.**
- At this point, there is **NO FUNDING** for development of sports fields or construction of recreational facilities, or for their continued operation. **Will this fall to the taxpayers?** No one knows.
- Even if all the obstacles are overcome, it will be **at least FIVE YEARS** until the first sports field is ready. At that stage, today's middle schoolers will have graduated high school before the first team walks onto a Bond Road field. This **does nothing to address the current needs.**
- NKU has **failed to provide a clear picture of what they intend to develop**, with ideas ranging from sports field and a possible YMCA to a vast sports, recreation, and performance facility modeled after one in Centralia – a town of 18,000 on I-5 that boasts outlet malls.
- Again, **Raydient is promising nothing in return for your support of the rezone and has issued a threat if they don't get what they want:** "the existing trails will be closed permanently, and nearly all public use of the property will cease."\* Further, Raydient has a track record of adversarial relationships, broken promises, and litigation surrounding its developments. **This sounds more like coercion than cooperation.**

**THE ONLY THING CERTAIN ABOUT THE BOND ROAD REZONE IS  
NEGATIVE IMPACT ON NORTH KITSAP COUNTY.**

*What can you do to protect Kitsap County's future?*

1. **Tell your county representatives to say "no" to Raydient's rezone request.**
2. **Encourage a collaborative effort that unites the county to create more youth and family sports and recreation facilities that do not require meeting the demands of an out-of-state land developer.**

Learn more at <https://stopbondrezone.info>