

# North Kitsap United



January 24, 2024



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

Rotary  
Kingston North Kitsap



RAYDIENT  
PLACES + PROPERTIES

NKU

# Agenda

- A. Meeting Flow
- B. Process
- C. History
- D. Concept Review
- E. Timber Discussion
- F. GMA and Zoning
- G. Zoning Around Heritage Parks
- H. Studies and Topics
- I. What's Next?
- J. Q & A as time permits

# Meeting Flow

Introduction

Development Approach

Question Cards

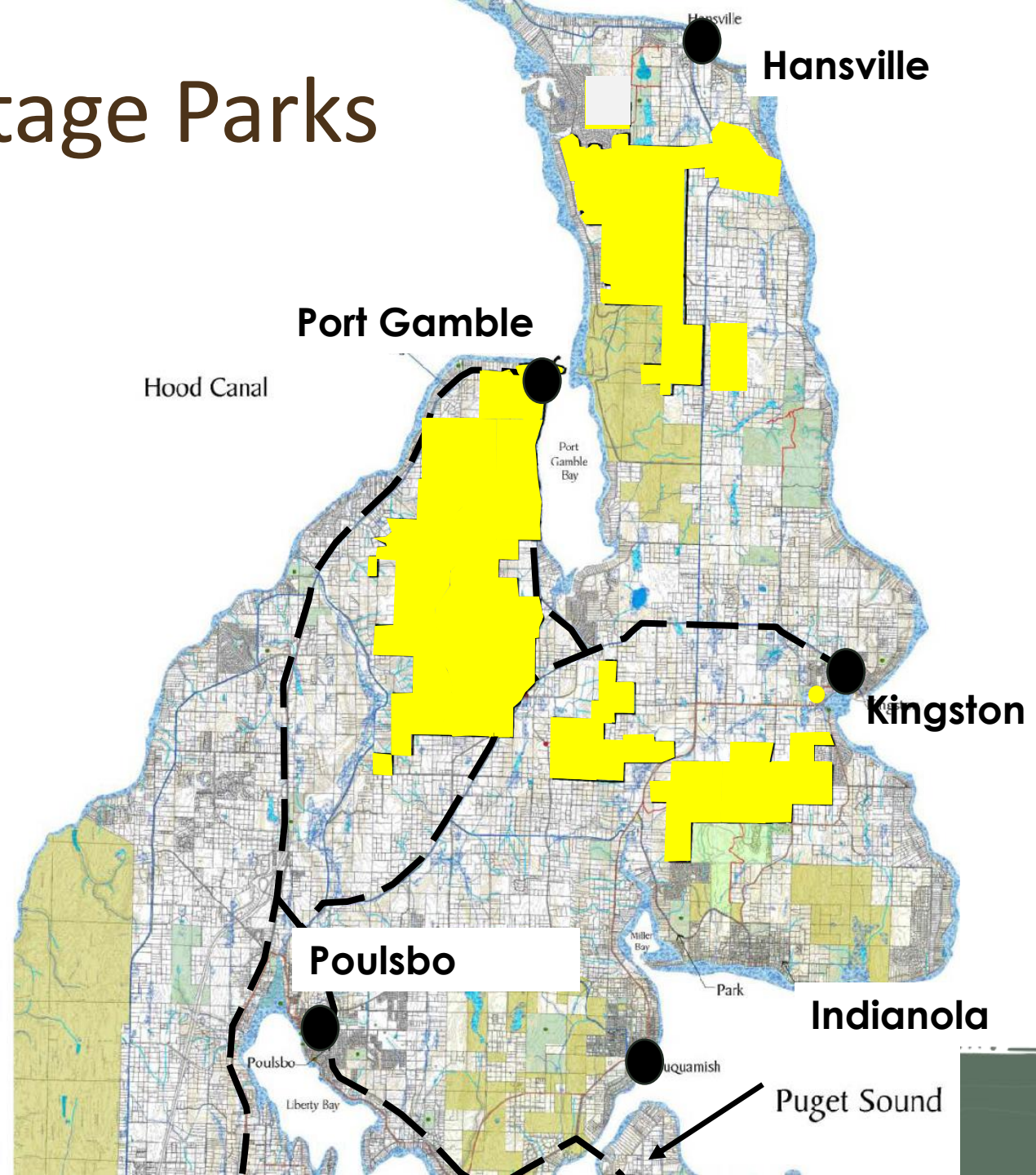
Materials posted to website

# Process



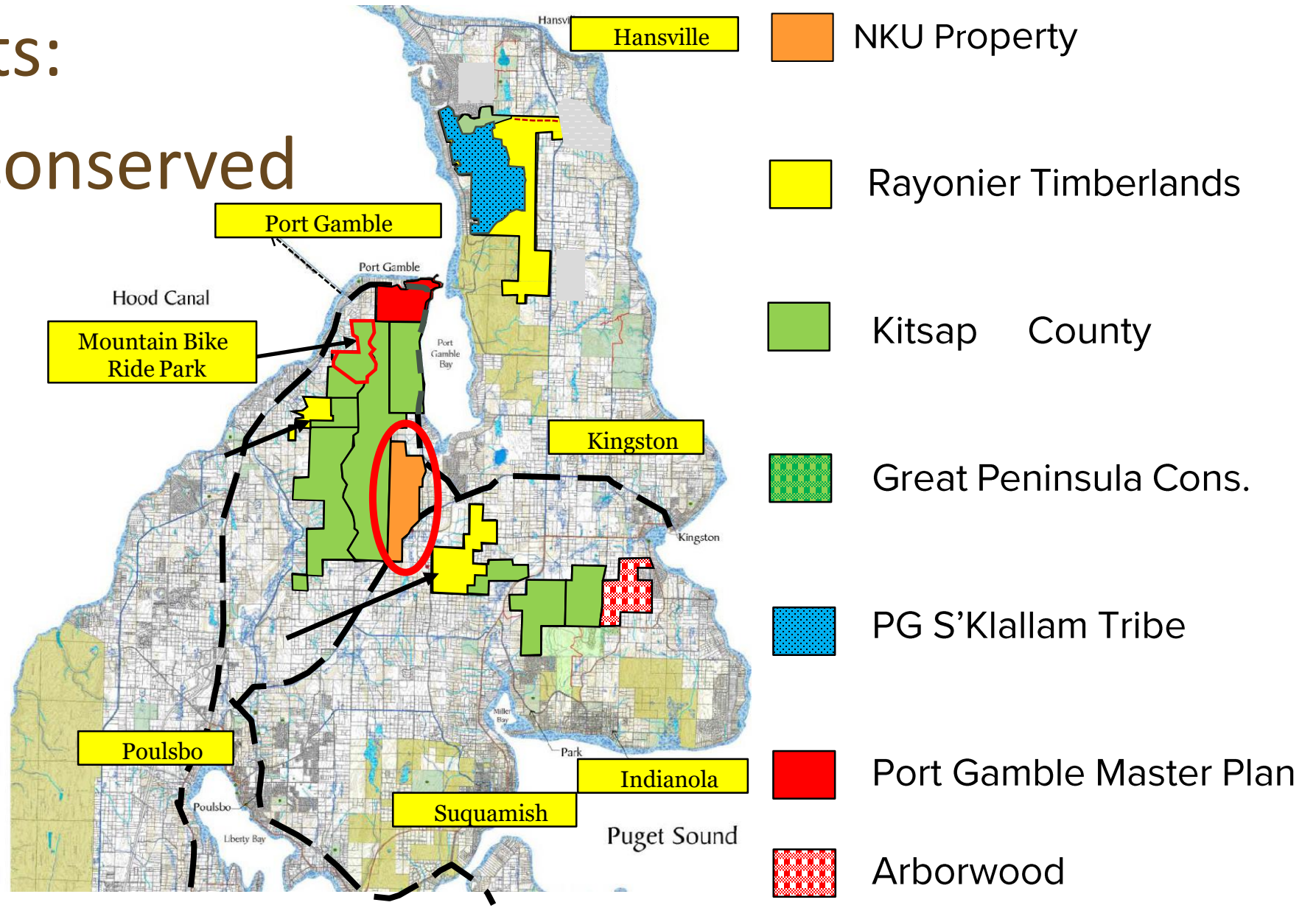
# History of NK Heritage Parks

**Pope Resources**  
**Major NK Holdings as of**  
**2000**  
**(Approx. 8,000 acres)**



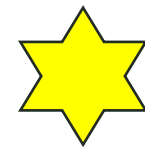
# Results:

## 4,600 acres Conserved

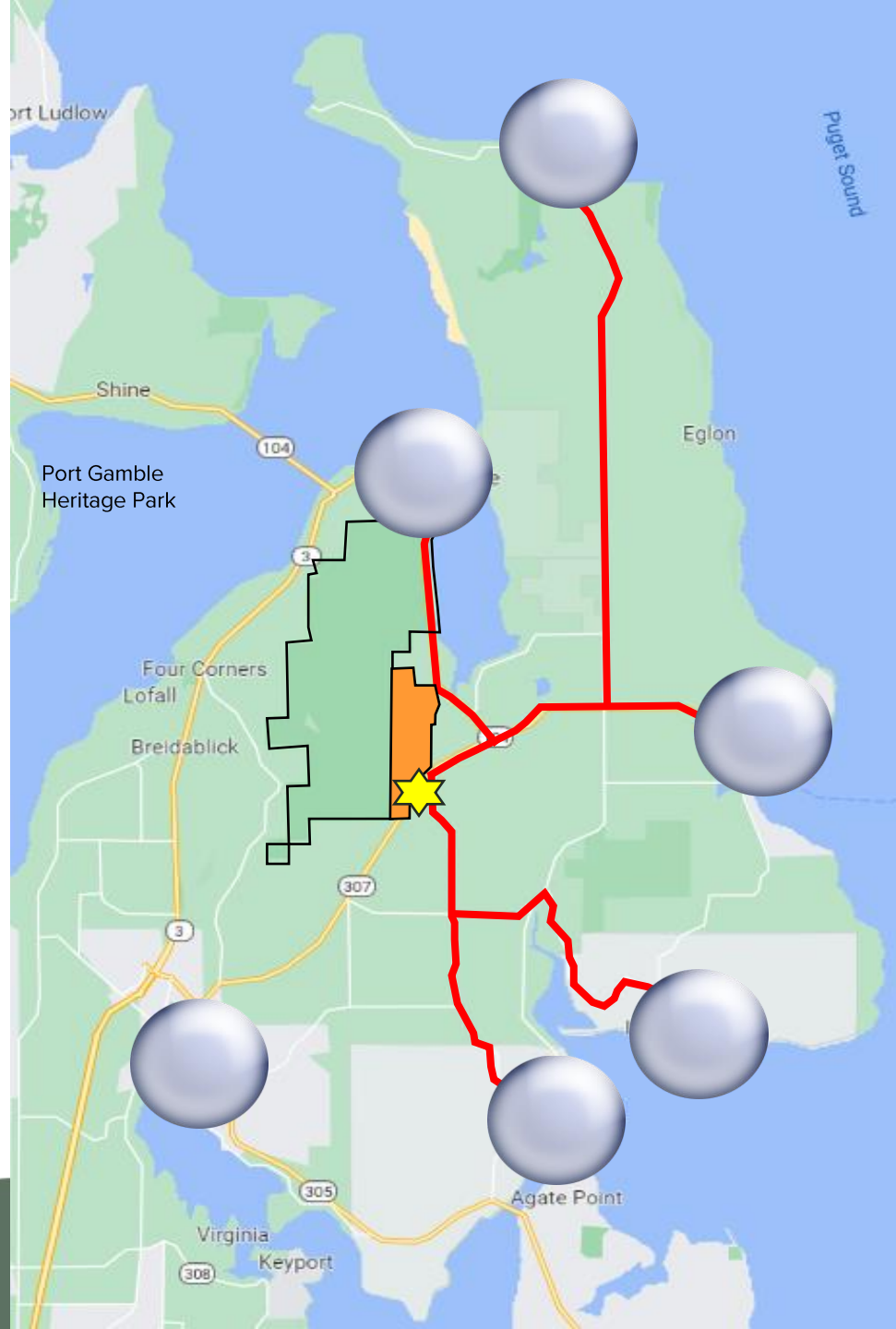


# Unique Location

- On state highway
- 3,600-acre park
- Geographic center
- On a transit route
- No dense subdivision
- Public water



Stottlemeyer Trailhead



# A Collaboration



RAYDIENT  
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Current zoning focused on timber management and harvesting

Desire a zone that is more appropriate to conditions in North Kitsap

Zone would allow an additional 60 residential lots on 400 acres

**Rotary**  
Kingston North Kitsap



Recognizes a current shortage of fields and recreation facilities

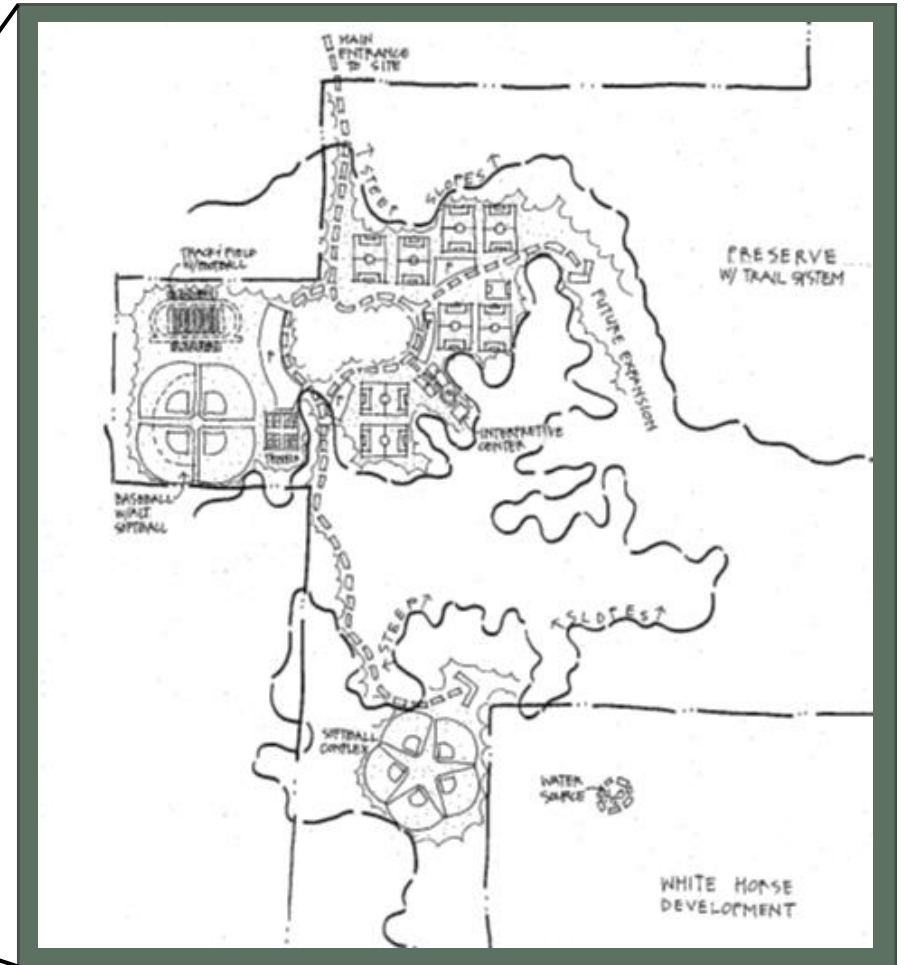
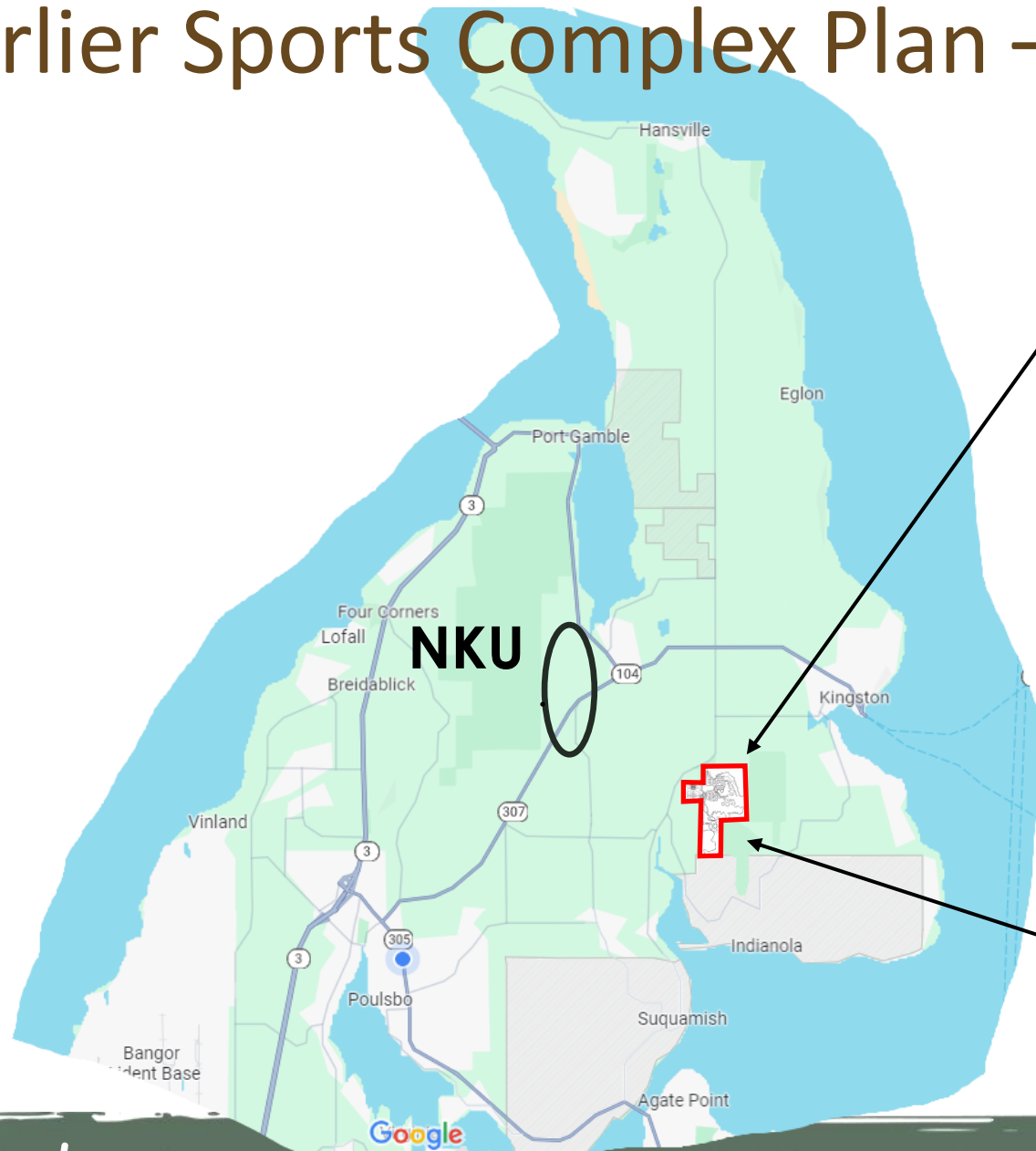
Almost no new facilities constructed in the last 20 years

Kingston is fast growing – shortage is going to only getting worse





# Earlier Sports Complex Plan – NKU Heritage Park Phase 1



**Heritage  
Park**

# Earlier Sports Complex Plan

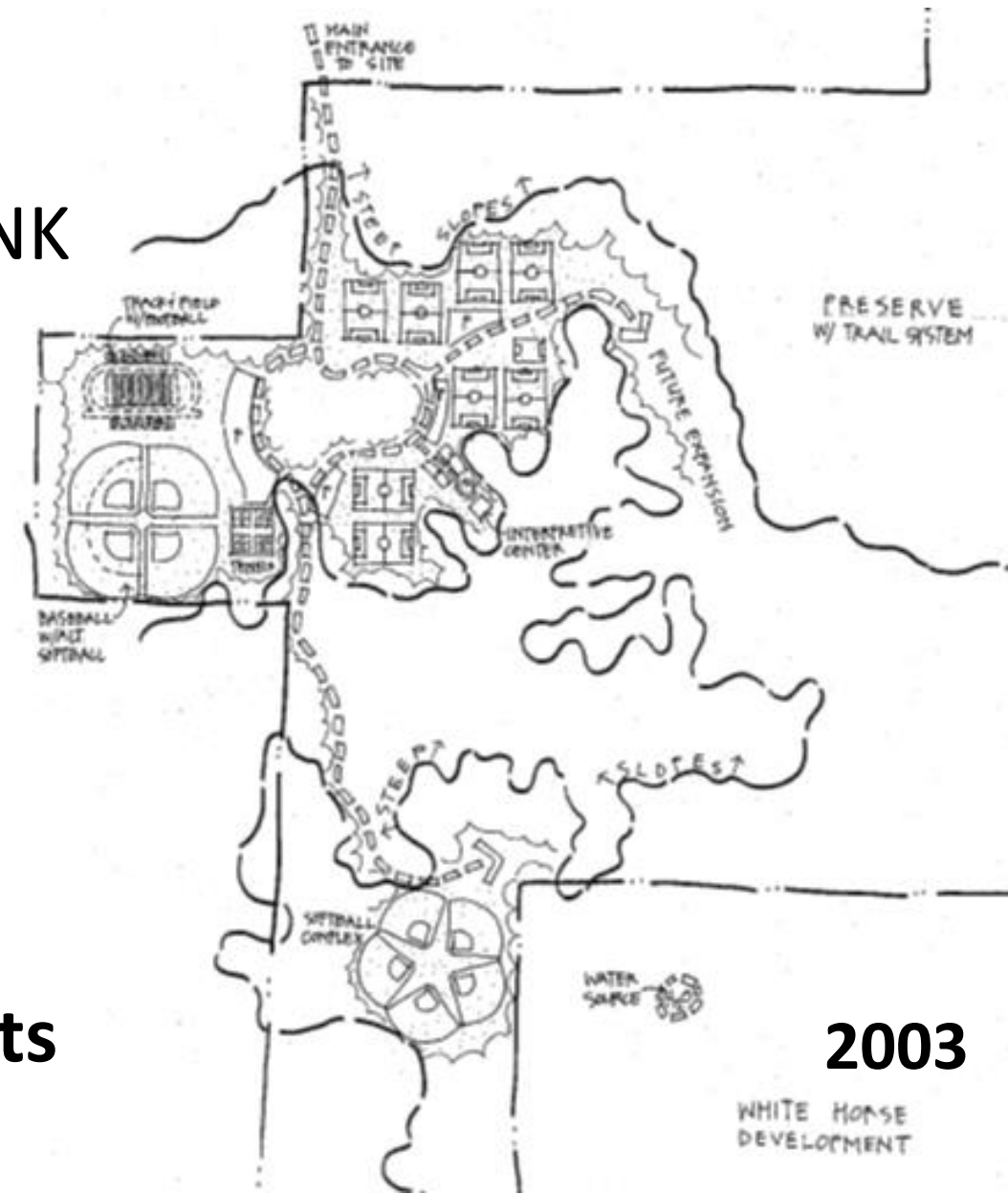
Kitsap County originally purchased the NK Heritage Park Phase 1 for Sports

Same zoning as what NKU is requesting

Debate: Preservation vs. recreation

Preservation chosen

**Since 2003:**      **4,600 acres preserved**  
**Little progress for sports**



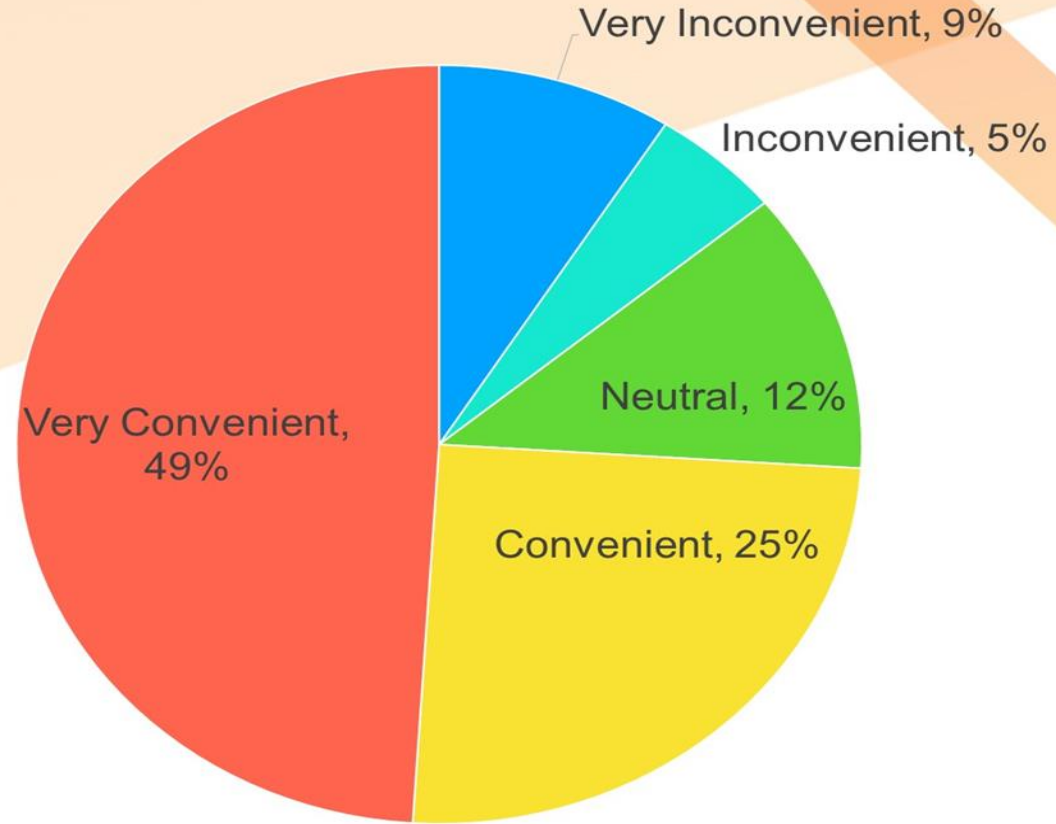


Silverdale Branch is fully utilized

Thousands of NK residents drive to Silverdale

NO organization provides more programming for seniors, youths, families

# How convenient is the location at Bond and Stottlemeyer Roads?





# North Kitsap United



# Unite: *Communities*



# Unite: *Activities*

Hiking

Biking

Baseball

Swim

Football

LAX



# Timber Discussion

- 160 years – Tree Farm
- Our 4<sup>th</sup> harvest
- All mature trees will be harvested
- What will happen after that?



Figure 4. Google Earth 1990 aerial photo of the API

# Concept: Plan A

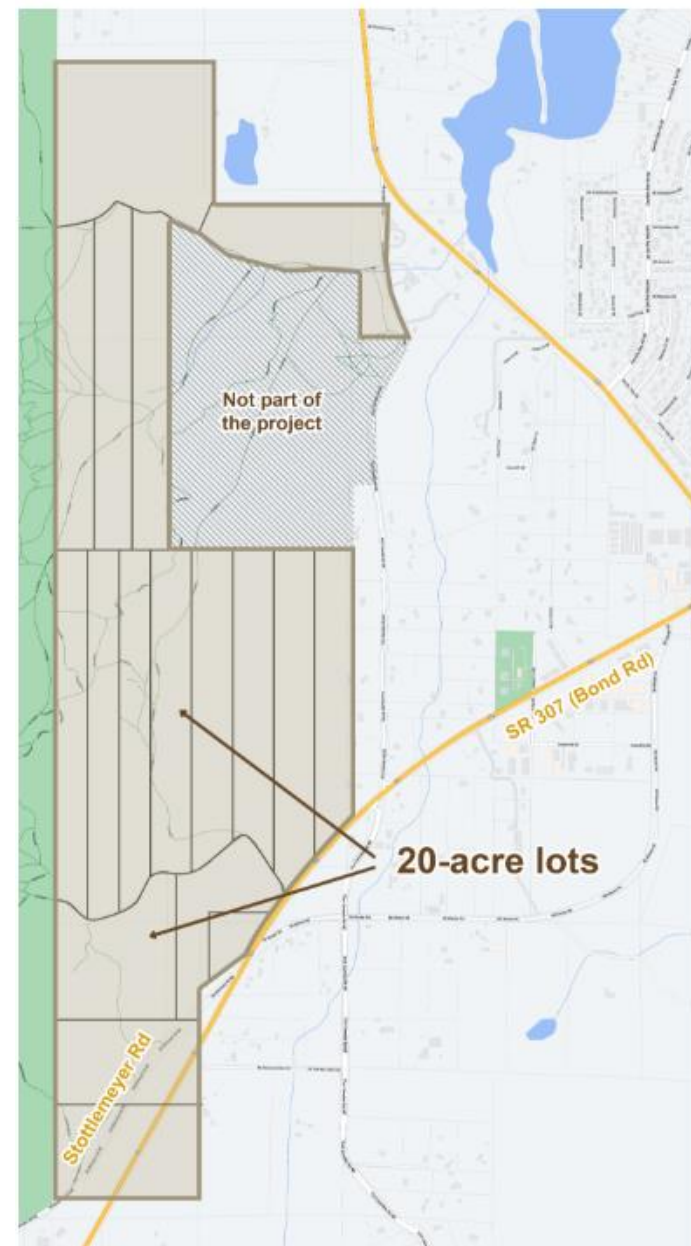
400 acres

Existing 20-acre lots

Raydient sell to:

- Individuals for estate lots
- Another developer

No trails or public space



# Concept: Plan B

## Correcting Rumors:

- No use of Heritage Parks
- Not “hundreds or thousands of homes”

# Concept: Plan B

Rezone: increase from 20 lots to 80 lots

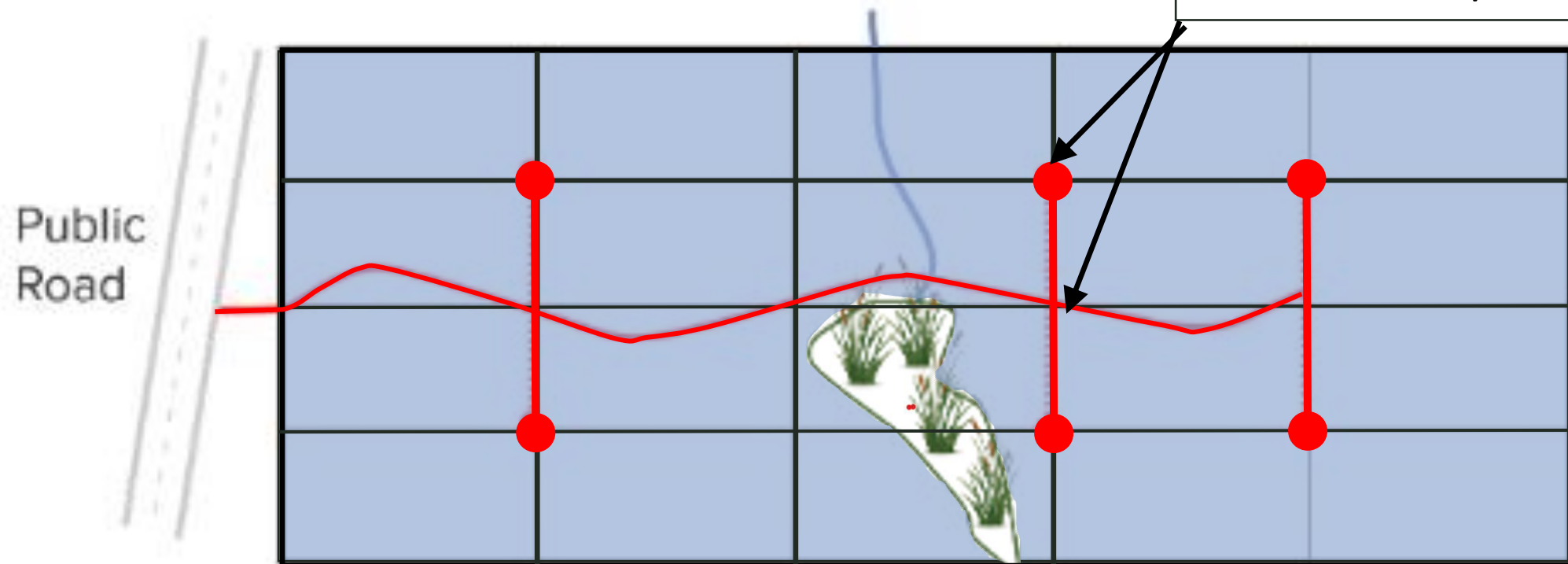
Lot clustering to create 200 acres or more of **publicly owned** open space

- Sports, Recreation, YMCA
- Trail/Wildlife Corridors, PHFHP Addition
- Reduced lot size = Increased open space

# Concept: Plan A – Hypothetical 400-acre Project

Twenty 20-acre lots – No Clustering

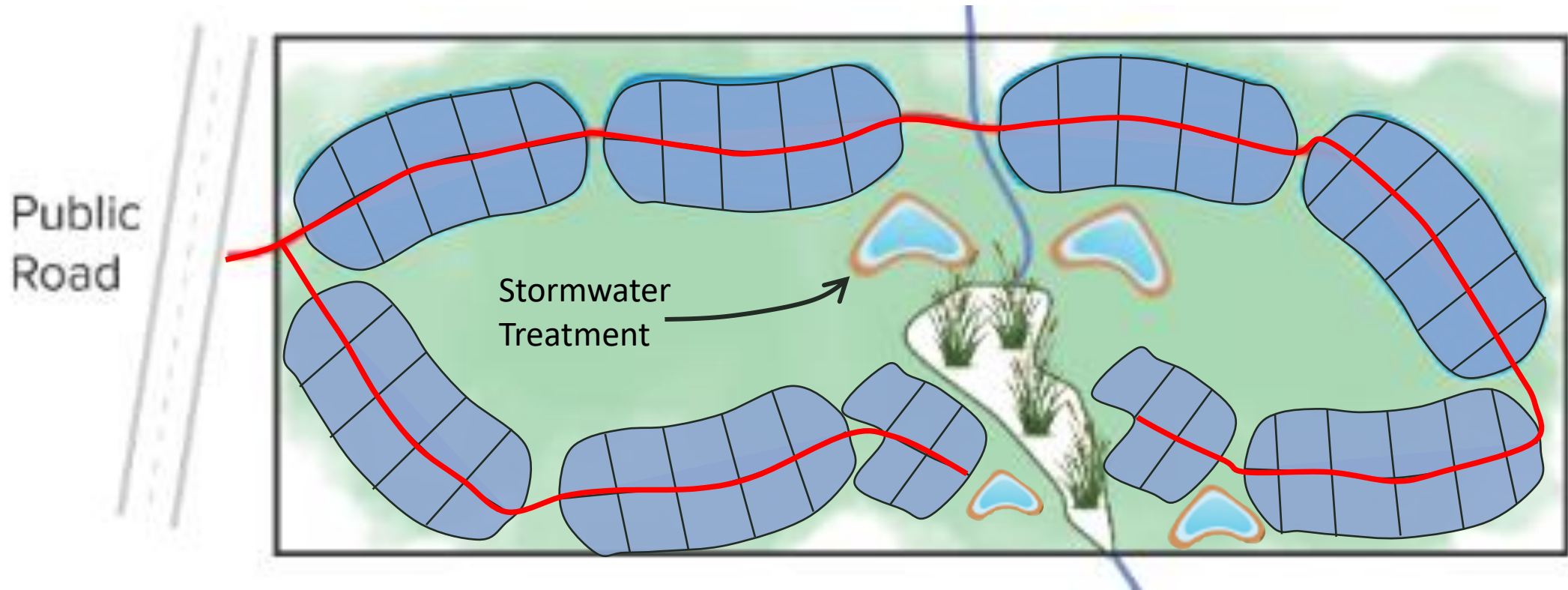
Private Roads/Driveways





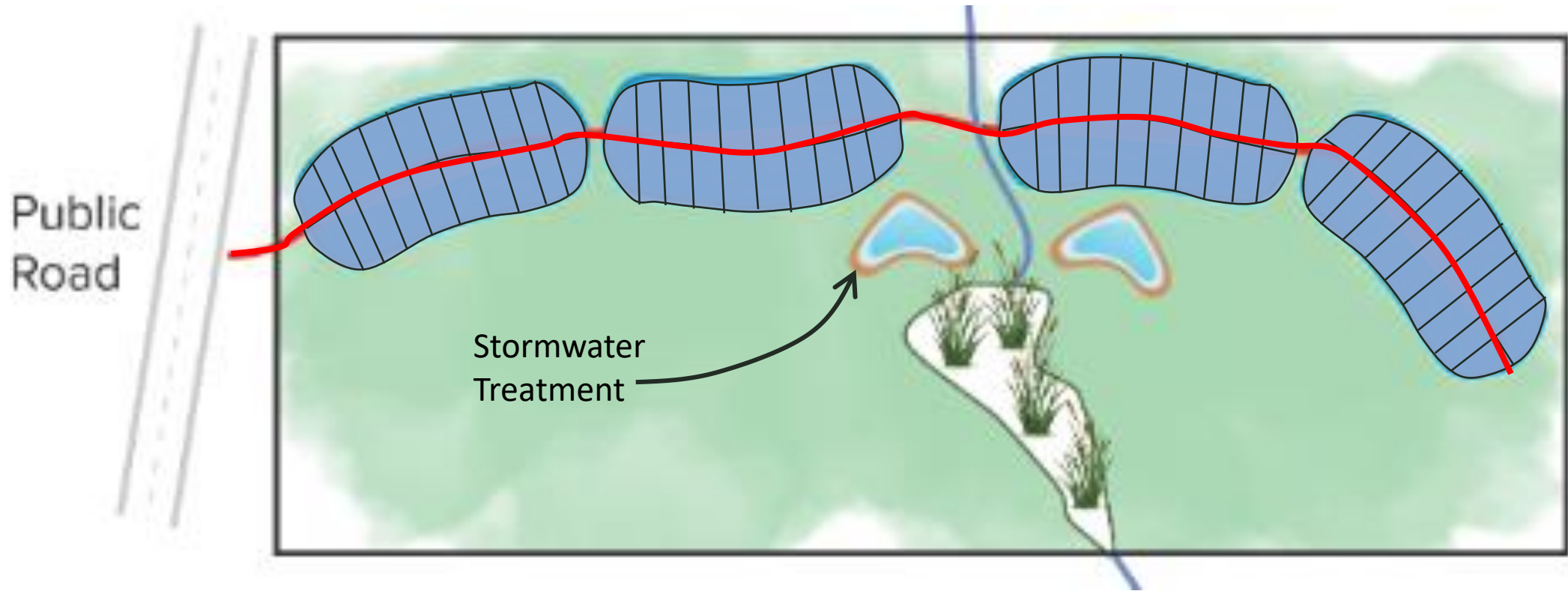
# Concept: Plan B – Hypothetical 400-acre Project

80 two-acre lots – With Clustering  
**200 acres± Open Space**



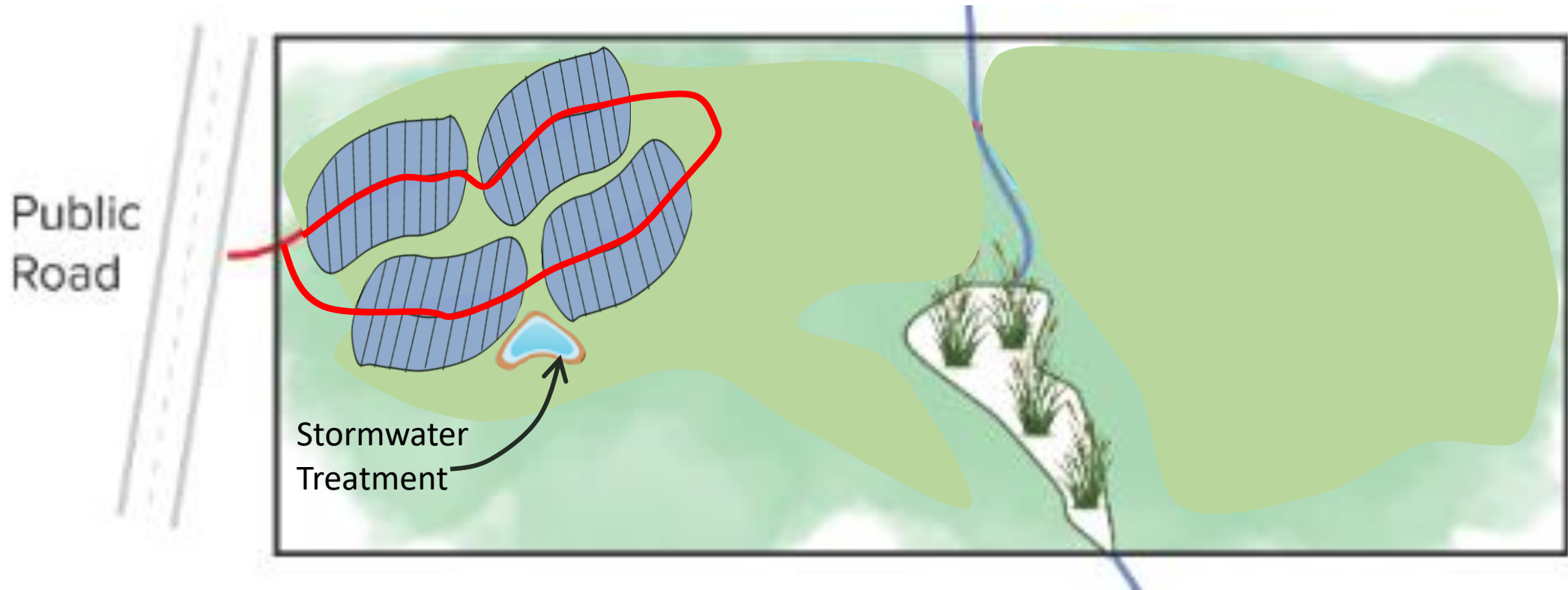
# Concept: Plan B – Hypothetical 400-acre Project

80 one-acre lots – With Clustering  
**300 acres± Open Space**



# Concept: Plan B – Hypothetical 400-acre Project

80 half-acre lots – With Clustering  
**350 acres± Open Space**

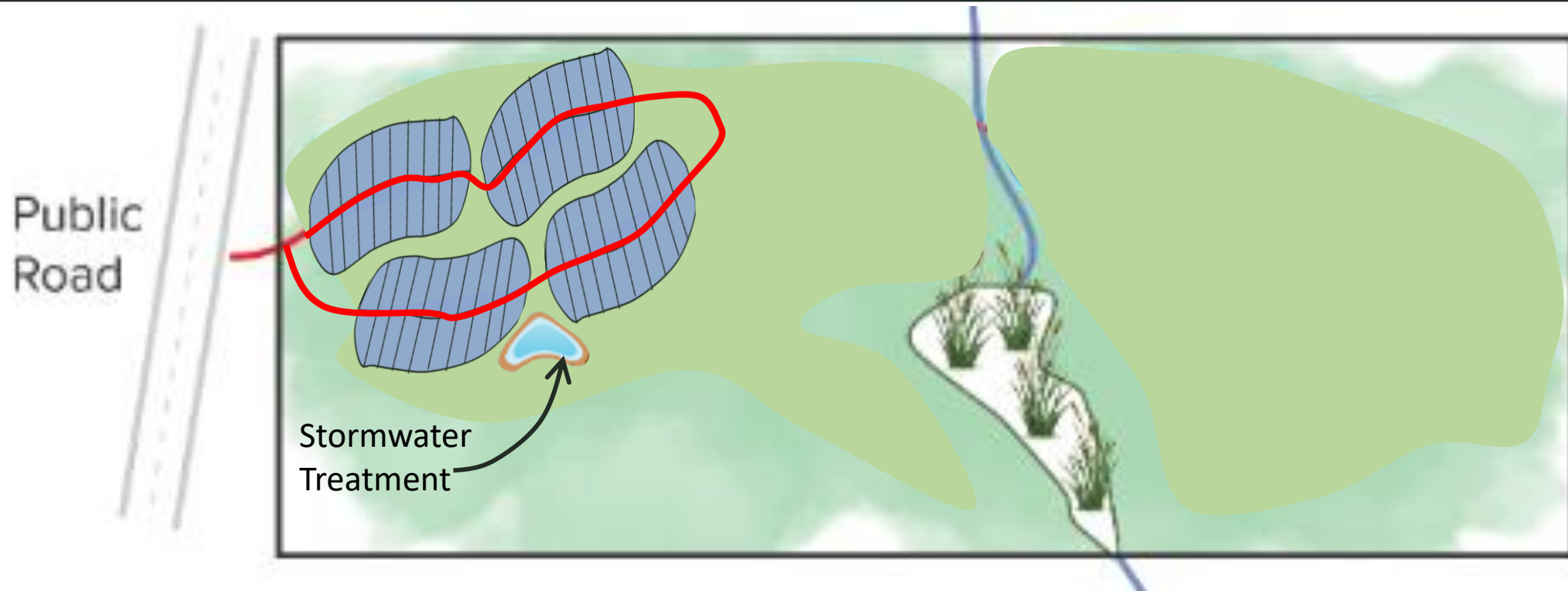


# Concept: Plan B – Hypothetical 400-acre Project

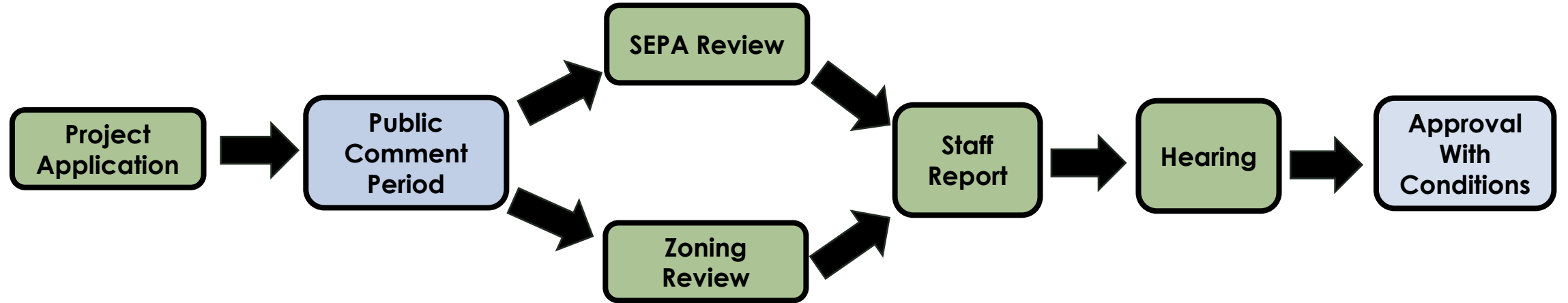
Open Space Goal:

County, Port, or Non-profit ownership 90%

Owners Association 10%



# How Does it Work? Approval Process and Conditions



Enforcement: Conditions of Approval

# GMA and Zoning

## Rezone Not Needed

- Sports facilities (indoor/outdoor)
- Recreation (indoor/outdoor)
- YMCA

## Need Rezone

- Increased density 20 lots to 80 lots
- Restaurant
- Commercial



North Kitsap United

Compliance with Kitsap County Land-Use Regulations

and

The Washington State Growth Management Act

# GMA and Zoning

Proposed Zone: Rural Residential (RR)

Current Zone: Rural Wooded (RW)

RW Purpose (From KC Chapter 17)

***“.....This zone is further intended to discourage activities and facilities that can be considered detrimental to the maintenance of timber production.....”***

(emphasis added)

# GMA and Zoning

Current:

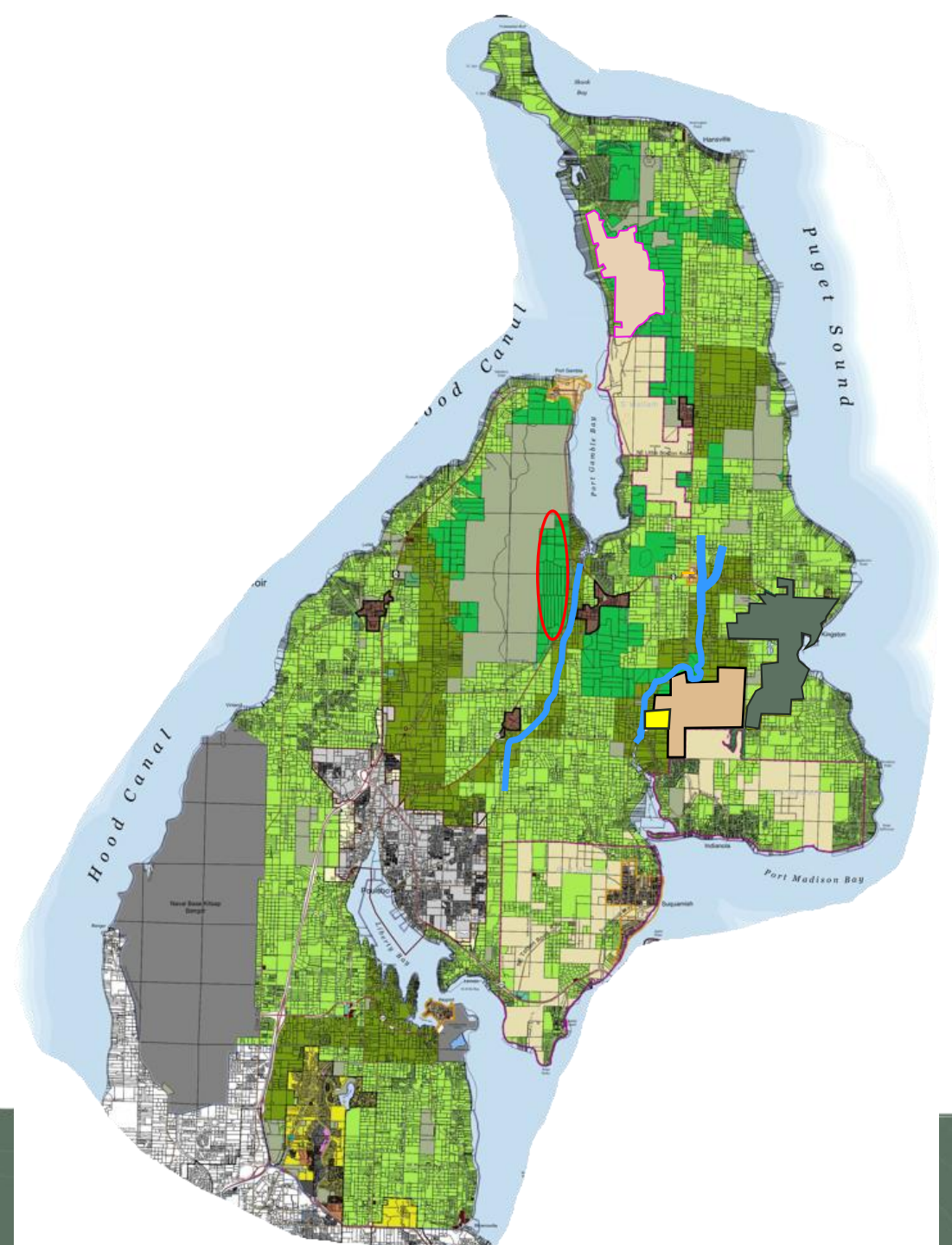
Rural Wooded

Requested:

Rural Residential

**MOST of NK is Rural Residential**

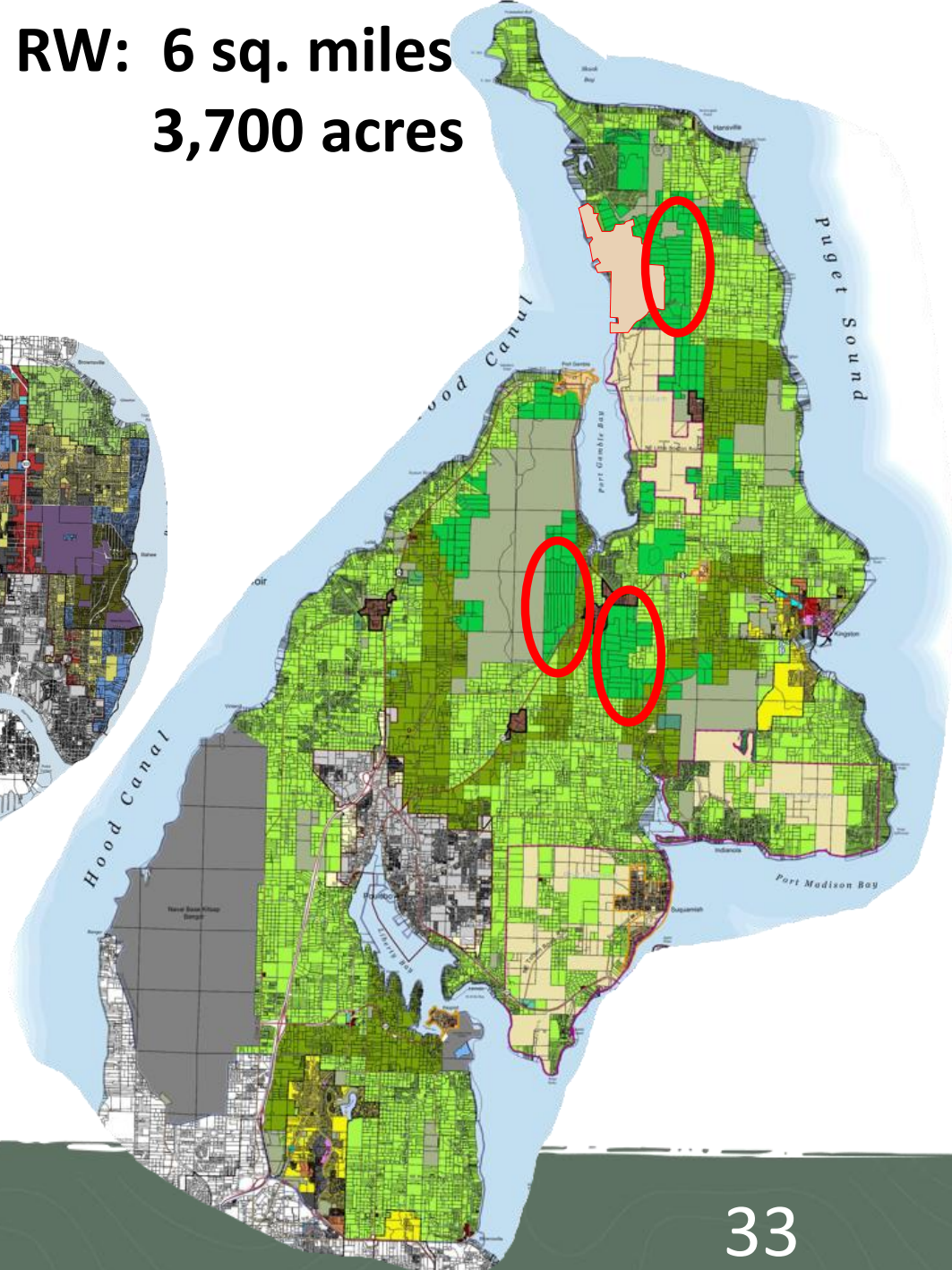
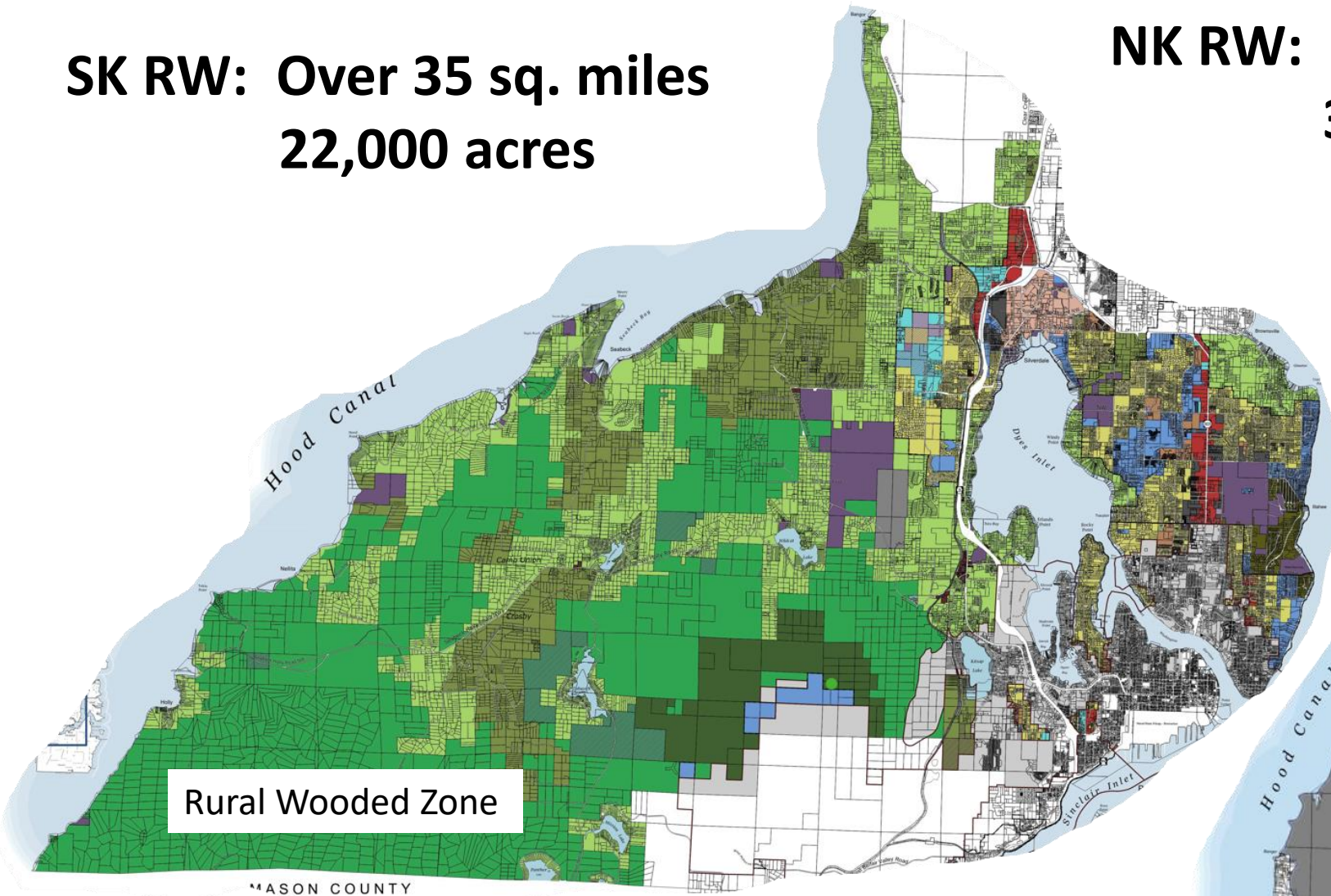
52% of all Kitsap rural lands are RR



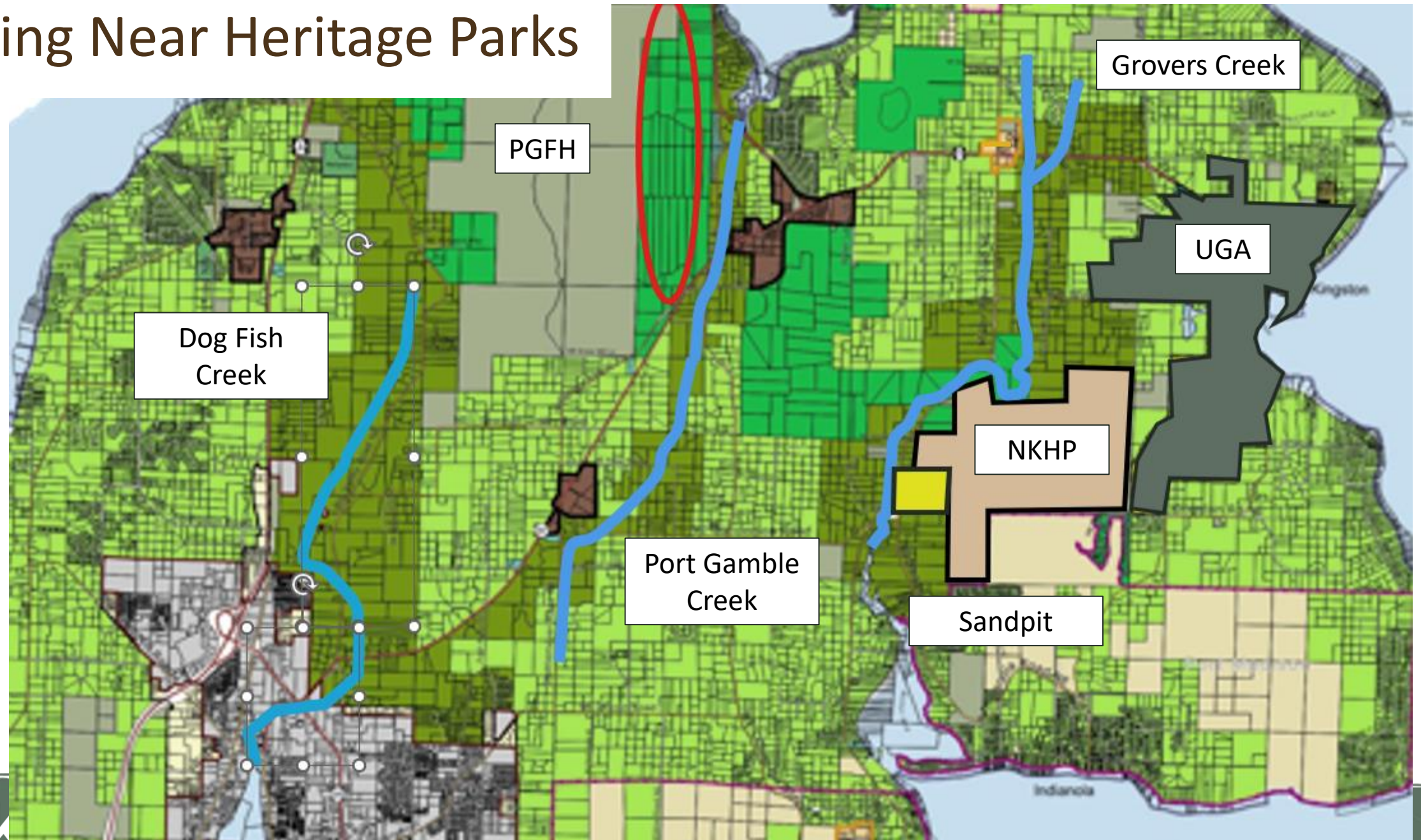


**SK RW: Over 35 sq. miles  
22,000 acres**

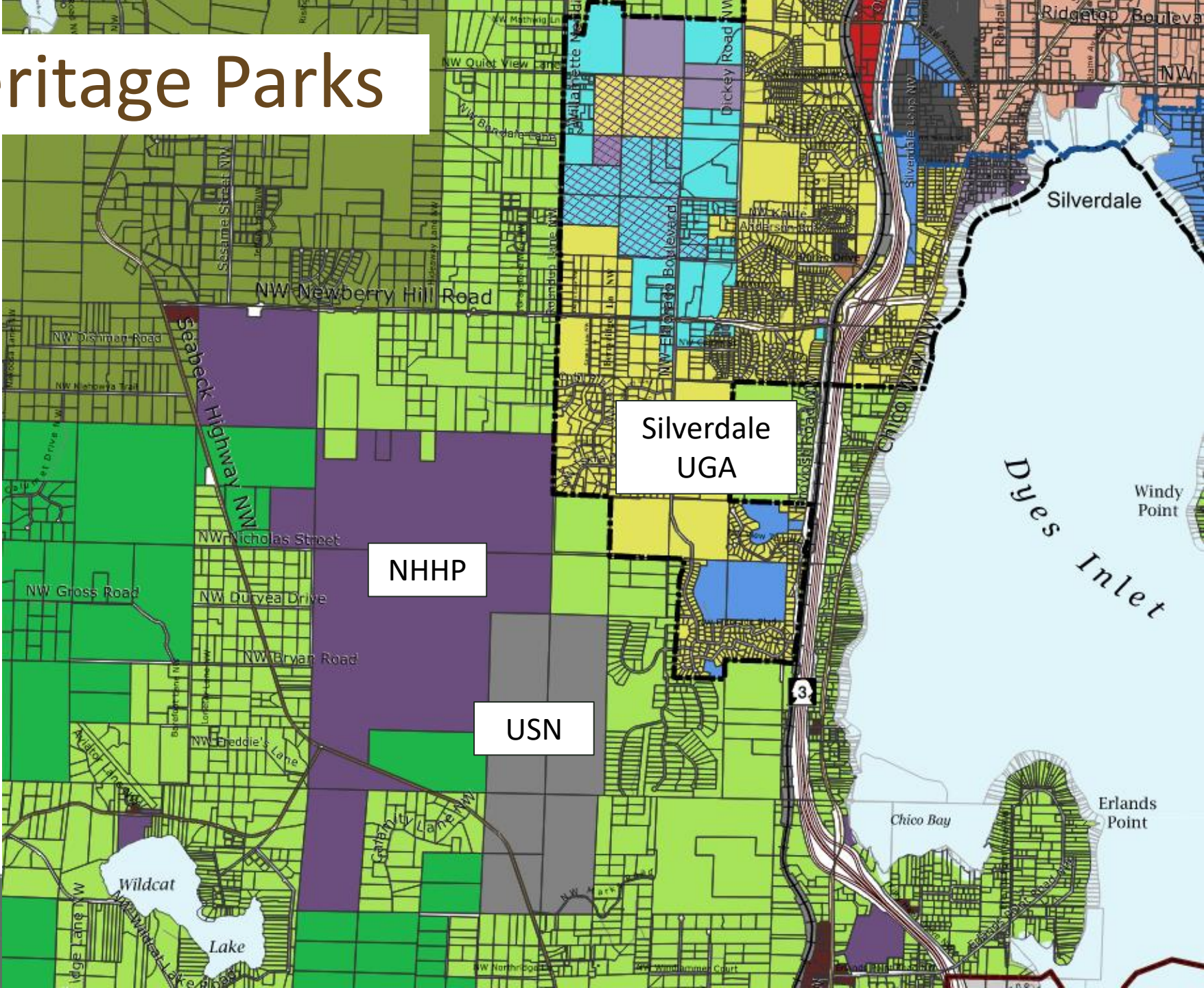
**NK RW: 6 sq. miles  
3,700 acres**



# Zoning Near Heritage Parks

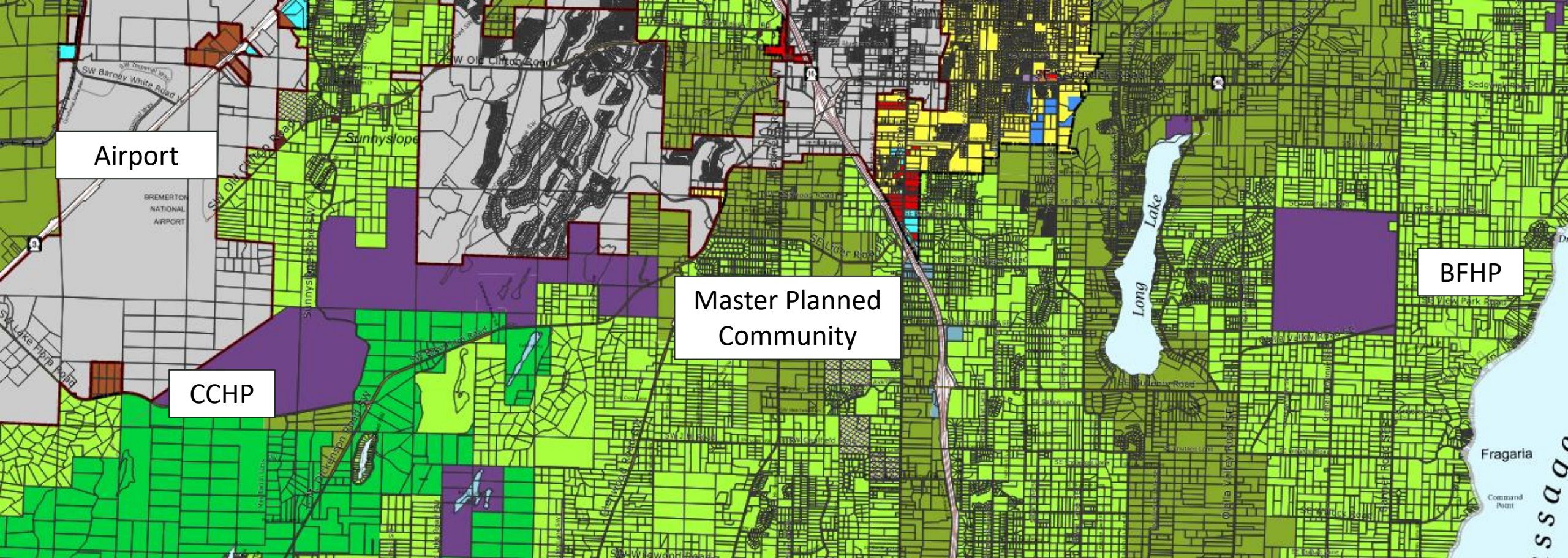


# Zoning Near Heritage Parks



# Zoning Near Heritage Parks

Banner Forest HP  
Coulter Creek HP



# Studies and Topics

- Our Team
- Geology
- Streams and Wetlands
- Wastewater
- Traffic
- Cultural Resources
- Storm and Other Utilities
- Public Services

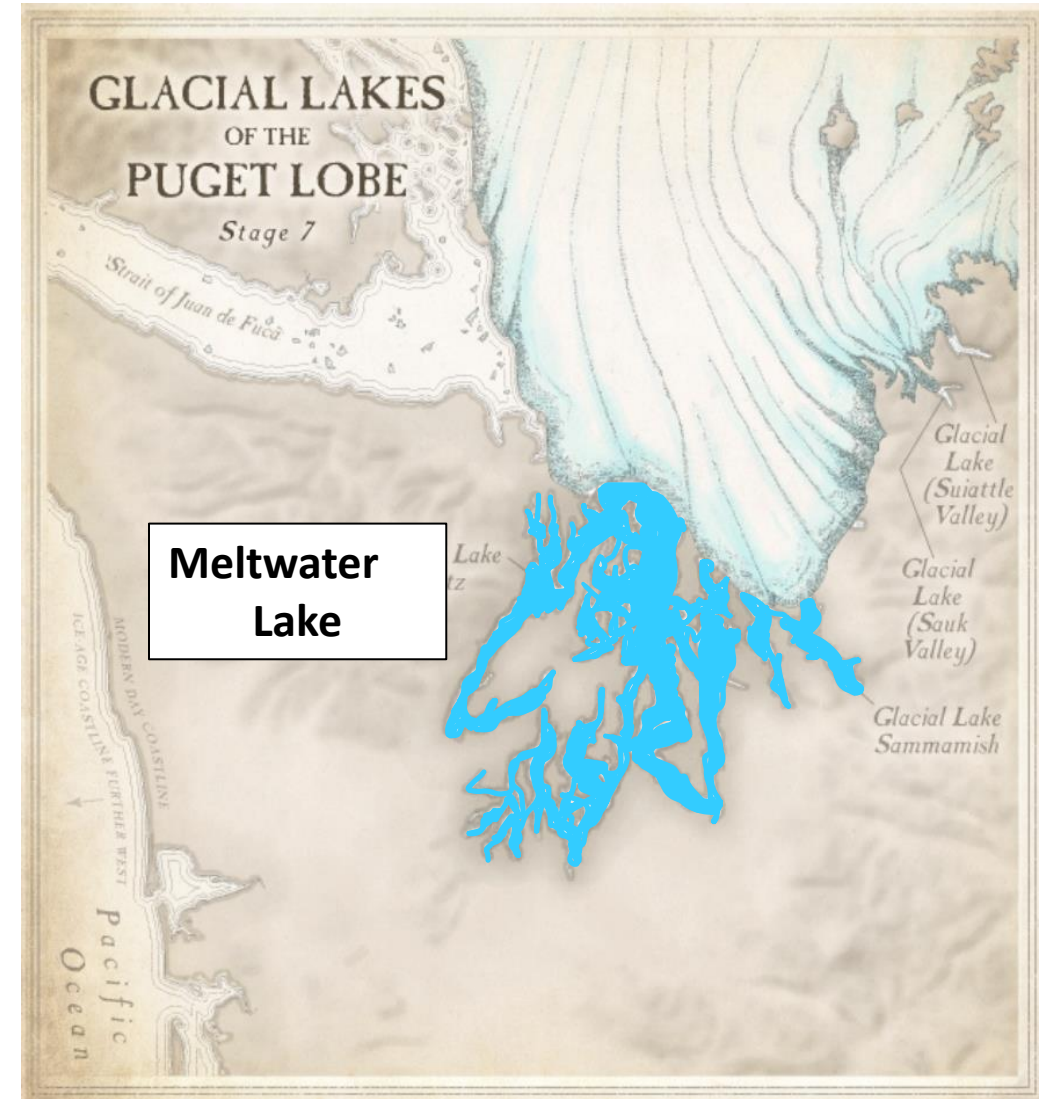
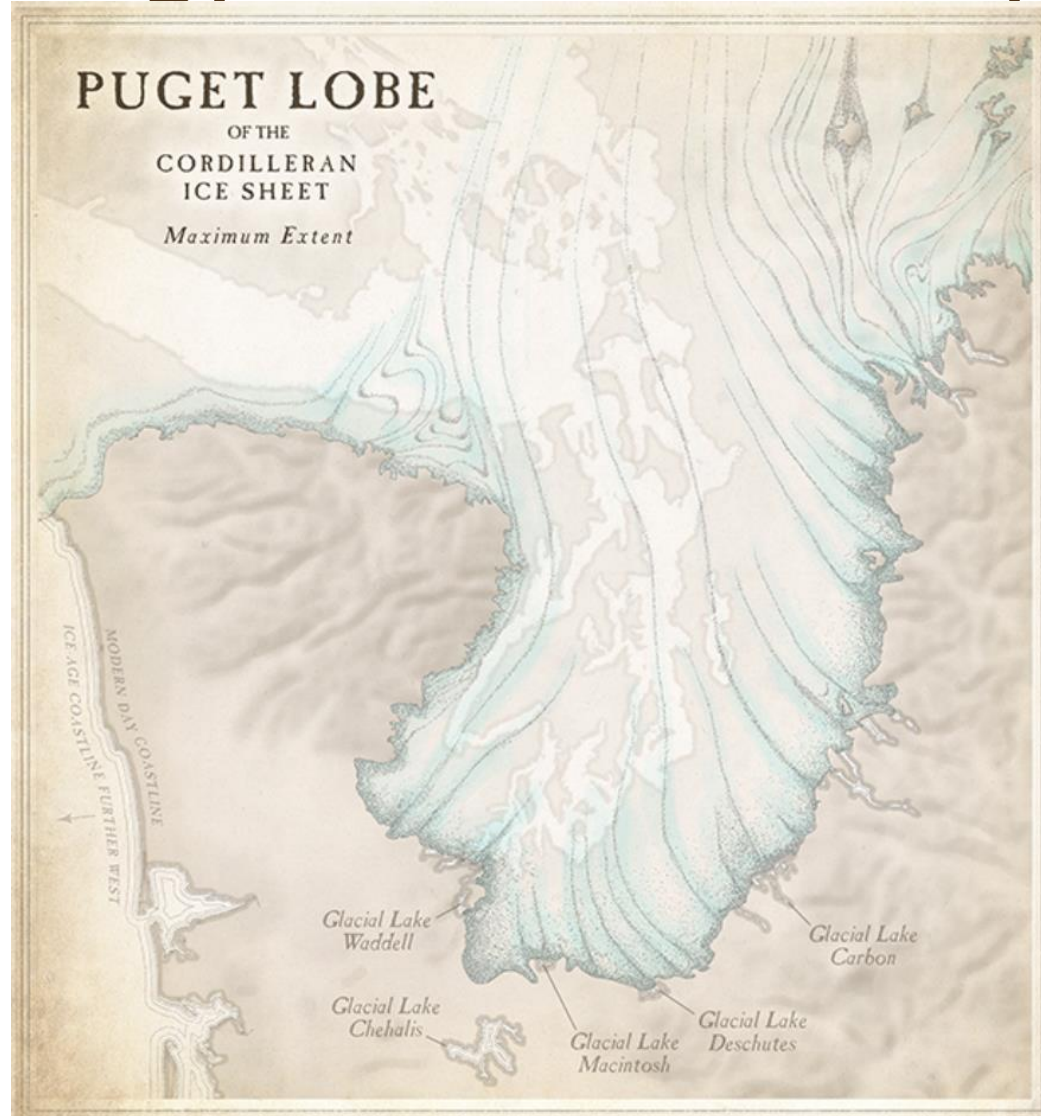
# Studies and Topics

- Purpose: Site plans and mitigation design
- Promised to share with community
- Desktop research versus field investigation
- **Need to re-visit in WET WEATHER conditions**

# Geology – Broad Results

- Very clear geologic history and conditions
- Site is characterized by glacial “retreat” or recession
- Glacier was 3,000 feet thick
- As temperatures rose:
  - Runoff began creating channels in the ice and land below
  - Sand and other materials got deposited
  - Lakes formed and then drained when connected to saltwater
- Typically tops of ridges are dense, impermeable
- Side slopes looser, more pervious, **mostly sand**

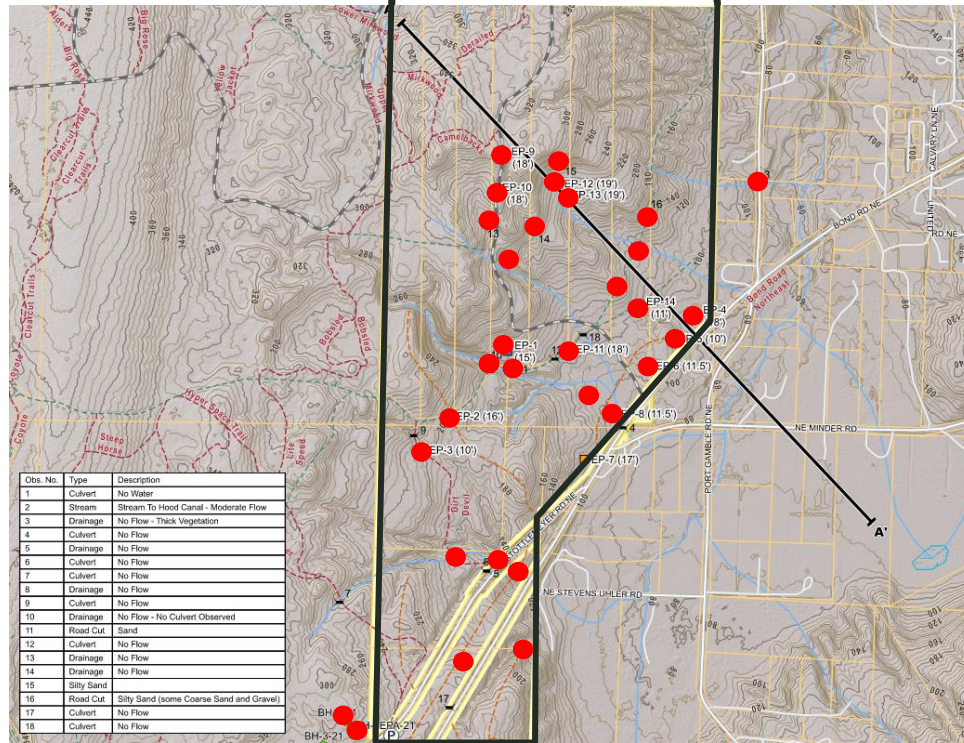
# Geology – Glacial History





# Geology

## Field Investigation



- Focus on southern half of site
- Backhoe: 18' depth
- No water detected
- October – need to revisit during wetter weather
- Field observation or excavation pit

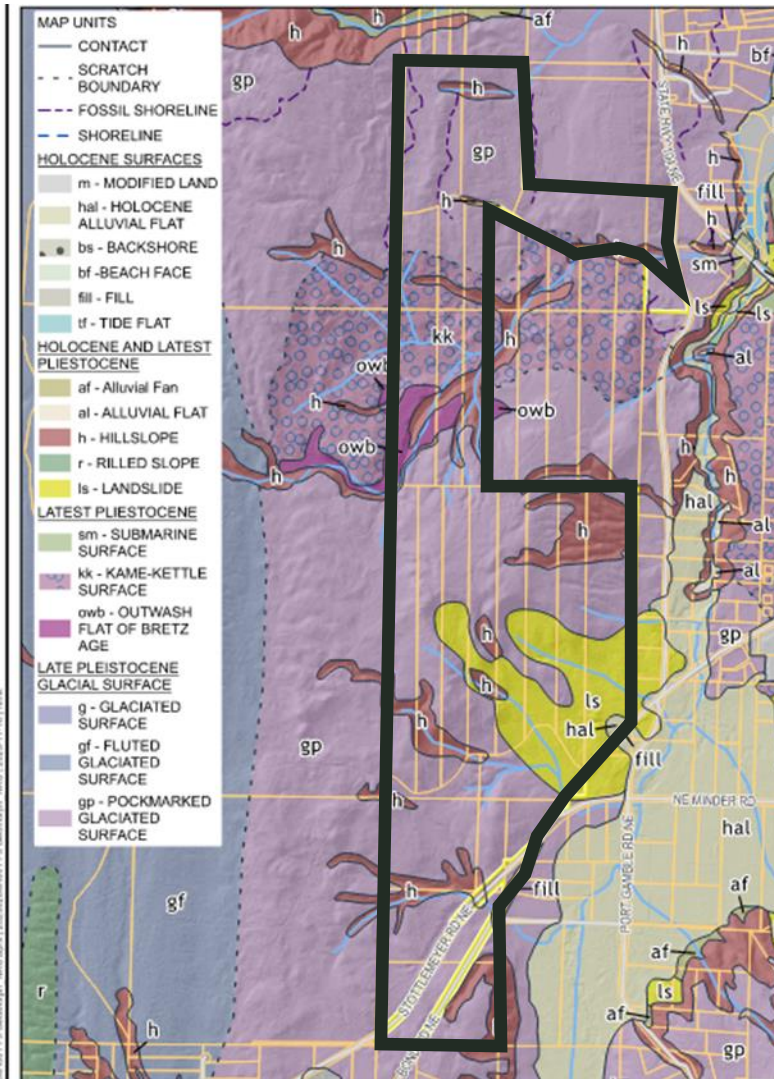
# Geology – Desktop Research

- Kitsap County Critical Areas Maps
- Erosion hazard (steep slopes, erodible soils)
- Landslide hazard (steep slopes, hydrology, soil quality)
  - One mapped landslide
- Seismic hazard (hydric soils, liquefaction)
- Aquifer recharge

# Geology – Results: Erosion Hazards

- Erosion hazard exists
- Anywhere slopes greater than 15%
- Can be mitigated Best Management Practices (BMP's)
  - Controlling runoff
  - Diversions around steep slopes
  - Erosion control fence

# Geology – Results: Landslide Hazards



- One mapped landslide
- Remnant of ancient landslide deposit
- Likely occurred when a glacial lake drained
- Inactive

# Geology – Results: Seismic Hazard

- No hydric soils discovered
- **Wet weather** tests required to confirm water depth

# Geology – Results: Category 2 Aquifer Recharge

- Critical ARA's: Very permeable soils
- Category 1: Generally deep aquifer, often source of public drinking water
- Category 2: Shallower aquifer, separated from deep aquifer  
Areas with regional drinking water wells
- Good infiltration characteristics

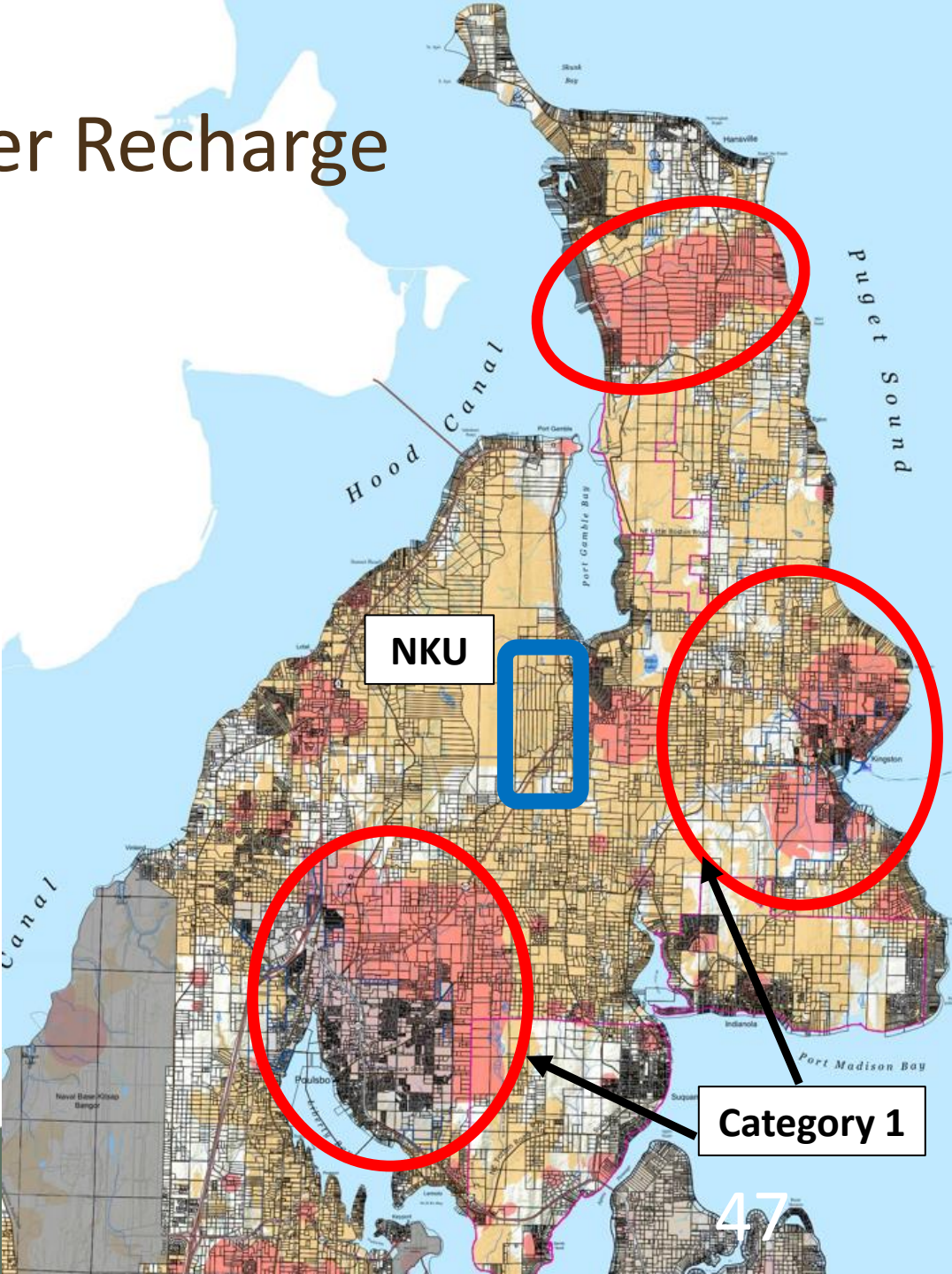
# Geology – Results: Category 2 Aquifer Recharge

Nearly ALL of NK is a Category 2

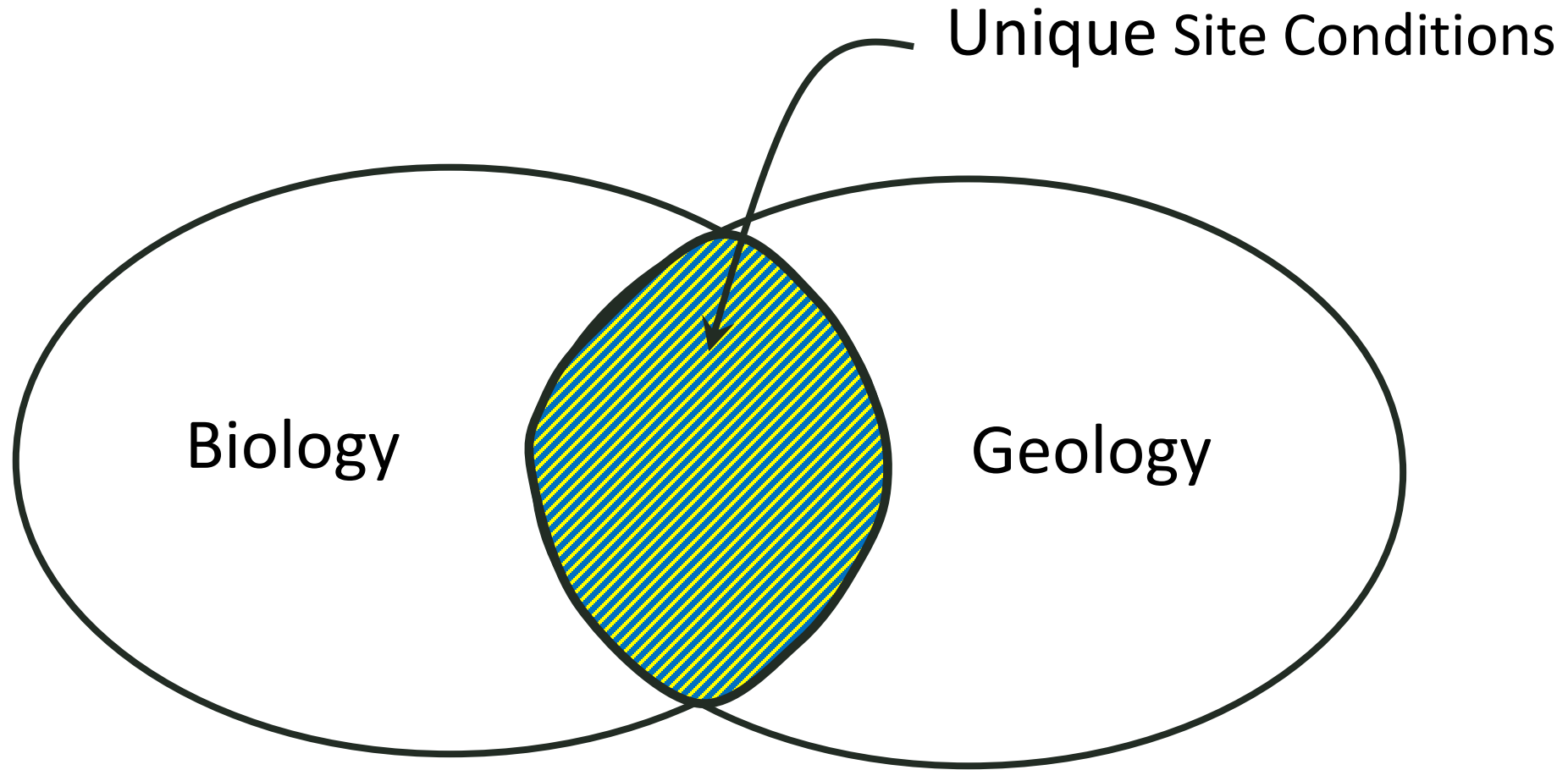
With:

- 100's of rural lots and homes
- 100's of miles of road Majority: untreated stormwater\*

\*KCPW: Maintains 900 miles of public road in the county, not including state and private roads, driveways, tribal and navy roads, parking lots, etc.



# Streams and Wetlands

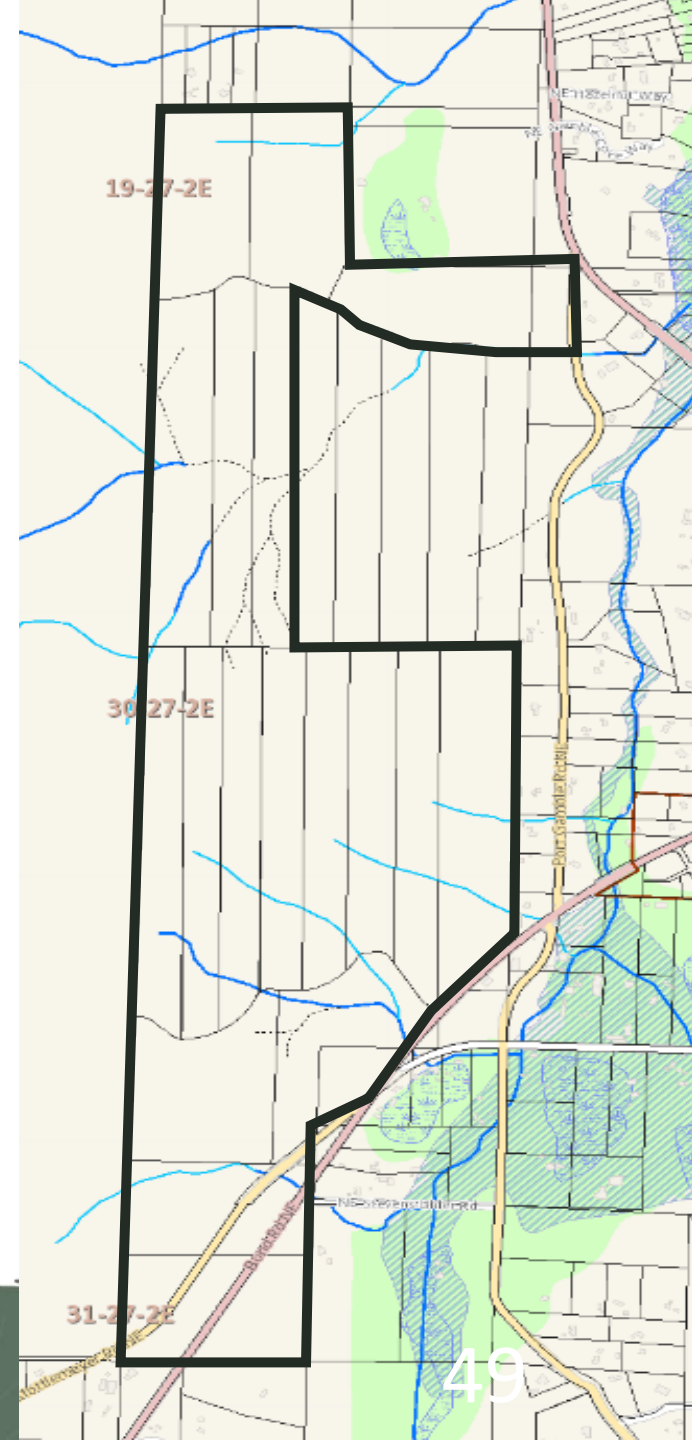




# Streams and Wetlands: Desktop Studies

The KCC Title 19 defines a stream as:

“...an area where surface water flow is sufficient to produce a defined channel or bed.....”

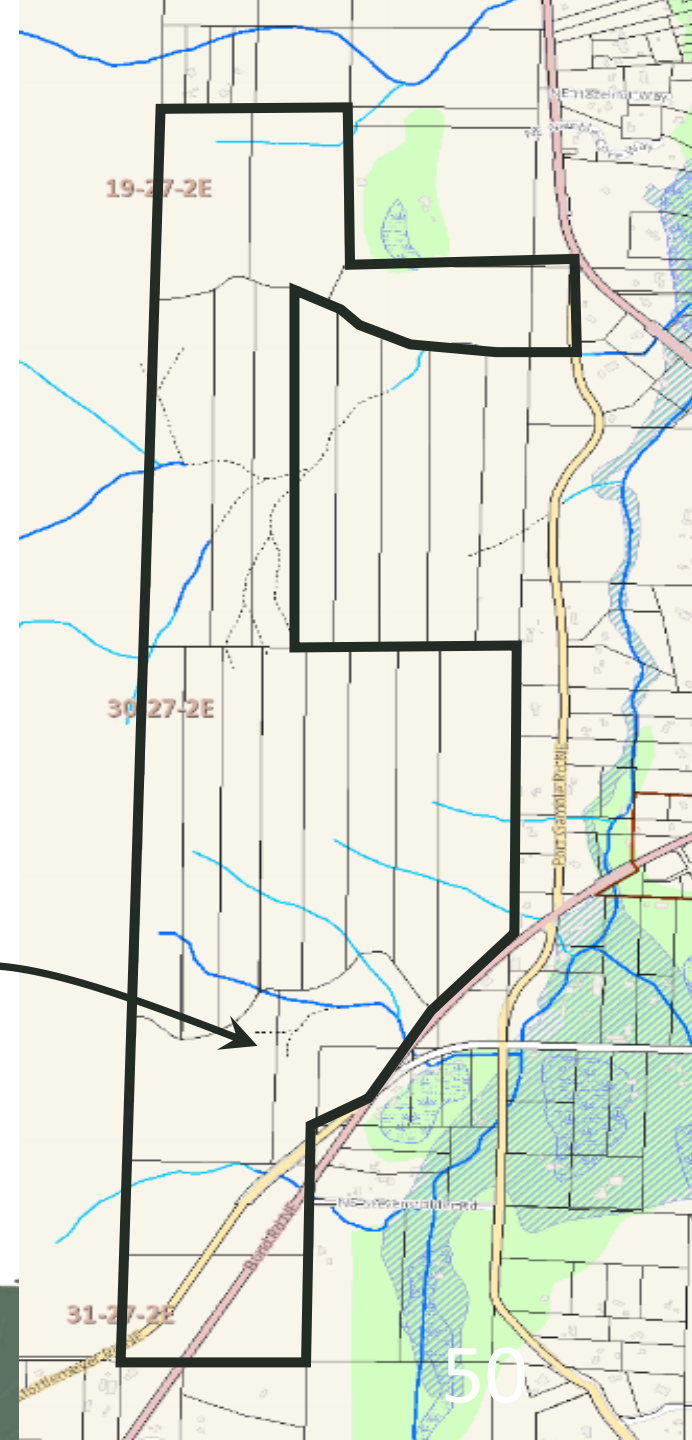


# Streams and Wetlands: Desktop Studies

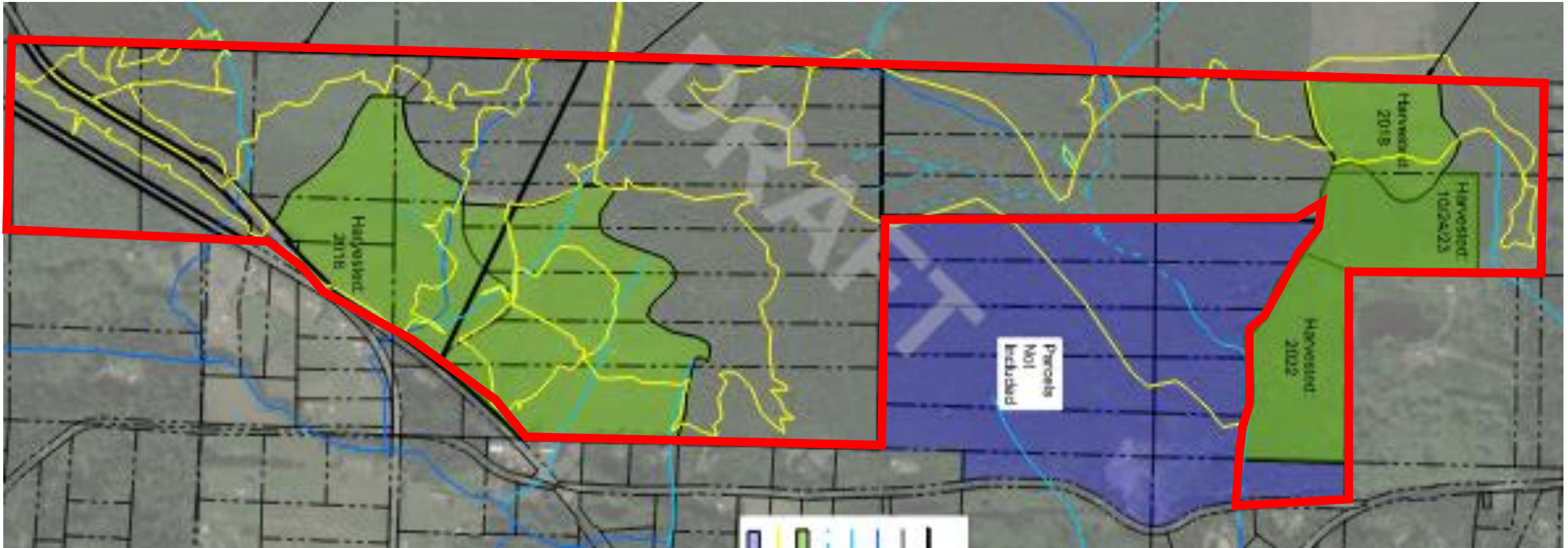
Mapping resources consulted:

- National Wetlands Inventory
- Washington State Dept. of Fish and Wildlife (web)
- Statewide Integrated Fish Distribution
- Kitsap County Critical Area Maps

From Kitsap County  
Critical Areas Mapping



# Streams and Wetlands – Field Investigation

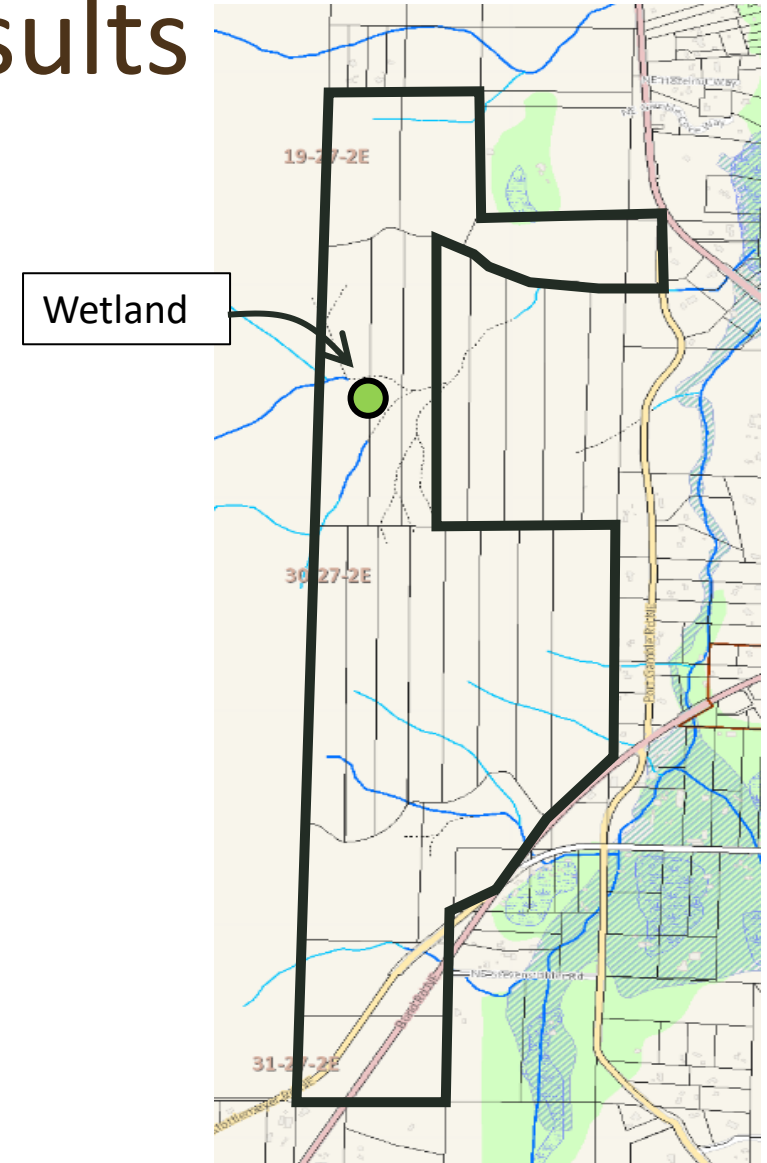


- Consultant visited site 5 times in October, 23

# Streams and Wetlands – Field Results

Consultants found:

- **No** evidence of streams
- 1 wetland
- Need wet-weather inspection



# Streams and Wetlands – Field Results



**Photo 1**-Test Plot 3 within the lower end of mapped stream in South Segment. No stream channel this location.



**Photo 2**-Test Plot 3 looking east toward Bond Road/SR 307 along the mapped stream.



**Photo 3**-Test Plot 8 in the middle segment of the mapped stream within the South Segment. Upland vegetation and no stream channel.



**Photo 4**-Test Plot 8 looking upslope and west along the mapped stream. No stream channel and presence of upland vegetation.

# Streams and Wetlands – Field Results



**Photo 9**-Test Plot 20 conducted at the east end of a ravine parallel to Stottlemeyer Road. Not mapped as a stream and none observed.



**Photo 10**-Test Plot 20 looking north toward culvert under Stottlemeyer Road. Bare ground with no evidence of water flow.



**Photo 11**-Test Plot 21 (east of Stottlemeyer Road) in the southernmost stream in South Segment. Along path cleared for easy access.



**Photo 12**-Test Plot 21 looking east toward Bond Road (SR 307). Dense vegetation with no channel observed within the mapped area.

# Streams and Wetlands – Field Results



**Photo 33**-Shows the inlet of the culvert under Stottlemeyer Road, which is at the end of the non mapped stream just west of the road.



**Photo 34** shows the culvert under Bond Road in the upland between Bond and Stottlemeyer Roads in the south segment.

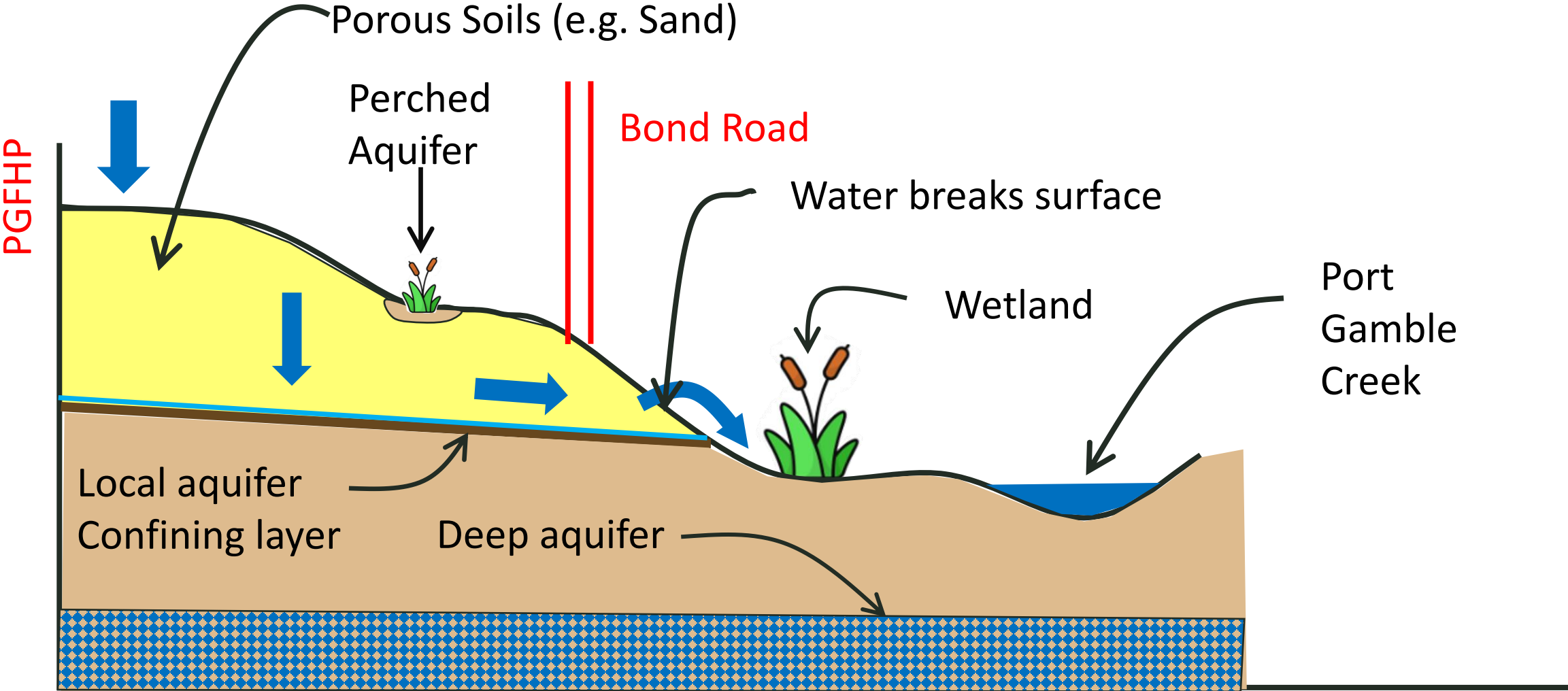


**Photo 35** shows the culvert under Bond Road at the north end of the South Segment.



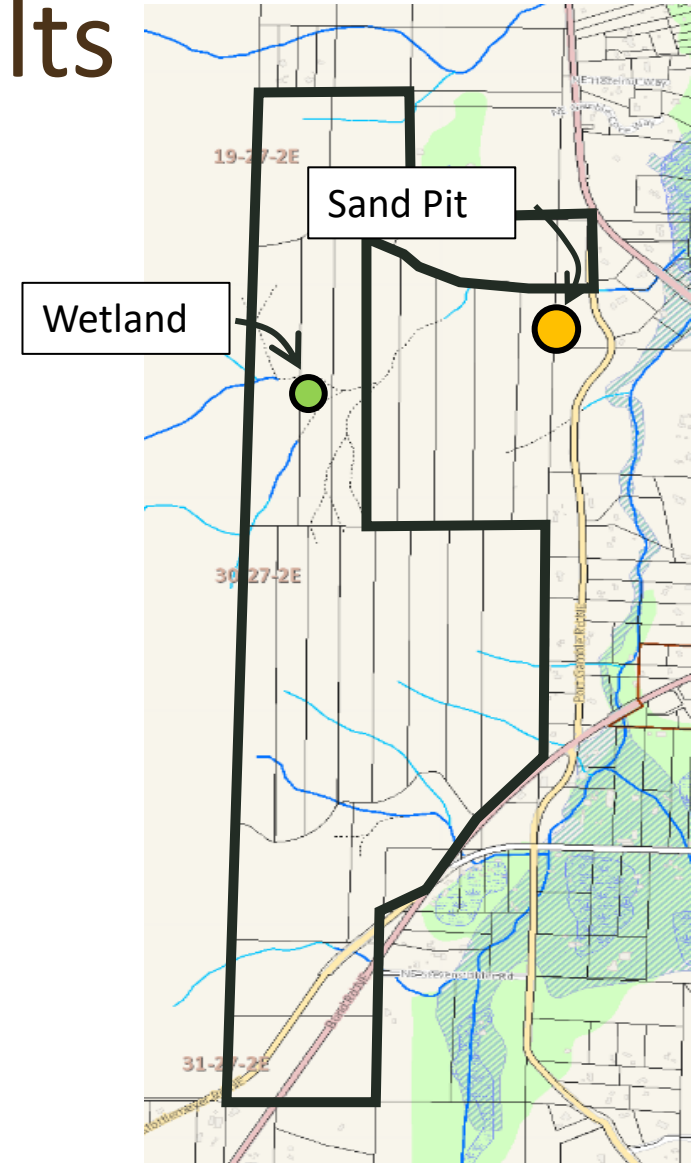
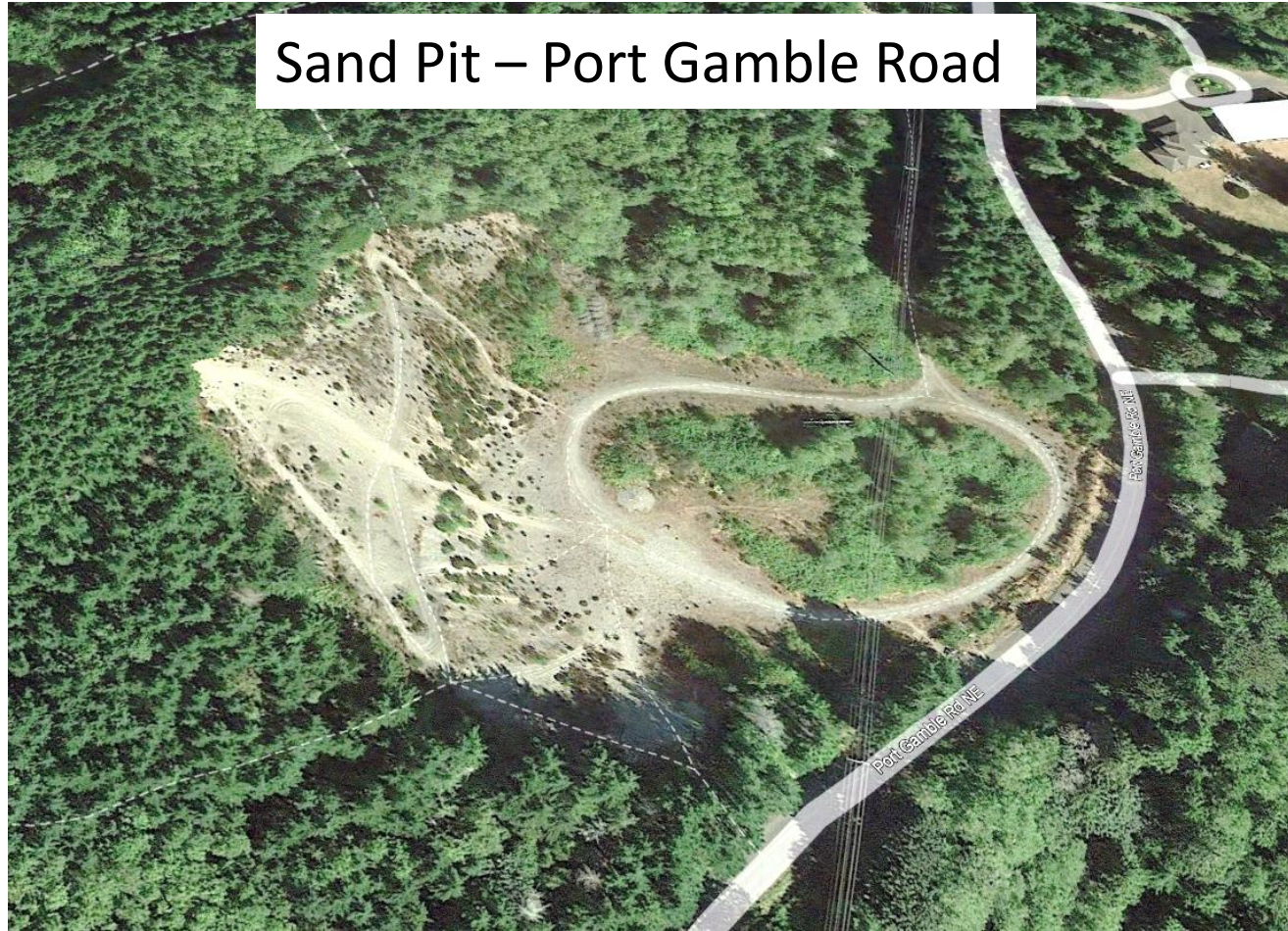
**Photo 36** shows a culvert under one of the service road. It appears that the culvert was installed during construction of logging roads.

# Streams and Wetlands – NKU Site





# Streams and Wetlands – Field Results



# Streams and Wetlands – Next Steps

- There **may be** streams and other wetlands on the property
- Re-visit site during **wet weather** to confirm findings
- Confirmation field visit with:

Suquamish Tribe

Port Gamble S’Klallam Tribe

Washington State Department of Fish and Wildlife

Kitsap County

# Wastewater Flow (gallons per day)

At maximum buildout: 100,000 gallons per day

# Wastewater Flow: Treatment options

## Standard septic tank and drain fields

- Individual or community
- Total area needed: 10-acres

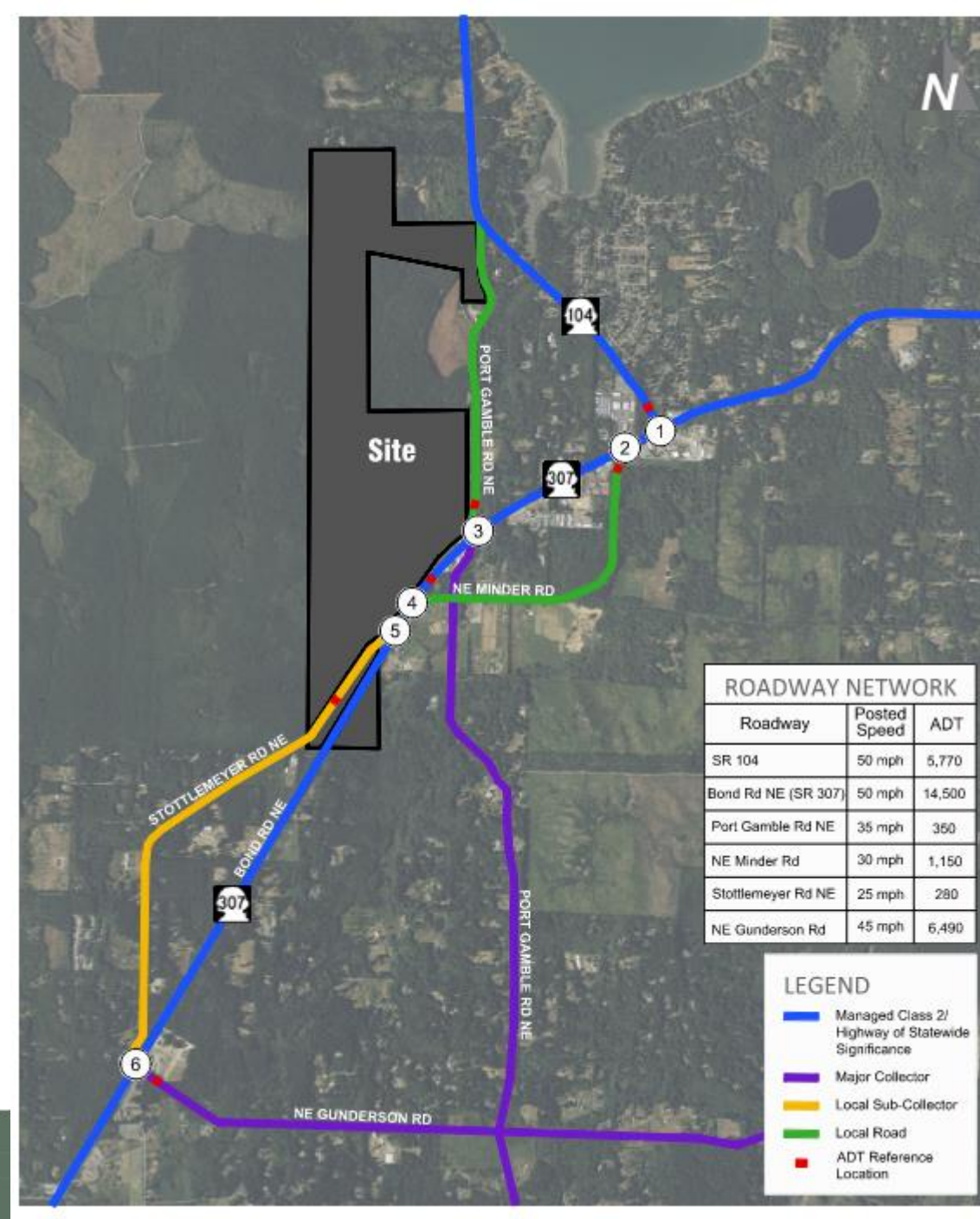
## Pre-treatment system

- AX-Max Treatment Systems by AdvanTex
- Total area needed: 5-acres
- 95% BOD removal
- 65% nitrogen removal

Membrane Bio Reactor: Close to drinking water quality

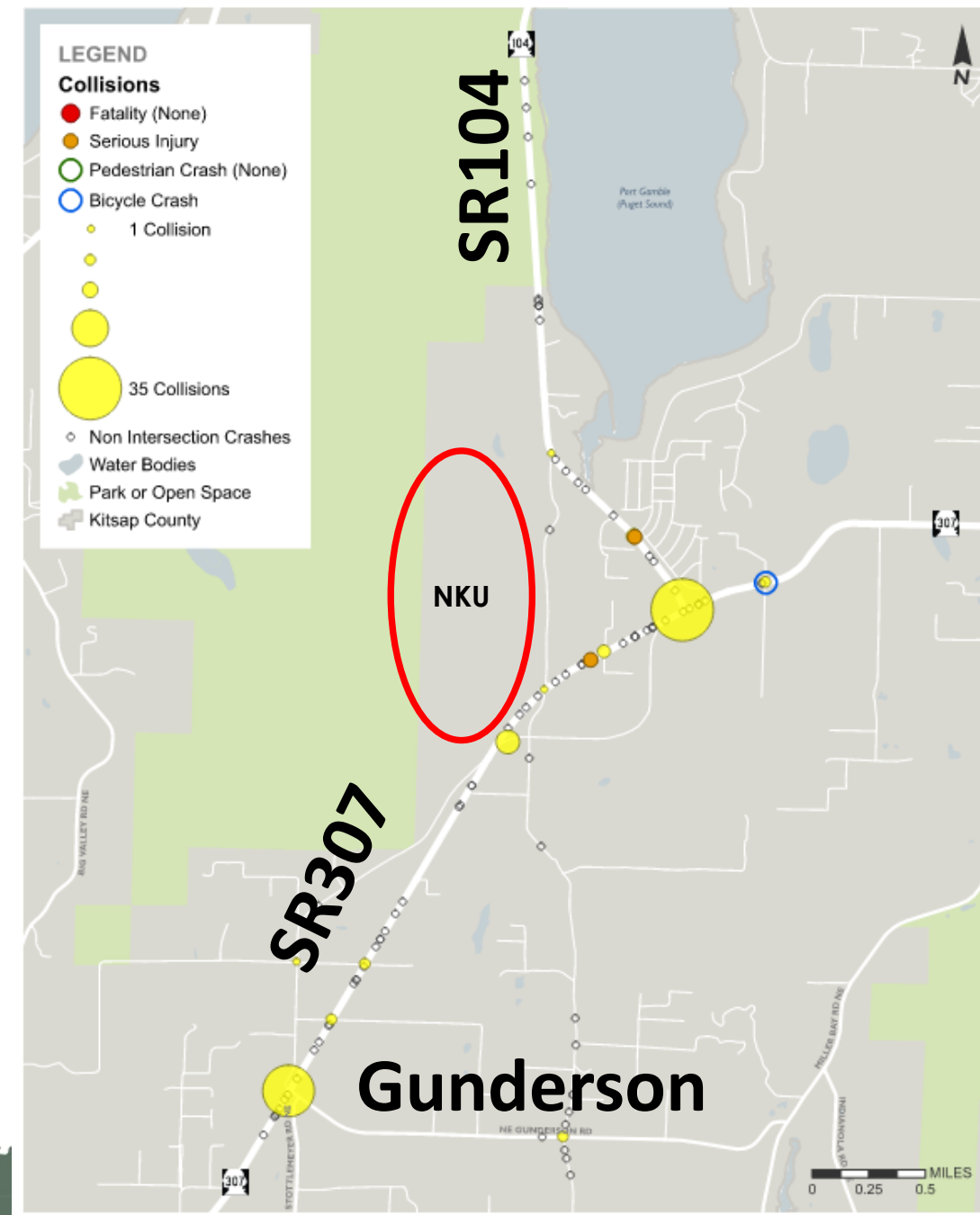
# Traffic: Intersections Studied

- Focus: AM and PM peak hours
- Left hand turns onto SR307
- Range of assumptions from lower to higher impacts
- Rating: Level of Service (A-F)



# Accidents: Last 5 Years

- No fatalities
- SR307/SR104 is the worst
- SR307/Gunderson 2<sup>nd</sup> worst



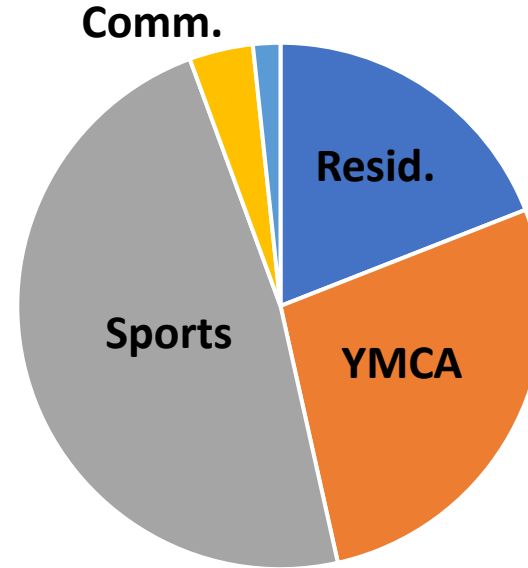
Five-Year Collision Summary (2018-2022)

FIGURE

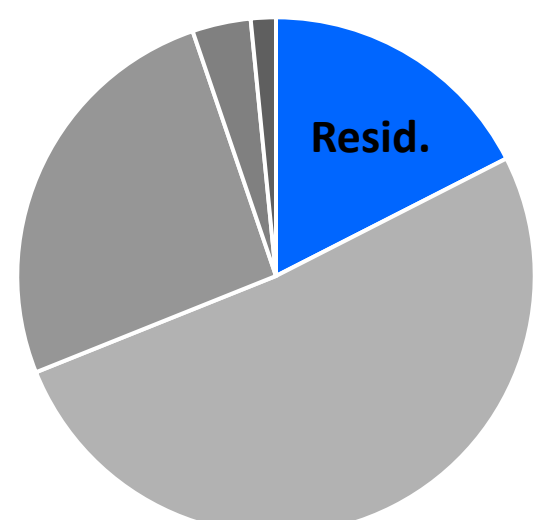
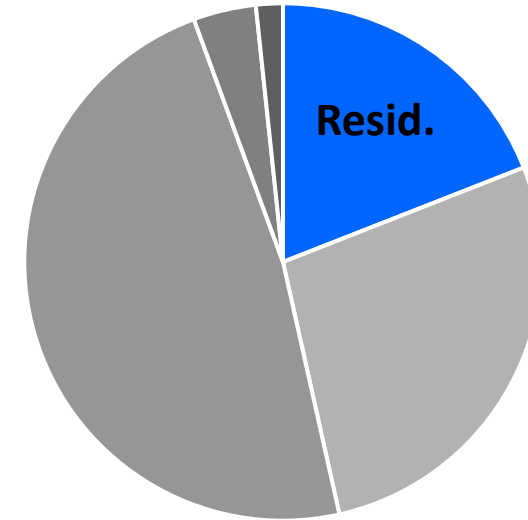
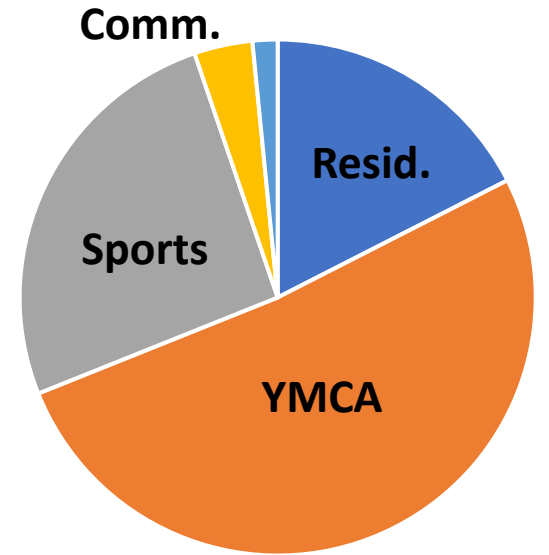
# Traffic

Total new trips during PM Peak Hour			Percentage of Total
		Total	
High Estimate	Residential	136	20%
	YMCA	196	28%
	Sports Complex	342	50%
	Commercial	28	4%
	Passby	-12	-2%
	<b>Total New Trips</b>	<b>690</b>	<b>100%</b>
Low Estimate	Residential	67	18%
	YMCA	197	53%
	Sports Complex	99	27%
	Commercial	14	4%
	Passby	-6	-2%
	<b>Total New Trips</b>	<b>371</b>	<b>100%</b>

Higher Impacts



Lower Impacts



# Traffic

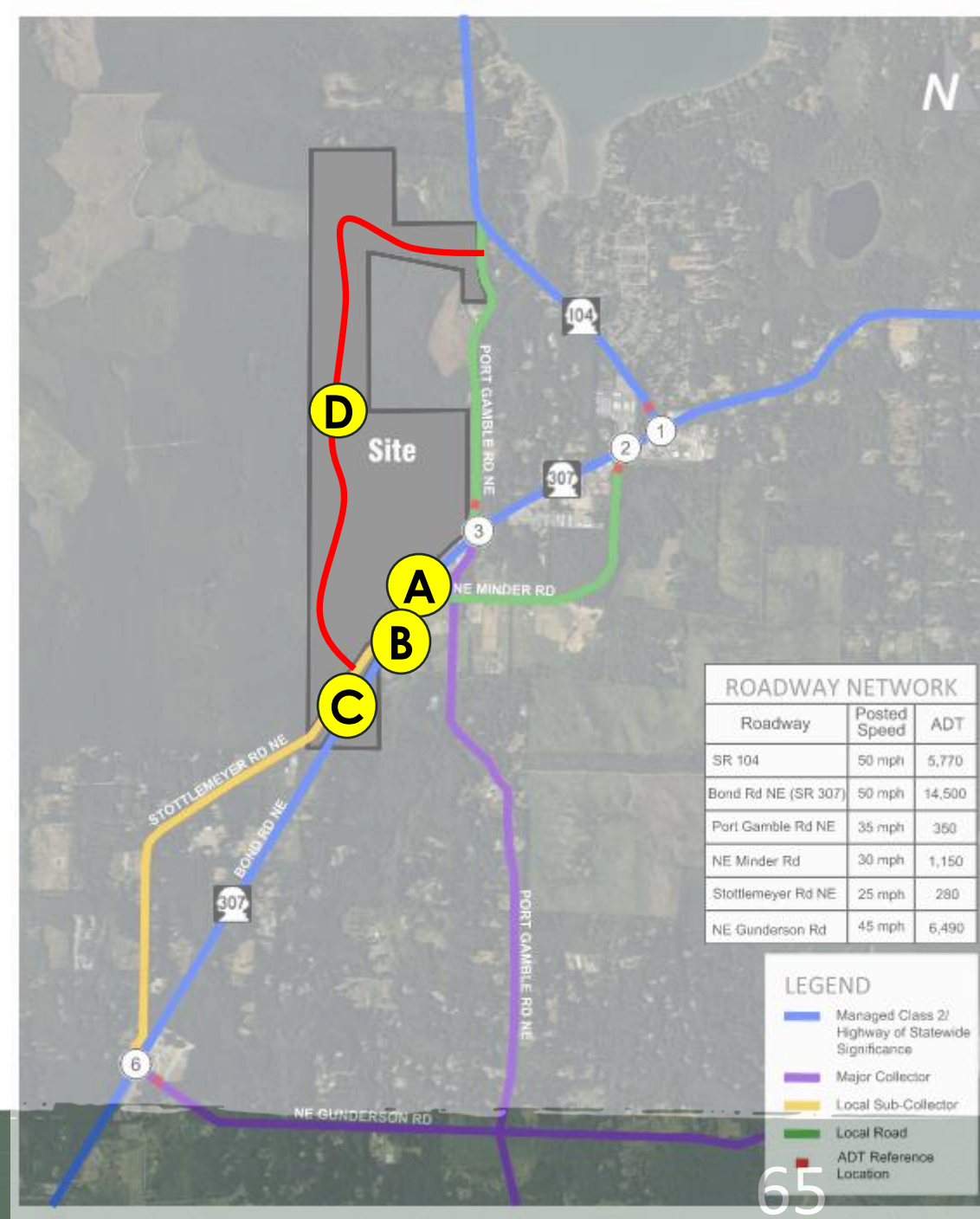
Intersection	Traffic Control	2028 Without-Project			2028 With-Project		
		LOS <sup>1</sup>	Delay <sup>2</sup>	WM <sup>3</sup>	LOS	Delay	WM
1. SR 104/Bond Rd NE (SR 307)	Signal	B	19	-	C	24	-
2. NE Minder Rd/Bond Rd NE (SR 307) <sup>4</sup>	TWSC	E	36	SB	F	78	SB
		E	36	NB	F	95	NB
3A. Port Gamble Rd NE (N of SR 307)/SR 307	TWSC	B	13	SB	C	17	SB
3B. Port Gamble Rd NE (S of SR 307)/SR 307	TWSC	B	15	NB	C	18	NB
4. Bond Rd NE (SR 307)/NE Minder Rd	TWSC	D	30	WB	F	54	WB
5. Bond Rd NE (SR 307)/Stottlemeyer Rd NE (North)	TWSC	D	28	EB	F	1,003	EB
6. Bond Rd NE (SR 307)/Stottlemeyer Rd NE (South)/NE Gunderson Rd	Signal	C	24	-	C	33	-



# Traffic: Potential Mitigations

Roundabout/Signal New Intersection:

- A. SR307/Minder
- B. SR307/Stottlemeyer
- C. New intersection on NKU
- D. Make northern connection to Port Gamble Road/SR104



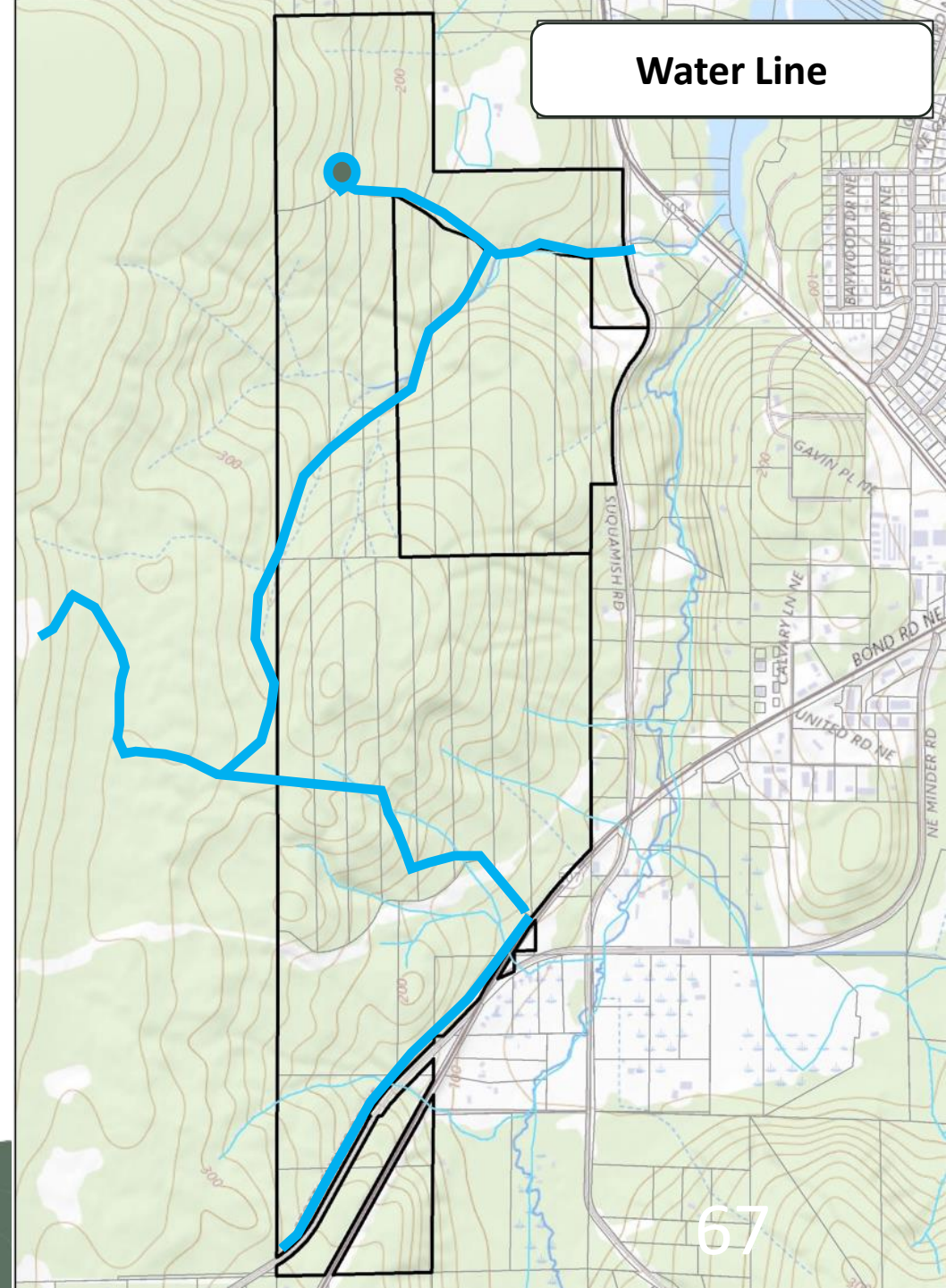
# Cultural Resources

- Cultural resources = Historic and pre-settlement
- Desktop review completed (dated 10/26/23)
- Both tribes consulted
- No recorded archaeological sites or listed historic
- Odds of finding archaeological sites **low**

# Other Utilities

- Storm water
  - Most if not all infiltrated
  - Runoff from streets/parking need to be treated for water quality
  - Research is needed to understand potential impacts from sports fields

Water: 12" main, KPUD  
Power: Available  
Phone: Available  
Fiber: Available Minder Road



# Public Service Providers Contacted

- Kitsap Transit
- NK School District
- KC Public Works
- WSDOT
- Puget Sound Energy
- Port of Kingston
- Poulsbo Fire and Rescue
- NK Fire and Rescue
- Olympic Ambulance
- Airlift NW
- Kitsap Sheriff's Dept.

# Key Take Aways

## Pleasant Surprises

- Soils infiltrate well
- Favorable to field construction
- Stream/wetland issues

## Biggest Challenges

- Wastewater quality
- Stormwater quality
- Traffic

# What's Next?

Conceptual designs to begin

Requesting **IDEAS** from the **PUBLIC**

Hoping to share before July 2024

# What's Next?



- Facebook page will be launched soon
- Information, updates, ideas
- Will never be used negative dialogue (outgoing/incoming)

# Questions and Answers

THANK YOU FOR JOINING US!

[www.northkitsapunited.com](http://www.northkitsapunited.com)

