Kitsap Regional Coordinating Council  
Annexation Tracking Form

Name of Annexation: Tallman Annexation

**Annexation Checklist:**
- Map(s) of annexation area
- Legal description
- Parcel #’s if available
- Petition, ordinance, or resolution
- Revenue sharing spread sheet

**Progress Tracking:**

<table>
<thead>
<tr>
<th>Date</th>
<th>By Whom</th>
<th>Date Received</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/12/07</td>
<td>J. Long-Woods</td>
<td></td>
</tr>
<tr>
<td>7/22/07</td>
<td></td>
<td>City/County meet by:</td>
</tr>
<tr>
<td>08/07</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Staff Contacts:**

| City     | J. Long-Woods, Planning Director | 876-4991 | jlong@ci.port-orchard.wa.us |
| County   | Angie Silva, Special Projects, Commissioners’ Office | 337-4841 | asilva@co.kitsap.wa.us |

\[ CITY COMPLETE THIS SECTION \]

With regard to the City’s Urban Growth Area, is the annexation area:

- Associated with the UGA  **X**
- Unassociated with the UGA

Which type of annexation method is used, as per RCW 35.13:  **[check applicable box]**

- Election Method initiated by 20% Petition
- 75% Petition Annexation Method  **XX**
- Election Method initiated by City Council resolution
- Alternative Annexation Method (10% total acreage)
- Annexation for Municipal Purposes (e.g. for watersheds)
- Annexation of Federally-owned areas
- Annexation of Unincorporated Islands
- Write In Other:

Describe existing development pattern, including Comprehensive Plan Designation & Zoning:

There are six parcels totaling about 22 acres. The properties are directly north and west of commercially zoned properties that will be developed with commercial uses in the near future. The County designated this area as Urban High Intensity Commercial/Mixed Use in the Comp Plan with zoning of Highway Tourist Commercial. The proposed use will be further development of commercial uses currently being developed in that area.

<table>
<thead>
<tr>
<th>Total # Acres</th>
<th>22.29</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential population #</td>
<td>3</td>
</tr>
<tr>
<td>Percentage of urban lots</td>
<td></td>
</tr>
<tr>
<td>Percentage of larger lots</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
</tr>
<tr>
<td>Approximate Carrying Capacity (# Homes @ 2.23 people each)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

City Comments re: Logical Boundary:

Parcels are contiguous to and located south and west of existing city limits. These parcels are also contiguous to several other parcels currently under review for annexation with Commercial Comp Plan designation and zoning. The proposal is to request both Comp Plan and zoning as “Commercial” in the City.
Does anything in the proposed annexation area generate: [check applicable box(es)]

<table>
<thead>
<tr>
<th>Admission Tax</th>
<th>Sales Tax</th>
<th>None</th>
<th>Not Sure</th>
</tr>
</thead>
</table>

Comments: A few of the parcels contain single family residences, which will be demolished for future development as a commercial complex, along with other properties currently being reviewed for annexation. The applicant proposes to request Commercial designations for both Comp Plan and zoning with annexation into the City.

**↓ COUNTY COMPLETE THIS SECTION ↓**

<table>
<thead>
<tr>
<th>LIST any County-owned facilities or properties in the annexation area (e.g. parks, sewer treatment plant):</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIST any infrastructure built within the past five years with County funds and/or not-yet-retired bond financing (e.g. roads, sewer):</td>
</tr>
</tbody>
</table>

County Comments about Logical Boundary:

**↓ CITY COMPLETE THIS SECTION ↓**

Briefly describe how (by what agency, jurisdiction, or organization) each of these **Essential Urban Services** will be provided:

1. Fire & EMS: So. Kitsap Fire District #7
2. Police: City of Port Orchard
3. Transportation: Kitsap Transit
4. Utilities (Power and Telecommunications, including Broadband): PSE (Puget Sound Energy), Wave Cable Broadband
5. Storm Water: City of Port Orchard
6. Potable Water: City of Port Orchard
7. Solid Waste Collection: Waste Management Inc.
8. Sewer: City of Port Orchard
9. Park Facilities & Recreation Programming: City of Port Orchard
10. Schools: So. Kitsap School District
<table>
<thead>
<tr>
<th>Planning (including critical areas, shoreline, pre-zoning)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ruby Creek runs through three of the parcels which may contain associated wetlands. Any critical areas on the parcels will be subject to review under the City Critical Areas Ordinance when an application is submitted. Applicant proposes to go to Commercial Comp Plan and zoning in the City.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Public Works (including roads, pavement management, storm &amp; potable water, sewer)</th>
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</thead>
<tbody>
<tr>
<td>Access will be provided via Sidney and secondary access off Sedgwick with future development. Road and access improvements plus extension of all utilities will be required in accordance with City standards.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Administrative/Fiscal (including Revenue Sharing)</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other (including Assessor, Treasurer, Auditor)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Is an Interlocal Agreement or other agreement required?</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
</tr>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

[City provides letter to County]

If yes, what points does the agreement need to address?

1.

2.

3.

4.

5.

Any Other Comments:
PETITION FOR ANNEXATION OF TERRITORY
TO
CITY OF PORT ORCHARD

City Council
CITY OF PORT ORCHARD
216 Prospect Street
Port Orchard, Washington 98366

We the undersigned, who are the owners, according to the
records of the auditor of Kitsap County, of not less than 60% of
the area of the following described real property situated in
Kitsap County, Washington, respectfully petition that the said
real property be annexed to the City of Port Orchard, Washington
and we respectfully state as follows:

1. The area proposed to be annexed to the City is more
   particularly described as follows:

SEE LEGAL DESCRIPTIONS FOUND IN ATTACHMENT " A "

2. The said area adjoins the existing boundaries of the City of
   Port Orchard and is in Kitsap County.

3. A plat map outlining the boundaries of the real property
   described above is attached hereto and made a part of this
   petition.

4. The undersigned petitioners respectfully request the City
   Council of the City of Port Orchard to entertain this petition
   and fix a date for public hearing thereon, such date to be not
   less than fifteen (15) days after notice of the date and time of
   the hearing has been published in one issue of a newspaper in
general circulation in the area proposed to be annexed, the said
notices are to specify the time and place of hearing and invite
interested parties to appear and voice approval or disapproval
for the proposed annexation.

Property Owner Name: Jim and Dian Tallman, LLC
Tax ID No. 102301-1-007-2007

P.O. Box 492, Gig Harbor, Washington 98335
Property Owner Name: Jim And Dian Tallman, LLC  

Tax ID No. 112301-2-003-2008  

P.O. Box 492, Gig Harbor, Washington 98335

Property Owner Name: Jim And Dian Tallman, LLC  

Tax ID No. 112301-2-006-2005  

P.O. Box 492, Gig Harbor, Washington 98335

Property Owner Name: Jim And Dian Tallman, LLC  

Tax ID No. 112301-2-007-2004  

P.O. Box 492, Gig Harbor, Washington 98335

Property Owner Name: Jim And Dian Tallman, LLC  

Tax ID No. 112301-2-008-2003  

P.O. Box 492, Gig Harbor, Washington 98335

State of Washington )

) SS

County of Kitsap )

On this 2nd day of March, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James O. Tallman, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

LORA MACUMBER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 19, 2010

(Seal)

Notary Public in and for the State of Washington,
Residing at Gig Harbor,  
Expires 3/19/2010

Property Owner Name: James O. Tallman

Tax ID No. 112301-2-009-2002

P.O. Box 492, Gig Harbor, Washington 98335

State of Washington }

) SS

County of Kitsap }

On this 2nd day of March, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James O. Tallman, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.


LORA MACUMBER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 19, 2010

(Seal)

Notary Public in and for the State of Washington,
Residing at Gig Harbor, 
Expires 3/19/2010
ATTACHMENT " A "

LEGAL DESCRIPTIONS FOR SOUTH SIDNEY ANNEXATION

PARCEL 1 - 102301-1-007-2007
Jim And Dian Tallman, LLC

SITUS ADDRESS: No address assigned yet.
PARCEL SIZE: 2.85 Acres
ASSESSED VALUATION: $51,850 (2007)

LEGAL DESCRIPTION:
THE EAST 10 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 01 EAST, W.M., KITSAP COUNTY, WASHINGTON; EXCEPT THE NORTH 40 RODS; EXCEPT THAT PORTION LYING WITHIN THE SOUTH 2 ACRES; AND TOGETHER WITH THE EAST 30 FEET THEREOF FOR ROAD PER AUDITOR'S FILE NO. 9301200159

PARCEL 2 - 112301-2-003-2008
Jim and Dian Tallman
P.O. Box 492
Gig Harbor, Washington 98335
SITUS ADDRESS:
PARCEL SIZE: 7.33 Acres

LEGAL DESCRIPTION:
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 11, TOWNSHIP 23 NORTH, RANGE 01 EAST, W.M., IN KITSAP COUNTY, WASHINGTON: EXCEPT THAT PORTION LYING NORTHERLY OR EASTERLY OF THE COUNTY ROAD TO PORT ORCHARD; AND EXCEPT THAT PORTION LYING EASTERLY OF A LINE PARALLEL TO AND TEN FEET WEST OF THE CENTERLINE OF THE PRESENT COURSE OF BLACK JACK CREEK; AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 1153269
PARCEL 3 - 112301-2-006-2005

Jim And Dian Tallman, LLC
P.O. Box 492
Gig Harbor, Washington 98335
SITUS ADDRESS: 4977 Sidney Road SW
PARCEL SIZE: 6.06 Acres

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTH TEN (10) ACRES OF THE NORTH FIFTEEN (15)
ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 01
EAST, W.M., LYING SOUTH OF THE COUNTY ROAD; EXCEPT THE SOUTH 190
FEET OF THE WEST 180 FEET AND EXCEPT SIDNEY ROAD ON THE WEST LINE;
EXCEPT THAT PORTION OF THE FOLLOWING RIGHT-OF-WAY PER AUDITOR
FILE NO. 9205220166 DESCRIBED AS FOLLOWS: BEGINNING AT THE
SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 11;
THENCE ON A BEARING OF NORTH ALONG THE WEST LINE THEREOF 1,845.61
FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ON A
BEARING OF NORTH ALONG SAID LINE 517.47 FEET TO THE CENTERLINE OF
HOVDE ROAD (COUNTY ROAD NO. 46); THENCE SOUTH 36°41'40" EAST
ALONG SAID CENTERLINE 100.89 FEET; THENCE SOUTH 40°02'44" EAST
CONTINUING ALONG SAID CENTERLINE 92.40 FEET; THENCE SOUTH
49°57'16" WEST 20.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO
THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 49°57'16" WEST
45.00 FEET; THENCE NORTWESTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 70.69 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE
BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF
30.91 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 26.95 FEET THROUGH A CENTRAL ANGLE OF 49°57'16";
THENCE ON A BEARING OF SOUTH 334.06 FEET TO THE NORTH LINE OF THE
SOUTH 190 FEET OF SAID SOUTH 10 ACRES; THENCE SOUTH 88°35'08 WEST
ALONG SAID NORTH LINE 31.01 FEET TO THE TRUE POINT OF BEGINNING.
PARCEL 4 - 112301-2-007-2004

Jim And Dian Tallman, LLC
P.O. Box 492
Gig Harbor, Washington 98335
SITUS ADDRESS: 4983 Sidney Road SW
PARCEL SIZE: 0.65 Acres
ASSESSED VALUATION: $121,550 (2007)

LEGAL DESCRIPTION:

TOGETHER WITH THE EAST THIRTY (30) FEET OF THE RIGHT-OF-WAY OF SIDNEY ROAD

PARCEL 5 - 112301-2-008-2003

James And Dian Tallman, LLC
P.O. Box 492
Gig Harbor, Washington 98335
SITUS ADDRESS: 5039 Sidney Road SW
PARCEL SIZE: 4.20 Acres
ASSESSED VALUATION: $80,250 (2007)

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTH 5 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 01 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE EASTERNLY ALONG THE SOUTHERLY LINE THEREOF, 142 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTHERLY PARALLEL TO THE WESTERLY LINE OF SAID SUBDIVISION, 158 FEET; THENCE EASTERNLY PARALLEL TO THE SOUTHERLY LINE OF SAID SUBDIVISION, 8 FEET; THENCE NORTH PARALLEL TO THE WESTERLY LINE OF SAID SUBDIVISION, 92 FEET; THENCE WESTERLY PARALLEL TO THE SOUTHERLY LINE OF SAID SUBDIVISION, 150 FEET TO THE WESTERLY LINE THEREOF; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY LINE OF SAID 5 ACRE TRACT; THENCE EASTERNLY ALONG SAID
NOERTHERLY LINE TO THE EASTERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE THEREOF; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE TRUE POINT OF BEGINNING:
TOGETHER WITH THE ABUTTING SIDNEY ROAD.

PARCEL 6 - 112301-2-009-2002

James O. Tallman
P.O. Box 492
Gig Harbor, Washington 98335
SITUS ADDRESS: 5071 Sidney Road SW
PARCEL SIZE: 0.66 Acres

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTH 5 ACRES; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SOUTH 5 ACRES; THENCE NORTHERLY AND PARALLEL TO THE WESTERLY BOUNDARY LINE OF SAID SOUTH 5 ACRES, 158 FEET; THENCE EASTERN AND PARALLEL TO THE SOUTHERLY BOUNDARY LINE OF SAID SOUTH 5 ACRES, 8 FEET; THENCE NORTHERLY AND PARALLEL TO THE WESTERLY BOUNDARY LINE OF SAID SOUTH 5 ACRES, 92 FEET; THENCE WESTERLY PARALLEL TO THE SOUTHERLY BOUNDARY LINE OF SAID SOUTH 5 ACRES, 150 FEET; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY LINE OF SAID SOUTH 5 ACRES, 250 FEET TO THE POINT OF BEGINNING.

TOTAL ACREAGE IN PARCELS TO BE ANNEXED: 22.29 ACRES
TOTAL ASSESSED VALUATION OF ANNEXATION AREA: $619,940