



Kitsap Regional Coordinating Council Annexation Tracking Form



Name of Annexation: Tallman Annexation

Annexation Checklist:	Progress Tracking:																			
City complete as the cover sheet for information packet & send to Kitsap County, attaching: <table border="1" style="margin-top: 10px; width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px; text-align: center;">x</td><td>Map(s) of annexation area</td></tr> <tr><td style="text-align: center;">x</td><td>Legal description</td></tr> <tr><td style="text-align: center;">x</td><td>Parcel #'s if available</td></tr> <tr><td style="text-align: center;">x</td><td>Petition, ordinance, or resolution</td></tr> <tr><td style="text-align: center;"> </td><td>Revenue sharing spread sheet</td></tr> <tr><td style="text-align: center;"> </td><td> </td></tr> <tr><td style="text-align: center;"> </td><td> </td></tr> <tr><td style="text-align: center;"> </td><td> </td></tr> </table>	x	Map(s) of annexation area	x	Legal description	x	Parcel #'s if available	x	Petition, ordinance, or resolution		Revenue sharing spread sheet								Date	By Whom	Date Received
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x	Petition, ordinance, or resolution																			
	Revenue sharing spread sheet																			
	City sends to County	7/12/07	J. Long-Woods																	
	Please return by (date):	7/22/07	City/County meet by:																	
	County sends to City:																			
	Public Hearing (if set)	08/07																		

Staff Contacts:	Name	Phone number	E-mail
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.

Total # Acres	22.29	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.
Residential population #	3	
Percentage of urban lots		
Percentage of larger lots		
Commercial		
Industrial		
Approximate Carrying Capacity (# Homes @ 2.23 people each)	N/A	

Does anything in the proposed annexation area generate: [*check applicable box(es)*]

Admission
Tax

Sales
Tax

None

Not
Sure

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 ↓

LIST any County-owned facilities or properties in the annexation area (*e.g.* parks, sewer treatment plant):

LIST any infrastructure built within the past five years with County funds and/or not-yet-retired bond financing (*e.g.* roads, sewer):

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

	↓ City Comments ↓	↓ County Comments ↓
Planning (including critical areas, shoreline, pre-zoning)	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.	
Public Works (including roads, pavement management, storm & potable water, sewer)	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.	
Administrative/Fiscal (including Revenue Sharing)	None	
Other (including Assessor, Treasurer, Auditor)		

Is an Interlocal Agreement or other agreement required?

No

City provides letter to County

Yes

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.

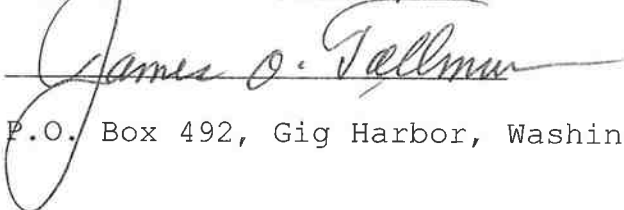
3. A plat map outlining the boundaries of the real property described above is attached hereto and made a part of this petition.

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:

Tax ID No. 102301-1-007-2007

Jim and Dian Tallman, LLC



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

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

ASSESSED VALUATION: \$98,380 (2007)

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

ASSESSED VALUATION: \$ 94,670 (2007)

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTH TEN (10) ACRES OF THE NORTH FIFTEEN (15) ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST 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 NORTHWEST 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; TENCE 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 NORTHWESTERLY 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 DISTIANCE 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:

THE SOUTH 190 FEET OF THE WEST 180 FEET OF THE NORTH 5 ACRES OF THE SOUTH 10 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 01 EAST, W.M., KITSAP COUNTY WASHINGTON; 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 EASTERLY 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 EASTERLY 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 EASTERLY 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

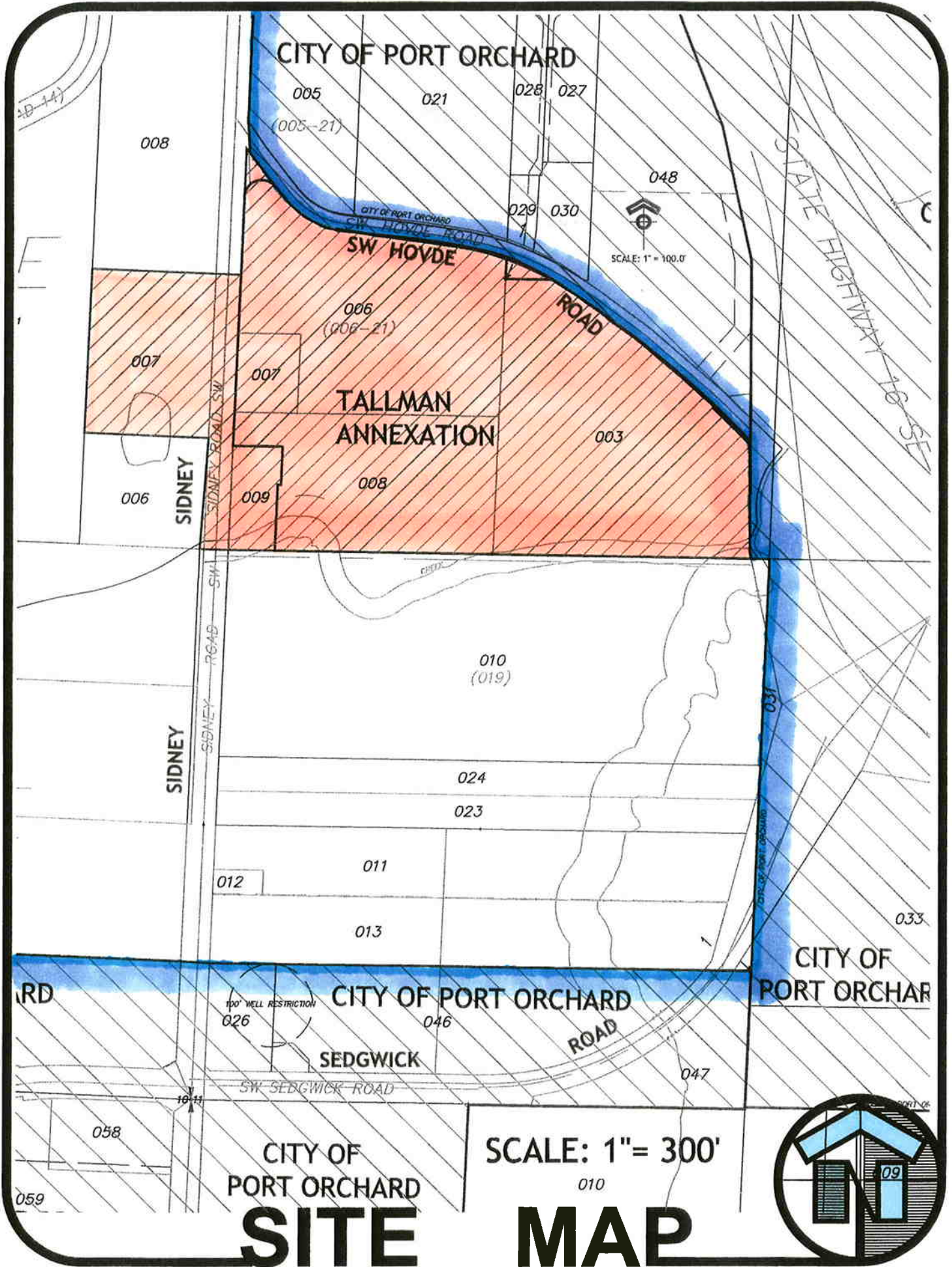
ASSESSED VALUATION: \$173,240 (2007)

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND 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., DESCRIBED AS FOLLOWS: 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 EASTERLY 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



SITE MAP

