



Ridgetop

PROPOSED DIRECT TRANSFER

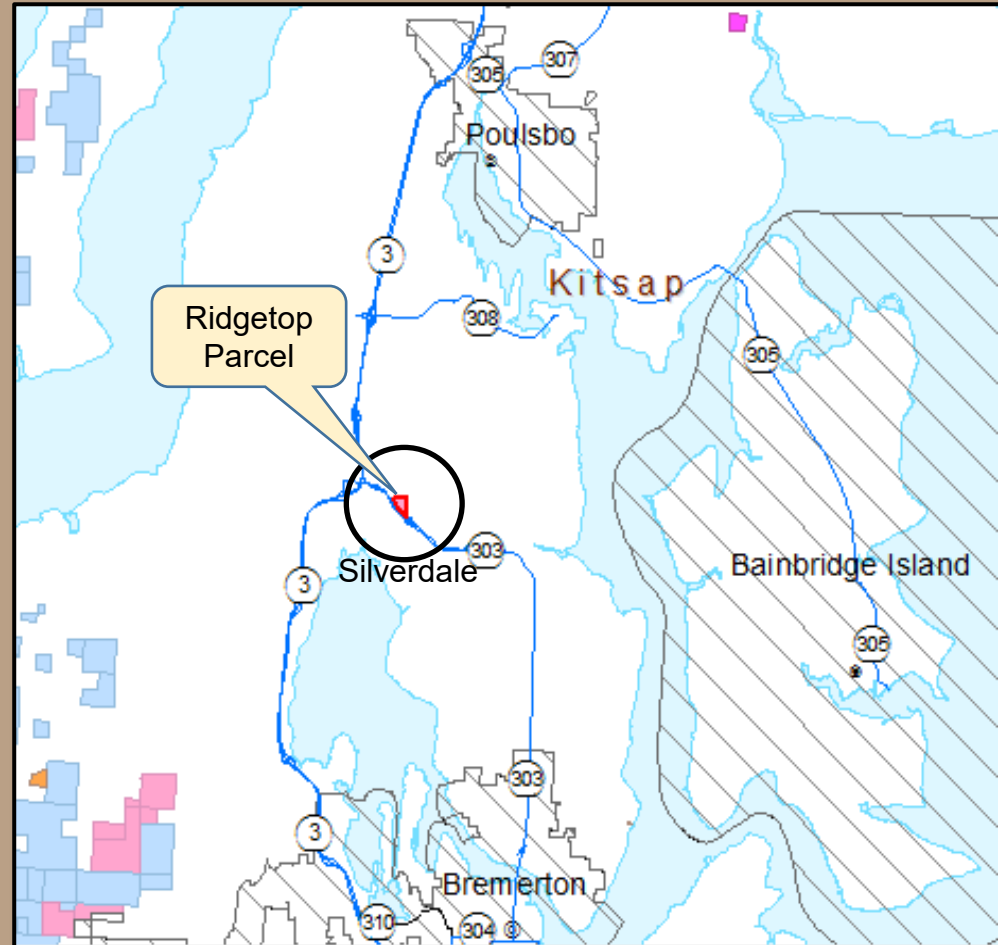
Kitsap County



Ridgetop Direct Transfer

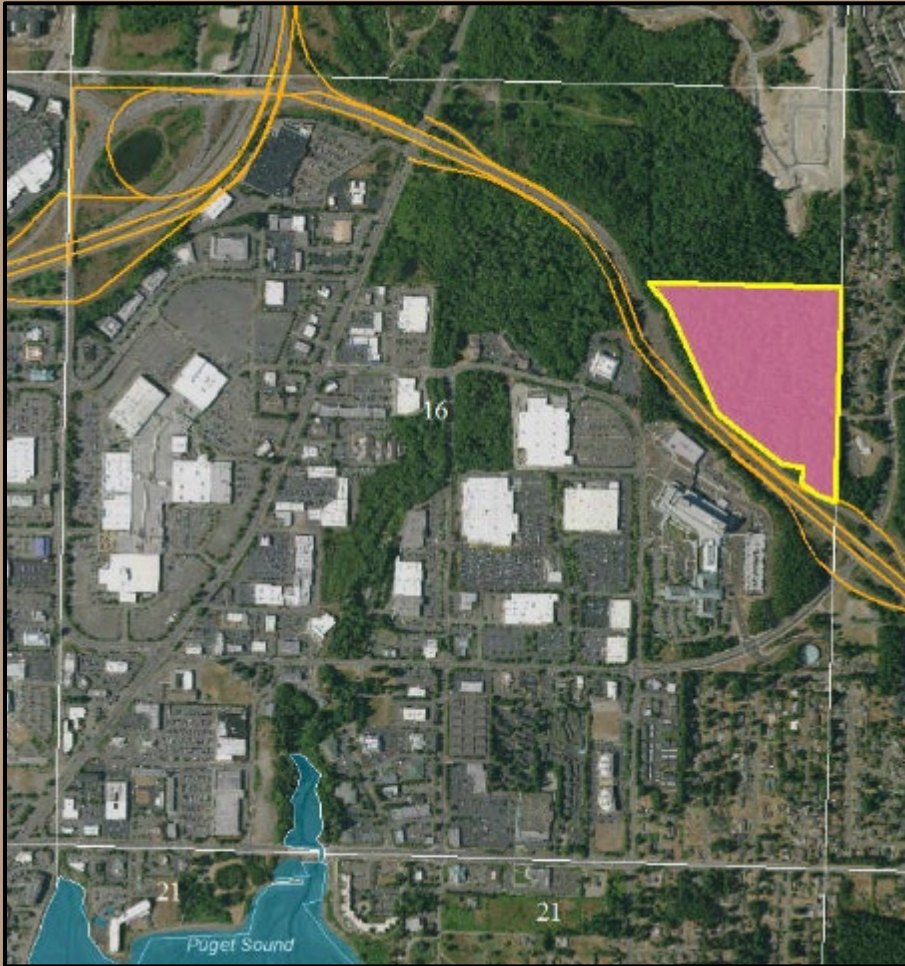
Vicinity

- Kitsap County
- 9 miles SW of Poulsbo
- 9 miles NW of Bremerton
- Non-contiguous to other State trust lands



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Property



- 27.1 acres
- Common School Trust
- Within Silverdale's Urban Growth Area
- Transition Lands list since 1980's
- Unable to produce revenue for the trust beneficiaries

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Urban Growth

1965



2021



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Property Use & Zoning



- Zoned: Urban High Residential (UH)
 - 19-30 dwelling units/acre
 - Commercial
 - Open space
- Kitsap County
 - Trail Easement
 - Sewer Easement

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Challenges

- Inability to manage for revenue production for the trust beneficiaries due to:
 - Location in a high-density growth area
- High management costs due to:
 - Isolation from other trust lands
 - Unauthorized uses including:
 - After hours and overnight Trespassing
 - Vandalism and dumping
 - Homeless encampments
 - Hazardous waste

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October 2022 Before Cleanup



Photos taken by NW Hospitality & DNR Staff

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Cleanup Costs

- Over 12 tons of trash removed
- Non-Contracted Costs:
 - 545 Paid staff hours: \$16,350
 - 27 Volunteer hours: \$ 810
- Contracted Costs:
 - DNR: \$15,043
 - Kitsap County: \$ 826
 - **TOTAL Cost: \$33,029**



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Partners in Cleanup

Kitsap County

- Sheriff's Office
- Housing & Homeless Division
- Stormwater Division
- Public Health Department
 - Assistance & referrals to overnight trespassers
 - Site visits & monitoring
 - Agreements
 - Trespass notifications & delivery
 - Gate Relocation
 - Coordinated Efforts

Northwest Hospitality

- Staff & 9 Volunteers
 - Organized & conducted the site cleanup

DNR

- South Puget Sound Region
- DNR Police
- Transactions Program
- Transition Lands Program
 - Site visits & monitoring
 - Agreements & invoices
 - Posted Signage
 - Coordinated efforts



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Photo taken by _____

**Appraised
Value:**

\$5,625,000

- Administrative costs paid by Kitsap County

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Trust Benefits

Transferring this property to Kitsap County benefits the Common School Trust by:

- Divesting of a trust asset that has:
 - No ability to provide trust revenue; and
 - Is difficult and costly to manage due to:
 - Isolation from other trust assets;
 - Location in a high-density growth area;
 - Recurring trespass issues.
- Proceeds from the transfer will be used to purchase productive replacement lands for the Common School Trust.

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Additional Information

- DNR and Kitsap County council have been working collaboratively on this transfer since 2019.
- Kitsap County secured funding from the legislature and will also utilize the county's affordable housing fund.
- Kitsap County has stated their proposed intent is to use the property for:
 - Workforce Housing
(Helps to address Washington's housing crisis)
 - A Community Campus which may include a fire station, public trails, open space, and roadway connections.

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Resolution

Any questions?

Resolution No. 1605



