

KRRC

Public Records Requests

Email

May 2009

(3 of 3)

Search all emails where the Subject OR Body contains all of the following 'KRRC' OR "gun club" OR "revolver club" OR "4900 Seabeck" OR "safety complaint"

In accordance with RCW 42.56.210 Personal Records Exemption (Personal addresses, phone numbers, email addresses, etc.) have been redacted from the attached record.

KRRC Email MAY 2009 (3of 3) - Exemption Log

Pursuant to RCWs 42.56.070 and 5.60.060(2) (a), the records listed below are exempt from disclosure:

DATE	EMAIL AUTHOR	EMAIL RECIPIENT	SUBJECT	REMARKS
5/15/2009	Shelley E. Kneip	Kevin M. Howell	CK Heritage Park	Attorney Client Privilege
5/19/2009	Russell D. Hauge	Kevin M. Howell	Fwd: Pending Transfer and Potential Sale of Kitsap Rifle and Revolver Club Concerns	Attorney Work Product
5/19/2009	Kevin M. Howell	Russell D. Hauge	Re: Fwd: Pending Transfer and Potential Sale of Kitsap Rifle and Revolver Club Concerns	Attorney Work Product
5/26/2009	Kevin M. Howell	Terri Lyman, Cindy Sommerfeld	Re: Fwd: Newberry Hill Exchange	Attorney Client Privilege
5/26/2009	Kevin M. Howell	Terri Lyman, Matt Keough	County/DNR Exchange	Attorney Client Privilege

Don Burger

From: Shelley E. Kneip [SKneip@co.kitsap.wa.us]
Sent: Friday, May 15, 2009 9:12 AM
To: Kevin M. Howell
Cc: Tracey L. Hamilton-Oril
Subject: Fwd: CK Heritage Park
Attachments: CK Heritage Park

Shelley E. Kneip, Senior Deputy
Kitsap County Prosecuting Attorney's Office
614 Division St. MS 35A
Port Orchard, WA 98366
Office: (360) 337-4992
Fax: (360) 337-7083

Confidentiality Notice:

This e-mail may contain legally privileged confidential information. The e-mail and the information it contains are solely for the use of the addressee(s) named above. If you are not the intended recipient, any disclosure, copying, distribution or other use is strictly prohibited. If you have received this e-mail in error, please notify us by return e-mail and delete it from your computer. Thank you.

Don Burger

From: Josh W. Brown [JWbrown@co.kitsap.wa.us]
Sent: Friday, May 15, 2009 10:57 AM
To: Todd Loihle
Cc: Dana Daniels
Subject: Re: Thanks for our support to KRRC

You are welcome Todd. Thanks for your kind words and support.

Warm regards, Josh Brown

Josh Brown
Kitsap County Commissioner, District #3
614 Division Street, MS - #4
Port Orchard, WA 98366-4676
P: (360) 337-7146
F: (360) 337-4632
jwbrown@co.kitsap.wa.us
www.kitsapgov.com

>>> Todd Loihle < Todd.Loihle@harrisonmedical.org > 5/14/2009 9:02 PM >>>
These sports are vital to the citizenry that bases itself in diverse interests, leadership, and confidence during trials of crisis. The ability to shoot in a structured forum engenders people with self discipline, focus, and good cheer toward others. Thanks for your help.

Todd Loihle

Don Burger

From: Code 290 [Brian.Okelley@navy.mil]
Sent: Wednesday, May 13, 2009 2:50 PM
To: Commissioners@co.kitsap.wa.us
Subject: KRRC LAND SALE
Attachments: smime.p7s

Dear Commissioners,

I read in the Kitsap Sun that the KRRC land sale is all but certain. This, in spite of the fact that the club's Executive Officer has a clear conflict of interest in the deal. It can't be news to you that Marcus Carter, through his Enabler-in-Chief Brad Smith, has been allowed free rein at KRRC, including the operation of a for-profit business venture overlaying the State-owned (soon to be County-owned) property and its facilities.

The so-called National Firearms Institute (<http://www.gunschool.com/index.html>) uses the property and facilities to generate sufficient profit for the extended Carter family that Mr. Carter can "work for pennies an hour" according to KRRC President Smith, all the while extolling Mr. Carter's martyrdom for doing so. You have allowed yourselves to be duped and in so doing, have allowed Kitsap County to abandon its fiduciary responsibilities to its citizens. The range is capable of generating a lot of money, and you're giving the property away for a song, with little or no regard for its earning potential and proper value.

By receipt of this e-mail, you can no longer claim ignorance as to some citizen's concerns over the dubious business dealings at KRRC, nor to the clear conflict of interest of its prime movers and shakers. I hope it is not too late for you as an elected body to include explicit language in the land sale documents that, as a condition of sale, no for-profit business will be allowed to use the property or facilities of KRRC; nor will any other non-profit organization calling the property and facilities of what is now known as Kitsap Rifle and Revolver Club its home.

I'm begging you to step back and take a longer view of the deal, and the motivations of the deal's chief proponents . Your reputations as Commissioners, and the protection of Kitsap County from conflict-of-interest abuses are certainly issues within your areas of concern. I hope you will give them the concern I believe is necessary, and protect the County's interests by ensuring the KRRC land sale doesn't devolve into a cash cow to the benefit of one man's sole benefit. At a minimum, please consider a delay in execution sufficient to bring a forensic auditor to the table to examine in detail the club's business dealings with NFI, the U.S. Navy, Blackwater and Associates (and others) and the amount of money NFI has made for itself over the last five or so years. This would give you, The Commissioners, a much clearer indication of the property's actual value, which may be cause for reconsideration of the overall land sale deal.

Sincerely,

Brian O'Kelley

Don Burger

From: Kevin Howell [KMHowell@co.kitsap.wa.us]
Sent: Friday, May 15, 2009 11:04 AM
To: Terri Lyman; Cathie Ames
Cc: Matt Keough
Subject: Re: Newberry Hill Exchange

I agree that the county should be identified as Kitsap County, a political subdivision of the state of Wa.

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Please let me know if you get stuck on any items of Cathie's list

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>>> Terri Lyman 5/14/2009 4:33 PM >>>

Whew! I'm copying this to Matt Keough also for help in answering the questions. I filled in what I know - which isn't much....Thank you, Cathie! Terri

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614 Division, MS-1
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tlyman@co.kitsap.wa.us
360-337-5358

>>> "Cathie Ames" <cathiea@landtitleco.net> 5/14/2009 4:07 PM >>>
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Cindy Neff
Asset Planning & Transactions
Dept. of Natural Resources
1111 Washington Str. SE

PO Box 47014, Olympia, WA 98504
360-902-1009 (office)
360-902-1789 (fax)
cindy.neff@dnr.wa.gov

Brad Pruitt
Transaction Manager
Asset Management
Dept. of Natural Resources
1111 Washington Str. SE
Mail stop 47014
Olympia, WA 98504-7014

3) Please provide a signed copy of the Exchange Agreement. **Cathie - you have the County signatures, right? Delivered last night...**

4) Please provide the Counsel Letter regarding the threshold used for the Appraisal of the KRRC piece.

5) The Purchase and Sale Agreement and Quitclaim Deed show the Buyer as "Kitsap County Parks and Recreation", rather than "Kitsap County, a Municipal Corporation or Kitsap County, a Political Subdivision of the State of Washington", which is how you typically hold title. I do not believe that the Parks Dept. is a valid entity capable of holding title. **Not Parks and Recreation - I'm pretty sure.**

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That is all for now. I look forward to your response and to working

with you on this somewhat challenging closing!

Cathie Ames,
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Sent: Friday, May 15, 2009 12:17 PM
To: Terri Lyman; Kevin M. Howell
Cc: Matt Keough
Subject: RE: Newberry Hill Exchange

Kevin,

Good afternoon. I would not expect there to be any compensating tax on the spinoff deal to KRRC, but have asked Tamara Beverage to review the 20 tax parcels that are being sold by the County to DNR. These pieces have a Forest Land Designation and there may be some residual tax due from when Port Blakely sold these to the County. I will let you know when I hear back from her.

I have also put a call in to Leslie at the Assessor's Office with regard to segregating the KRRC 72 acre piece, so that I can get a tax prorata amount for the remainder of the 1st ½ tax installment. Terri Lyman thought I should mention this to you. I do not want to put a wrench in the system.

And, I wanted to mention to you that I will be on vacation the week of June 22nd. If at all possible, we should try and close this the week prior. I will have good back up support, but due to the complexity of the transaction it may not be a bad idea to close early if we can.

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12) I am checking with Jim Ryan regarding the necessity of a Resolution from the BOCC for the Exchange pieces, for my Title Underwriter. I will let you know if we are going to require this or not.

That is all for now. I look forward to your response and to working with you on this somewhat challenging closing!

Cathie Ames,
Limited Practice Officer
Commercial Settlement Agent
9657 Levin Road NW
Silverdale, WA 98383
(800) 950-4321
(360) 692-4033
(360) 692-8669 (facsimile)

Don Burger

From: Cathie Ames [cathiea@landtitleco.net]
Sent: Friday, May 15, 2009 12:17 PM
To: Terri Lyman; Kevin Howell
Cc: Matt Keough
Subject: RE: Newberry Hill Exchange

Kevin,

Good afternoon. I would not expect there to be any compensating tax on the spinoff deal to KRRC, but have asked Tamara Beverage to review the 20 tax parcels that are being sold by the County to DNR. These pieces have a Forest Land Designation and there may be some residual tax due from when Port Blakely sold these to the County. I will let you know when I hear back from her.

I have also put a call in to Leslie at the Assessor's Office with regard to segregating the KRRC 72 acre piece, so that I can get a tax prorata amount for the remainder of the 1st ½ tax installment. Terri Lyman thought I should mention this to you. I do not want to put a wrench in the system.

And, I wanted to mention to you that I will be on vacation the week of June 22nd. If at all possible, we should try and close this the week prior. I will have good back up support, but due to the complexity of the transaction it may not be a bad idea to close early if we can.

Cathie Ames,
Limited Practice Officer
Commercial Settlement Agent
9657 Levin Road NW
Silverdale, WA 98383
(800) 950-4321
(360) 692-4033
(360) 692-8669 (facsimile)

From: Kevin Howell [mailto:kmhowell@co.kitsap.wa.us]
Sent: Friday, May 15, 2009 11:04 AM
To: Terri Lyman; Cathie Ames
Cc: Matt Keough
Subject: Re: Newberry Hill Exchange

I agree that the county should be identified as Kitsap County, a political subdivision of the state of Wa.

Matt indicated some time ago that there was to be no rollback or compensating tax for the spinoff deal to KRRC but I don't know about the exchange parcels.

Please let me know if you get stuck on any items of Cathie's list

Kevin M. Howell
Deputy Prosecuting Attorney for Kitsap County
Civil Division
614 Division Street, MS-35A
Port Orchard, WA 98366
Email: kmhowell@co.kitsap.wa.us

Phone: (360) 337-7268
Fax: (360) 337-7083

>>> Terri Lyman 5/14/2009 4:33 PM >>>

Whew! I'm copying this to Matt Keough also for help in answering the questions. I filled in what I know - which isn't much....Thank you, Cathie! Terri

Terri Lyman
Parks Planning Specialist
Kitsap County Parks and Recreation
614 Division, MS-1
Port Orchard, WA 98366
tlyman@co.kitsap.wa.us
360-337-5358

>>> "Cathie Ames" <cathiea@landtitleco.net> 5/14/2009 4:07 PM >>>
Kevin and Terri,

I have had a chance to review the Agreements/Documents and have itemized below some of the more obvious questions/comments:

- 1) When do you anticipate closing? I have a file note that indicates this may need to close by May 28th, but the Exchange Agreement states on or before June 25th. **The DNR board will be presented the exchange agreement at their board meeting on June 2. The schedule suggests that this transaction be closed by June 26th. (I'll also have a conservation easement for a portion of the land that will fulfill our grant requirements and the tribe's request to conserve the wetlands.)**
- 2) Please provide me with the contact information (phone number and/or e-mail address') for DNR for my distribution list. **Here are the two contacts from DNR I know about.**

Cindy Neff
Asset Planning & Transactions
Dept. of Natural Resources
1111 Washington Str. SE
PO Box 47014, Olympia, WA 98504
360-902-1009 (office)
360-902-1789 (fax)
cindy.neff@dnr.wa.gov

Brad Pruitt
Transaction Manager
Asset Management
Dept. of Natural Resources
1111 Washington Str. SE
Mail stop 47014
Olympia, WA 98504-7014

- 3) Please provide a signed copy of the Exchange Agreement. **Cathie - you have the County signatures, right? Delivered last night...**
- 4) Please provide the Counsel Letter regarding the threshold used for the Appraisal of the KRRC piece.
- 5) The Purchase and Sale Agreement and Quitclaim Deed show the Buyer as "Kitsap County Parks and Recreation", rather than "Kitsap County, a Municipal Corporation or Kitsap County, a Political Subdivision of the State of Washington", which is how you typically hold title. I do not

believe that the Parks Dept. is a valid entity capable of holding title. **Not Parks and Recreation - I'm pretty sure.**

6) I think Exhibit B-2 has an incorrect heading and it should state "Easement Reservation" rather than "Description of areas subject to State's Mineral Reservation".

7) I expect to pass through the rent proration from DNR back to KRRC, for any prepaid rents (or security deposits?). Do you have the amount of rent that is paid? If not, I will obtain this information from the Lessor or Lessee.

8) Section 13 of the Exchange Agreement should reference "Exhibit C" rather than "Exhibit H".

9) Please provide the original documents showing in the Exhibit's to the Exchange Agreement.

10) I have asked Tamara Beverage to provide the Compensating Tax Amount for the Port Blakely piece. I understand that there be may some residual tax owed from the previous owner that will need to be paid at closing by the County and that DNR wants a continuance of the exemption. If I am not reading this correctly, please let me know.

11) I will be prorating the Noxious Weed/Fire Protection Tax through closing between the County and DNR. If this not correct, please let me know.

12) I am checking with Jim Ryan regarding the necessity of a Resolution from the BOCC for the Exchange pieces, for my Title Underwriter. I will let you know if we are going to require this or not.

That is all for now. I look forward to your response and to working with you on this somewhat challenging closing!

Cathie Ames,
Limited Practice Officer
Commercial Settlement Agent
9657 Levin Road NW
Silverdale, WA 98383
(800) 950-4321
(360) 692-4033
(360) 692-8669 (facsimile)

Don Burger

From: Josh W. Brown [JWbrown@co.kitsap.wa.us]
Sent: Friday, May 15, 2009 1:17 PM
To: Dana Daniels
Subject: Fw: KRRC Legacy
Attachments: KRRC Legacy

Add to list.

Don Burger

From: Ejcorich@[REDACTED]
Sent: Sunday, April 26, 2009 6:48 PM
To: Josh W. Brown
Subject: KRRC Legacy

Commissioner Brown,

Your willingness to listen and weigh the land transfer matter is greatly appreciated! In this day and age, too many people are quick to hear the word "gun" and immediately garner ill thoughts. Kitsap Rifle and Revolver Club's legacy is SAFETY. Your open mindedness weighing the issues should help ensure that KRRC's legacy carries on in direct support of the citizens of Kitsap County and America.

My definition of a "Gun Club" is a place where people that enjoy firearms and the shooting sports get together to share the passion and teach firearms safety.

Thank you for your support of firearms safety.

Very Respectfully,
Edward J. Corich

[REDACTED]
[REDACTED]
Kitsap County Resident since 1988
KRRC member since mid 1990's

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

Don Burger

From: kruzner@[REDACTED]
Sent: Sunday, April 26, 2009 7:59 PM
To: Charlotte Garrido; Josh W. Brown; Steve Bauer
Subject: KRRC land sale

Mr. Bauer, Mr. Brown and Ms. Garrido,

We would encourage you to approve the sale of land to Kitsap Rifle and Revolver Club. We have three voting adults in our household that all enjoy going to the club to target shoot. The hikers, bikers, horseback riders and so on have many places where they can enjoy their sport. Gun sports however have very limited options in this area, that would be KRRC. We believe it is only fair and reasonable that the KRRC be able to remain intact and even expand in the area it currently occupies and has occupied for many, many years now.

Please allow the land purchase by KRRC.

With respect and regards,
Rich and Kim Kruzner
Bremerton

Don Burger

From: kruzner@[REDACTED]
Sent: Sunday, April 26, 2009 7:59 PM
To: Charlotte Garrido; Josh W. Brown; Steve Bauer
Subject: KRRC land sale

Mr. Bauer, Mr. Brown and Ms. Garrido,

We would encourage you to approve the sale of land to Kitsap Rifle and Revolver Club. We have three voting adults in our household that all enjoy going to the club to target shoot. The hikers, bikers, horseback riders and so on have many places where they can enjoy their sport. Gun sports however have very limited options in this area, that would be KRRC. We believe it is only fair and reasonable that the KRRC be able to remain intact and even expand in the area it currently occupies and has occupied for many, many years now.
Please allow the land purchase by KRRC.

With respect and regards,
Rich and Kim Kruzner
Bremerton

Don Burger

From: Josh W. Brown [JWbrown@co.kitsap.wa.us]
Sent: Friday, May 15, 2009 1:22 PM
To: Larry Cote
Cc: Dana Daniels
Subject: Re: Kitsap Gun Club

Larry,

Nice to hear from you. I'm sorry I haven't emailed you earlier. This message was bounced into my spam filter and I missed it initially. Kitsap County is not expanding the footprint of the gun club. The transfer of land to KRRC is just for the footprint they have leased with DNR for the past 83 years. I hope this answers your concerns. Thanks again for your thoughts. Best, Josh

Josh Brown
Kitsap County Commissioner, District #3
614 Division Street, MS - #4
Port Orchard, WA 98366-4676
P: (360) 337-7146
F: (360) 337-4632
jwbrown@co.kitsap.wa.us
www.kitsapgov.com

>>> Larry Cote <dryflylarry@> 4/27/2009 5:09 PM >>>

Dear Board of Commissioners,
I am thinking of seriously filing a zoning complaint violation regarding the gun club expansions. I cannot attend the Board meeting if there is one tonight regarding this matter. You just simply need to take control of this situation, put any sale on hold (there is no rush) and investigate the expansion of the gun club without any zoning approvals or Conditional Use Permit approvals of record. They have been building and expanding with NO zoning approvals.
I would be happy to meet with any Commissioner to discuss this matter. If you wish, I can compile some documents to show you the situation with air photos. Please feel free to contact me. I retired from Kitsap County Parks Department in February of 2002. I have a history of the Newberry Hill property. I walked it many times. I took Board of Commissioners on tours. I had the vision to create this future park and the acquisition from DNR and suggested to Billy Eder to pursue it. She did. She had the vision as I.
Sincerely,

Larry D. CoteRetired

Don Burger

From: Josh W. Brown [JWbrown@co.kitsap.wa.us]
Sent: Friday, May 15, 2009 1:58 PM
To: bsaddler@wavecable.com
Subject: Re: Thank You For Your Action With KRRC

You are welcome! Best, Josh

-----Original Message-----

From: "B" <bsaddler@██████████>
To: Brown, Josh <JWbrown@co.kitsap.wa.us>

Sent: 5/12/2009 5:57:58 PM
Subject: Thank You For Your Action With KRRC

Don Burger

From: Josh W. Brown [JWbrown@co.kitsap.wa.us]
Sent: Friday, May 15, 2009 1:59 PM
To: webgearhead@[REDACTED]
Cc: Dana Daniels
Subject: Re: KRRC Member Thanks You

You are welcome! Best, Josh

-----Original Message-----

From: Allan Weidenheimer <webgearhead@[REDACTED]>
To: Garrido, Charlotte <CGarrido@co.kitsap.wa.us>
To: Brown, Josh <JWbrown@co.kitsap.wa.us>
To: Bauer, Steve <SBauer@co.kitsap.wa.us>

Sent: 5/12/2009 9:19:17 PM
Subject: KRRC Member Thanks You

Dear Commissioners,

I would have attended the meeting Monday night to show my support for your decision to move forward with the land sale to Kitsap Rifle and Revolver Club, but work requirements had me flying to the East Coast on Monday. However, I wanted to make sure to send a Thank You. I've been a member there since about 2002. Even though I don't get the chance to visit there very often, I feel that KRRC provides a valuable place for gun owners to shoot safely. When I read the news about the land transfer, I had serious concerns about the future of the club. This decision assures that the long history of KRRC will continue.

Sincerely,
Allan Weidenheimer

Don Burger

From: Josh W. Brown [JWbrown@co.kitsap.wa.us]
Sent: Friday, May 15, 2009 2:50 PM
To: eewing@[REDACTED]
Cc: Dana Daniels
Subject: Re: POSSIBLE SPAM! SCORE = 8.1 KRRC

You are welcome! Best, Josh

-----Original Message-----

From: "E. Ewing" <eewing@[REDACTED]>
To: Brown, Josh <JWbrown@co.kitsap.wa.us>

Sent: 5/14/2009 5:23:48 PM
Subject: POSSIBLE SPAM! SCORE = 8.1 KRRC

Commissioner Brown,

Thank you very much for your support for the Kitsap Rifle and Revolver Club and their continued use of the land where they are based.

Ed Ewing

[REDACTED]
Port Orchard, Wa. 98366

Don Burger

From: Josh W. Brown [JWbrown@co.kitsap.wa.us]
Sent: Friday, May 15, 2009 2:50 PM
To: aprilborbon@[REDACTED]
Subject: Re: Kitsap Rifle and Revolver Club

You are welcome! Best, Josh

-----Original Message-----

From: April Borbon <aprilborbon@[REDACTED]>
To: Brown, Josh <JWbrown@co.kitsap.wa.us>

Sent: 5/14/2009 10:17:11 AM
Subject: Re: Kitsap Rifle and Revolver Club

Thank you for supporting the KRRC land sale!!!

April Borbon

[REDACTED]
Phone: 360-990-3270

--- On Wed, 5/13/09, Josh Brown <JWbrown@co.kitsap.wa.us> wrote:

From: Josh Brown <JWbrown@co.kitsap.wa.us>
Subject: Kitsap Rifle and Revolver Club
To: Okelleyb@[REDACTED], Phili23@[REDACTED], Joseph@[REDACTED]
Date: Wednesday, May 13, 2009, 12:20 PM

Thank you for your email in support of the Kitsap Rifle and Revolver Club. I wanted to let you know the Kitsap County Board of Commissioners took action Monday night, May 11, 2009, to sell county property consisting of 72 acres to the Rifle and Revolver Club. The County looks forward to the club serving its citizens for many years to come. Thank you.

Sincerely,

Josh Brown

Kitsap County Commissioner, District #3

614 Division Street, MS - #4

Port Orchard, WA 98366-4676

P: (360) 337-7146

F: (360) 337-4632

jwbrown@co.kitsap.wa.us

www.kitsapgov.com

Don Burger

From: Okelleyb@
Sent: Wednesday, May 13, 2009 8:11 PM
To: Josh W. Brown
Subject: Re: Kitsap Rifle and Revolver Club

Commissioner Brown,

I do NOT support the proposed land sale as it sits now. How could you send out a reply to an e-mail you obviously haven't read? If you want citizen input, you have a responsibility to take said input seriously enough to actually read it and give it due consideration.

Fact: Marcus Carter is the Executive Officer of KRRC.

Fact: Marcus Carter is the Executive Director of the National Firearms Institute. <http://www.gunschool.com/>

Fact: NFI runs a for-profit business overlaying the property of KRRC and using its facilities.

Fact: Facts 1-3 present an obvious conflict of interest. Obvious, that is, to nearly everyone except the Kitsap County Commissioners and Mr. Carter's acolytes within the KRRC organization, who adore him for his devotion to the club.

Fact: Marcus Carter is under indictment for illegal possession of a machine gun, yet you give him an undue peer-level of influence in County-level dealings.

Fact: Between KRRC and NFI, that property generates a lot of money. Enough to support the extended Carter family, the main beneficiaries of KRRC's largesse.

Fact: KRRC gets a pittance from NFI, and the Carter family keeps the rest.

Fact: Their deal is akin to allowing a County Public Works employee to create a business, use Kitsap County property and facilities to solicit business for his private enterprise, operate said business on County property, and keep all but a tiny percentage of the money generated. It's madness that you would allow the KRRC property to be valued at less than \$2500 in the face of such facts.

Fact: You do, or should, be responsible for getting the most bang for your buck, and you and your fellow commissioners are failing that responsibility.

You should ask for an outside auditor to examine the books of KRRC and NFI to determine the actual revenue generation from the property. You should also demand that KRRC not allow any for-profit operations on the property they stand to get for practically nothing from the citizens of Kitsap County.

I'm not getting a good feeling that any of the three commissioners really give a hoot what happens, or how dirty the business dealings are. My sense is that your only concern is lead abatement liability, and that makes me think you are extraordinarily short-sighted and reckless with county property.

In this economic era, I can't believe you are running at full speed to divest yourselves of a money-maker. County layoffs, revenue shortages, . . . Hell, keep the land. Examine the books. Force the feckless leadership of KRRC to divulge all of their business dealings with NFI. Demand a greater rent, and take the range if you have to and run it as a Kitsap County Parks & Recreation Facility. Just DON'T give it away for no gain, and DON'T assume that all e-mails on the issue are from Carter's drones. Show the courtesy of actually reading your own mail.

Thank you,

Brian O'Kelley

Don Burger

From: Josh W. Brown [JWbrown@co.kitsap.wa.us]
Sent: Friday, May 15, 2009 2:53 PM
To: dadkat2@[REDACTED]
Cc: Dana Daniels
Subject: Re: POSSIBLE SPAM! SCORE = 5.0 KRRC

You are welcome! Best, Josh

-----Original Message-----

From: <dadkat2@[REDACTED]>
To: Brown, Josh <JWbrown@co.kitsap.wa.us>
To: <dadkat2@[REDACTED]>

Sent: 5/13/2009 9:21:12 PM
Subject: POSSIBLE SPAM! SCORE = 5.0 KRRC

Dear Sir - Thank you for your vote on the Land Sale and your response to my E-mail..
Sincerely - John Broughton-Neiswanger

Don Burger

From: Brian Lane [bcl@██████████]
Sent: Friday, May 15, 2009 3:56 PM
To: Josh W. Brown
Cc: Charlotte Garrido; Steve Bauer
Subject: Thank you for supporting the Kitsap Rifle and Revolver Club

-----BEGIN PGP SIGNED MESSAGE-----

Hash: SHA1

Brian Lane
Port Orchard

- - -
- ---[Office 72.3F]--[Outside 61.1F]--[Server 107.6F]--[Coaster 65.1F]---
Software, Linux, Microcontrollers <http://www.brianlane.com>
AIS Parser SDK <http://www.aisparser.com>

-----BEGIN PGP SIGNATURE-----
Version: GnuPG v1.4.7 (Darwin)
Comment: Remember Lexington Green!

iD8DBQFKDfMSiftj/pcSws0RAuSeAJkBwwX9IyBI+i5HhUH+TP3tP/Ea9wCcDhP/
KG1vD6YP0Cmz+VXivkz/y84=
=WfB7

-----END PGP SIGNATURE-----

Don Burger

From: Glynn, Richard - ADMIN [RichardG@cksd.wednet.edu]
Sent: Monday, May 18, 2009 8:51 AM
To: Josh W. Brown
Subject: Thank you for KRRC yes vote

Dear Mr. Brown,

Thank you for your "Yes" vote on the land sale to Kitsap Rifle and Revolver Club. It means a lot to have you in our corner, and helping the club to remain a part of Kitsap County's many recreational offerings.

Richard Glynn
1903 N Callow Ave.
Bremerton, WA 98312

Don Burger

From: Glynn, Richard - ADMIN [RichardG@cksd.wednet.edu]
Sent: Monday, May 18, 2009 8:53 AM
To: Charlotte Garrido
Subject: Thank you for your KRRC Yes vote!

Dear Commissioner Garrido,

Thank you for your "Yes" vote on the land sale to Kitsap Rifle and Revolver Club. It means a lot to have you in our corner, and helping the club to remain a part of Kitsap County's many recreational offerings. Thanks again.

Richard Glynn


Bremerton, WA 98312

Don Burger

From: Charlotte Garrido [CGarrido@co.kitsap.wa.us]
Sent: Monday, May 18, 2009 9:35 AM
To: Rhiannon Fernandez
Subject: Fwd: Thank you for your KRRC Yes vote!
Attachments: Thank you for your KRRC Yes vote!

Hi Rhiannon,

Are you making copies of all these Rifle Club statements? It's important for us to have a record of these comments.

Also, we might think about a one- or two-sentence reply so they know we are responsive. Something along the lines of,

"I appreciate your taking the time to contact me about maintaining the Kitsap Rifle and Revolver Club's range in Kitsap County. Since this facility has been existed for more than eight decade, it will now, in your words, "remain a part of Kitsap County's many recreational offerings."

[Please note that I've personalized this note by using something from their message.....]

C

Charlotte Garrido
Kitsap County Commissioner
(360) 337-7097, fax (360) 337-4632

Don Burger

From: Glynn, Richard - ADMIN [RichardG@cksd.wednet.edu]
Sent: Monday, May 18, 2009 8:53 AM
To: Charlotte Garrido
Subject: Thank you for your KRRC Yes vote!

Dear Commissioner Garrido,

Thank you for your "Yes" vote on the land sale to Kitsap Rifle and Revolver Club. It means a lot to have you in our corner, and helping the club to remain a part of Kitsap County's many recreational offerings. Thanks again.

Richard Glynn


Bremerton, WA 98312

Don Burger

From: Bairey, Christopher I CIV Code 2370 [christopher.bairey@navy.mil]
Sent: Monday, May 18, 2009 10:17 AM
To: Josh W. Brown
Subject: Thanks for KRRC land.

KRRC will be good stewards of the land.

Don Burger

From: Bairey, Christopher I CIV Code 2370 [christopher.bairey@navy.mil]
Sent: Monday, May 18, 2009 10:19 AM
To: Charlotte Garrido
Subject: Thanks for KRRC land

KRRC will take good care of the land and is a benefit to Kitsap County.
My family is very happy for your support

Don Burger

From: Josh W. Brown [JWbrown@co.kitsap.wa.us]
Sent: Monday, May 18, 2009 10:41 AM
To: christopher.bairey@navy.mil
Subject: Re: Thanks for KRRC land.

Chris,

You are welcome. Best, Josh

-----Original Message-----

From: "Bairey, Christopher I CIV Code 2370" <christopher.bairey@navy.mil>
To: Brown, Josh <JWbrown@co.kitsap.wa.us>

Sent: 5/18/2009 10:17:07 AM
Subject: Thanks for KRRC land.

KRRC will be good stewards of the land.

Don Burger

From: Josh W. Brown [JWbrown@co.kitsap.wa.us]
Sent: Monday, May 18, 2009 1:55 PM
To: richardg@cksd.wednet.edu
Cc: Dana Daniels
Subject: Re: Thank you for KRRC yes vote

Richard,

You are welcome! Best, Josh

-----Original Message-----

From: "Glynn, Richard - ADMIN" <RichardG@cksd.wednet.edu>
To: Brown, Josh <JWbrown@co.kitsap.wa.us>

Sent: 5/18/2009 8:51:26 AM

Subject: Thank you for KRRC yes vote

Dear Mr. Brown,

Thank you for your "Yes" vote on the land sale to Kitsap Rifle and Revolver Club. It means a lot to have you in our corner, and helping the club to remain a part of Kitsap County's many recreational offerings.

Richard Glynn


Bremerton, WA 98312

Don Burger

From: donna [donnaalber@████████████████████]
Sent: Monday, May 18, 2009 4:50 PM
To: Lori Raymaker
Cc: Dorothy Leckner; Cliff Clark; Nikki Goodwin
Subject: signs

At this point, I have no idea what you guys are talking about. I will have to play catch up. I had hoped to discuss this with Cliff before making a response. Apparently I am the only one still dealing with the last sign debacle we had just a few years ago. I thought this sign business was done a few years ago. One sign fits all, then. Put the good sign in the barn. The Illahee Preserve sign on an area that has different rules and needs than the Cove, that alone could be confusing the public. Once again, last summer, I emailed parks about the people walking in to go after shellfish (let alone the ones who come by boat and we can't do anything about). None of the walk-in signs have any reference to shell fishing.

My question beside not seeing the very item Lori was promoting, was wondering if the signs are no longer to be wood, then does this eliminate public service projects such as the boy scouts or even a 'volunteer' might do. No idea what the purpose of decals are. Having sign posts too short has been a problem at Guillemot for close to 13 years.

I have had several people make comments about the Park's actions lately. I no longer feel that I can be an advocate for Parks Dept. as I have been in the past because I have no idea what is going on. I would suggest that a Parks Dept. Newsletter, email type, would be beneficial for the volunteers. Not advocating volunteer's stuff, but what you are doing such as the paving of the Illahee Preserve parking place or the Blueberry Park redevelopment. The negative comments have come primarily about the so called Heritage Park (1000 acres) on Seabeck Highway and the gun club. If the public knew that you were doing other projects, it might soften their attitudes a bit. Although one very terse one was about the County getting more property and not taking care of it.

I just spent 3 hours down at the Cove today, there is a ton of trail work that needs doing beyond mowing. If it were not for the blooming things down there, I would say it is going to pot fast. I would like to know just what is the County planning to do if anything down there. It occurred to me today while hand carrying buckets of dirt, that the County just might have a fix for the water flooding and my work would be a waste. At least the 3 people I met down there were happy to know of the dry path. One cannot even get to the big bridge without wading and I could not dig a diversion with all of the large packed rock there. People are finding trash to make bridges to get across, in vain.

I can't see trying to organize a work party without some knowledge of County plans.

donna

Don Burger

From: Josh W. Brown [JWbrown@co.kitsap.wa.us]
Sent: Monday, May 18, 2009 6:46 PM
To: colen & joanne corey
Cc: Dana Daniels
Subject: Re: KRRC land sale

Joanne,

Is there a number where you can be reached during the day? I just got your email---it was blocked by my spam filter. I hope to hear from you soon. Warm regards, Josh

Josh Brown
Kitsap County Commissioner, District #3
614 Division Street, MS - #4
Port Orchard, WA 98366-4676
P: (360) 337-7146
F: (360) 337-4632
jwbrown@co.kitsap.wa.us
www.kitsapgov.com

>>> "colen & joanne corey" <[colenjoannecorey@\[REDACTED\]](mailto:colenjoannecorey@[REDACTED])> 5/11/2009 5:17 PM >>>

Mr. J. Brown

In voting for you I thought you would have enough sence to be more aware of your voting public, who also pays you bills ie. through high taxes. We are neighbors to the Newberry Hill project and feel that if the 72 acres values at only \$2,500 dollars than my 5 acres should be a hell of alot less!!!! Who are you kidding with you favortisim and lack of knowledge that we would not find out!!!! Since we are neighbors to the land we feel that we should be offered a cheap amount to buy the area behind our house so that we can protect the wildlife and envoiroment that you so carelessly do not consider to be of value. I know you will probably not read this, so I hope who does will understand the meeting agenda will be sent out to your voting public. GOOD LUCK next election.

Joanne Corey

Don Burger

From: colen & joanne corey [colenjoannecorey@██████████]
Sent: Tuesday, May 19, 2009 7:42 AM
To: Josh W. Brown
Subject: Re: KRRC land sale

Mr. Brown

Yes there is a number. 360 692 1282. and if you have all the enviromental testing reports past and present, that have been done on the land that is so devalued that it not worth anything other than the gun club, your own words. I would and the Newberry Hill Committee would love to see them, along with all the bordering land owners that have wells that have to be checked at there expense for such things. Thank You for your attention to my concerns

----- Original Message -----

From: "Josh Brown" <JWbrown@co.kitsap.wa.us>
To: "colen & joanne corey" <colenjoannecorey@██████████>
Cc: "Dana Daniels" <DDaniels@co.kitsap.wa.us>
Sent: Monday, May 18, 2009 6:46 PM
Subject: Re: KRRC land sale

Joanne,

Is there a number where you can be reached during the day? I just got your email---it was blocked by my spam filter. I hope to hear from you soon.

Warm regards, Josh

Josh Brown
Kitsap County Commissioner, District #3
614 Division Street, MS - #4
Port Orchard, WA 98366-4676
P: (360) 337-7146
F: (360) 337-4632
jwbrown@co.kitsap.wa.us
www.kitsapgov.com

>>> "colen & joanne corey" <colenjoannecorey@██████████> 5/11/2009 5:17 PM
>>> >>>

Mr. J. Brown

In voting for you I thought you would have enough sence to be more aware of your voting public, who also pays you bills ie. through high taxes. We are neighbors to the Newberry Hill project and feel that if the 72 acres values at only \$2,500 dollars than my 5 acres should be a hell of alot less!!!!

Who are you kidding with you favortisim and lack of knowledge that we would not find out!!!!!! Since we are neighbors to the land we feel that we should be offered a cheap amount to buy the area behind our house so that we can protect the wildlife and envoiroment that you so carelessly do not consider to be of value. I know you will probably not read this, so I hope who does will understand the meeting agenda will be sent out to your voting public. GOOD LUCK next election.

Joanne Corey

Don Burger

From: Dana Daniels [DDaniels@co.kitsap.wa.us]
Sent: Tuesday, May 19, 2009 11:02 AM
To: Josh W. Brown
Subject: Appt.

Josh,
Would you be willing to meet with some surrounding neighbors of the KRRC to hear their concerns of the land swap and use of the facility?? Constituent Chris Hicks is calling to ask if you can.
Dana

Don Burger

From: DNR [BRADFORD.PRUITT@dnr.wa.gov]
Sent: Tuesday, May 19, 2009 11:54 AM
To: Matt Keough
Subject: FW: HCP
Attachments: HCPchecklistNewberry.doc; Newberry Hill Murrelet Habitat.pdf

Matt, some really good habitat management information for Newberry Hill from our Region Biologist relating to DNR's Habitat Conservation Plan (HCP).

Brad

From: MAINWARING, ALAN (DNR)
Sent: Tuesday, May 19, 2009 11:29 AM
To: McCLELLAND, DOUG (DNR); PRUITT, BRAD (DNR)
Cc: THIBO, MARK (DNR)
Subject: RE: HCP

Hi Doug and Brad,

As you probably know, State Lands has an HCP checklist they fill out for management activities and the Forestry Handbook contains the procedures for each item on the checklist ([Forestry Handbook](#)).

Here's a rundown on the restrictions which would carry over on the Newberry Hill parcel if Kitsap County retains DNR's HCP requirements.

DNR Marbled Murrelet Protection-

Dan Ramos, Region Murrelet Biologist at the time, identified a 12 acre polygon of murrelet habitat (see attached map) which he rated as medium quality (approximately 5-7 platforms per acre). This area was evaluated using DNR's HCP evaluation technique which requires counting all 7+ inch structures above 50 feet in all conifer trees within 300 feet of one another. Areas with 2 platforms per acre in an area 5 acres or larger are considered murrelet habitat. This technique has a lower threshold for determining murrelet habitat than state Forest Practice regulations which stipulates a tree must be 32 inches diameter breast height, have 7 platforms per acre in an area 7 acres or larger. The occupancy status of this polygon is unknown, therefore the polygon would be treated as occupied since it has not been surveyed for occupancy according to Pacific Seabird Group protocol. In accordance with HCP protocol and other policies implemented by the DNR when operating near occupied murrelet habitat, this habitat polygon would be subjected to the following restrictions:

Habitat Buffer- Per DNR policy regarding buffering occupied habitat, a 165 foot no-cut buffer will be applied to all polygons or 300 foot managed buffer.

Timing restrictions- This habitat polygon would require a quarter mile timing restriction for some management activities described in WAC 222-30-060 Timber Harvesting, which states in section (7) "Disturbance avoidance for marbled murrelets. Yarding or operation of heavy equipment shall not be allowed within 0.25 mile of an occupied marbled murrelet site during the daily peak activity periods within the critical nesting season, provided that, this restriction shall not apply if the forest practice is operating in compliance with a plan or agreement developed for the protection of the marbled murrelet under WAC 222-16-080 (6)(a) or (c)." In WAC 222-16-010 General Definitions critical nesting season is defined as "April 1 to August 31" and the daily peak activity period is defined as "one hour before official sunrise to two hours after official sunrise and one hour before official sunset to one hour after official sunset."

DNR RIPARIAN STRATEGY

The HCP's riparian conservation strategy defines the management goal for RMZs as the restoration of high quality aquatic habitat to aid in federally listed salmon species recovery efforts, and to contribute to the conservation of other aquatic and riparian obligate (dependent) species. To achieve this goal, the

Department will use a combination of various types of active management through stand manipulation, and also the natural development of unmanaged stands. This will result in the restoration of structurally complex riparian forests that provide the ecological functions to meet the conservation objectives.

Buffers- Fish-Bearing Streams-Site potential height of trees in a 100 year old conifer stand or 100 feet, whichever is greater.

Nonfish-Bearing Perennial Streams- 100-foot

Nonfish-Bearing Seasonal Streams- > 2 foot channel width-100-foot ; < 2 foot channel width has a 30 foot equipment limitation zone. A long-term Headwaters Stream Conservation Strategy is under development to provide additional protection for non-fish bearing streams, wetlands under ¼ acre and seeps. Management along headwaters will maintain or restore the important hydrologic, geomorphic, and biological processes that link hillslopes and headwater streams to downstream fresh water fish-bearing waters.

Riparian Forest Restoration Strategy, April 2006

DNR WETLAND PROTECTION

Buffering- Wetlands between ¼-1 acre receive a 100 foot buffer which can be thinned to a BA120 if wind firm.

Wetlands greater than 1 acre receive a site potential height of trees in a 100 year old conifer stand buffer or 100 feet, whichever is greater. This buffer could be thinned to a BA 120 if wind firm. Forested wetlands may also be thinned when dry or frozen to a BA 120 if wind firm and receive the same buffer as non-forested wetlands. Open water is not used in DNR’s wetland identification. Therefore many wetlands receive protection not afforded under standard Forest Practice Regulations. DNR recognizes wetlands by three parameters: wetland hydrology, hydric soils and wetland vegetation. Managing Wetlands Field Manual June, 2000

LARGE, STRUCTURALLY UNIQUE TREES

Multi-rotational (legacy) cohorts shall be managed to levels directed in the table below.

Specifications for Management of Legacy Cohorts*			
Legacy Cohort	Average /Acre	Dimensions	Proximity
Very large diameter, structurally unique conifers (when present, may be used in lieu of wildlife trees, snag recruits, and snags—listed below)	The BNR will be notified if any very large diameter, structurally unique conifers are harvested (see PR 14-004-045, Old Growth Timber Harvest Deferral and Protection)	? Native conifer species ? Generally ≥ 60” DBH ? Large strong limbs ? Open crown ? Hollow trunk ? Broken top and limbs ? Deeply furrowed bark	NA
Large, Structurally Unique Green Trees Suited for Wildlife	≥ 2 trees	? ≥ 1 tree, from largest diameter class ? ≥ 1 tree, from dominant crown class	At least 1 clump per 5 acres, or generally 400 feet or less from any point in the FMU to a green leaf tree; leaf trees should be

Snag Recruits	≥ 3 trees	<ul style="list-style-type: none"> ? Intermediate to dominant crown class ? ≥ 10 inches DBH, ≥ 30 feet in height, and ≥ 33 percent live crown ratio ? Select larger diameter trees first, preferably those with structural deformities and cavities 	toward FMU interior, except as needed for ecological objectives;
Snags (standing dead trees suitable for wildlife)	≥ 3 snags (safety requirements shall be met)	<ul style="list-style-type: none"> ? ≥ 15 inches DBH, ≥ 30 feet tall, if available ? Select largest diameter class cavity trees first ? If snags cannot be left safely, replace with suitable live trees 	Leave snags as consistent with safety requirements
Down dead wood	≥ 2 logs	<ul style="list-style-type: none"> ? Small end diameter ≥ 12 inches, length ≥ 20 feet ? Select larger diameter logs first 	None

DNR ROAD MANAGEMENT

DNR prioritizes transportation system management by activities such as storm damage repair, current use for commercial hauling of forest products, and public use. Use is regulated through blockage, where practical, and through restricted use agreements with the Washington Department of Fish and Wildlife, tribes, and others. Regular maintenance and replacement activities are scheduled to accommodate access and use needs. New road construction may occur in conjunction with timber sale activity and other land management needs. Construction decisions will be consistent with mitigation and conservation strategies in the HCP. *WA DNR Final HCP, 1997*

I also took the liberty to "draft" a HCP Summary/Checklist which is attached. Let me know if you could use anything else.

Alan Mainwaring

SPS Wildlife Biologist
desk:360.825.1631
cell:253.732.1823

From: McCLELLAND, DOUG (DNR)
Sent: Wednesday, May 13, 2009 7:48 PM
To: MAINWARING, ALAN (DNR); PRUITT, BRAD (DNR)
Subject: Fw: HCP

Hi Alan see below. Do you have a answer where we could show Kitsap County what the HCP requirements would be at Newberry.

Brad did you find out if we are retaining HCP credit for our lands being traded or replacing them with the new lands. I would think we are moving the HCP obligation to the new lands we are receiving.

Brad I do not know where to find the cookbook but Alan might. It's mainly riparian strategies both stream and wetland.

Doug

From: PRUITT, BRAD (DNR)
To: 'Matt Keough' <MKeough@co.kitsap.wa.us>; McCLELLAND, DOUG (DNR)
Sent: Wed May 13 13:03:22 2009
Subject: HCP

Doug, are you aware of a document that is easy to follow and provides details of how DNR manages forest land under the HCP besides the final HCP document. Kitsap kept the HCP language of the Gun Club lease in the new deed to KRRC. Under covenants and conditions the "current HCP" is listed as to remain in effect. I'll try and find a copy of the HCP for Matt. Matt thought the HCP was specific to the Newberry property.

http://www.dnr.wa.gov/Publications/lm_hcp_ch5.pdf

Matt, above is a link to the DNR website and in a search I found chapter 5 which is titled implementation of the HCP. More searching might produce other chapters, or the whole document. I'll see if I can find a hard copy around. Chapter 5 gives you a feel for the plan. To my knowledge there is no easy to read cook book guide for entities outside of DNR to use to understand specifics of how the HCP is to be managed on the ground, but our foresters might be able to provide guidance.

Our forest practices division, who regulate private industry, have an easy to read publication to guide private land owners for management on their own land. The attached link to the Forest Practices Illustrated document is for additional reference, but this document does not relate to the HCP. It is for general forest practices in Washington. DNR's HCP is more stringent.

http://www.dnr.wa.gov/BusinessPermits/Topics/ForestPracticesRules/Pages/fp_fpi.aspx

Draft**HCP SUMMARY/CHECKLIST***Draft**

Name of Proposed Activity: Newberry Hill TLT
 Location (Sec., Township, Range, W.M.):
 Agreement# _____ Planning Unit: _____ (Attach

HCP STRATEGY/ ELEMENT	HCP THRESHOLD	CONSIDER IN THESE PLANNING UNITS	STRATEGY DOES NOT APPLY (Element does not exist on proposal NOR within threshold distance)	STRATEGY APPLIES* (Protection, Avoidance, Mitigation measures implemented; OR, thresholds met)
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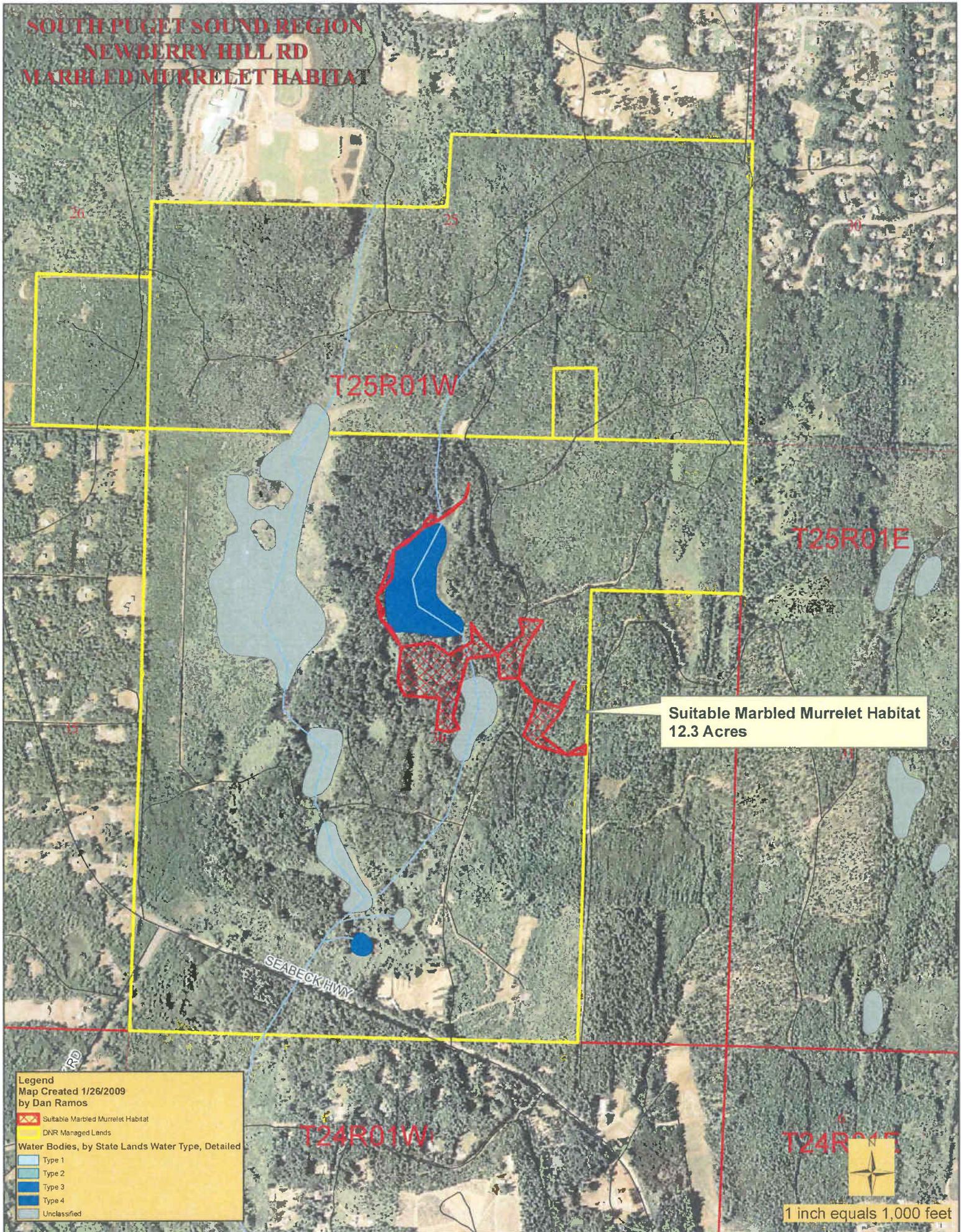
Northern Spotted Owl	Different thresholds and strategies apply depending on Planning Unit. Evaluate proposal for potential impact.	WOE	x	┐
Bald Eagle	HCP requires compliance with WAC 222-16-080 and WAC 232-12-292.	WOE	x	┐
Grey Wolf	Proposed activities within 8 miles of a class 1 gray wolf observation within the past 5 years require HCP evaluation.	WOE	x	┐
Grizzly Bear	The HCP requires compliance with WAC 222-16-080.	WE	x	┐
Oregon Silverspot Butterfly	Proposed activities within 0.25 miles of an Oregon silverspot butterfly occurrence require HCP evaluation.	WOE	x	┐
Columbian White-tailed Deer	Evaluate proposal for potential impact.	WOE	x	┐
Marbled Murrelet	Different thresholds and strategies apply depending on Planning Unit.	WO	┐	x
Lynx	Evaluate proposal for potential impact.	WE	x	┐
RMZ	Proposed activities within or adjacent to streams require HCP evaluation.	WO	┐	x
Wetlands	Proposed activities within or adjacent to wetlands require HCP evaluation.	WO	┐	x
Rain on Snow	Proposed activities in the rain-on-snow zone require HCP evaluation and analysis.	W	x	┐
Slope Stability	Proposed activity must be in compliance with WAC 222-16-050 (1)(d).	W	x	┐
Large, Structurally Unique Trees	5 live trees and 3 wildlife trees per acre leave tree requirement for regeneration harvests.	W	┐	x
Talus	Proposed activities located within forested talus or within 100 ft. of non-forested talus require HCP evaluation.	W	x	┐
Caves	Proposed activities within 0.25 mi. of a cave require HCP evaluation.	W	x	┐
Ciffs	All cliffs greater than 25 feet tall and below 5000 feet elevation require HCP evaluation.	W	x	┐
Roads	Roadwork proposed in conjunction with this proposal requires HCP evaluation.	WO	┐	x
Oak Woodlands	Evaluate potential for impact.	W	x	┐
Balds	Evaluate potential for impact.	W	x	┐
Mineral Springs	Proposed activities within 200 feet of a mineral spring require HCP evaluation.	W	x	┐
Common Loon	Proposed activities within 500 feet of a common loon nest require HCP evaluation.	W	x	┐
Harlequin Duck	Proposed activities within 165 feet of a harlequin duck nest require HCP evaluation.	W	x	┐
Northern Goshawk	Proposed activities within 0.55 miles of a northern goshawk nest site located in a NRF management area require HCP evaluation. Outside NRF management areas, trees or snags that are known to contain active goshawk nests will not be harvested.	W	x	┐
California Wolverine	Proposed activities within 0.5 miles of a known active California wolverine den site located in a spotted owl NRF management area require HCP evaluation.	W	x	┐
Pacific Fisher	Proposed activities within 0.5 miles of a known active pacific fisher den site located in a spotted owl NRF management area require HCP evaluation.	WO	x	┐
Pileated Woodpecker	Live trees or snags known to be used by pileated woodpeckers for nesting shall not be harvested.	WO	x	┐
Vaux's Swift	Live trees or snags known to be used by Vaux's swifts as night roosts shall not be harvested.	WO	x	┐
Bats	Live trees or snags known to be used by myotis bat species as communal roosts or maternity colonies shall not be harvested.	WO	x	┐
Western Pond Turtle	Proposed activities within 0.25 miles of a known occurrence of a western pond turtle require HCP evaluation.	W	x	┐
Purple Martin	Trees or snags known to contain active purple martin nests will not be harvested.	W	x	┐
Western Bluebird	Trees or snags known to contain active western bluebird nests will not be harvested.	W	x	┐
Sandhill Crane	Proposed activities within 0.25 miles of a known active nesting area of a sandhill crane require HCP evaluation.	W	x	┐

SIGNATURES

Proponent _____ Title _____ Date _____
 Approved By _____ Title _____ Date _____

• It is assumed that it can be demonstrated that the activity is in compliance with the Habitat Conservation Plan through both an audit function and appropriate documentation. Forest Practices requires documentation describing the HCP protection measures implemented to the Forest Practices Application.

**SOUTH PUGET SOUND REGION
NEWBERRY HILL RD
MARBLED MURRELET HABITAT**



**Suitable Marbled Murrelet Habitat
12.3 Acres**

Legend
Map Created 1/26/2009
by Dan Ramos

- Suitable Marbled Murrelet Habitat
- DNR Managed Lands

Water Bodies, by State Lands Water Type, Detailed

- Type 1
- Type 2
- Type 3
- Type 4
- Unclassified

1 inch equals 1,000 feet

Don Burger

From: Russell D. Hauge [RHauge@co.kitsap.wa.us]
Sent: Tuesday, May 19, 2009 12:17 PM
To: Kevin M. Howell
Subject: Fwd: Pending Transfer and Potential Sale of Kitsap Rifle and Revolver Club Concerns

[REDACTED]
Thanks,
Russell

>>> <Okelleyb@aol.com> 5/7/2009 8:21 PM >>>

Dear Commissioner Brown.

I hope you have the time to read my letter and consider my concerns worthy of discussion with your fellow County Commissioners.

I am a former member of KRRC, and am not convinced that a wholesale sale of the property to KRRC is in the best interests of Kitsap County, or of the body of County Commissioners yourselves. I raised questions to the governing body of KRRC about the for-profit business overlaying the facilities of the not-for-profit club and was nearly voted out, having been accused of slander and disloyalty to their Executive Officer, Marcus Carter.

If precedent holds, Mr. Carter will present himself, perhaps along with the club president, as the sole person with whom you and the other Commissioners can deal regarding all things KRRC. I do not trust Mr. Carter, or his motives for pushing The Commissioners to divest from KRRC in entirety. I understand the urge to avoid any lead abatement responsibility on the part of the County, but please consider the long-range implications and give them due thought and discussion among yourselves.

If I know my friend and colleague Glenn Maiers, he has already made contact with you or the other Commissioners and expressed similar sentiments. If Glenn hasn't contacted you, please contact him yourself ([gmaiers@\[REDACTED\]](mailto:gmaiers@[REDACTED]) ([mailto:gmaiers@\[REDACTED\]](mailto:gmaiers@[REDACTED]))) for an eye-opening, well-reasoned explanation of the goings on at KRRC over the last several years. I hope you believe that we aren't disgruntled ex-members with axes to grind. We are concerned greatly, though, that The Commissioners may be being sold a bill of goods that is very different from the reality currently in place at KRRC; a reality that is destined to become even worse if the property and the organization are no longer subject to County scrutiny. You may also benefit from discussion with Prosecutor Russ Hauge about Mr. Carter's indictment for possession of a machine gun, and his 8+ year attempt to avoid justice.

At the very least, can you and your fellow Commissioners make it a condition of sale that KRRC not allow any for-profit enterprise operate on the property, use its facilities or overlay the club? It is an easy enough clause to formulate, and could ensure the ability of non-profits such as the Boy Scouts to continue their historical use of the range and its dedicated cadre of volunteer instructors. Bring this up with Mr. Carter and gauge his reaction to the notion of profit generation being prohibited. His defense of the status quo will be passionate and seemingly sincere, but please consider that it is he, along with his family members, who solely stand to reap all the profit, while KRRC gets a pittance, and the County gets nothing but bad press.

Thank you for your time, Mr. Brown, and thanks in advance for your consideration of this matter.

Sincerely,

Brian O'Kelley
Bremerton WA 98311
[REDACTED] Home
[REDACTED] Cell

okelleyb@ (<mailto:okelleyb@>) *****Remember Mom this
Mother's Day! Find a florist near you now.
(<http://yellowpages.aol.com/search?query=florist&ncid=emlcntusyelp00000006>)

Don Burger

From: Kevin M. Howell [KMHowell@co.kitsap.wa.us]
Sent: Tuesday, May 19, 2009 12:25 PM
To: Russell D. Hauge
Cc: Tracey L. Hamilton-Oril
Subject: Re: Fwd: Pending Transfer and Potential Sale of Kitsap Rifle and Revolver Club Concerns

[REDACTED]

[REDACTED]

[REDACTED]

>>> Russell Hauge 5/19/2009 12:16 PM >>>

[REDACTED]

Thanks,
Russell

>>> <Okelleyb@aol.com> 5/7/2009 8:21 PM >>>

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Sincerely,

Brian O'Kelley
Bremerton WA 98311
[REDACTED] Home
[REDACTED] Cell

[okelleyb@\[REDACTED\]](mailto:okelleyb@[REDACTED]) ([mailto:okelleyb@\[REDACTED\]](mailto:okelleyb@[REDACTED]))

*****Remember Mom this Mother's Day! Find a florist near you now.
(<http://yellowpages.aol.com/search?query=florist&ncid=emlcntusyelp00000006>)

Don Burger

From: Cathie Ames [cathiea@landtitleco.net]
Sent: Tuesday, May 19, 2009 2:00 PM
To: Tracey L. Hamilton-Oril
Subject: Conveyance document for KRRC piece
Attachments: 20090519165817.pdf

I have attached a copy of the Deed that you requested.

Cathie Ames,
Limited Practice Officer
Commercial Settlement Agent
9657 Levin Road NW
Silverdale, WA 98383
(800) 950-4321
(360) 692-4033
(360) 692-8669 (facsimile)

FILED FOR RECORD AT REQUEST OF:
Kevin M. Howell
Kitsap County Prosecuting Attorney's Office
614 Division Street, MS-35A
Port Orchard WA 98366

**BARGAIN AND SALE DEED
WITH RESTRICTIVE COVENANTS**

GRANTOR: Kitsap County

GRANTEE: Kitsap Rifle and Revolver Club, a Washington Non-Profit Corporation

LEGAL DESCRIPTION: A Portion of 36251W Bldg Value (Land Value Carried Under
Acct. No. 362501-2-001-1001)

ASSESSOR'S TAX PARCEL NO: 362501-2-002-1000

For and in consideration of \$10.00 and other good and valuable consideration, Kitsap County, as Grantor, bargains, sells and conveys all of it's right, title and interest in and to the real property described on Exhibit A hereto to the Kitsap Rifle and Revolver Club, a Washington Non-Profit Corporation, as Grantee.

This conveyance is made subject to the following covenants and conditions, the benefits of which shall inure to the benefit of the public and the burdens of which shall bind the Grantee and the heirs, successors and assigns of the Grantee in perpetuity.

1. Grantee for and on behalf of itself, its heirs, successors and assigns, and each subsequent owner of the property described in Exhibit A hereto, hereby releases and agrees to hold harmless, indemnify and defend Kitsap County, its elected officials, employees and agents from and against any liabilities, penalties, fines, charges, costs, losses, damages, expenses, causes of actions, claims, demands, orders, judgments, or administrative actions, including, without limitation, reasonable attorneys' fees, arising from or in anyway connected with (1) injury to or

the death of any person or the physical damage to any property, resulting from any act, activity, omission, condition or other matter related to or occurring on or about the property, regardless of cause, unless due solely to the gross negligence of any of the indemnified parties; (2) the violation or alleged violation of, or other failure or alleged failure to comply with, any state, federal, or local law, regulation or requirement, including, without limitation, Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 USC Sec. 9601, et seq. and Model Toxics Control Act (MTCA), RCW 70.105 D, by any indemnified person or entity in anyway effecting, involving, or relating to the property; (3) the presence or release in, on, from, or about the property, at any time, past or present, of any substance now or hereafter defined, listed, or otherwise classified pursuant to any federal, state or local law regulation, or requirement as hazardous, toxic, polluting, or otherwise contaminating to the air, water, or soil, or anyway harmful or threatening to human health or the environment.

2. Grantee shall maintain commercial general liability insurance coverage for bodily injury, personal injury and property damage, subject to a limit of not less than \$1 million dollars per occurrence. The general aggregate limit shall apply separately to this covenant and be no less than \$2 million. The grantee will provide commercial general liability coverage that does not exclude any activity to be performed in fulfillment of Grantee's activities as a shooting range. Specialized forms specific to the industry of the Grantee will be deemed equivalent, provided coverage is no more restrictive that would be provided under a standard commercial general liability policy, including contractual liability coverage.

3. Grantee shall confine its active shooting range facilities on the property consistent with its historical use of approximately eight (8) acres of active shooting ranges with the balance of the property serving as safety and noise buffer zones; provided that Grantee may upgrade or improve the property and/or facilities within the historical approximately eight (8) acres in a manner consistent with "modernizing" the facilities consistent with management practices for a modern shooting range. "Modernizing" the facilities may include, but not be limited to: (a) construction of a permanent building or buildings for range office, shop, warehouse, storage, caretaker facilities, indoor shooting facilities, and/or classrooms; (b) enlargement of parking facilities; (c) sanitary bathroom facilities; (d) re-orientation of the direction of individual shooting bays or ranges; (e) increasing distances for the rifle shooting range; (f) water system improvements including wells, pump house, water distribution and water storage; (g) noise abatement and public safety additions. Also, Grantee may also apply to Kitsap County for expansion beyond the historical eight (8) acres, for "supporting" facilities for the shooting ranges or additional recreational or shooting facilities, provided that said expansion is consistent with public safety, and conforms with the terms and conditions contained in paragraphs 4, 5, 6, 7 and 8 of this Bargain and Sale Deed and the rules and regulations of Kitsap County for development of private land. It is the intent of the parties that the activities of Grantee shall conform to the rules and regulations of the Firearms Range Account, administered by the State Recreation and Conservation Office. This account

is established by the legislature upon the following finding: "Firearms are collected, used for hunting; recreational shooting, and self-defense, and firearm owners as well as bow users need safe, accessible areas in which to shoot their equipment. Approved shooting ranges provide that opportunity, while at the same time, promote public safety. Interest in all shooting sports has increased while safe locations to shoot have been lost to the pressures of urban growth." (Wash. Laws 1990 ch. 195 Section 1.)

4. Grantee's activities shall also conform to the Firearms and Archery Range (FARR) Program as found in Chapter 79A.25 RCW. The primary goals of this program are to assist with acquisition, development, and renovation of firearm and archery range facilities to provide for increased general public access to ranges. This includes access by a) law enforcement personnel; b) members of the general public with concealed pistol or hunting licenses; and c) those enrolled in firearm or hunter safety education classes. Access by the public to Grantee's property shall be offered at reasonable prices and on a nondiscriminatory basis.

5. Grantee agrees to operate the shooting range at all times in a safe and prudent manner and conform its activities to accepted industry standards and practices.

6. Mineral Reservations, held by the State of Washington, that run with the land.

7. Existing Habitat Conservation Plan (HCP), as detailed below:

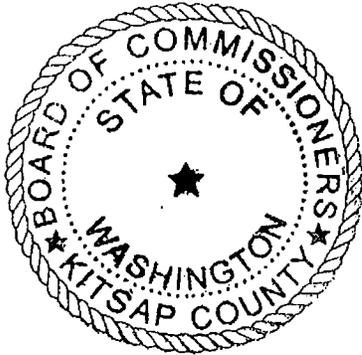
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8. Riparian Management Zones, as detailed below:

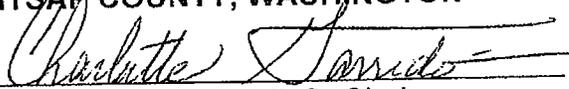
Bodies of water, including but not limited to those streams, rivers and lakes and other lakes and wetlands have been identified and/or may be located on the Premises. All activities within the Riparian Management Zone, as defined in the existing and publicly-filed Habitat Conservation Plan (HCP) and including that portion of the inner riparian ecosystem between the aquatic zone and the direct influence zone (uplands) and including the outer wind buffer, must comply with and remain in compliance with the current HCP Procedures. Activities in a Riparian Management Zone, including but not limited to cutting or removing any tree and/or timber (including hardwood, merchantable and unmerchantable timber, downed timber, windthrow and snags), and road, trench and/or trail use, and/or maintenance, may be restricted or not permitted during specific times. All activities must provide for no overall net loss of naturally occurring wetland function. These protective measures are to run with the

land, regardless of parcel segregation or aggregation or potential sale or land transfer.

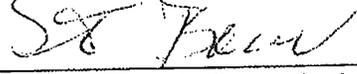
DATED this 13th day of May, 2009.



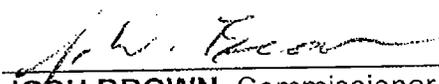
**BOARD OF COUNTY COMMISSIONERS
KITSAP COUNTY, WASHINGTON**



CHARLOTTE GARRIDO, Chair

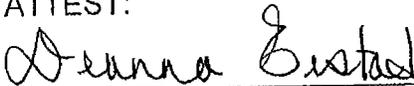


STEVE BAUER, Commissioner



JOSH BROWN, Commissioner

ATTEST:



Opal Robertson, Clerk of the Board

**ACCEPTANCE OF BARGAIN AND SALE DEED
WITH RESTRICTIVE COVENANTS**

By signature affixed below, the Kitsap Rifle and Revolver Club by and through _____, its President/Executive Officer hereby and with full authority of the Board of Directors of said corporation, hereby accept the terms and conditions of the Deed with Restrictive Covenants above dated this 13th day of May, 2009.



BRADFORD SMITH, President - KRRC



MARCUS A. CARTER, Executive Officer - KRRC

STATE OF WASHINGTON)
) ss:
COUNTY OF KITSAP)

I certify that I know or have satisfactory evidence that Brad Smith is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the President of the Kitsap Rifle and Revolver Club, to be the free and voluntary act of the KRRC for the uses and purposes mentioned in the instrument.

Dated this 13 day of May, 2009.



Sally K. Coppinger
PRINT NAME: Sally K. Coppinger
Notary Public in and for the State of Washington;
residing at: Port Orchard 98366
My Commission Expires: 9/26/09

STATE OF WASHINGTON)
) ss:
COUNTY OF KITSAP)

I certify that I know or have satisfactory evidence that Marcus Carter is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Executive Director of the Kitsap Rifle and Revolver Club, to be the free and voluntary act of the KRRC for the uses and purposes mentioned in the instrument.

Dated this 13 day of May, 2009.



Sally K. Coppinger
PRINT NAME: Sally K. Coppinger
Notary Public in and for the State of Washington;
residing at: Port Orchard 98366
My Commission Expires: 9/26/09

EXHIBIT A

Legal Description of Premises & Reservations

Part of the Southwest quarter of the Southeast quarter and part of the Southeast quarter of the Southwest quarter of Section 36, Township 25 North, Range 1 West, W.M., lying northerly of the North lines of an easement for right of way for road granted to Kitsap County on December 7, 1929, under Application No. 1320, said road being as shown on the regulation plat thereof on file in the office of the Commissioner of Public Lands at Olympia, Washington, the above described lands having an area of 72.41 acres, more or less.

RESERVATIONS/SUBJECT TO:

Easement #50-CR1320: Road granted to Kitsap County on 12/07/1927 for an indefinite term.

Easement #50-047116: Road granted to E.F. Howerton on 05/09/1985 for an indefinite term.

Don Burger

From: Tracey L. Hamilton-Oril [THamilto@co.kitsap.wa.us]
Sent: Tuesday, May 19, 2009 2:57 PM
To: Kevin M. Howell; Russell D. Hauge
Subject: Fwd: Conveyance document for KRRC piece
Attachments: 20090519165817.pdf

>>> "Cathie Ames" <cathiea@landtitleco.net> 5/19/2009 1:59 PM >>>
I have attached a copy of the Deed that you requested.

Cathie Ames,
Limited Practice Officer
Commercial Settlement Agent
9657 Levin Road NW
Silverdale, WA 98383
(800) 950-4321
(360) 692-4033
(360) 692-8669 (facsimile)

FILED FOR RECORD AT REQUEST OF:
Kevin M. Howell
Kitsap County Prosecuting Attorney's Office
614 Division Street, MS-35A
Port Orchard WA 98366

**BARGAIN AND SALE DEED
WITH RESTRICTIVE COVENANTS**

GRANTOR: Kitsap County

GRANTEE: Kitsap Rifle and Revolver Club, a Washington Non-Profit Corporation

LEGAL DESCRIPTION: A Portion of 36251W Bldg Value (Land Value Carried Under
Acct. No. 362501-2-001-1001)

ASSESSOR'S TAX PARCEL NO: 362501-2-002-1000

For and in consideration of \$10.00 and other good and valuable consideration, Kitsap County, as Grantor, bargains, sells and conveys all of its right, title and interest in and to the real property described on Exhibit A hereto to the Kitsap Rifle and Revolver Club, a Washington Non-Profit Corporation, as Grantee.

This conveyance is made subject to the following covenants and conditions, the benefits of which shall inure to the benefit of the public and the burdens of which shall bind the Grantee and the heirs, successors and assigns of the Grantee in perpetuity.

1. Grantee for and on behalf of itself, its heirs, successors and assigns, and each subsequent owner of the property described in Exhibit A hereto, hereby releases and agrees to hold harmless, indemnify and defend Kitsap County, its elected officials, employees and agents from and against any liabilities, penalties, fines, charges, costs, losses, damages, expenses, causes of actions, claims, demands, orders, judgments, or administrative actions, including, without limitation, reasonable attorneys' fees, arising from or in anyway connected with (1) injury to or

the death of any person or the physical damage to any property, resulting from any act, activity, omission, condition or other matter related to or occurring on or about the property, regardless of cause, unless due solely to the gross negligence of any of the indemnified parties; (2) the violation or alleged violation of, or other failure or alleged failure to comply with, any state, federal, or local law, regulation or requirement, including, without limitation, Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 USC Sec. 9601, et seq. and Model Toxics Control Act (MTCA), RCW 70.105 D, by any indemnified person or entity in anyway effecting, involving, or relating to the property; (3) the presence or release in, on, from, or about the property, at any time, past or present, of any substance now or hereafter defined, listed, or otherwise classified pursuant to any federal, state or local law regulation, or requirement as hazardous, toxic, polluting, or otherwise contaminating to the air, water, or soil, or anyway harmful or threatening to human health or the environment.

2. Grantee shall maintain commercial general liability insurance coverage for bodily injury, personal injury and property damage, subject to a limit of not less than \$1 million dollars per occurrence. The general aggregate limit shall apply separately to this covenant and be no less than \$2 million. The grantee will provide commercial general liability coverage that does not exclude any activity to be performed in fulfillment of Grantee's activities as a shooting range. Specialized forms specific to the industry of the Grantee will be deemed equivalent, provided coverage is no more restrictive that would be provided under a standard commercial general liability policy, including contractual liability coverage.

3. Grantee shall confine its active shooting range facilities on the property consistent with its historical use of approximately eight (8) acres of active shooting ranges with the balance of the property serving as safety and noise buffer zones; provided that Grantee may upgrade or improve the property and/or facilities within the historical approximately eight (8) acres in a manner consistent with "modernizing" the facilities consistent with management practices for a modern shooting range. "Modernizing" the facilities may include, but not be limited to: (a) construction of a permanent building or buildings for range office, shop, warehouse, storage, caretaker facilities, indoor shooting facilities, and/or classrooms; (b) enlargement of parking facilities; (c) sanitary bathroom facilities; (d) re-orientation of the direction of individual shooting bays or ranges; (e) increasing distances for the rifle shooting range; (f) water system improvements including wells, pump house, water distribution and water storage; (g) noise abatement and public safety additions. Also, Grantee may also apply to Kitsap County for expansion beyond the historical eight (8) acres, for "supporting" facilities for the shooting ranges or additional recreational or shooting facilities, provided that said expansion is consistent with public safety, and conforms with the terms and conditions contained in paragraphs 4, 5, 6, 7 and 8 of this Bargain and Sale Deed and the rules and regulations of Kitsap County for development of private land. It is the intent of the parties that the activities of Grantee shall conform to the rules and regulations of the Firearms Range Account, administered by the State Recreation and Conservation Office. This account

is established by the legislature upon the following finding: "Firearms are collected, used for hunting; recreational shooting, and self-defense, and firearm owners as well as bow users need safe, accessible areas in which to shoot their equipment. Approved shooting ranges provide that opportunity, while at the same time, promote public safety. Interest in all shooting sports has increased while safe locations to shoot have been lost to the pressures of urban growth." (Wash. Laws 1990 ch. 195 Section 1.)

4. Grantee's activities shall also conform to the Firearms and Archery Range (FARR) Program as found in Chapter 79A.25 RCW. The primary goals of this program are to assist with acquisition, development, and renovation of firearm and archery range facilities to provide for increased general public access to ranges. This includes access by a) law enforcement personnel; b) members of the general public with concealed pistol or hunting licenses; and c) those enrolled in firearm or hunter safety education classes. Access by the public to Grantee's property shall be offered at reasonable prices and on a nondiscriminatory basis.

5. Grantee agrees to operate the shooting range at all times in a safe and prudent manner and conform its activities to accepted industry standards and practices.

6. Mineral Reservations, held by the State of Washington, that run with the land.

7. Existing Habitat Conservation Plan (HCP), as detailed below:

The site has been publicly identified for conservation provisions applying to, but not limited to: murrelet habitat; spotted owl nest sites; wolves; grizzly bears; nests, communal roosts, or feeding concentrations of bald eagles; peregrine falcon nests; Columbian white-tailed deer; Aleutian Canada geese; and Oregon silverspot butterflies. The existing Habitat Conservation Plan is to remain in effect, regardless of parcel segregation or aggregation or potential sale or land transfer.

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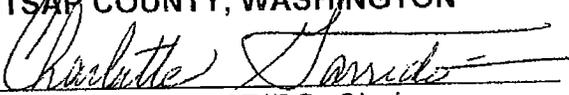
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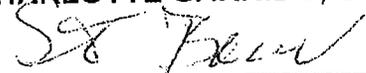
DATED this 13th day of May, 2009.



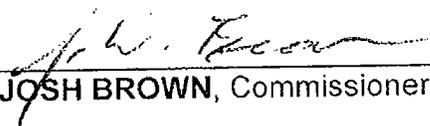
**BOARD OF COUNTY COMMISSIONERS
KITSAP COUNTY, WASHINGTON**



CHARLOTTE GARRIDO, Chair

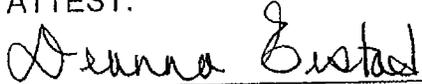


STEVE BAUER, Commissioner



JOSH BROWN, Commissioner

ATTEST:



Opal Robertson, Clerk of the Board

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BRADFORD SMITH, President - KRRC



MARCUS A. CARTER, Executive Officer - KRRC

STATE OF WASHINGTON)
) ss:
COUNTY OF KITSAP)

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Dated this 13 day of May, 2009.



Sally K. Coppinger
PRINT NAME: Sally K. Coppinger
Notary Public in and for the State of Washington;
residing at: Port Orchard 98366
My Commission Expires: 9/26/09

STATE OF WASHINGTON)
) ss:
COUNTY OF KITSAP)

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Don Burger

From: Matt Keough [MKeough@co.kitsap.wa.us]
Sent: Tuesday, May 19, 2009 4:47 PM
To: BRAD (DNR) PRUITT
Subject: Re: FW: HCP

Thanks Brad.

Been away from the office and will be out tomorrow too but will at least have my cell phone. I heard Doug's voicemail and have been working to get an on-site staff assessment of the "improvements" there for review of 1) violations of local critical area ordinance (if found, discussion of possible mitigation or modification to come into compliance 2) permit process for retaining or removing of improvements.

The assessment could occur as early as this Thursday and would involve our SEPA authorities. Would be great to have you there to hear their comments directly but not required. Will let you know if/when the timing is confirmed.

Thanks
MFK

Matthew F. Keough
Parks Planning Project Manager
Kitsap County Parks and Recreation
(360) 337-5357
mkeough@co.kitsap.wa.us

>>> "PRUITT, BRAD (DNR)" <BRADFORD.PRUITT@dnr.wa.gov> 5/19/2009 11:54 AM >>>
Matt, some really good habitat management information for Newberry Hill from our Region Biologist relating to DNR's Habitat Conservation Plan (HCP).

Brad

From: MAINWARING, ALAN (DNR)
Sent: Tuesday, May 19, 2009 11:29 AM
To: McCLELLAND, DOUG (DNR); PRUITT, BRAD (DNR)
Cc: THIBO, MARK (DNR)
Subject: RE: HCP

Hi Doug and Brad,

As you probably know, State Lands has an HCP checklist they fill out for management activities and the Forestry Handbook contains the procedures for each item on the checklist (Forestry Handbook < <http://sharepoint/divisions/lm/teams/forestryhandbook/default.aspx> >).

Here's a rundown on the restrictions which would carry over on the Newberry Hill parcel if Kitsap County retains DNR's HCP requirements.

DNR Marbled Murrelet Protection-

Dan Ramos, Region Murrelet Biologist at the time, identified a 12 acre polygon of murrelet habitat (see attached map) which he rated as medium quality (approximately 5-7 platforms per acre). This area was evaluated using DNR's HCP evaluation technique which requires counting all 7+ inch structures above 50 feet in all conifer trees within 300 feet of one another. Areas with 2 platforms per acre in an area 5 acres or larger are considered murrelet habitat. This technique has a lower threshold for determining murrelet habitat than state Forest Practice regulations which stipulates a tree must be 32 inches diameter breast height, have 7 platforms per acre in an area 7 acres or larger. The occupancy status of this polygon is unknown, therefore the polygon would be treated as occupied since it has not been surveyed for occupancy according to Pacific Seabird Group protocol. In accordance with HCP protocol and other policies implemented by the DNR when operating near occupied murrelet habitat, this habitat polygon would be subjected to the following restrictions:

Habitat Buffer- Per DNR policy regarding buffering occupied habitat, a 165 foot no-cut buffer will be applied to all polygons or 300 foot managed buffer.

Timing restrictions- This habitat polygon would require a quarter mile timing restriction for some management activities described in WAC 222-30-060 Timber Harvesting, which states in section (7) "Disturbance avoidance for marbled murrelets. Yarding or operation of heavy equipment shall not be allowed within 0.25 mile of an occupied marbled murrelet site during the daily peak activity periods within the critical nesting season, provided that, this restriction shall not apply if the forest practice is operating in compliance with a plan or agreement developed for the protection of the marbled murrelet under WAC 222-16-080 < <http://www.mrsc.org/mc/wac/WAC%20222%20TITLE/WAC%20222%20-%2016%20CHAPTER/WAC%20222%20-%2016%20-080.htm> > (6)(a) or (c)." In WAC 222-16-010 General Definitions critical nesting season is defined as "April 1 to August 31" and the daily peak activity period is defined as "one hour before official sunrise to two hours after official sunrise and one hour before official sunset to one hour after official sunset."

DNR RIPARIAN STRATEGY

The HCP's riparian conservation strategy defines the management goal for RMZs as the restoration of high quality aquatic habitat to aid in federally listed salmon species recovery efforts, and to contribute to the conservation of other aquatic and riparian obligate (dependent) species. To achieve this goal, the

Department will use a combination of various types of active management through stand manipulation, and also the natural development of unmanaged stands. This will result in the restoration of structurally complex riparian forests that provide the ecological functions to meet the conservation objectives.

Buffers- Fish-Bearing Streams-Site potential height of trees in a 100 year old conifer stand or 100 feet, whichever is greater.

Nonfish-Bearing Perennial Streams- 100-foot

Nonfish-Bearing Seasonal Streams- > 2 foot channel width-100-foot ; < 2 foot channel width has a 30 foot equipment limitation zone. A long-term Headwaters Stream Conservation Strategy is under development to provide additional protection for non-fish bearing streams, wetlands under ¼ acre and seeps. Management along headwaters will maintain or restore the important

hydrologic, geomorphic, and biological processes that link hillslopes and headwater streams to downstream fresh water fish-bearing waters.

Riparian Forest Restoration Strategy, April 2006

DNR WETLAND PROTECTION

Buffering- Wetlands between ¼-1 acre receive a 100 foot buffer which can be thinned to a BA120 if wind firm.

Wetlands greater than 1 acre receive a site potential height of trees in a 100 year old conifer stand buffer or 100 feet, whichever is greater. This buffer could be thinned to a BA 120 if wind firm. Forested wetlands may also be thinned when dry or frozen to a BA 120 if wind firm and receive the same buffer as non-forested wetlands. Open water is not used in DNR's wetland identification. Therefore many wetlands receive protection not afforded under standard Forest Practice Regulations. DNR recognizes wetlands by three parameters: wetland hydrology, hydric soils and wetland vegetation.

Managing Wetlands Field Manual June, 2000

LARGE, STRUCTURALLY UNIQUE TREES

Multi-rotational (legacy) cohorts shall be managed to levels directed in the table below.

Specifications for Management of Legacy Cohorts*

Legacy Cohort

Average /Acre

Dimensions

Proximity

Very large diameter, structurally unique conifers (when present, may be used in lieu of wildlife trees, snag recruits, and snags-listed below)

The BNR will be notified if any very large diameter, structurally unique conifers are harvested (see PR 14-004-045, Old Growth Timber Harvest Deferral and Protection)

- . Native conifer species
- . Generally > 60" DBH
- . Large strong limbs
- . Open crown
- . Hollow trunk
- . Broken top and limbs
- . Deeply furrowed bark

NA

Large, Structurally Unique Green Trees Suited for Wildlife

> 2 trees

- . > 1 tree, from largest diameter class
- . > 1 tree, from dominant crown class

At least 1 clump per 5 acres, or generally 400 feet or less from any point in the FMU to a green leave tree; leave trees should be toward FMU interior, except as needed for ecological objectives;

Snag Recruits

> 3 trees

- . Intermediate to dominant crown class
- . > 10 inches DBH, > 30 feet in height, and > 33 percent live crown ratio
- . Select larger diameter trees first, preferably those with structural deformities and cavities

Snags (standing dead trees suitable for wildlife)

> 3 snags (safety requirements shall be met)

- . >15 inches DBH, > 30 feet tall, if available
- . Select largest diameter class cavity trees first
- . If snags cannot be left safely, replace with suitable live trees

Leave snags as consistent with safety requirements

Down dead wood

> 2 logs

- . Small end diameter > 12 inches, length > 20 feet
- . Select larger diameter logs first

None

DNR ROAD MANAGEMENT

DNR prioritizes transportation system management by activities such as storm damage repair, current use for commercial hauling of forest products, and public use. Use is regulated through blockage, where practical, and through restricted use agreements with the Washington Department of Fish and Wildlife, tribes, and others. Regular maintenance and replacement activities are scheduled to accommodate access and use needs. New road construction may occur in conjunction with timber sale activity and other land management needs. Construction decisions will be consistent with mitigation and conservation strategies in the HCP. WA DNR Final HCP, 1997

I also took the liberty to "draft" a HCP Summary/Checklist which is attached. Let me know if you could use anything else.

Alan Mainwaring

SPS Wildlife Biologist

desk:360.825.1631

cell:253.732.1823

From: McCLELLAND, DOUG (DNR)

Sent: Wednesday, May 13, 2009 7:48 PM
To: MAINWARING, ALAN (DNR); PRUITT, BRAD (DNR)
Subject: Fw: HCP

Hi Alan see below. Do you have a answer where we could show Kitsap County what the HCP requirements would be at Newberry.

Brad did you find out if we are retaining HCP credit for our lands being traded or replacing them with the new lands. I would think we are moving the HCP obligation to the new lands we are receiving.

Brad I do not know where to find the cookbook but Alan might. It's mainly riparian strategies both stream and wetland.

Doug

From: PRUITT, BRAD (DNR)
To: 'Matt Keough' < MKeough@co.kitsap.wa.us >; McCLELLAND, DOUG (DNR)
Sent: Wed May 13 13:03:22 2009
Subject: HCP

Doug, are you aware of a document that is easy to follow and provides details of how DNR manages forest land under the HCP besides the final HCP document. Kitsap kept the HCP language of the Gun Club lease in the new deed to KRRC. Under covenants and conditions the "current HCP" is listed as to remain in effect. I'll try and find a copy of the HCP for Matt. Matt thought the HCP was specific to the Newberry property.

http://www.dnr.wa.gov/Publications/lm_hcp_ch5.pdf <
http://www.dnr.wa.gov/Publications/lm_hcp_ch5.pdf >

Matt, above is a link to the DNR website and in a search I found chapter 5 which is titled implementation of the HCP. More searching might produce other chapters, or the whole document. I'll see if I can find a hard copy around. Chapter 5 gives you a feel for the plan. To my knowledge there is no easy to read cook book guide for entities outside of DNR to use to understand specifics of how the HCP is to be managed on the ground, but our foresters might be able to provide guidance.

Our forest practices division, who regulate private industry, have an easy to read publication to guide private land owners for management on their own land. The attached link to the Forest Practices Illustrated document is for additional reference, but this document does not relate to the HCP. I it is for general forest practices in Washington. DNR's HCP is more stringent.

http://www.dnr.wa.gov/BusinessPermits/Topics/ForestPracticesRules/Pages/fp_fpi.aspx

Don Burger

From: Wade Larson [wadelarson2@
Sent: Tuesday, May 19, 2009 9:47 PM
To: Josh W. Brown
Subject: Resubmit as promised

Commissioner,

This a copy of my original comments, and also a flyer that is going around. Please comment. I expected you 3 to take up the effort on the lead polution. Have you done anything on that? I am waiting for a reply from Patty Charnas in DCD. As I said ,we need a survey to assess the degree of the hazard. It is poor governance to do nothing.

Citizen Comments on Newberry Hill Heritage Park

Submitted by: Wade Larson P. O. Box 1485 Silverdale, Washington. 98383

Kitsap County Commissioners,

I wish to comment on the Newberry Hill Heritage Park land swap and potential gun club sale. I have talked to a number of people about this plan, and believe they are in varying degrees of agreement with me. Although these statements are my thoughts alone, I only hope those who hear something they agree with will get up and say so.

I feel the Kitsap Rifle and Revolver Club has been a good neighbor through the 30+ years that I have been a resident in the area. My opinion is that there is a need for a place for this type of activity. Because this is a pre-established use I suggest the owners of that site, whoever they are, should continue to lease the land to the club under the same lease agreement that is in place now.

I feel that going through with the transfer is not in the best interest of the county or the local residents. The failure to date by managers from the State DNR and County Parks Department to find and punish the people responsible for the wetland and tree damage shows a lack of ability to be responsible managers of the land in question. The poor management error is compounded by County Parks not making a search for people interested in other uses of the park. There needs to be a plan in place as to how to fairly go about this before any one group gets started on their part of the project. Further I suggest this is the worst time to start such a thing when money is needed to pay for man-hours of oversight, notification, studies organize meetings, etc., while lay-offs and budget cuts abound. On top of that we find that there may have been less than adequate safeguards to prevent lead and other human and fish toxic substances from getting into the surface and well water in the area. I recommend this is investigated immediately. I had been under the illusion that our environmental health was being safeguarded by the managers of this property. To date I know of no records of well tests, or surface water tests that have been done, nor do I know there are records of rounds fired and rounds retrieved over the 80+ years of the range's use. A baseline idea of contamination is important to minimize future liability, which the county will certainly be involved in.

The idea of the hot-potato sale of the land to the gun club does nothing to solve the environmental issue before us. In addition it sets a precedent for procedure, and purchase value, that other interested groups will wish to cite so they may gain ownership and therefore less oversight and outside control. In light of what has gone on so far maintaining full control is extremely important. In the final analysis, the handing over of the 72 acres will gain the county no funds for high priced land, will not solve the pollution issue, and someone will challenge the transfer for failure to have public meetings and the county will lose. I submit that a short-term non-binding

leasing of land by the public for perpetual income transferred to private non-profit ownership, that can be sold the next day, is a definite change of use, and therefore requires public input. Not to mention bypassing the rights of private enterprise to bid on the sale.

People will challenge this action not because of the gun club, but because this is a waste of county funds. We are dealing with land mass, not useable acreage, as some would have us believe. The similar-same land that this will be traded for is valued at \$245,000.00 per 20 acre parcel, or \$12,000.00/ acre. That makes the 72 acres worth \$882,000.00. I was denied the appraisals, so the county tax records are the best data I had access to. Do not lose sight of the fact that these are school trust lands being managed by the DNR. The new school land presently owned by the County, that it will be traded for, in the Wildcat Forest, now is in an area that will be part of a natural corridor. Much of that land will be protected forever in conservation easements, rendering that land potentially less valuable, or worthless for any gainful use. As I see it the County is taking school land to “give” to the gun club and a few special interest groups that will not be good neighbors, or good stewards of the land. The school loses income land and is still liable for the pollution along with the Club, and the DNR, and the County. We are suffering school funding problems that will only worsen if we fritter away school assets on something the State and County have already shown they are not willing to protect, and have no funds to manage.

In closing, I urge you the Commissioners of this county to stop and think what you are getting us into, just to have a bigger park. When the people see this for what it really is they will be asking serious questions, and I myself do not know of any good answers.

Thank you,
Wade Larson

To my neighbors,

I wish to make you aware of a few things I found out while looking into the Newberry Hill Heritage Park Land Swap, and Kitsap Rifle and Revolver Gun Club Land Sale.

The Department of Natural Resources (DNR) manages the 320+/- acres of land for the School Board. This is land north of Seabeck Highway, and west of the gun club. The DNR, on behalf of the Superintendent of Public Instruction is in the process of trading for an “equal” value of land from farther to the south that is now owned by Kitsap County. The county land was purchased a while back with grant-like funds with the provision to create conservation / greenway easements to protect open space and provide passive uses for public enjoyment of those lands. I would like to point out, the way I see it, this can be achieved without the swap, since the two parcels are contiguous. Also I was told these easements would be created on both parcels regardless of ownership. The DNR had joint public meetings with the County at our courthouse back in March, which I did not attend, and you may not have either. When I asked DNR representatives why landowners within 400 feet of the planned land swap were not notified, I was told that it was not a requirement, since there was no change of use, so the swap was exempt. I will not dispute this, since they may not have been aware of the intent of County officials, after the county takes possession of the traded land. The County intends to sell 72 acres of this land to Kitsap Rifle and Revolver Gun Club, after owning it for a microsecond of time, for the extremely low value of \$2500.00. Yes all 72 acres. This is coincidentally the threshold value to exempt the sale from public involvement, and or right to purchase. County representatives told me the land was devalued because it would be very expensive to restore the land to original condition. I read the existing lease and it requires the Gun Club to return the land to original condition when they stop leasing. Also the lease is revocable by either side after 60 days notice. The Gun Club people have been there the 30+ years I have and before. I support their right to continue the present use at the present level. I do not see the wisdom or the people’s responsibility to “give” them the land. The appraisal that supports this low value will not be released until after the deeds are signed. While this has been going on, a group of individuals built illegal trails in the land in question, and although all

involved know the trails exist, they say they will not enforce the laws we are compelled to obey regarding wetland protections, since they don't know who did it. If no one comes forward to remove the structures, and repair the damage, the DNR will have the work done, and we the taxpayers will pay for it. A lot of the work is truly in violation, and this claim is supported by State, County, and Suquamish Tribe representatives. I do not know what fund it will come out of, but ultimately we pay, if those responsible do not come forward. This is totally opposite of what should occur. These people (trail builders) need to realize the rules apply to them **also**, and other local landowners wish to participate in the evolution and management of this park. Until the County takes possession, the whole 320 acres less the 72 leased acres are for passive use only, by DNR permission.

I requested the appraisals of the two 320 acre parcels, but was denied access until at least after the trade. I protested their denial to the Attorney General's Office, and their ruling on RCW 42.56.260, was that a trade was an acquisition. You read it you decide. I can tell you that the words trade or swap are not mentioned in the citation, and the rule traditionally is that if it is not in, it is out. Regardless of the rule, disclosure would only support the "even trade" claim. There is no sale, and no other bidders. I see no need for denial. This protest is not over. The focus of concern is on the south 320 acres, which we as the public have the most right to comment whether we want it to be county land or not.

I have environmental concerns also that I hope will be addressed by the proper agencies.

In defense of our County Commissioners, the best they can ever be expected to do is what they deem best, after hearing from all points of view, and acting on their assessment of the majority opinion. At the BOCC meeting of May 11, 2009, I attempted to make them aware of the viewpoints I have stated above.

The general thought, is that it is all over, the ink is dry. It is not. The DNR Board of Natural Resources still must rule this is in the best interest of the Owner (Schools) and the Public. This will happen at the end of the month. There will also be a challenge to the failure to hold public meetings by the county also. I maintain leasing land for a fee is a change in use compared to selling it for a loss to private ownership. Also the public should be allowed to bid on it.

We may not share all these opinions, but I would hope you would tell me if you knew these things, if our roles were reversed.

Please consider what situations we may face in the future, if we do not try to help guide the development of this Park. One or two groups will dominate the use of the areas, to the exclusion of others. Without proper oversight and controls we may be faced with unwanted parking, accessing, and travel on the roads that we must presently maintain on our own. We may have noise, trespass, dumping and other issues that we have gotten under control only in the last few years. The idea is the users will park and access this area from the Klahowya School grounds. Think about those who choose to use the south end (320 acres), and wish to park along our roads and tear out or circumvent barriers to unapproved accesses. Shining examples are illegal trail-builders who say they have done no wrong, yet lack the fortitude to come forward to defend their actions, or right their wrongs. Think about trying to reason with these individuals.

Do not get the idea I am asking you to be against the area being a multi-use park. I am saying it is coming sometime in the future, in some shape or form. It does not need to be 1000 acres in size. Without the 320 acres it will be 680 acres. We collectively are not prepared for it yet, and we do not need to blindly rob school funds to provide more lands for a group of unneighborly, irresponsible folks to ride their bikes on. If the will of the majority is to let all the groups work together to design and build a park, then so be it. Look into how well this is working in the other Heritage parks in the county. We still have a chance to have our say. Traditionally there needs to be strong governance to make this happen. That takes money. This county is cutting back now as it is. To my knowledge the only funding available is for a coordinator, who represents all Heritage Parks. Fast forward to when quad riders and motorbikers are accessing through a number of unapproved areas and you are listening to that annoying sound hour after hour relaxing on your porch, gardening, or enjoying your home in general. We may have a fine Sherriff Department, but I do not see them coming out every weekend to solve complaints or write tickets for unauthorized uses, parking violations, etc. This may lead to a great number of bikes and other rv's travelling down Seabeck Highway. This would be a dangerous condition.

I hope you will write, call, or E-mail all of these agencies and let them know how you feel on these issues.

Board of Natural Resources

1111 Washington St. SE
PO Box 47001
Olympia, WA 98504-7001
bnr@dnr.wa.gov
360-902-1103
Fax: 360-902-1775

Commissioners' Office, MS-4
614 Division Street
Port Orchard, WA 98366

Commissioner Bauer sbauer@co.kitsap.wa.us
Commissioner Brown jwbrown@co.kitsap.wa.us
Commissioner Garrido cgarrido@co.kitsap.wa.us

Call to talk to a commissioner 360-337-7146 (you can leave a brief message on an answer machine, if they are not available, or you do not wish to talk to them directly) Call all 3, they all have equal vote, but Commissioner Brown represents us.

Parks Advisory Board parksboard@co.kitsap.wa.us

If you or your group wishes to give input and or use the Park in the future, contact:

Kitsap County Parks
614 Division Street MS#1
Port Orchard, Wa. 98366

(360) 337-5350 Main Office
(360) 337-5385 Fax

This is a summary of the issues you may want to voice your opinion on, the agencies to contact are listed below each issue:

1. Continue to lease to the gun club
All 3 County Commissioners
2. Sell to gun club at any price
All 3 County Commissioners
3. Devalue gun club lease land to \$2500.00
All 3 County Commissioners
4. Do the land swap or not
All 3 County Commissioners
Board of Natural Resources
5. Fine the trail-builders and or make them remove the structures and repair the damage.
All 3 County Commissioners
Board of Natural Resources
6. Request a public hearing based on the belief that changing from resource land for income to multiple public recreation uses constitutes a change in use therefore triggering the need for the hearings.
All 3 County Commissioners
7. Make available to the public all appraisals and have a comment period so people can see where their assets are going.
Board of Natural Resources
8. Ask to be informed about, and or be involved in the planning, organizing, design, and construction of improvements to the park.
Kitsap County Parks
Parks Advisory Board

This letter is going out to people surrounding the park at the south 320 acre area, be sure you let them know you are in that area. Your opinion should be weighted more than that of people outside of the area who only wish to use these lands. Their priviledges matter, but your situation is more unique, and you have specific concerns.

The Washington State Board of Natural Resources is the only agency at this time that is taking written input on this issue. I have reviewed their record of submitted opinions, and I count 20 gun club people and 6 biker, hiker, horseback, etc. asking for the swap. There are 6 against the swap stating reasonable and valid objections to the swap. So you can see this Board does not know others may be out here with serious opinions that they should here, to make a fair judgement.

Don Burger

From: David Saunders [davidscaoe@██████████]
Sent: Wednesday, May 20, 2009 9:59 AM
To: Charlotte Garrido
Subject: Re: Congratulations and land sale

Charlotte, Thanks for voting for the KRRC sale, if you ever want to see the range I would be glad to give you a tour. I was working in Seattle for a long time until the company had a big downturn, so I am unemployed right now. A good time to catch up on projects at home though! Susie is doing OK, and says hi.

David

--- On Tue, 5/12/09, Charlotte Garrido <cgarrido@co.kitsap.wa.us> wrote:

From: Charlotte Garrido <cgarrido@co.kitsap.wa.us>
Subject: Re: Congratulations and land sale
To: davidscaoe@██████████
Date: Tuesday, May 12, 2009, 11:19 PM

Hi David,
How nice to hear from you. What are you doing these days?
C

Charlotte Garrido
Kitsap County Commissioner
(360) 337-7097, fax (360) 337-4632

>>> <davidscaoe@██████████> 5/11/2009 5:53 AM >>>

Hi Charlotte, Congratulations on being elected again, what a time to be a leader! I am also writing in support of the land sale(s) to Kitsap Rifle and Revolver Club, I have belonged to the club for awhile, and it is a valuable resource to the community. Places to shoot are very hard to come by any more and you won't find a more involved and responsible group to operate a range as this one. Say hi to Ray for me too. David Saunders

Don Burger

From: colen & joanne corey [colenjoannecorey@████████]
Sent: Thursday, May 21, 2009 7:08 AM
To: Steve Bauer
Cc: Charlotte Garrido
Subject: POSSIBLE SPAM! SCORE = 5.0 gun club/landswap Newberry Hill

Commissioner Bauer & Commissioner Garrido:
Please take the time to read this.

There seems to be a little close door policy going on. The reason you have not heard from neighbors to Newberry Hill on the subject of land cost to the gun club is because you seem to have held the information from the public until you knew it would be too late. Not to mention the low cost of the land gave you the right to not put it out in the public. Also, I found out they have never payed taxes, am I right? I know other non-profits who pay there taxes by the law. I am the VP of the Stewardship committee and those from the committee, has well as, your own Parks personnel where unaware of the low ball and extention of land sold. So there seems to be no excuse that it was not public knowledge to all in the committee. I know you have friends in the gun club, sort of like business on the golf course ,to my way of seeing it. I hope the one friend of the gun club can drum up the votes for you all next election, I plan on voting for commissioners who are honest and straight forward with the public.

Since there is such a low ball cost to the gun club and it seems to be so ruined that nothing else could possible be used for the land, your own words I might add, we the people should have reports of all enviromental testing to the land, PAST and PRESENT, of which I have found out does not exist, if so they NEED to be presented to the stewardship, since WE are the caretakers of the land.

No one wants to live next to a SUPER FUND SIGHT! Being a neighbor to the land and a daughter-in-law to the Corey's who have done great thing for this county, ie. putting on the "Day on the Farm for Special Needs Children", with community efforts, volenteerism that works and a belief in doing good things for children, I cannot believe what has happened. Not to mention what other things will occur because legally you have found a loop hole to pass something else by us.

Please send the Newberry Hill Park Stewardship Board your findings on all enviromental clean up to the land that is valued has not worth anything other than a gun lead suppository.

Joanne T. Corey
Vice President of Stewardship Newberry Hill Park

Don Burger

From: Matt Keough [MKeough@co.kitsap.wa.us]
Sent: Thursday, May 21, 2009 6:30 PM
To: B. Regina Taylor
Subject: Follow up to Voicemail - late in the day/week!

Regina,

I regret that I am not very accessible myself this week, going into a long weekend. I got your voicemail today regarding ideas to extinguish easement on the KRRC parcel. I can only encourage you to further work with DNR and the affected parties. I don't believe we have any County-concerns if you all arrive at formal, written conclusion. Otherwise, we'll do it post-closing and let the focus remain.

Thank you!
MFK

Matthew F. Keough
Parks Planning Project Manager
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

(360) 337-5357
mkeough@co.kitsap.wa.us

Don Burger

From: DNR [BRADFORD.PRUITT@dnr.wa.gov]
Sent: Friday, May 22, 2009 9:17 AM
To: Matt Keough; JESSE (DNR) SIMS; DOUG (DNR) McCLELLAND
Cc: Steve Taylor; B. Regina Taylor; Marcus Carter
Subject: RE: Emailing: Newberry Heritage Park Stewardship Group
Attachments: image001.jpg

Matt, Doug and Jesse: Please see the e-mail from Steve Taylor. The website shows information about trail maintenance to take place in September. Brad

From: Steve Taylor [mailto:steve.taylor10@██████████]
Sent: Thursday, May 21, 2009 11:00 AM
To: PRUITT, BRAD (DNR)
Cc: Marcus Carter; B. REGINA TAYLOR
Subject: Fw: Emailing: Newberry Heritage Park Stewardship Group

Hi Brad! Sorry I missed you yesterday at Gina's office.

At the last Kitsap Commissioners meeting we discussed the fact that the bikers are having the Subaru National Trail crew out to work on trails at the Newberry Heritage Park (see the copy of their blog posts below).

I promised I would send you the link to their website, here it is:

<http://www.kitsapmtb.com/>

Steve Taylor

----- Original Message -----

From: Marcus Carter
To: gina.taylor@██████████; steve.taylor10@██████████
Sent: Thursday, May 21, 2009 10:03 AM
Subject: FW: Emailing: Newberry Heritage Park Stewardship Group

From: Andy & Joyce Casella [mailto:andrewcasella@██████████]
Sent: Tuesday, May 19, 2009 10:49 AM
To: Marcus Carter
Subject: Emailing: Newberry Heritage Park Stewardship Group

Marc, thought we might be intrested in this (note item #8 of Aapril 23 meeting)
I will be RO on Thursday or I would go to the next meeting, it would be good to have someone there I think.

Newberry Heritage Park Stewardship Group

Sunday, May 17, 2009

Agenda for Stewardship Meeting Mays 21st

Newberry Heritage Park Stewardship Committee

Agenda: May 21st

Agenda:

Old Business:

1. Hours of Use/Brochure: Joanne, Mark, and Tom need to get together and get this to the Klahowya office manager fairly soon. They will meet as a subcommittee.
2. Trail Use: Lori Raymaker will discuss progress on the trail planning group if available.
3. Stewardship Manual: Each heritage park in the county needs a stewardship manual, a document stating the purpose, organization, natural resources, and other information about the park. We write it, and the county commissioners then approve it. Tom will organize a draft committee. Here is an example of the Illahee Preserve's stewardship plan.
4. Volunteer Hour Coordinator: Do we want one?

New Business:

1. 501c(3) Status: Do we need a subcommittee to make this official. The upcoming Subaru/IMBA Trail Care Crew visit is usually a substantial fund raiser.
2. Subaru/IMBA Trail care crew September 10-13: A subcommittee needs to form to get this going. David Brumsickle, owner of Silverdale Cyclery, has offered to host at his shop on one day of the visit.
3. Stewardship Committee Constitution: Tom will handout a draft for committee feedback. A subcommittee will need to make changes and present a final draft at a future meeting.

Posted by monk3y mike at [3:51 PM](#) [0 comments](#)

Bear Reported at Newberry

A local trail user sent in an e-mail stating that she encountered a bear this weekend at NHP. The bear ran off,

but it's an important reminder that in large open spaces we can still run into them.

Posted by monk3y mike at 3:48 PM 0 comments

Labels: Bear, Newberry Heritage Park

Thursday, May 14, 2009

Newberry Stewardship Committee Meeting

The Newberry Stewardship Committee meets next
Thursday, May 21st at Klahowya Secondary School.
7pm.

Posted by monk3y mike at 9:42 PM 0 comments

Labels: Newberry Heritage Park

Thursday, April 30, 2009

Meeting Minutes from April 23rd meeting

Newberry Heritage Park Stewardship Committee
Meeting Minutes April 23rd

Committee Board in Attendance: Tom Coleman, Joanne Corey, Mike Wellborn

County Representation: Lori Raymaker

Committee Members Present: (Oops! We forgot to have folks sign in).

Agenda:

1. Hours of Use/Brochure. Klahowya administration has concerns about people parking in the school lot during school hours. The committee determined that the hours of use for the park are 2:30 to dusk on weekdays during the normal school year, and dawn to dusk on weekends. Tom Coleman brought up how people are in regular contact with the school's front office asking about maps and the park. It was agreed that an interim map of the land that belongs to the county be created and incorporated into a small brochure/handout that can be posted online or provided when people ask. Mark Fisher agreed to provide a GPS overlay to Tom and Joanne. Once complete it will be posted on the stewardship site.
2. Signs. The committee discussed signage for the trail. The sign scheme used at Banner was brought up, along with lessons learned. It was suggested that we keep cost low by using salvaged fiberglass/plastic roadside markers and stickers.
3. NHP Logo. Joanne provided samples of different logos for the stewardship group, and one was selected by attendees.
4. NHP Steward Vests. This was tabled.

5. Trail Use. Lori Raymaker discussed the need for an efficient method to manage trail work and construction. Recommendation was made that we have a volunteer group from multiple stewardship groups to review new trails all over the county.

6. Stewardship Manual. Tabled for the next meeting.

7. Volunteer Hour Coordinator. This was table for the next meeting.

8. Other items. It was suggested that a member from the gun club be added to the board, however it was recognized that doing so would be premature given the status of the gun club land and the DNR land swap. Grants and the grant process as well as 501c(3) status were also discussed.

9. New Items for Next Meeting.

-Funding

-Subaru/IMBA Trail care crew September 10-13

-Voting and rules of order?

Posted by monk3y mike at [6:13 PM](#) [0 comments](#)

Tuesday, April 7, 2009

Newberry Stewardship Meeting April 23rd

Stewardship meeting at Klahowya Secondary School, Thursday April 23rd, 7PM, Rm 136.

Proposed Agenda:

Agenda April 23

1) Hours of Use for Park

2) Signs

3) NHP Logo

4) NHP Steward Vests

5) Trail Use

6) Stewardship Manual

7) Volunteer Hour Coordinator

Posted by monk3y mike at [9:14 PM](#) [1 comments](#)

Labels: [Newberry Heritage Park](#)

Tuesday, March 10, 2009

DNR and Kitsap County land swap meeting

State DNR will hold public hearing March 18 on exchange of trust land with Kitsap County Parks and Recreation

County and DNR would exchange parcels for park area near Newberry Hill

OLYMPIA - The Washington State Department of Natural Resources (DNR) will hold a public meeting and hearing in Port Orchard on March 18 to provide information and receive testimony on a proposed exchange of state trust land with Kitsap County Parks and Recreation. The exchange would allow DNR to consolidate Common School Trust lands it manages in the area for more efficient operations. Kitsap County would receive suitable space for public recreation and wildlife habitat.

Public meeting and hearing details

Date: Wednesday, March 18, 2009

Time: 6 p.m. Informational Meeting

7 p.m. Public Hearing

Location: Kitsap County Commission Chambers

County Administrative Building

614 Division St .

Port Orchard

The proposal would exchange approximately 520 acres of forested state trust land for approximately 520 acres of forestland owned by Kitsap County . The exchange parcels are located just north of the DNR-managed Green Mountain State Forest and south of Kitsap County 's Heritage Park .

Independent appraisals will be used to ensure that the exchange lands are of equal value. The exact amount of acreage exchanged will be determined by the appraisal results and adjusted to reach an exchange of equal values.

Written comments welcome by April 13

Written testimony on the exchange will be received until 5 p.m., April 13, 2009. Address correspondence to: DNR, Asset Management and Recreation Division, ATTN: Newberry Hill Trust Land Exchange, PO Box 47014 , Olympia , WA 98504-7014 ; or send comments by e-mail to: exchanges@dnr.wa.gov

Comments will be considered by DNR in developing a final exchange agreement. A summary of the comments and the exchange agreement will be presented to the Board of Natural Resources at a regularly scheduled meeting.

To download maps and descriptions of the two parcels, use the following Web link:

http://www.dnr.wa.gov/BusinessPermits/Topics/LandExchanges/Pages/amp_exc_newberry_hill.aspx

Or, go to www.dnr.wa.gov Click on the "Leasing and Land Transactions" link and then select the "Proposed Trust Land Exchanges" link found under the heading: Land Exchanges.

Posted by monk3y mike at [9:34 PM](#) [0 comments](#)

Labels: [Newberry Heritage Park](#)

Friday, February 27, 2009

First Blog

This blog will eventually become the home to the Newberry Heritage Park Stewardship Group.

Look here for more to come.

Posted by monk3y mike at [8:01 PM](#) [0 comments](#)

Labels: [Newberry Heritage Park](#)

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 - o [? February](#) (1)
 - ⌘ [First Blog](#)



Other Local Sites

- ? [Kitsap MTB](#)



Don Burger

From: Daryl Gillen [wolfe939@██████████]
Sent: Friday, May 22, 2009 10:47 AM
To: Josh W. Brown
Subject: Well Done!

Commissioner Brown,

I sincerely want to thank you and the board for your effort in support of the resolution for the sale of property to the Kitsap Rifle and Revolver Club. This will insure that the tradition of 83 years of safe shooting, sportsmanship and service to the community will continue for another 83 years and beyond. Again, thank you for all your hard work.

Best regards,

Daryl Gillen
KRRRC Member

Don Burger

From: Daryl Gillen [wolfe939@
Sent: Friday, May 22, 2009 10:49 AM
To: Charlotte Garrido
Subject: Well Done!

Commissioner Garrido,

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Best regards,

Daryl Gillen
KRRRC Member

Don Burger

From: Matt Keough [MKeough@co.kitsap.wa.us]
Sent: Friday, May 22, 2009 12:02 PM
To: Lori Raymaker
Subject: FW: Emailing: Newberry Heritage Park Stewardship Group

-----Original Message-----

From: PRUITT, BRAD (DNR) <BRADFORD.PRUITT@dnr.wa.gov>
Sent: Friday, May 22, 2009 9:18 AM
To: Matt Keough <MKeough@co.kitsap.wa.us>; DOUG (DNR) McCLELLAND <Douglas.McCLELLAND@dnr.wa.gov>; JESSE (DNR) SIMS <JESSE.SIMS@dnr.wa.gov>
Cc: B. REGINA TAYLOR <bregina.taylor@[REDACTED]>; Steve Taylor <steve.taylor10@[REDACTED]>; Marcus Carter <marcus@gunschool.com>
Subject: RE: Emailing: Newberry Heritage Park Stewardship Group

Matt, Doug and Jesse: Please see the e-mail from Steve Taylor. The website shows information about trail maintenance to take place in September. Brad

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To: gina.taylor@[REDACTED] ; steve.taylor10@[REDACTED]

Sent: Thursday, May 21, 2009 10:03 AM

Subject: FW: Emailing: Newberry Heritage Park Stewardship Group

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Newberry Heritage Park Stewardship Group

Sunday, May 17, 2009

Agenda for Stewardship Meeting Mays 21st <<http://newberrypark.blogspot.com/2009/05/agenda-for-stewardship-meeting-mays.html>>

Newberry Heritage Park Stewardship Committee

Agenda: May 21st

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1. Hours of Use/Brochure: Joanne, Mark, and Tom need to get together and get this to the Klahowya office manager fairly soon. They will meet as a subcommittee.
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Labels: Bear <<http://newberrypark.blogspot.com/search/label/Bear>> , Newberry Heritage Park <<http://newberrypark.blogspot.com/search/label/Newberry%20Heritage%20Park>>

Thursday, May 14, 2009

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Thursday, April 30, 2009

Meeting Minutes from April 23rd meeting <<http://newberrypark.blogspot.com/2009/04/meeting-minutes-from-april-23rd-meeting.html>>

Newberry Heritage Park Stewardship Committee Meeting Minutes April 23rd

Committee Board in Attendance: Tom Coleman, Joanne Corey, Mike Wellborn

County Representation: Lori Raymaker

Committee Members Present: (Oops! We forgot to have folks sign in).

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1. Hours of Use/Brochure. Klahowya administration has concerns about people parking in the school lot during school hours. The committee determined that the hours of use for the park are 2:30 to dusk on weekdays during the normal school year, and dawn to dusk on weekends. Tom Coleman brought up how people are in regular contact with the school's front office asking about maps and the park. It was agreed that an interim map of the land that belongs to the county be created and incorporated into a small brochure/handout that can be posted online or provided when people ask. Mark Fisher agreed to provide a GPS overlay to Tom and Joanne. Once complete it will be posted on the stewardship site.
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-Funding

-Subaru/IMBA Trail care crew September 10-13 -Voting and rules of order?

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Tuesday, April 7, 2009

Newberry Stewardship Meeting April 23rd
<<http://newberrypark.blogspot.com/2009/04/stewardship-meeting-at-klahowya.html>>

Stewardship meeting at Klahowya Secondary School, Thursday April 23rd, 7PM, Rm 136.

Proposed Agenda:

Agenda April 23

- 1) Hours of Use for Park
- 2) Signs
- 3) NHP Logo
- 4) NHP Steward Vests
- 5) Trail Use
- 6) Stewardship Manual
- 7) Volunteer Hour Coordinator

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Labels: Newberry Heritage Park
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Tuesday, March 10, 2009

DNR and Kitsap County land swap meeting <<http://newberrypark.blogspot.com/2009/03/dnr-and-kitsap-county-land-swap-meeting.html>>

State DNR will hold public hearing March 18 on exchange of trust land with Kitsap County Parks and Recreation County and DNR would exchange parcels for park area near Newberry Hill

OLYMPIA - The Washington State Department of Natural Resources (DNR) will hold a public meeting and hearing in Port Orchard on March 18 to provide information and receive testimony on a proposed exchange of state trust land with Kitsap County Parks and Recreation. The exchange would allow DNR to consolidate Common School Trust lands it manages in the area for more efficient operations. Kitsap County would receive suitable space for public recreation and wildlife habitat.

Public meeting and hearing details

Date: Wednesday, March 18, 2009

Time: 6 p.m. Informational Meeting

7 p.m. Public Hearing

Location: Kitsap County Commission Chambers

County Administrative Building

614 Division St .

Port Orchard

The proposal would exchange approximately 520 acres of forested state trust land for approximately 520 acres of forestland owned by Kitsap County . The exchange parcels are located just north of the DNR-managed Green Mountain State Forest and south of Kitsap County 's Heritage Park .

Independent appraisals will be used to ensure that the exchange lands are of equal value. The exact amount of acreage exchanged will be determined by the appraisal results and adjusted to reach an exchange of equal values.

Written comments welcome by April 13

Written testimony on the exchange will be received until 5 p.m., April 13, 2009. Address correspondence to: DNR, Asset Management and Recreation Division, ATTN: Newberry Hill Trust Land Exchange, PO Box 47014 , Olympia , WA 98504-7014 ; or send comments by e-mail to: exchanges@dnr.wa.gov

Comments will be considered by DNR in developing a final exchange agreement. A summary of the comments and the exchange agreement will be presented to the Board of Natural Resources at a regularly scheduled meeting.

To download maps and descriptions of the two parcels, use the following Web link:

http://www.dnr.wa.gov/BusinessPermits/Topics/LandExchanges/Pages/amp_exc_newberry_hill.aspx

Or, go to www.dnr.wa.gov Click on the "Leasing and Land Transactions" link and then select the "Proposed Trust Land Exchanges" link found under the heading: Land Exchanges.

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<<http://newberrypark.blogspot.com/search?updated-min=2009-01-01T00:00:00-08:00&updated-max=2010-01-01T00:00:00-08:00&max-results=7>> (7)

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<<http://www.blogger.com/rearrange?blogID=6079684801777983227&widgetType=BlogArchive&widgetId=BlogArchive2&action=editWidget>>

Other Local Sites

* Kitsap MTB <<http://www.kitsapmtb.com/>>

<<http://www.blogger.com/rearrange?blogID=6079684801777983227&widgetType=LinkList&widgetId=LinkList1&action=editWidget>>

Don Burger

From: Matt Keough [MKeough@co.kitsap.wa.us]
Sent: Friday, May 22, 2009 12:10 PM
To: bradford.pruitt@dnr.wa.gov
Subject: RE: Emailing: Newberry Heritage Park Stewardship Group

Thanks brad...

Hope the agreement is holding well.. Our board is verifying it with new packets on tues...
Let me know about contact wit mark...I want to respect your lead on the bridge

-----Original Message-----

From: PRUITT, BRAD (DNR) <BRADFORD.PRUITT@dnr.wa.gov>
Sent: Friday, May 22, 2009 9:18 AM
To: Matt Keough <MKeough@co.kitsap.wa.us>; DOUG (DNR) McCLELLAND <Douglas.McCLELLAND@dnr.wa.gov>; JESSE (DNR) SIMS <JESSE.SIMS@dnr.wa.gov>
Cc: B. REGINA TAYLOR <bregina.taylor@██████████>; Steve Taylor <steve.taylor10@██████████>; Marcus Carter <marcus@gunschool.com>
Subject: RE: Emailing: Newberry Heritage Park Stewardship Group

Matt, Doug and Jesse: Please see the e-mail from Steve Taylor. The website shows information about trail maintenance to take place in September. Brad

From: Steve Taylor [mailto:steve.taylor10@██████████]
Sent: Thursday, May 21, 2009 11:00 AM
To: PRUITT, BRAD (DNR)
Cc: Marcus Carter; B. REGINA TAYLOR
Subject: Fw: Emailing: Newberry Heritage Park Stewardship Group

Hi Brad! Sorry I missed you yesterday at Gina's office.

At the last Kitsap Commissioners meeting we discussed the fact that the bikers are having the Subaru National Trail crew out to work on trails at the Newberry Heritage Park (see the copy of their blog posts below).

I promised I would send you the link to their website, here it is:

<http://www.kitsapmtb.com/>

Steve Taylor

----- Original Message -----

From: Marcus Carter <mailto:marcus@gunschool.com>

To: gina.taylor@[REDACTED]; steve.taylor10@[REDACTED]

Sent: Thursday, May 21, 2009 10:03 AM

Subject: FW: Emailing: Newberry Heritage Park Stewardship Group

From: Andy & Joyce Casella [mailto:andrewcasella@[REDACTED]]

Sent: Tuesday, May 19, 2009 10:49 AM

To: Marcus Carter

Subject: Emailing: Newberry Heritage Park Stewardship Group

Marc, thought we might be intrested in this (note item #8 of Aapril 23 meeting)

I will be RO on Thursday or I would go to the next meeting, it would be good to have someone there I think.

Newberry Heritage Park Stewardship Group

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Port Orchard

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* ?
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<http://newberrypark.blogspot.com/2009_03_01_archive.html> (1)

* DNR and Kitsap County land swap meeting
<<http://newberrypark.blogspot.com/2009/03/dnr-and-kitsap-county-land-swap-meeting.html>>

* ?
<<http://newberrypark.blogspot.com/?widgetType=BlogArchive&widgetId=BlogArchive2&action=toggle&dir=open&toggle=MONTHLY-1233475200000&togleopen=MONTHLY-1241161200000>> February
<http://newberrypark.blogspot.com/2009_02_01_archive.html> (1)

* First Blog <<http://newberrypark.blogspot.com/2009/02/first-blog.html>>

<<http://www.blogger.com/rearrange?blogID=6079684801777983227&widgetType=BlogArchive&widgetId=BlogArchive2&action=editWidget>>

Other Local Sites

* Kitsap MTB <<http://www.kitsapmtb.com/>>

<<http://www.blogger.com/rearrange?blogID=6079684801777983227&widgetType=LinkList&widgetId=LinkList1&action=editWidget>>

Don Burger

From: Charlotte Garrido [CGarrido@co.kitsap.wa.us]
Sent: Friday, May 22, 2009 1:12 PM
To: Chip Faver
Subject: Fwd: gun club/landswap Newberry Hill
Attachments: POSSIBLE SPAM! SCORE = 5.0 gun club/landswap Newberry Hill

Hi Chip,
How much information about the Newberry Hill land swap was made to the Newberry Hill Park Stewardship group?

Charlotte Garrido
Kitsap County Commissioner
(360) 337-7097, fax (360) 337-4632

Don Burger

From: colen & joanne corey [colenjoannecorey@████████]
Sent: Thursday, May 21, 2009 7:08 AM
To: Steve Bauer
Cc: Charlotte Garrido
Subject: POSSIBLE SPAM! SCORE = 5.0 gun club/landswap Newberry Hill

Commissioner Bauer & Commissioner Garrido:
Please take the time to read this.

There seems to be a little close door policy going on. The reason you have not heard from neighbors to Newberry Hill on the subject of land cost to the gun club is because you seem to have held the information from the public until you knew it would be too late. Not to mention the low cost of the land gave you the right to not put it out in the public. Also, I found out they have never payed taxes, am I right? I know other non-profits who pay there taxes by the law. I am the VP of the Stewardship committee and those from the committee, has well as, your own Parks personnel where unaware of the low ball and extention of land sold. So there seems to be no excuse that it was not public knowledge to all in the committee. I know you have friends in the gun club, sort of like business on the golf course ,to my way of seeing it. I hope the one friend of the gun club can drum up the votes for you all next election, I plan on voting for commissioners who are honest and straight forward with the public.

Since there is such a low ball cost to the gun club and it seems to be so ruined that nothing else could possible be used for the land, your own words I might add, we the people should have reports of all enviromental testing to the land, PAST and PRESENT, of which I have found out does not exist, if so they NEED to be presented to the stewardship, since WE are the caretakers of the land.

No one wants to live next to a SUPER FUND SIGHT! Being a neighbor to the land and a daughter-in -law to the Corey's who have done great thing for this county, ie. putting on the "Day on the Farm for Special Needs Children", with community efforts, vounteeringism that works and a belief in doing good things for children, I cannot believe what has happened. Not to mention what other things will occur because legally you have found a loop hole to pass something else by us.

Please send the Newberry Hill Park Stewardship Board your findings on all enviromental clean up to the land that is valued has not worth anything other than a gun lead suppository.

Joanne T. Corey
Vice President of Stewardship Newberry Hill Park

Don Burger

From: Wendy & Teddy [nursingasailor@██████████]
Sent: Sunday, May 24, 2009 3:11 PM
To: Josh W. Brown
Subject: Thank-You

Commissioner,
Thank you for supporting the sale to the Kitsap County Rifle and Revolver Club. V/r Teddy Ripley sends//

Don Burger

From: Cindy Sommerfeld [Csommerf@co.kitsap.wa.us]
Sent: Tuesday, May 26, 2009 9:13 AM
To: Cathie Ames
Subject: Re: Segregation of Sale from Kitsap Co. to KRRC

Cathie,

Per our phone conversation, I checked with Tammera, and she did not receive an email from you last week. Here is her address:

tbeverag@co.kitsap.wa.us

She seemed to think that there would not be taxes since the property was going from County to State, but asked that you send it anyway for her to review.

Thanks,

Cindy

Cadastral Supervisor
email: csommerf@co.kitsap.wa.us
360-337-7277 fax: 360-337-4874

Please note our new office hours for 2009 Monday - Thursday 8:00am to 5:00pm Closed Fridays

Kitsap County Assessor 614 Division St. MS-22 Port Orchard WA 98366 www.kitsapgov.com/assr/

>>> "Cathie Ames" <cathiea@landtitleco.net> 5/21/2009 12:43 PM >>>
Cindy,

I have attached copies of the Title Commitment's for these transactions. Please call me to discuss/explain to you what we are doing here:-)

Cathie Ames,
Limited Practice Officer
Commercial Settlement Agent
9657 Levin Road NW
Silverdale, WA 98383
(800) 950-4321
(360) 692-4033
(360) 692-8669 (facsimile)

Don Burger

From: Cathie Ames [cathiea@landtitleco.net]
Sent: Tuesday, May 26, 2009 9:13 AM
To: Terri Lyman; Kevin Howell
Cc: Cindy Sommerfeld
Subject: Newberry Hill Exchange

Good morning. I just spoke to Cindy Sommerfield at the Assessor's and she will be working on the segregation of the KRRC piece so that I can obtain my tax prorata for closing purposes.

She has asked me a question with regard to the portion that you retaining and whether or not you want a separate tax account number or should it be combined with adjoining property already owned by the County?

Could one of you please let her know how you would like this handled, so that she can start the process?

Also, Kevin: I do not have any appointments until 3:00 today. This would be a really good day to try and connect.

Thank you.

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Don Burger

From: Cindy Sommerfeld [Csommerf@co.kitsap.wa.us]
Sent: Tuesday, May 26, 2009 9:17 AM
To: Terri Lyman; Kevin Howell
Subject: Fwd: Newberry Hill Exchange

Just for clarification, my question was whether the property that would ultimately be remaining in the County's hand could be all under one tax parcel number?

Thank you,

Cindy

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>>> "Cathie Ames" <cathiea@landtitleco.net> 5/26/2009 9:13 AM >>>

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Don Burger

From: Terri Lyman [TLyman@co.kitsap.wa.us]
Sent: Tuesday, May 26, 2009 9:25 AM
To: Matt Keough
Subject: Fwd: Newberry Hill Exchange

Matt -

Thoughts?

tl

>>> "Cathie Ames" <cathiea@landtitleco.net> 5/26/2009 9:13 AM >>>

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Don Burger

From: Kevin M. Howell [KMHowell@co.kitsap.wa.us]
Sent: Tuesday, May 26, 2009 9:26 AM
To: Terri Lyman; Cindy Sommerfeld
Cc: Tracey L. Hamilton-Oril
Subject: Re: Fwd: Newberry Hill Exchange

Good morning to all:

Kevin M. Howell
Deputy Prosecuting Attorney for Kitsap County
Civil Division
614 Division Street, MS-35A
Port Orchard, WA 98366
Email: kmhowell@co.kitsap.wa.us
Phone: (360) 337-7268
Fax: (360) 337-7083

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Don Burger

From: Terri Lyman [TLyman@co.kitsap.wa.us]
Sent: Tuesday, May 26, 2009 9:28 AM
To: Matt Keough
Subject: Fwd: Newberry Hill Exchange

Matt?

>>> Cindy Sommerfeld 5/26/2009 9:17 AM >>>

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Cindy

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Don Burger

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Sent: Tuesday, May 26, 2009 9:28 AM
To: Matt Keough
Subject: Re: Fwd: Newberry Hill Exchange

Matt?

>>> Kevin Howell 5/26/2009 9:26 AM >>>
Good morning to all:

For simplicity's sake, I would think that combining all parcels under a single tax account number would be the most efficient means. Unless you hear objections from our Parks Dept., this is the my preferred option.

Kevin M. Howell
Deputy Prosecuting Attorney for Kitsap County Civil Division
614 Division Street, MS-35A
Port Orchard, WA 98366
Email: kmhowell@co.kitsap.wa.us
Phone: (360) 337-7268
Fax: (360) 337-7083

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Cindy

Cadastral Supervisor
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(360) 692-4033
(360) 692-8669 (facsimile)

Don Burger

From: Kevin M. Howell [KMHowell@co.kitsap.wa.us]
Sent: Tuesday, May 26, 2009 10:08 AM
To: cathiea@landtitleco.net
Subject: Fwd: Gun Club Appraisal = ZERO VALUE
Attachments: 9111-Kitsap Gun Club.pdf

Cathie,

As promised, the Re-Solve restricted appraisal opinion for your records.

Kevin M. Howell
Deputy Prosecuting Attorney for Kitsap County
Civil Division
614 Division Street, MS-35A
Port Orchard, WA 98366
Email: kmhowell@co.kitsap.wa.us
Phone: (360) 337-7268
Fax: (360) 337-7083

>>> Matt Keough 5/5/2009 3:25 PM >>>

Matthew F. Keough
Parks Planning Project Manager
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

(360) 337-5357
mkeough@co.kitsap.wa.us

>>> "Steve Shapiro" <sshapiro@realestatesolve.com> 5/5/2009 3:10 PM >>>

Stephen Shapiro, MAI

RE-SOLVE

261 Madison Avenue S, Suite 102

Bainbridge, WA 98110

(206) 855-1090- Direct

(206) 842-5082 - Fax

(206) 819-2053- Cell

RE•SOLVE

GIBBONS & RIELY PLLC
Real Estate Appraisal, Counseling & Mediation
261 Madison Avenue South, Suite 102
Bainbridge, Washington 98110-2579
206-842-4887
TeleFax: 206-842-5082

Stephen Shapiro, MAI
Direct Dial 206 855-1090
Email: sshapiro@realestatesolve.com

May 5, 2009

Chip Faver, Director
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

RE: Kitsap County Rifle and Revolver Club Portion of Tax Parcel # 362501-2-001-1001

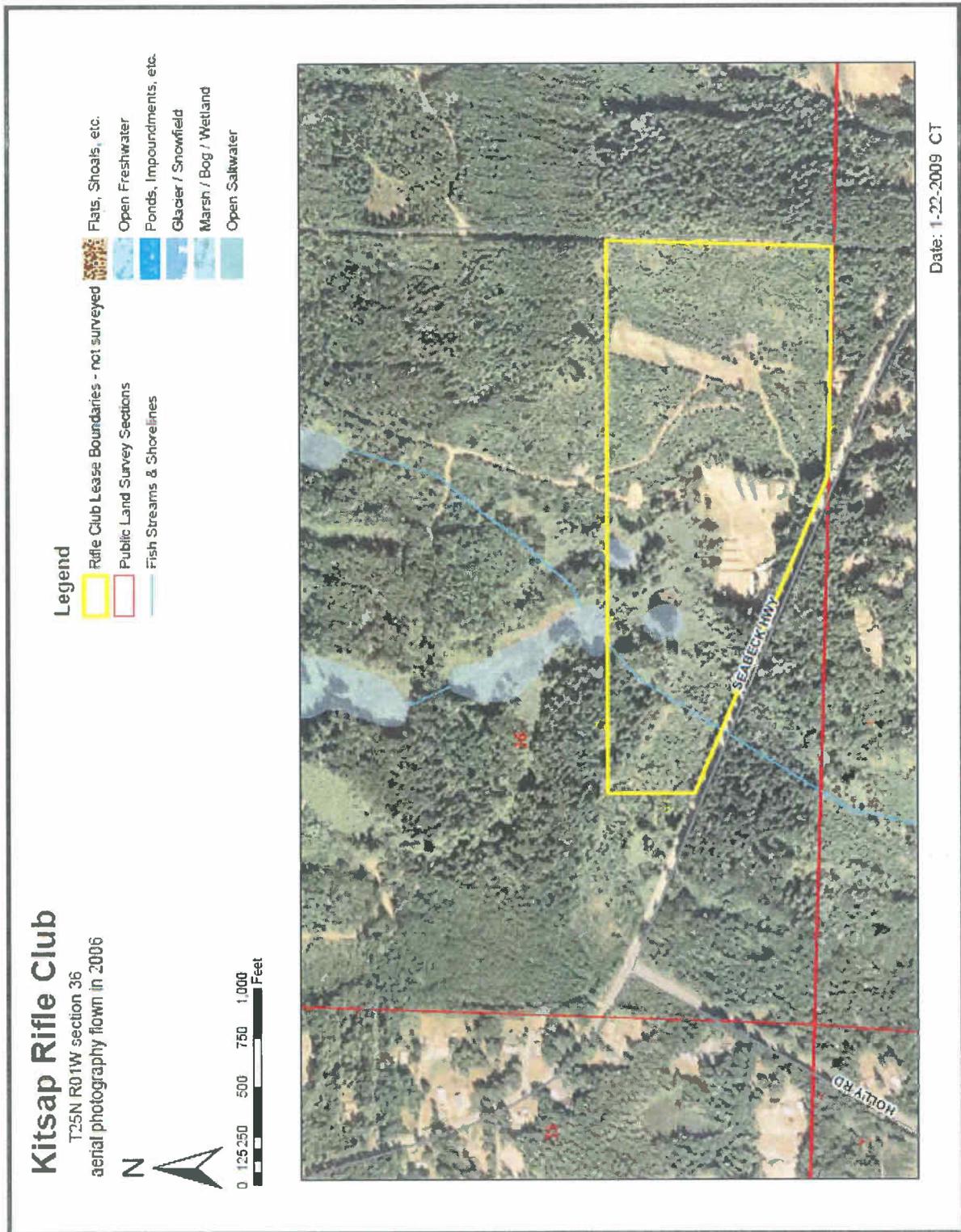
Dear Mr. Faver:

At your request, I have prepared this valuation/counseling letter with regard to the above referenced property. This letter meets the standards of a *restricted* appraisal report. The document recognizes your familiarity with the subject property and issue at hand, and thus is intended only for your use, or those you deem sufficiently knowledgeable to fully understand the contents of this evaluation. As directed, I have estimated the fee simple interest in the subject recognizing the restricted conditions of use described in the specialized appraisal instructions discussed in this report. This appraisal will be used by you for purposes of potential disposition of the property.

Identity/Location of Property

The subject is comprised of land and improvements operating as the Kitsap Rifle and Revolver Club. This includes 8 acres containing roads, parking areas, open shooting range, targets and associated infrastructure. An additional 64.41 acres of timberlands, wetlands and resource lands are passively used to provide buffer and safety zones for lessee's shooting range. The following legal description of the subject was provided by the client. The area is depicted on the photograph on the following page.

Part of the Southwest quarter of the Southeast quarter and part of the Southeast quarter of the Southwest quarter of Section 36, Township 25 North, Range 1 West, W.M., lying northerly of the North lines of an easement for right of way for road granted to Kitsap County on December 7, 1929, under Application No. 1320, said road being as shown on the regulation plat thereof on file in the office of the Commissioner of Public lands at Olympia, Washington, the above described lands having an area of 72.41 acres, more or less.



KITSAP RIFLE GUN CLUB

Purpose of Valuation and Counseling Letter

The Washington State Department of Natural Resources presently owns approximately 522 acres that includes the subject area, which is leased to the Kitsap Rifle and Revolver Club. The Kitsap County Department of Parks and Recreation has an interest in acquiring the DNR property and disposing of the 72.41 acres encompassed by the gun club. The purpose of this counseling letter is to provide a market based valuation analysis of the subject gun club area in its "as is" condition and recognizing the stipulated Specialized Appraisal Instructions discussed below.

The term "market value" is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date, and the passing of title from seller to the buyer under conditions whereby:

- a. the buyer and seller are typically motivated;*
- b. both parties are well informed or well advised, and acting in what they consider their own best interests;*
- c. a reasonable time is allowed for exposure in the open market;*
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions [f].

Specialized Appraisal Instructions

The client has provided specific instructions to provide a fee simple market value for the subject recognizing any existing reservations as well as the following instructions. These instructions constitute limiting conditions that have a direct impact upon the value conclusions derived.

1. Appraise the property in an "As Is" condition.
2. Assess and state environmental liabilities associated with this land, and its historic use as a shooting range, without any indemnification provided by the seller.
3. The subject property will continue to be utilized exclusively as a short arm shooting range consistent with its historic use. Enlargement, material improvement of the activities will require land use compliance and permitting through Kitsap County Department of Community Development.

4. Require purchaser to be a non-profit organization, enabled to: maintain existing public (state) funds and (2) apply for public funds to support the historic use of the property for outdoor recreation.
5. Require purchaser and future owners to provide public access to the property for recreational use on a non-profit basis.
6. Assume liability associated with operating existing recreation facilities, specifically a shooting range.
7. The subject property is associated with an adjacent, listed Superfund site with the EPA. The Washington State Department of Ecology ranks the adjacent property a "2" on its scale of hazardous materials contamination. Site clean up work was performed in the late 1970's but more recent analysis indicates that further hazardous clean up work is needed to address lead, chromium and other contamination.

Intended Use/User

This report will be used as an aid in the potential disposition of the subject property after it is acquired by Kitsap County. The client is Chip Faver, director of the Kitsap County Department of Parks and Recreation, as well as his authorized agents, associates and employees.

Scope of Assignment

The scope of work of this assignment is to provide consultation pertaining to the potential disposition of the subject. The Uniform Standards of Professional Appraisal Practice defines "Appraisal Consulting" as follows:

The act or process of developing an analysis, recommendation, or opinion to solve a problem, where an opinion of value is a component of the analysis leading to the assignment results.

An appraisal consulting assignment involves an opinion of value but does not have an appraisal or an appraisal review as its primary purpose.

The scope of work in this assignment is associated with consultation rather than an appraisal owing to the unusual circumstance of the subject being a special use property that is heavily contaminated, which does not readily lend itself to the typical valuation methodologies. This issue is discussed in greater depth in the highest and best use section of this report.

This analysis is presented in a reporting format that meets the requirements for a restricted report under USPAP guidelines. Discussions and analysis are abbreviated in this document, with supporting data retained in my files for reference.

Subject Sales History

The subject property has been under the ownership of the Washington State Department of Natural Resources for many years and there is a lease over the entire property between the State of Washington as lessor and the Kitsap Rifle and Revolver Club as lessee. This includes 8 acres containing the lessee's improvements, roads, parking areas, open shooting range, targets and associated infrastructure. An additional 64.41 acres of timberlands, wetlands and resource lands are passively used by the lessee to provide buffer and safety zones for lessee's shooting range.

The lease commenced in March of 2003 and has a termination date of February 27, 2018. This is a net lease with a current rate of \$7,200 per year, although there is a scheduled increase that has not been applied. It should be noted that section 4.03 of the lease stipulates the following caveat:

State reserves the right to terminate this agreement upon sixty (60) days written notice in the event the State includes the premises in a plan for higher and better use, land exchange or sale.

This clause would allow Kitsap County to acquire the subject from Washington State unencumbered by the lease. Additionally, section 8.02(a) of the lease requires the lessee to remove all "deleterious material" at the termination of the lease or the State will do so at the lessee's expense. This effectively requires the lessee to clean the site of any material impacts that would undermine the highest and best use of the property resulting from its use as a firing range. However, it is the mutual intention of DNR and Kitsap County to transfer ownership of the subject to the latter party with the existing gun club use intact. Further, there is no requirement to clean the site of hazardous materials upon a change in ownership.

Title Report/Easements/Conditions/Restrictions

Although I have not been provided a title report for the specific subject I have been given a title report for the larger area of which the subject is a part. I am not aware of any easements, conditions, covenants or restrictions that would constrain the highest and best use of the subject, and this is an underlying assumption of this report.

Date of Appraisal

The date of this appraisal is March 19th, 2009, the most date of the subject property inspection. This report was prepared in April and May of 2009.

Property Characteristics

Location and Access

The subject property is located in central Kitsap County on the Seabeck Highway near its intersection with Holly Road. While the area immediately surrounding the subject is rural, the property is located only about 10 miles west of Bremerton, the most populous city in Kitsap County and about a dozen miles

from Port Orchard, which is the county seat. About seven miles to the northeast is Silverdale, which has the greatest concentration of retail shops and malls in the county.

Zoning

The subject's 522 acres are comprised of 2 parcels plus a portion of a third parcel adjoining to the north. These are all designated Rural Wooded (RW) in the Kitsap County zoning code. General specifications associated with this zone are as follows:

Rural Wooded Zone (RW)

Minimum Lot Size	20 Acres
Setbacks	50' Front, 20' Side/Rear
Building Height	35'
Primary Permitted Uses	Preservation of forest use while allowing for some rural residential use

The Kitsap County Zoning Ordinance describes the purpose of this zone as follows:

This zone is intended encourage the preservation of forest uses, retain an area's rural character and conserve the natural resources while providing for some rural residential use. This zone is further intended to discourage activities and facilities that can be considered detrimental to the maintenance of timber production.

The primary permitted uses in the RW zone include forestland management, agriculture, parks and open space, wholesale nurseries, kennels, and residential use at a very low density. Conditional uses are limited but do include certain recreational uses. While a shooting range is not explicitly noted as an allowable use, it is assumed that the current use of the subject is a permitted conditional legal use of the property.

Land Description

The subject is an irregularly shaped 72.41 acre land area that is a portion of Kitsap County tax parcel number 362501-2-001-1001. The property has generally rolling topography with no steep areas. The property is cleared in the 8 acre shooting range area and has timber cover in the 72 acre buffer area. I am unaware of any critical areas on the subject. I have been provided a timber valuation of the entire DNR property by the firm of S. A. Newman , Forest Engineers, indicating that are is \$1,258,00 of merchantable timber value over the entire 522 acre tax parcel. This amounts to about \$2,410/acre. I have not been provided any timber valuation for the subject portion of the total property. However, applying the average timber value per acre suggests there is approximately \$175,000 of merchantable timber value on the subject.

Utilities

All utilities are presently available to the subject including electricity and phone. Water is provided by an on-site well and waste is handled by a septic system.

Subject Improvements

The subject is improved as a shooting range that has been operated as the Kitsap Rifle and Revolver Club since 1926. It is minimally improved with infrastructure associated with the shooting range. This includes several portable buildings and covered shooting platforms.

Hazardous Materials

It is well known that the approximately 8 acres of the subject that has been used as a shooting range for the past 83 years is contaminated with lead from spent ammunition lodged in the soil. To my knowledge there has never been any hazardous conditions assessment of the subject property or any estimate of the cost to clean it up. Clearly, the potential cost and risk of liability associated with the cleanup of the subject would be a significant value consideration in the mind of any prospective buyer of the property. In support of this I have provided the following documentation pertaining to evidence of hazardous material associated with shooting ranges as well as clean up costs.

Metallic lead shot is the most common ammunition used in shooting ranges owing to its low cost, ease of reloading and good firing characteristics. Lead is a known pollutant that has been closely monitored by the Environmental Protection Agency for many years as a hazardous trace material in paint, gasoline, plumbing pipes and other consumer products including food. In its solid form as lead shot at a firing range it can enter the environment as dust particles and dissolved in ground water. Thus, it is associated with grasses and plants ingested by animals as well as surface drinking water used by animals and groundwater that may be used by people. In its dissolved state lead pollution can infiltrate areas well outside the local firing range through surface run off and ground water percolation.

Research indicates that lead is the most prevalent contaminant found at federal Superfund sites across the country. Recognition of its significant environmental and health threats have resulted in enacting federal and state laws requiring clean up under most circumstances. Interestingly, private firing ranges remain exempt from federal law owing to an interpretation by the EPA that the act of firing bullets does not qualify as "discarding" them. However, state law pertaining to the clean of lead material from firing ranges may apply.

According to Donna Musa of the Washington State Department of Ecology Toxic Cleanup Program, suspected contamination on a particular site does not constitute a requirement to investigate hazardous conditions or clean up any such materials. Typically, investigation into hazardous conditions is triggered by someone concerned about being subjected to such contamination or when contamination has been found to migrate from its source to neighboring property. In these instances Washington State requires an assessment to rank a potentially hazardous site, but only requires clean up of those designated as falling in the top tier of potential environmental threats.

Since firing ranges tend to be in relatively remote areas and are often frequented by local inhabitants, they are not usually the subject of such complaints. Ms. Musa noted that a change of ownership would not trigger a clean up requirement. Further, Washington State law does not stipulate that a change of use would necessarily trigger a clean up requirement. However, if the use of a property was changed in such a manner that the hazardous material posed an obvious threat under, it almost certainly would require consideration of cleanup. This would likely pertain to most, if not all, alternate uses of the subject firing range allowable under the existing zone such as residential, agricultural, plant nursery and kennels.

The fact that the subject is not presently a candidate for an assessment of toxic materials does not mean that this may not occur some time in the future. Although I am not a legal expert and cannot opine as to who might bear responsibility for clean up of the subject, I have been provided a specific instruction by the client that no indemnification of such responsibility would be provided by the seller to any potential buyer. Thus, there is clearly some element of risk associated with acquisition of this contaminated site.

The cost of cleanup for shooting ranges can be significant. A local example is Camp Wesley Harris, which lies adjacent to the subject's eastern boundary. This 387 acre Naval shooting range has operated rifle and hand gun ranges since around 1930. Around 1980 the U.S. Navy initiated an assessment of the toxic materials and the Washington State Department of Ecology performed a hazardous waste examination of this site that resulted in approximately \$3 million of clean up during 1987 and 1988. The primary contaminants were lead and chromium lodged in the soils and diluted in shallow groundwater. According to John Kiess with the Kitsap County Health District, who participated in this assessment, the cleanup area on Camp Wesley Harris was fairly similar in size and use as the Kitsap Rifle and Revolver Club.

Two other examples of the cost to clean up shooting ranges pertain to the Sharp Park Rifle Range that was owned and operated by the City of San Francisco and the gun range at Huntington Central Park in Huntington Beach, CA. The former was a 6 acre site that operated as a firing range from 1952-1988. In 2007 the City of San Francisco commissioned a study to determine clean up costs. The report determined that it would cost between \$2.5-\$4.5 million to excavate and remove all toxic materials. The Huntington Beach site covered about 5 acres and the estimated cost of cleanup is currently \$1.5-\$3 million according to city officials.

With respect valuation of the Kitsap Rifle and Revolver Club I have not been provided any cost estimate regarding the potential cleanup of the property. However, given the likely extent of contamination and the need for an "as is, where is" appraisal, it is necessary to estimate the potential liability that would result from a clean up requirement. Based upon the information discussed above, I have concluded that cleanup of the subject site would very likely have a present day cost of at least \$2 million and a high probability that the cost would be on the order of \$3 million.

Highest and Best Use

“Highest & Best Use” is defined by The Appraisal Institute as:

“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest

value. The four criteria the highest and best use must meet are: legal permissibility, physical possibility, financial feasibility and maximum profitability.”

Source: The Dictionary of Real Estate Appraisal, Third Edition, Copyright 1993, published by the Appraisal Institute.

The highest and best use analysis provides the foundation for a value conclusion by identifying the specific market position of a subject and thereby specifying appropriate market comparisons for it, as well as the relevant approaches to value. It is governed by consideration of the property's legal, physical and economic potential. If the property is improved, the process requires separate analysis of the land as though vacant and the land as improved. This provides the basis for a conclusion as to whether the improvements adequately contribute to overall value as to continue to be the preferred use, or whether an alternate use would better support the land value. In this instance, the subject property is improved as a small arms firing range and the instructions to the appraiser specify that it is to be valued in its "as is" condition. Thus, a highest and best use analysis of the subject as if vacant is not appropriate and has not been provided.

Highest & Best Use "As Is"

The highest and best use of the subject is governed first by what is legally feasible. As previously discussed the subject's RW zone would allow for single family residential development at a density of one dwelling unit per 20 acres. This would nominally allow for three development rights. However, the Specialized Appraisal Instructions provided by the client effectively limit the use of the property to a short arms shooting range that must be open to the public and operated on a non-profit basis by an owner who is qualified to accept public funds.

With respect to physical possibility the subject has historically been used as a firing range for more than 80 years. It has ample room to support a firing range with a large buffer safety area from surrounding uses. The property is located in a rural area of Kitsap County with very low residential development potential but is also situated on a paved highway within a short distance of Bremerton, Port Orchard and Silverdale. These factors suggest that the property would provide good access to a large number of people in its current use while at the same time creating a relatively small noise nuisance impact.

Based upon the foregoing factors the highest and best use of the subject is concluded to be continued operation of the property as improved for use as a firing range that is open to the public and operated on a non-profit basis.

Meanwhile, circumstances resulting from the presence of hazardous waste and the special instruction stipulating that a buyer of the property would not be indemnified from any responsibility of cleaning up toxic contamination make it necessary to look beyond the presumed highest and best use as if in a benign condition to an examination in its "as is" condition. Such consideration specifically revolves around the possibility that at some future time it would be necessary to pay for clean up of toxic material on the property.

In light of the discussion above, it appears that the salient question regarding highest and best use is whether a gun club operating on a non-profit basis would contribute sufficient economic value to supersede the risk associated with the possible cost to cure the contamination at some time in the future? Obviously, the meaning of "risk" assumes that there is no conclusive answer. However, there are some indications in this regard that are pertinent to a valuation based on risk assessment. These include a probable current cost to cure the subject's contamination from \$2- \$3 million. While it is not possible to predict the exact duration required for cleanup, given that the nature of the contamination pervades into the soil and aquifer it may take years to remediate and it is possible that the costs may escalate beyond present day projections. Finally, there is no certainty that any previous owners of the property would share responsibility for cleanup.

Assessing the impact of contamination on the site is obviously complicated by the fact that it is unknown when and if such cleanup will be required. Further, the cost of hazardous waste cleanup as well as the extent of liability among parties who may have held title to the property at one time or another is notorious for its lack of predictability. For that reason, projecting how these may impact the subject's ultimate value becomes a matter of risk analysis. Where good sales comparison data exists, the appraiser can make direct market comparisons to derive the value of a given property in its existing condition. Not surprisingly, however, I did not find sales of contaminated firing ranges in the subject's market area. The difficulty of finding suitable sales comparisons has resulted in reliance upon the income capitalization approach as the primary means to valuation in this instance. This approach implicitly recognizes the risk associated with achieving a market return on investment in a given property through application of an appropriate capitalization rate. In this instance the rate of return should reflect the following issues:

- The possibility that the ultimate cost of cleanup may be higher than the present day estimate.
- The difficulty in placing a specific time period upon remediation of contamination.
- The level of confidence that cleanup technology and procedures exist that can result in a complete cleanup that will require no further action.
- The possibility that market stigma will be attached to the property even if cleanup does not impair present day operations and liability does not extend beyond the present owner.

The analysis that follows first considers the value of the subject through the income capitalization approach under use as a non-profit firing range that utilizes state funding. The second step in the analysis considers an appropriate discount to that value based upon the risk that a prospective buyer would be required to clean up the contamination on the property at some time in the future.

Land Valuation Analysis

Land valuation analyses are typically based upon the precepts of "market value" as this implicitly considers what the most likely potential buyer of a property would pay in order to generate the highest economic return. However, in this instance the Specialized Appraisal Instructions limit the use of the property to a firing range, and even that utilization of the property is further constrained by requirements that it be operated on a non-profit basis by a party accepting state funds. *The Appraisal of Real Estate*

(12th Edition), which is a comprehensive text published by the Appraisal Institute, provides the following guidance pertaining to valuing such properties:

When appraising a type of property that is not commonly exchanged or rent, it may be difficult to determine whether an opinion of market value can be reasonably supported. Such limited-market properties can cause special problems for appraisers. A limited-market property is a property that has relatively few potential buyers at a particular time. Many limited-market properties include structures with unique designs, special construction material, or layouts that restrict their utility to the use for which they were originally built. These properties have limited conversion potential and, consequently, are often called special-purpose or special-design properties. Examples of such properties include houses of worship, museums, schools, public buildings and clubhouses.

Limited-market properties may be appraised based on their current use or the mostly likely alternative use. Due to the relatively small markets and lengthy market exposure needed to sell such properties, there may be little evidence to support an opinion of market value based on their current use. The distinction between market properties and limited-market properties is subject to the availability of relevant market data. If a market exists for a limited-market property, the appraiser must search diligently for whatever evidence of market value is available.

If a property's current use is so specialized that there is no demonstrable market for it but the use is viable and likely to continue, the appraiser may render an opinion of use value if the assignment reasonably permits a type of value other than market value. If no market can be demonstrated or if the data is not available, the appraiser cannot develop an opinion of market value and should state so in the appraisal report. It is sometimes necessary to render an opinion of market value in these situations for legal purposes, however. In these cases, the appraiser must comply with the legal requirement, relying on personal judgment and whatever direct market evidence is available. Note that the type of value developed is not dictated by the property type, the size or viability of the market, or the ease with which that value can be developed; rather, the intended use of the appraisal determines the type of value to be developed. If the client needs a market value opinion, the appraiser must develop an opinion of market value, not use value.

In this instance the client has provided very specific instructions limiting the use to a single application but has also directed the appraiser to provide an opinion of market value. Thus, in keeping with the direction provided above, I had relied upon personal judgment as well as whatever market evidence is available in deriving a value conclusion for the subject.

The direct income capitalization methodology is an approach that equates the net operating income of a property over one year of operation to total property value through the application of a market based capitalization rate that implicitly accounts for the risk associated with continuing to generate stabilized income over the life of the investment. In this instance, the subject is appraised as a non-profit operation. Discussion with Kevin Howell of the Kitsap County Prosecutor's Office and Matthew Keough of the

Kitsap County Department of Parks and Recreation suggest that the non-profit status eliminates the ability to generate any net operating income because fees can only be charged that are commensurate with the costs of maintenance and operation. This would effectively reduce the net operating income to zero for a passive investor in the property who does not intend to have a management role.

However, a non-profit organization can pay salaries to its employees. Thus, if the property was purchased by a prospective owner who intended to operate the firing range himself, the salary generated could be construed as income. This latter scenario suggests that even given the strict limitations on the use of the property, there may be prospective buyers willing to pay a lump sum purchase price for the opportunity to generate a salary over their term of ownership.

The amount that such a prospective buyer might pay is a function of the risk associated with the security of the income stream. For purposes of this analysis I have relied upon personal conjecture as well as market evidence to first derive an estimate of the subject's market value without any consideration of contamination impact. The impact of toxic waste upon value is then considered in a separate step of the analysis.

The analysis begins with an assumption of a reasonable salary that a potential buyer of the subject could anticipate generating through operation of a firing range. I have put this at \$100,000 annually. Since all other funds generating would necessarily go to the operation and maintenance of the firing range (including any other salaries that might be paid) the owner's salary effectively represents the annual net operating income. According to the Korpacz Real Estate Investor Survey (a division of Price Waterhouse Coopers), capitalization rates for investment grade real estate in the Pacific Northwest ranged from 6.5%-11% in the first quarter of 2009. Assuming that the security of this investment entails more or less average risk I have applied a 9% rate of return to the income noted above which results in a total value indication for the subject of around \$1,100,000.

While a prospective buyer of the subject might be willing to pay on the order of \$1,100,000 to generate an annual income stream of \$100,000 assuming typical market risk, consideration of the subject's contamination adds significant uncertainty to the security of that income stream. As discussed above, the current cost to cure all of the contamination on the subject is expected to be around \$2-\$3 million. Since it is a specific instruction of this appraisal that no indemnity would be granted to a buyer of the property, that person would be expected to absorb most, if not all, of the remediation costs. The next questions are if and when such a liability would be exacted.

As previously discussed the subject is not presently on the Washington State Department of Ecology's list of contaminated sites slated for cleanup, and to my knowledge there has never been any assessment of toxic materials on the subject. However, given its use as a firing range for nearly a century it is common knowledge that the site is heavily contaminated. Further, the adjoining Camp Wesley Harris site, which has a very similar history of use as the subject, has been placed upon the State's list of toxic sites and has already undergone some cleanup at considerable expense. It would be very logical to conclude that at some point the subject would also become a viable candidate for cleanup, and thus it would seem that the issue is much more a matter of "when" than "if."

With regard to the timing impact of any potential requirement to clean up the subject the following analysis is germane. At a price of \$1,100,000 and an annual income of \$100,000 it would nominally require 11 years to recoup the capital investment. However, adding the cost of cleanup at \$2 million (which is the low end of the estimate) would add additional 20 years. Obviously, this is a highly simplistic analysis that ignores additional inputs such as inflation, a potential increase in annual income and a potential increase in the cost of cleanup over time. However, it very clearly illustrates that the looming liability of curing the subject's contamination would undermine much, if not all, of the economic benefit to be derived from the subject. While it is difficult to project when the DOE might require cleanup of the subject, it is not unreasonable to presume that changes in land use in this area over the next 20 years will very likely include increased residential development density with a reliance upon ground sources of drinking water that would promulgate such action. Ultimately, this raises a very strong question as to why a prospective buyer would pay \$1,000,000 to secure such a risky income stream when that money could be put to other far less risky income producing real estate ventures.

Based upon the foregoing analysis it is my conclusion that the market value of the subject is effectively zero. This does not necessarily suggest that there is not a prospective buyer willing to pay some amount of cash for the subject. However, that buyer would not be acting to obtain the maximal return on investment that is essential to the concept of market value. Rather, such a purchase would be predicated upon "use value" that considers the value of a particular property in a particular use irrespective of any value that might be derived from alternate uses of that property or an investment in another property that would reap a positive economic return.

Subject Market Value As Is & Recognizing Specialized Appraisal Instructions **\$0**

Effective Date of Value

March 19, 2009.

Closing

If you have any further questions or concerns, please do not hesitate to call.

Sincerely,



Stephen Shapiro, MAI

Ref: 9111

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- ◆ The statements of fact contained in this appraisal are true and correct;
- ◆ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conclusions, and are my personal, unbiased professional analyses, opinions, and conclusions;
- ◆ I have no present or prospective interest in the property that is the subject of this appraisal, and I have no personal interest or bias with respect to the parties involved;
- ◆ My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the obtaining of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ◆ The appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's Uniform Standards for Professional Appraisal Practice.
- ◆ The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- ◆ I have made a personal inspection of the property that is the subject of this report.
- ◆ I have afforded the owner or a designated representative of the property that is the subject of this appraisal the opportunity to accompany me on the inspection of the property.
- ◆ This appraisal has been made in conformity with the appropriate State and Federal laws and requirements, and complies with the contract between the agency and the appraiser;
- ◆ I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by authorized representatives.
- ◆ As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.

RESTRICTION UPON DISCLOSURE & USE:

Disclosure of the contents of this appraisal report is governed by the By-Laws & Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which (s)he is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned. No part of this report or any of the conclusions may be included in any offering statement, memorandum, prospectus or registration without the prior written consent of the appraiser.

The property has been appraised for its fair market value as though owned in fee simple and encumbered by the Specialized Appraisal Instructions described in this report. The opinion of value expressed in this report is the result of, and is subject to the data and conditions described in this report.

I made a personal inspection of the property that is the subject of this report on March 19, 2009.



Name: Stephen Shapiro, MAI
WS Cert # 1101561

Signature: _____

Date Signed: May 5, 2009

RE•SOLVE

Real Estate Appraisal, Counseling & Mediation

STEPHEN L. SHAPIRO, MAI

Stephen Shapiro graduated in June 1986 from the University of Washington in Seattle, Washington. He was awarded an Honors Degree as Bachelor of the Arts in Communications with a major in Journalism and a minor in Economics. Since that time he has worked as a writer, editor and research consultant specializing in land and marine resource issues. Mr. Shapiro was asked to join the firm of **Wronsky, Gibbons & Riely** in March of 1999 by Anthony Gibbons. In July of 1999 Mr. Gibbons formed Anthony Philip Gibbons PLLC, doing business under the new company name of **RE•SOLVE** – a company providing Real Estate Appraisal, Counseling and Mediation services. Mr. Shapiro joined Mr. Gibbons in his company at that time.

In his capacity as an appraiser for **Wronsky, Gibbons & Riely** and **RE•SOLVE**, Mr. Shapiro has developed a broad range of experience over a wide variety of property types. Appraisals have been performed on office and industrial buildings; commercial and industrial land; residential subdivision property; natural resource and habitat land, including timberland and wetland property; and high-end estate homes. In addition, he has provided mediation and expert witness services for legal purposes.

Mr. Shapiro is licensed as a certified general real estate appraiser by the State of Washington (license no. 1101561) and is listed on the Washington State Department of Transportation's Approved List of Appraisers and Reviewers. He was awarded the highly regarded MAI designation of the Appraisal Institute in June 2006 (member no. 12394). He has successfully completed the following Appraisal Institute courses, as well as numerous additional professional seminars:

- Appraisal Principles
- Appraisal Procedures
- Standards of Professional Appraisal Practice, Parts A and B
- Highest and Best Use and Market Analysis
- Basic Income Capitalization
- General Applications
- Advanced Sales Comparison and Cost Approaches
- Report Writing and Valuation Analysis
- Advanced Applications
- Advanced Income Capitalization
- Uniform Appraisal Standards for Federal Land Acquisitions
- Condemnation Appraising: Advanced Topics and Applications

Mr. Shapiro has performed appraisal services for a wide variety of clients, and a brief client list follows.

- City of Bainbridge Island
- WA State Dept. of Natural Resources
- Bainbridge Island Parks and Recreation
- Group Health Cooperative of Puget Sound
- Port of Seattle
- Cascade Land Conservancy
- U.S. Forest Service
- NC Power Systems Co.
- City University
- Trust For Public Land
- Bainbridge Island Land Trust
- The Mark A. Robinson Trusts
- Commerce Bank
- First American Title Insurance Co.
- Tulalip Tribes
- Tousley Brain Stephens PLLC
- Ryan, Swanson and Cleveland, PLLC
- Pope Resources, Inc.
- Hockett & Olsen Brothers, Inc.
- Great Peninsula Conservancy
- Central Kitsap School District
- Riddell Williams P.S.
- Whidbey Camano Land Trust
- Michael A. Goldfarb Law Office
- Lawler Burroughs & Baker, P.C.
- Harnish Group, Inc
- Development Services of America
- Preston Gates & Ellis LLP
- Pacific Investment Co.
- Column Financial
- GVA Kidder Mathews
- American Marine Bank
- Batavia Holdings LLC
- Kinzer Real Estate Services
- Knowles/Turner Real Estate Group
- Warren G. Harding Temple Board Assoc.
- GEM1 LLC
- Kitsap County Dept. of Public Works
- Washington State Parks Commission
- Livengood, Fitzgerald & Alskog PLLC
- American Eagle Communities
- McGavick Graves Attorneys at Law
- Wal-Mart
- Black Equities Group LTD
- Transnation Title Insurance Co.
- The Ketcham Family
- City of Burien
- Open Space Resources
- Kitsap Conservation District
- Lawyers Title Insurance Corp.
- Kitsap County Dept. Parks and Recreation
- McCormick Land Company
- Trammell Crow Co.
- Pike Place Market PDA
- City of Edmonds Parks and Recreation
- WA State Department of Transportation
- MacMillan-Piper, Inc.
- Port of Allyn
- Pacific Medical Center and Clinics
- Commonwealth Land Title Insurance
- Port Gamble S'Klallam Tribe
- Madison Ave Real Estate, LLC
- Kitsap County Dept. of Admin. Services
- Olympic Property Group
- Prosperity Treatment Center
- Old Republic Title Co.
- Cullen Law Office LLP
- Port of Olympia
- Washington First International Bank
- Rogers Deutsch & Turner
- Frontier Bank
- Credit Suisse First Boston
- The Mountaineers
- Bainbridge Public Library
- GMAC Commercial Mortgage
- Farm Bureau Life Insurance Co.
- Starbucks
- Seattle Automotive Dist., Inc.
- Pacific Northwest Title Insurance Co.
- WA State Office of the Attorney General
- Aoki Sakamoto and Grant LLP
- AnMarCo
- King Count Dept. Natural Resources & Parks
- Montgomery Purdue Blankinship & Austin PLLC
- Ogden Murphy Wallace PLLC
- Puget Sound Energy
- Kenyon P. Kellogg, Attorney at Law
- Mundt MacGregor PLLC

Don Burger

From: Kevin M. Howell [KMHowell@co.kitsap.wa.us]
Sent: Tuesday, May 26, 2009 10:16 AM
To: Terri Lyman; Matt Keough
Cc: Tracey L. Hamilton-Oril
Subject: County/DNR Exchange

Good morning all.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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Phone: (360) 337-7268
Fax: (360) 337-7083

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Don Burger

From: Joe Myall [JMyall@co.kitsap.wa.us]
Sent: Tuesday, May 26, 2009 10:33 AM
To: jemyall@gmail.com
Subject: Kitsap Rifle and Revolver Club

<http://www.gunsafety.org/index.htm>

Joe Myall
Kitsap County Drug Court
Compliance Specialist
JMyall@co.kitsap.wa.us
360-337-4835 voice
360-337-4673 fax

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Don Burger

From: STEVE MARTZ [semartz@██████████]
Sent: Tuesday, May 26, 2009 10:38 AM
To: Josh W. Brown
Subject: Newberry Heritage Park & Kitsap Gun Club

Dear Commissioner Brown,

I had a few questions concerning the sale of 72-acres to the Kitsap Rifle and Revolver Club. I have been out of town for a couple of weeks and just recently saw that the property will be sold to the gun club for \$2,500. I find this outrageous to say the least. I understand that there are numerous restrictions being placed on this property and that this appraisal puts the property under the limit for public auction. I just do not believe that this is fair market value for 72-acres in Kitsap County. How can the county justify selling this property for such a reduced rate? A couple of years ago, the lease on this property was raised because the value of the land had gone up. How can you now reduce the value of the land?

Also, if this parcel is sold to the gun club, will they lose there "grandfather status" and have to abide by county noise restrictions? I understand about being a good neighbor and wouldn't have a problem with the club except for the fact that they shoot 365 days a year from 7am until 10pm. The general public is limited to hours from Tuesday-Friday from 11am-7pm and Saturday and Sunday from 8am-4pm. However, if you are a member you can shoot from 7 to 10. I know of no other outdoor gun club that allows these types of hours of use. You can't sit on your deck in the summer without hearing gunfire until 10pm or being awoken by gunfire at 7am. It just seems a bit much that on last Christmas morning, my family was awakend to gunfire at 7am.

Thanks for your time and I would appreciate your response to these concerns.

Sincerely,
Steve Martz

Don Burger

From: Lori Raymaker [LRaymake@co.kitsap.wa.us]
Sent: Tuesday, May 26, 2009 10:41 AM
To: donna
Cc: Dorothy Leckner; Cliff Clark; Nikki Goodwin
Subject: Re: signs
Attachments: marker_post.jpg

Donna,

The signs we are talking about are for trails. I have attached a photo of the type of sign post we are looking at. If you go to the website at http://www.rockartsigns.com/rockartstore55/agora.cgi?cart_id=399139.23716&xm=on&product=Decal

S
you will see some of the different decals that we can attach to the post. The posts come without decals and we would choose the decals that are appropriate for each trail. These signs can be installed by volunteers.

As for Park updates, the Parks Department relies on our website to inform the public. We have found that this is the best way to communicate with the public. People can visit the County Park website and click on the "News" icon, for current news on Parks, or they can click on "Parks Projects" for up to date information on current park projects.

As for Guillemot Cove, Dori has just informed me that FEMA has approved the 6 month extension for the project. Bret and Brian, the maintenance supervisors, will be coming to the park maybe this week, or the first part of next week, to make an evaluation/report and to get back to Dori on the repairs/status. Due to reduced staff levels, please keep in mind, this is the parks season and we're in full swing and this project may be pushed further back into this year, since we have the extension.

If you have further questions, please let me know.

Lori

Lori Raymaker
Park Stewardship Coordinator
Kitsap County Parks & Recreation
1200 NW Fairgrounds Rd.
Bremerton, WA 98311
(360) 337-5372

>>> "Donna" <donnaalber@██████████> 5/18/2009 4:50 PM >>>

At this point, I have no idea what you guys are talking about. I will have to play catch up. I had hoped to discuss this with Cliff before making a response. Apparently I am the only one still dealing with the last sign debacle we had just a few years ago. I thought this sign business was done a few years ago. One sign fits all, then. Put the good sign in the barn. The Illahee Preserve sign on an area that has different rules and needs than the Cove, that alone could be confusing the public. Once again, last summer, I emailed parks about the people walking in to go after shellfish (let alone the ones who come by boat and we can't do anything about). None of the walk-in signs have any reference to shell fishing.

My question beside not seeing the very item Lori was promoting, was wondering if the signs are no longer to be wood, then does this eliminate public service projects such as the boy scouts or even a 'volunteer' might do. No idea what the purpose of decals are. Having sign posts too short has been a problem at Guillemot for close to 13 years.

I have had several people make comments about the Park's actions lately. I no longer feel that I can be an advocate for Parks Dept. as I have been in the past because I have no idea what is going on. I would suggest that a Parks Dept. Newsletter, email type, would be beneficial for the volunteers. Not advocating volunteer's stuff, but what you are doing such as the paving of the Illahee Preserve parking place or the Blueberry Park redevelopment. The negative comments have come primarily about the so called Heritage Park (1000 acres) on

Seabeck Highway and the gun club. If the public knew that you were doing other projects, it might soften their attitudes a bit. Although one very terse one was about the County getting more property and not taking care of it.

I just spent 3 hours down at the Cove today, there is a ton of trail work that needs doing beyond mowing. If it were not for the blooming things down there, I would say it is going to pot fast. I would like to know just what is the County planning to do if anything down there. It occurred to me today while hand carrying buckets of dirt, that the County just might have a fix for the water flooding and my work would be a waste. At least the 3 people I met down there were happy to know of the dry path. One cannot even get to the big bridge without wading and I could not dig a diversion with all of the large packed rock there. People are finding trash to make bridges to get across, in vain.

I can't see trying to organize a work party without some knowledge of County plans.

donna



Don Burger

From: Coleman, Tom - KSS [Tomc@cksd.wednet.edu]
Sent: Tuesday, May 26, 2009 2:27 PM
To: Lori Raymaker; Scott P. Holmen; Jodie -KLSS Woolf; Steve Taylor; Regina Taylor; fisher_mark@[REDACTED]; patsprouse@[REDACTED]; kcbutler@[REDACTED]; wozz@[REDACTED]; ShannonLeeman@[REDACTED]; Adele - KSS Fernandez; Jon - KLSS Lindberg; DL153@eagle.pbu.edu; achorvly@[REDACTED]; ernestbizz@[REDACTED]; john_grinter@[REDACTED]; savagekatie@[REDACTED]; davidrase@[REDACTED]; baldwinfam@[REDACTED]; colenjoannecorey@[REDACTED]; genesampley@[REDACTED]; Mike Wellborn; thomasmail360@[REDACTED]; Wade Larson; bobbierae15@[REDACTED]; jeffseasick@[REDACTED]; jonsarask@[REDACTED]
Subject: Newberry Heritage Park Stewardship Committee

Newberry Heritage Park Stewardship Committee Minutes: May 21st

Old Business:

1. Hours of Use/Brochure: Joanne made one, and Tom gave it to the Klahowya office manager.

Lori noted this info may change. Patti Woolf, CKSD's executive director of operations expressed concerns about hours/parking/access. Tom will try to arrange to meet with KSS Principal Ryan Stevens and Patti.

2. Trail Use: Lori Raymaker reported no update on a countywide trail planning group.

3. Stewardship Manual: Lori recommended Ken Drecksell of the Kitsap Conservation District. He is helping Kingston write their stewardship manual. Tom will contact him.

If you are interested in helping write the manual in a draft committee, please email Tom.

4. Volunteer Hour Coordinator: tabled

New Business:

1. 501c(3) Status: Regina may be able to help us do this if there's no conflict with her status as attorney for KRRC. She reports there's an \$800 filing fee, so this will be on hold.

In the interim, Lori suggests we contact Kate Kuhlman of the Great Peninsula Conservancy to ask if we can use their 501c(3) status to fundraise during the IMBA visit.

2. Subaru/IMBA Trail care crew September 10-13: A subcommittee needs to form to right away. Please email Tom if you are willing to help plan this.

3. Stewardship Committee Constitution: Tom handed out a draft for the committee to read for homework.

Members Present: Tom Coleman, Wade Larson, Lori Raymaker, Steve Taylor,
Regina Taylor

Don Burger

From: Dana Daniels [DDaniels@co.kitsap.wa.us]
Sent: Tuesday, May 26, 2009 3:12 PM
To: Josh W. Brown
Subject: Telephone Call

Josh,
Don (Voss or Boss?? couldn't understand) left a message thanking you for your help on the Seabeck Marina and the KRRC land deal. He said you should post an update for these kind of things on www.Seabeckneighbors.com he said you can call him at [REDACTED].

Dana

Don Burger

From: Dana Daniels [DDaniels@co.kitsap.wa.us]
Sent: Tuesday, May 26, 2009 3:17 PM
To: Josh W. Brown
Subject: Telephone Call

Wade Larson would like you to call him regarding the Newberry Hill Land Exchange and the KRRC land deal. His phone # is [REDACTED].

Don Burger

From: Lori Raymaker [LRaymake@co.kitsap.wa.us]
Sent: Tuesday, May 26, 2009 4:44 PM
To: Matt Keough
Subject: Re: FW: Emailing: Newberry Heritage Park Stewardship Group

Matt,

I'm not sure about this email. Is DNR concerned about the trail training? I have been working with the stewardship group to get this training in place. It will be open to all volunteers with County Parks and even park staff. The training is a two day event. The first day will be in the classroom and the second day will be out working on a trail. We are currently working to identify a good trail in the Newberry Hill Park. We will not be working on DNR land. Please let me know if there is a concern. I would be happy to address the DNR group and tell them about the training. If they are interested in attending, I'm sure we can make that happen too.

Lori

>>> Matt Keough 5/22/2009 12:01 PM >>>

-----Original Message-----

From: PRUITT, BRAD (DNR) <BRADFORD.PRUITT@dnr.wa.gov >
Sent: Friday, May 22, 2009 9:18 AM
To: Matt Keough <MKeough@co.kitsap.wa.us >; DOUG (DNR) McCLELLAND <Douglas.McCLELLAND@dnr.wa.gov >; JESSE (DNR) SIMS <JESSE.SIMS@dnr.wa.gov >
Cc: B. REGINA TAYLOR <bregina.taylor@[REDACTED] >; Steve Taylor <steve.taylor10@[REDACTED] >; Marcus Carter <marcus@gunschool.com >
Subject: RE: Emailing: Newberry Heritage Park Stewardship Group

Matt, Doug and Jesse: Please see the e-mail from Steve Taylor. The website shows information about trail maintenance to take place in September. Brad

From: Steve Taylor [mailto:steve.taylor10@[REDACTED]]
Sent: Thursday, May 21, 2009 11:00 AM
To: PRUITT, BRAD (DNR)
Cc: Marcus Carter; B. REGINA TAYLOR
Subject: Fw: Emailing: Newberry Heritage Park Stewardship Group

Hi Brad! Sorry I missed you yesterday at Gina's office.

At the last Kitsap Commissioners meeting we discussed the fact that the bikers are having the Subaru National Trail crew out to work on trails at the Newberry Heritage Park (see the copy of their blog posts below).

I promised I would send you the link to their website, here it is:

<http://www.kitsapmtb.com/>

Steve Taylor

----- Original Message -----

From: Marcus Carter <mailto:marcus@gunschool.com >

To: gina.taylor@[REDACTED] ; steve.taylor10@[REDACTED]

Sent: Thursday, May 21, 2009 10:03 AM

Subject: FW: Emailing: Newberry Heritage Park Stewardship Group

From: Andy & Joyce Casella [mailto:andrewcasella@[REDACTED]]

Sent: Tuesday, May 19, 2009 10:49 AM

To: Marcus Carter

Subject: Emailing: Newberry Heritage Park Stewardship Group

Marc, thought we might be intrested in this (note item #8 of Aapril 23 meeting)

I will be RO on Thursday or I would go to the next meeting, it would be good to have someone there I think.

Newberry Heritage Park Stewardship Group

Sunday, May 17, 2009

Agenda for Stewardship Meeting Mays 21st < <http://newberrypark.blogspot.com/2009/05/agenda-for-stewardship-meeting-mays.html> >

Newberry Heritage Park Stewardship Committee

Agenda: May 21st

Agenda:

Old Business:

1. Hours of Use/Brochure: Joanne, Mark, and Tom need to get together and get this to the Klahowya office manager fairly soon. They will meet as a subcommittee.

2. Trail Use: Lori Raymaker will discuss progress on the trail planning group if available.
3. Stewardship Manual: Each heritage park in the county needs a stewardship manual, a document stating the purpose, organization, natural resources, and other information about the park. We write it, and the county commissioners then approve it. Tom will organize a draft committee. Here is an example of the Illahee Preserve's < <http://illaheecommunity.com/about/preserve/plan/stewardshipplan.htm> > stewardship plan.
4. Volunteer Hour Coordinator: Do we want one?

New Business:

1. 501c(3) Status: Do we need a subcommittee to make this official. The upcoming Subaru/IMBA Trail Care Crew visit is usually a substantial fund raiser.
2. Subaru/IMBA Trail care crew September 10-13: A subcommittee needs to form to get this going. David Brumsickle, owner of Silverdale Cyclery, has offered to host at his shop on one day of the visit.
3. Stewardship Committee Constitution: Tom will handout a draft for committee feedback. A subcommittee will need to make changes and present a final draft at a future meeting.

Posted by monk3y mike at 3:51 PM < <http://newberrypark.blogspot.com/2009/05/agenda-for-stewardship-meeting-mays.html> > 0 comments < <http://newberrypark.blogspot.com/2009/05/agenda-for-stewardship-meeting-mays.html#comments> > < <http://www.blogger.com/post-edit.g?blogID=6079684801777983227&postID=6902862633145010977> >

Bear Reported at Newberry < <http://newberrypark.blogspot.com/2009/05/bear-reported-at-newberry.html> >

A local trail user sent in an e-mail stating that she encountered a bear this weekend at NHP. The bear ran off, but it's an important reminder that in large open spaces we can still run into them.

Posted by monk3y mike at 3:48 PM < <http://newberrypark.blogspot.com/2009/05/bear-reported-at-newberry.html> > 0 comments < <http://newberrypark.blogspot.com/2009/05/bear-reported-at-newberry.html#comments> > < <http://www.blogger.com/post-edit.g?blogID=6079684801777983227&postID=6444334192030662407> >

Labels: Bear < <http://newberrypark.blogspot.com/search/label/Bear> > , Newberry Heritage Park < <http://newberrypark.blogspot.com/search/label/Newberry%20Heritage%20Park> >

Thursday, May 14, 2009

Newberry Stewardship Committee Meeting < <http://newberrypark.blogspot.com/2009/05/newberry-stewardship-committee-meeting.html> >

The Newberry Stewardship Committee meets next Thursday, May 21st at Klahowya Secondary School. 7pm.

Posted by monk3y mike at 9:42 PM < <http://newberrypark.blogspot.com/2009/05/newberry-stewardship-committee-meeting.html> > 0 comments < <http://newberrypark.blogspot.com/2009/05/newberry-stewardship-committee-meeting.html#comments> > < <http://www.blogger.com/post-edit.g?blogID=6079684801777983227&postID=5508694152944072096> >

Labels: Newberry Heritage Park <
<http://newberrypark.blogspot.com/search/label/Newberry%20Heritage%20Park> >

Thursday, April 30, 2009

Meeting Minutes from April 23rd meeting < <http://newberrypark.blogspot.com/2009/04/meeting-minutes-from-april-23rd-meeting.html> >

Newberry Heritage Park Stewardship Committee
Meeting Minutes April 23rd

Committee Board in Attendance: Tom Coleman, Joanne Corey, Mike Wellborn

County Representation: Lori Raymaker

Committee Members Present: (Oops! We forgot to have folks sign in).

Agenda:

1. Hours of Use/Brochure. Klahowya administration has concerns about people parking in the school lot during school hours. The committee determined that the hours of use for the park are 2:30 to dusk on weekdays during the normal school year, and dawn to dusk on weekends. Tom Coleman brought up how people are in regular contact with the school's front office asking about maps and the park. It was agreed that an interim map of the land that belongs to the county be created and incorporated into a small brochure/handout that can be posted online or provided when people ask. Mark Fisher agreed to provide a GPS overlay to Tom and Joanne. Once complete it will be posted on the stewardship site.
2. Signs. The committee discussed signage for the trail. The sign scheme used at Banner was brought up, along with lessons learned. It was suggested that we keep cost low by using salvaged fiberglass/plastic roadside markers and stickers.
3. NHP Logo. Joanne provided samples of different logos for the stewardship group, and one was selected by attendees.
4. NHP Steward Vests. This was tabled.
5. Trail Use. Lori Raymaker discussed the need for an efficient method to manage trail work and construction. Recommendation was made that we have a volunteer group from multiple stewardship groups to review new trails all over the county.
6. Stewardship Manual. Tabled for the next meeting.
7. Volunteer Hour Coordinator. This was table for the next meeting.
8. Other items. It was suggested that a member from the gun club be added to the board, however it was recognized that doing so would be premature given the status of the gun club land and the DNR land swap. Grants and the grant process as well as 501c(3) status were also discussed.
9. New Items for Next Meeting.

- Funding
- Subaru/IMBA Trail care crew September 10-13
- Voting and rules of order?

Posted by monk3y mike at 6:13 PM < <http://newberrypark.blogspot.com/2009/04/meeting-minutes-from-april-23rd-meeting.html> > 0 comments < <http://newberrypark.blogspot.com/2009/04/meeting-minutes-from-april-23rd-meeting.html#comments> > < <http://www.blogger.com/post-edit.g?blogID=6079684801777983227&postID=8468964679090758418> >

Tuesday, April 7, 2009

Newberry Stewardship Meeting April 23rd < <http://newberrypark.blogspot.com/2009/04/stewardship-meeting-at-klahowya.html> >

Stewardship meeting at Klahowya Secondary School, Thursday April 23rd, 7PM, Rm 136.

Proposed Agenda:

Agenda April 23

- 1) Hours of Use for Park
- 2) Signs
- 3) NHP Logo
- 4) NHP Steward Vests
- 5) Trail Use
- 6) Stewardship Manual
- 7) Volunteer Hour Coordinator

Posted by monk3y mike at 9:14 PM < <http://newberrypark.blogspot.com/2009/04/stewardship-meeting-at-klahowya.html> > 1 comments < <http://newberrypark.blogspot.com/2009/04/stewardship-meeting-at-klahowya.html#comments> > < <http://www.blogger.com/post-edit.g?blogID=6079684801777983227&postID=3199954327388571284> >

Labels: Newberry Heritage Park < <http://newberrypark.blogspot.com/search/label/Newberry%20Heritage%20Park> >

Tuesday, March 10, 2009

DNR and Kitsap County land swap meeting < <http://newberrypark.blogspot.com/2009/03/dnr-and-kitsap-county-land-swap-meeting.html> >

State DNR will hold public hearing March 18 on exchange of trust land with Kitsap County Parks and Recreation
County and DNR would exchange parcels for park area near Newberry Hill

OLYMPIA - The Washington State Department of Natural Resources (DNR) will hold a public meeting and hearing in Port Orchard on March 18 to provide information and receive testimony on a proposed exchange of state trust land with Kitsap County Parks and Recreation. The exchange would allow DNR to consolidate Common School Trust lands it manages in the area for more efficient operations. Kitsap County would receive suitable space for public recreation and wildlife habitat.

Public meeting and hearing details
Date: Wednesday, March 18, 2009
Time: 6 p.m. Informational Meeting

7 p.m. Public Hearing

Location: Kitsap County Commission Chambers

County Administrative Building

614 Division St .

Port Orchard

The proposal would exchange approximately 520 acres of forested state trust land for approximately 520 acres of forestland owned by Kitsap County . The exchange parcels are located just north of the DNR-managed Green Mountain State Forest and south of Kitsap County 's Heritage Park .

Independent appraisals will be used to ensure that the exchange lands are of equal value. The exact amount of acreage exchanged will be determined by the appraisal results and adjusted to reach an exchange of equal values.

Written comments welcome by April 13

Written testimony on the exchange will be received until 5 p.m., April 13, 2009. Address correspondence to: DNR, Asset Management and Recreation Division, ATTN: Newberry Hill Trust Land Exchange, PO Box 47014 , Olympia , WA 98504-7014 ; or send comments by e-mail to: exchanges@dnr.wa.gov

Comments will be considered by DNR in developing a final exchange agreement. A summary of the comments and the exchange agreement will be presented to the Board of Natural Resources at a regularly scheduled meeting.

To download maps and descriptions of the two parcels, use the following Web link:

http://www.dnr.wa.gov/BusinessPermits/Topics/LandExchanges/Pages/amp_exc_newberry_hill.aspx

Or, go to www.dnr.wa.gov Click on the "Leasing and Land Transactions" link and then select the "Proposed Trust Land Exchanges" link found under the heading: Land Exchanges.

Posted by monk3y mike at 9:34 PM < <http://newberrypark.blogspot.com/2009/03/dnr-and-kitsap-county-land-swap-meeting.html> > 0 comments < <http://newberrypark.blogspot.com/2009/03/dnr-and-kitsap-county-land-swap-meeting.html#comments> > < <http://www.blogger.com/post-edit.g?blogID=6079684801777983227&postID=3765927054466763519> >

Labels: Newberry Heritage Park < <http://newberrypark.blogspot.com/search/label/Newberry%20Heritage%20Park> >

Friday, February 27, 2009

First Blog < <http://newberrypark.blogspot.com/2009/02/first-blog.html> >

This blog will eventually become the home to the Newberry Heritage Park Stewardship Group.

Look here for more to come.

Posted by monk3y mike at 8:01 PM < <http://newberrypark.blogspot.com/2009/02/first-blog.html> > 0 comments < <http://newberrypark.blogspot.com/2009/02/first-blog.html#comments> > < <http://www.blogger.com/post-edit.g?blogID=6079684801777983227&postID=6098935076644765879> >

Labels: Newberry Heritage Park < <http://newberrypark.blogspot.com/search/label/Newberry%20Heritage%20Park> >

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* Agenda for Stewardship Meeting Mays 21st <

<http://newberrypark.blogspot.com/2009/05/agenda-for-stewardship-meeting-mays.html> >

* Bear Reported at Newberry < <http://newberrypark.blogspot.com/2009/05/bear-reported-at-newberry.html> >

* Newberry Stewardship Committee Meeting <

<http://newberrypark.blogspot.com/2009/05/newberry-stewardship-committee-meeting.html> >

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http://newberrypark.blogspot.com/2009_04_01_archive.html > (2)

* Meeting Minutes from April 23rd meeting <

<http://newberrypark.blogspot.com/2009/04/meeting-minutes-from-april-23rd-meeting.html> >

* Newberry Stewardship Meeting April 23rd <

<http://newberrypark.blogspot.com/2009/04/stewardship-meeting-at-klahowya.html> >

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* DNR and Kitsap County land swap meeting <

<http://newberrypark.blogspot.com/2009/03/dnr-and-kitsap-county-land-swap-meeting.html> >

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<http://newberrypark.blogspot.com/?widgetType=BlogArchive&widgetId=BlogArchive2&action=toggle&dir=open&toggle=MONTHLY-1233475200000&toggleopen=MONTHLY-1241161200000> > February <
http://newberrypark.blogspot.com/2009_02_01_archive.html > (1)

* First Blog < <http://newberrypark.blogspot.com/2009/02/first-blog.html> >

<

<http://www.blogger.com/rearrange?blogID=6079684801777983227&widgetType=BlogArchive&widgetId=BlogArchive2&action=editWidget> >

Other Local Sites

* Kitsap MTB < <http://www.kitsapmtb.com/> >

<

<http://www.blogger.com/rearrange?blogID=6079684801777983227&widgetType=LinkList&widgetId=LinkList1&action=editWidget> >

Don Burger

From: Lori Raymaker [LRaymake@co.kitsap.wa.us]
Sent: Tuesday, May 26, 2009 4:48 PM
To: Tom - KSS Coleman
Cc: Joanne and Colen Corey
Subject: Re: Newberry Heritage Park Stewardship Committee

Tom,
Before we hand anything out to the public, the County needs to approve it. Do you or Joanne have it electronically and can send it to me?
Thanks,
Lori

>>> "Coleman, Tom - KSS" <Tomc@cksd.wednet.edu> 5/26/2009 2:26 PM >>>
Newberry Heritage Park Stewardship Committee

Minutes: May 21st

Old Business:

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3. Stewardship Committee Constitution: Tom handed out a draft for the committee to read for homework.

Members Present: Tom Coleman, Wade Larson, Lori Raymaker, Steve Taylor, Regina Taylor

Don Burger

From: harstads GAL [harstads7@████████]
Sent: Tuesday, May 26, 2009 5:46 PM
To: Charlotte Garrido; Josh Brown; ParksBoard; sbauer@co.ditsap.wa.us; brn@dnr.wa.gov
Subject: Newberry Hill Heritage Park Land Swap

To whom it may concern:

I am writing to you in regards to the land swap between the school district managed by DNR and the county. We currently live at 5338 Seabeck Hwy NW and our property borders the gated road across from Holly Road. I was aware of the changes being made to the trails by folks from the Banner Forrest group. At first we were not happy that they posted "No Motorized Vehicle" signs everywhere but we complied and sold our dirt bikes that we had been riding back there for years. Not long after they posted the signs and started blocking off great trails and cutting new ones, we started seeing a lot of traffic on the gated roads. My fiancé, Evan Harstad asked Casey from the Banner Forrest about all the traffic and was told that permits were sold to brush pickers. I believe that is one of the most hypocritical things I've ever heard of! The roads were beautiful and undisturbed for the most part with the few times a year that there were dirt bikes and 4-wheelers on the roads. Now the roads are nothing but muddy, pot hole strewn roads because of the constant traffic that goes on a road that is posted everywhere with "NO MOTORIZED VEHICLES". I don't feel safe even walking back there anymore with my two little girls because of the brush pickers SPEEDING down the roads every day! It is less of a park now than it was before they started making it a park. I do not let my girls play near the woods anymore because I'm afraid that someday a van or truck full of brush pickers will stop and take them. I'm not trying to stereotype these people but it was a lot quieter before all the permits were sold. If it is about making money, then why are you going to sell 72 acres to the Kitsap Rifle and Revolver Gun Club for a mere \$2500.00? I am being taxed at \$349,000.00 on 2 1/2 acres and I can't believe that you are going to sell 72 acres for less than I pay in taxes for one year! I will pay you \$3000.00 for the 72 acres and you can make another \$500.00. How can we take money from the school district when they are so short of money to begin with and cutting back on teachers and students? I know I do not own the land behind me but it affects my family none the less. It would have been nice if we would have been told or asked our opinion because we have been the ones using it the most. I don't know what the plan is for the trails, but really good trails that I have used for my horses have been blocked off by trees and I don't understand the reasoning behind that. I know I'm only one person, but I hope others have contacted you to voice their feelings about the swap. I hope that some things change before this is all over and done with and I hope it is the brush picking permits and the ridiculous sale of the 72 acres. I would appreciate any feedback from anyone in regards to this "SO CALLED" even trade.

Thank you for your time

Tammy Gal and Evan Harstad

Don Burger

From: harstads GAL [harstads7@████████]
Sent: Tuesday, May 26, 2009 5:46 PM
To: Charlotte Garrido; Josh W. Brown; ParksBoard; sbauer@co.ditsap.wa.us; brn@dnr.wa.gov
Subject: Newberry Hill Heritage Park Land Swap

To whom it may concern:

I am writing to you in regards to the land swap between the school district managed by DNR and the county. We currently live at 5338 Seabeck Hwy NW and our property borders the gated road across from Holly Road. I was aware of the changes being made to the trails by folks from the Banner Forrest group. At first we were not happy that they posted "No Motorized Vehicle" signs everywhere but we complied and sold our dirt bikes that we had been riding back there for years. Not long after they posted the signs and started blocking off great trails and cutting new ones, we started seeing a lot of traffic on the gated roads. My fiance, Evan Harstad asked Casey from the Banner Forrest about all the traffic and was told that permits were sold to brush pickers. I believe that is one of the most hypocritical things I've ever heard of! The roads were beautiful and undisturbed for the most part with the few times a year that there were dirt bikes and 4-wheelers on the roads. Now the roads are nothing but muddy, pot hole strewn roads because of the constant traffic that goes on a road that is posted everywhere with "NO MOTORIZED VEHICLES". I don't feel safe even walking back there anymore with my two little girls because of the brush pickers SPEEDING down the roads every day! It is less of a park now than it was before they started making it a park. I do not let my girls play near the woods anymore because I'm afraid that someday a van or truck full of brush pickers will stop and take them. I'm not trying to stereotype these people but it was a lot quieter before all the permits were sold. If it is about making money, then why are you going to sell 72 acres to the Kitsap Rifle and Revolver Gun Club for a mere \$2500.00? I am being taxed at \$349,000.00 on 2 1/2 acres and I can't believe that you are going to sell 72 acres for less than I pay in taxes for one year! I will pay you \$3000.00 for the 72 acres and you can make another \$500.00. How can we take money from the school district when they are so short of money to begin with and cutting back on teachers and students? I know I do not own the land behind me but it affects my family none the less. It would have been nice if we would have been told or asked our opinion because we have been the ones using it the most. I don't know what the plan is for the trails, but really good trails that I have used for my horses have been blocked off by trees and I don't understand the reasoning behind that. I know I'm only one person, but I hope others have contacted you to voice their feelings about the swap. I hope that some things change before this is all over and done with and I hope it is the brush picking permits and the ridiculous sale of the 72 acres. I would appreciate any feedback from anyone in regards to this "SO CALLED" even trade.

Thank you for your time

Tammy Gal and Evan Harstad

Don Burger

From: Dana Daniels [DDaniels@co.kitsap.wa.us]
Sent: Wednesday, May 27, 2009 8:29 AM
To: Matt Keough
Subject: Question

Matt,
Is the appraisal available yet for the land transaction between the County and KRRC?? Josh wanted to know.
Thanks,
Dana

Don Burger

From: Coleman, Tom - KSS [Tomc@cksd.wednet.edu]
Sent: Wednesday, May 27, 2009 8:45 AM
To: Lori Raymaker
Cc: Joanne and Colen Corey
Subject: RE: Newberry Heritage Park Stewardship Committee

Okay, I'll go grab them from my office manager. Joanne, do you have an electronic version of that map? If not, I can scan it and send it to Lori.

-----Original Message-----

From: Lori Raymaker [mailto:lraymake@co.kitsap.wa.us]
Sent: Tuesday, May 26, 2009 4:48 PM
To: Coleman, Tom - KSS
Cc: Joanne and Colen Corey
Subject: Re: Newberry Heritage Park Stewardship Committee

Tom,
Before we hand anything out to the public, the County needs to approve it. Do you or Joanne have it electronically and can send it to me?
Thanks,
Lori

>>> "Coleman, Tom - KSS" <Tomc@cksd.wednet.edu> 5/26/2009 2:26 PM >>>
Newberry Heritage Park Stewardship Committee

Minutes: May 21st

Old Business:

1. Hours of Use/Brochure: Joanne made one, and Tom gave it to the Klahowya office manager.

Lori noted this info may change. Patti Woolf, CKSD's executive director of operations expressed concerns about hours/parking/access.
Tom will try to arrange to meet with KSS Principal Ryan Stevens and Patti.

2. Trail Use: Lori Raymaker reported no update on a countywide trail planning group.

3. Stewardship Manual: Lori recommended Ken Drecksel of the Kitsap Conservation District. He is helping Kingston write their stewardship manual. Tom will contact him.

If you are interested in helping write the manual in a draft committee, please email Tom.

4. Volunteer Hour Coordinator: tabled

New Business:

1. 501c(3) Status: Regina may be able to help us do this if there's no conflict with her status as attorney for KRRC. She reports there's an \$800 filing fee, so this will be on hold.

In the interim, Lori suggests we contact Kate Kuhlman of the Great Peninsula Conservancy to ask if we can use their 501c(3) status to fundraise during the IMBA visit.

2. Subaru/IMBA Trail care crew September 10-13: A subcommittee needs to form to right away. Please email Tom if you are willing to help plan this.

3. Stewardship Committee Constitution: Tom handed out a draft for the committee to read for homework.

Members Present: Tom Coleman, Wade Larson, Lori Raymaker, Steve Taylor, Regina Taylor

Don Burger

From: Matt Keough [MKeough@co.kitsap.wa.us]
Sent: Wednesday, May 27, 2009 9:19 AM
To: Dana Daniels
Subject: Fwd: Question

Dana,

Yes - I've been carrying around a copy for Josh but didn't know his level of interest. Will bring it with me to our scheduled 1:30 meeting with him.

Thanks,
MFK

Matthew F. Keough
Parks Planning Project Manager
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

(360) 337-5357
mkeough@co.kitsap.wa.us

>>> Dana Daniels 5/27/2009 8:29 AM >>>

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Thanks,
Dana

Don Burger

From: Dana Daniels [DDaniels@co.kitsap.wa.us]
Sent: Wednesday, May 27, 2009 9:24 AM
To: Matt Keough
Subject: Re: Fwd: Question

Great!! Thanks

>>> Matt Keough 5/27/2009 9:18 AM >>>
Dana,

Yes - I've been carrying around a copy for Josh but didn't know his level of interest. Will bring it with me to our scheduled 1:30 meeting with him.

Thanks,
MFK

Matthew F. Keough
Parks Planning Project Manager
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Thanks,
Dana

Don Burger

From: Dana Daniels [DDaniels@co.kitsap.wa.us]
Sent: Wednesday, May 27, 2009 9:25 AM
To: Josh W. Brown
Subject: Fwd: Question

FYI - See Below

>>> Matt Keough 5/27/2009 9:18 AM >>>
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>>> Dana Daniels 5/27/2009 8:29 AM >>>

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Thanks,
Dana

Don Burger

From: Dana Daniels [DDaniels@co.kitsap.wa.us]
Sent: Wednesday, May 27, 2009 12:18 PM
To: Josh W. Brown
Subject: Citizen

Josh,
Lieutenant Colonel Cowdrey of Kitsap County Washington Militia stopped in to see you regarding opposition to the land sale to KRRC. He would like to talk with you about it. His email is [kcwamiltia@\[REDACTED\]](mailto:kcwamiltia@[REDACTED]) - he did not give me a phone #.
Dana

Don Burger

From: Josh W. Brown [JWbrown@co.kitsap.wa.us]
Sent: Wednesday, May 27, 2009 6:11 PM
To: nursingasailor@wavecable.com
Subject: Re: Thank-You

You are welcome! Warm regards, Josh

-----Original Message-----

From: "Wendy & Teddy " <nursingasailor@[REDACTED]>
To: Brown, Josh <JWbrown@co.kitsap.wa.us>

Sent: 5/24/2009 3:10:33 PM
Subject: Thank-You

Commissioner,

Thank you for supporting the sale to the Kitsap County Rifle and Revolver Club. V/r Teddy Ripley sends//

Don Burger

From: Josh W. Brown [JWbrown@co.kitsap.wa.us]
Sent: Wednesday, May 27, 2009 6:11 PM
To: Dana Daniels
Subject: Fwd: Re: Thank-You

FYI!

Josh Brown
Kitsap County Commissioner, District #3
614 Division Street, MS - #4
Port Orchard, WA 98366-4676
P: (360) 337-7146
F: (360) 337-4632
jwbrown@co.kitsap.wa.us
www.kitsapgov.com

>>> Josh Brown 5/27/2009 6:10 PM >>>

You are welcome! Warm regards, Josh

-----Original Message-----

From: "Wendy & Teddy " <nursingasailor@[REDACTED]>

To: Brown, Josh <JWbrown@co.kitsap.wa.us >

Sent: 5/24/2009 3:10:33 PM

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Thank you for supporting the sale to the Kitsap County Rifle and Revolver Club. V/r Teddy Ripley sends//

Don Burger

From: Josh W. Brown [JWbrown@co.kitsap.wa.us]
Sent: Wednesday, May 27, 2009 9:38 PM
To: wolfe939@earthlink.net
Cc: Dana Daniels
Subject: Re: Well Done!

Daryl,

Thanks for your kind words! Warm regards, Josh -----Original Message-----

From: "Daryl Gillen" <wolfe939@██████████>
To: Brown, Josh <JWbrown@co.kitsap.wa.us>

Sent: 5/22/2009 10:47:17 AM
Subject: Well Done!

Commissioner Brown,

I sincerely want to thank you and the board for your effort in support of the resolution for the sale of property to the Kitsap Rifle and Revolver Club. This will insure that the tradition of 83 years of safe shooting, sportsmanship and service to the community will continue for another 83 years and beyond. Again, thank you for all your hard work.

Best regards,

Daryl Gillen
KRRC Member

Don Burger

From: Josh W. Brown [JWbrown@co.kitsap.wa.us]
Sent: Wednesday, May 27, 2009 10:21 PM
To: Dana Daniels
Subject: Re: Citizen

Email him to get a number where he can be reached. Jb -----Original Message-----

From: Dana Daniels
To: Brown, Josh <JWbrown@co.kitsap.wa.us>

Sent: 5/27/2009 12:18:24 PM
Subject: Citizen

Josh,
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Dana

Don Burger

From: Dana Daniels [DDaniels@co.kitsap.wa.us]
Sent: Thursday, May 28, 2009 9:12 AM
To: kcwamiltia@[REDACTED]
Subject: Commissioner Brown
Attachments: Header

Lieutenant Colonel Cowdrey,

If you could provide a phone number where you can be reached Commissioner Brown would like to give you a call regarding your concerns regarding the Kitsap Rifle and Revolver Club.

Thanks,

Dana

Dana Daniels
Assistant to Commissioner Josh Brown
360-337-4667
ddaniels@co.kitsap.wa.us
Office Hours: Monday - Thursday 8:00-5:00 PM

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To: kcwamilitia@[REDACTED]
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Sent: Thursday, May 28, 2009 10:53 AM
To: k.c.wa.militia@[REDACTED]
Subject: Commissioner Brown

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Office Hours: Monday - Thursday 8:00-5:00 PM

Don Burger

From: Dana Daniels [DDaniels@co.kitsap.wa.us]
Sent: Thursday, May 28, 2009 11:30 AM
To: Josh W. Brown
Subject: Citizen

Josh,
Mr. Voss called again thanking you for your help with the Seabeck Marina and the KRRC. He supports you and would like to help you in any way. He would love a call from you - [REDACTED].
Dana

Don Burger

From: Dana Daniels [DDaniels@co.kitsap.wa.us]
Sent: Thursday, May 28, 2009 2:51 PM
To: Josh W. Brown
Subject: Re: Citizen

He didn't want to give his number yesterday for some reason....and now when I email him it comes back as undeliverable so I am not sure what the deal is.

>>> Josh Brown 5/27/2009 10:21 PM >>>

Email him to get a number where he can be reached. Jb -----Original Message-----

From: Dana Daniels
To: Brown, Josh <Jwbrown@co.kitsap.wa.us >

Sent: 5/27/2009 12:18:24 PM
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Dana

Don Burger

From: Chip Faver [CFaver@co.kitsap.wa.us]
Sent: Saturday, May 30, 2009 10:21 AM
To: Matt Keough
Subject: Fwd: gun club/landswap Newberry Hill
Attachments: Fwd: gun club/landswap Newberry Hill

H. F. "Chip" Faver
Director, Kitsap County
Parks and Recreation

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