

## **Kitsap Citizens for Responsible Planning**

10922 Horizon Lane ESE  
Port Orchard, Washington 98367

November 5, 2010

Kitsap County Commissioners  
619 Division Street  
Port Orchard, Washington 98366

Subject: North Kitsap Community Park - Fully Contained Communities and the Memorandum of Understanding between the County and OPG

Dear Commissioners:

The proposals on the table for a North Kitsap Community Park offer a glimpse a 7,000 acre paradise for outdoor recreation. We are happy to observe your vision for the future of our county. However the planning for that future contained in the proposed 2010 Amendment to the Comprehensive Plan for Fully Contained Communities and the Memorandum of Understanding with OPG is woefully inadequate. They do not indicate any appreciation of the various alternatives and combinations thereof available to realize the vision. It is not evident that there has been serious consideration of public and private grants.

Because no alternatives have been evaluated, it is certainly understandable why there are no cost estimates for them. But it is almost incomprehensible why the County has made no substantive attempt to analyze the public cost of the named 2010 Comprehensive Plan Amendment - Fully Contained Communities. The excuse that evaluation awaits a project application is simply evasion when it has been tailored for Port Gamble.

The Memorandum of Understanding between the County and OPG makes one thing clear - the County is rowing while OPG steers. This is a recipe for a taxpayer disaster or easily avoidable disillusion. OPG seeks maximum profit (not a unique objective for a capitalist outfit), but it is not the County's role to guarantee it.

There is no urgency that demands immediate action. Folks who expect the market for new housing to boom in 2011 should share some of that stuff they are smoking with the rest of us. It is far better to get it right the first time than to struggle with the alternative.

KCRP considers that the S'Klallam and Suquamish tribes are major players in these discussions. KCRP recommends replacement of the current MOA with a new four-party MOA that includes both tribes

Respectfully submitted,

Tom Donnelly