



# North Kitsap School District

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<b>Meeting:</b>	February 28, 2019
<b>Category:</b>	Action
<b>Subject:</b>	Finn-Hill Rhododendron Sidewalk project
<b>Goal(s):</b>	Effective and Efficient Operations
<b>Budget Implication:</b>	\$4,100 revenue
<b>Summary:</b>	Recommend approval of offer letter for the right of way to the City of Poulsbo for Finn Hill - Rhododendron Sidewalk project

## Strategic Goals

- I. Success for All Students
  - A. Deliver instruction aligned to standards
  - B. Use instructional strategies to maximize student engagement and learning
  - C. Create safe and nurturing learning environments
  - D. Provide a variety of opportunities to meet the diverse needs of all students
- II. Stakeholder Support and Satisfaction
  - A. Optimize communication strategies which enhance transparency
  - B. Continuous district improvement based on stakeholder input
  - C. Increase stakeholder engagement
- III. Effective and Efficient Operations
  - A. Responsible allocation and expenditure of funds to meet district goals
  - B. Responsible stewardship of district assets
  - C. Clear and effective management systems

Attached is an offer letter for the City of Poulsbo Finn Hill – Rhododendron sidewalk project to purchase a small strip of land as well as right of way easements. Recommend approval of accepting the real estate offer.



# KITSAP COUNTY DEPARTMENT OF PUBLIC WORKS

614 DIVISION STREET (MS-26), PORT ORCHARD, WA 98366-4699 | KITSAP1: 360.337.5777 | KITSAPGOV.COM

1/15/2019

Vinland Elementary  
C/O Jason Rhoads  
18360 Caldart Ave NE  
Poulsbo, WA 98370

**Subject: Finn Hill Road Non-motorized Improvement Project**  
FA Number: TBD  
Parcel Number: 092601-1-015-2007

Dear Mr. Rhoads,

The intent of this letter is to provide information relating to the purchase of land rights in accordance with City of Poulsbo’s Finn Hill Road Non-motorized Improvement Project. The City of Poulsbo plans to proceed with the above-titled public project. As a part of the project, the City needs to purchase property rights identified on the “Right of Way Plan” by the “parcel number” listed above.

In those cases where property rights being acquired involve a payment of less than \$10,000, Kitsap County will administratively establish the amount to be offered. This administrative offer is based on market research performed by a person having sufficient understanding of the local real estate market; it is not an appraisal. An administrative offer of **\$4,100.00 (rounded)** is made for a Right of Way and a Temporary Construction Easement. This offer consists of the following itemized values:

Right of Way	
2,018 sf x \$0.26/sf =	\$524.68
Easement	
2,350 sf x \$0.26/sf x 50% =	\$305.50
Temporary Construction Easement	
10,816 sf x \$0.26/sf x 10% x 2 years =	\$562.43
Improvements	
2,850 board feet of Douglas Fir @ \$616/1000 bf	\$1,755.60
190 board feet of Western Hemlock @ \$401/1000 bf	\$76.19
610 board feet of Red Cedar @ \$1,314/1000 bf	\$801.54
20 board feet of Maple @ \$340/1000 bf	\$6.80
<b>Total Compensation:</b>	<b>\$4,100.00 (rounded)</b>

You may wish to employ professional services to evaluate the County’s offer. If you do so, we suggest that you employ well-qualified evaluators so that the resulting evaluation





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report will be useful to you in deciding whether to accept the County's offer. The County will reimburse up to \$750.00 of your evaluation costs upon submission of the bills or paid receipts. Please keep in mind that an evaluation is a review of the proposed Right of Way, Easement and Temporary Construction Easement areas only.

Every effort during these negotiations will be made to answer your questions about the offer and to discuss the property valuation and acquisition process towards reaching a mutual settlement agreement. Please understand, however, that if a mutual agreement for the needed right of way cannot be reached through voluntary negotiations, the County, acting in the public interest, has the legal authority to use its right of eminent domain to acquire the needed property for public use. In conformity with the Washington State Constitution and laws, the County's legal counsel will file a condemnation suit to obtain a "Court Order of Public Use and Necessity", and a trial will be arranged to determine the just compensation to be paid for the property. This action is taken to ensure the rights of all County taxpayers and your rights as an individual property owner are equally protected.

If you have personal property, such as structures or wells, presently located on the property being acquired by the County that needs to be moved, the County will reimburse you for the cost of moving it through the Relocation Assistance program.

Payment for your property rights will be made available to you approximately 10 working days after you accept the County's offer, provided that there are no delays in closing the transaction. The date on which payment is made available to you is called the "payment date." On that date, the County has the right to use the property purchased and will be responsible for its control and maintenance.

We have attempted by this letter to provide a concise statement of our offer and summary of your rights. We hope the information will assist you in reaching a decision. Please feel free to contact me if you have any questions (360-337-4781). I look forward to hearing back from you regarding the offer.

Sincerely,

Lisa Cox  
Real Estate Services Agent

Receipt of this letter is hereby acknowledged.  
I understand that this acknowledgment does not  
signify my acceptance or rejection of this offer.

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Signature

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Date

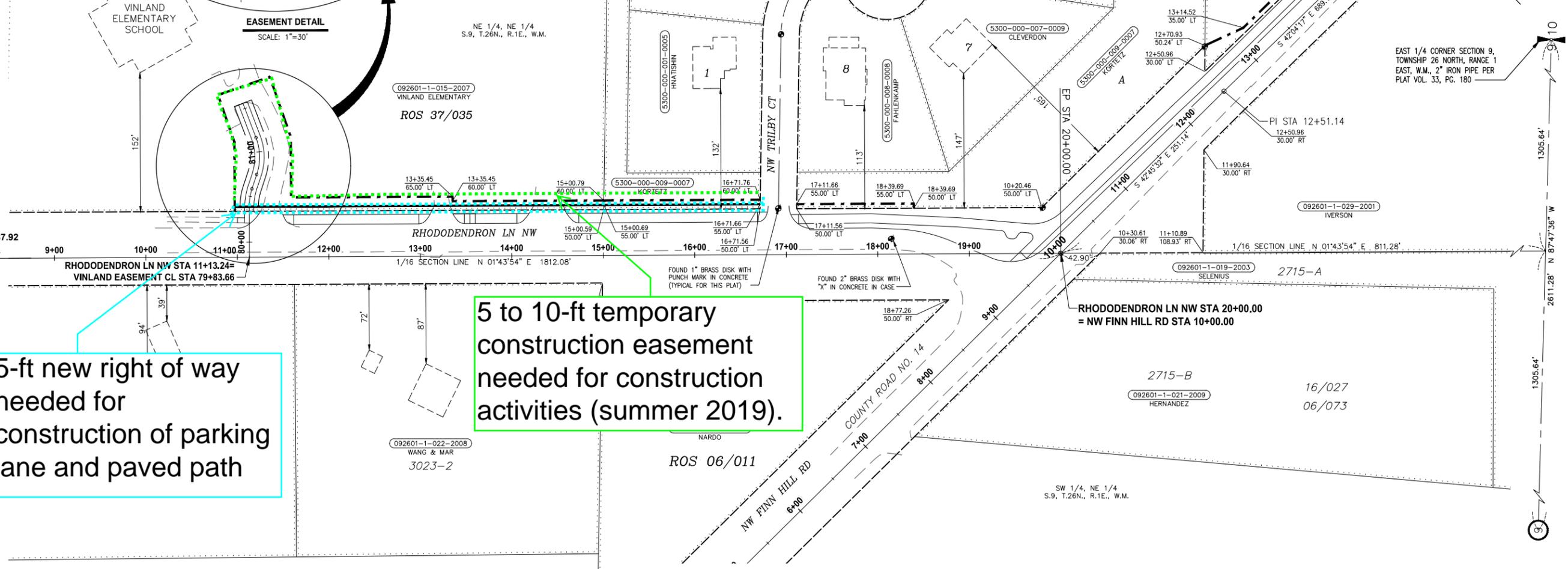
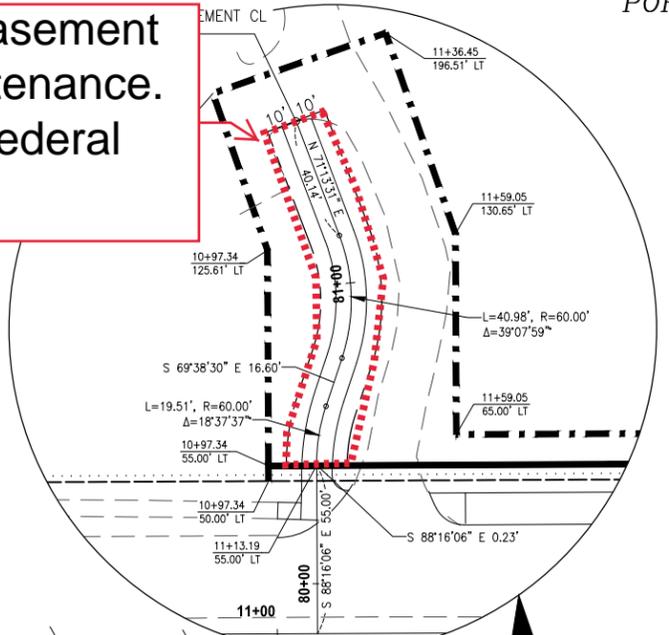
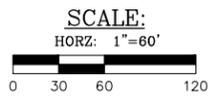


RHODODENDRON RIDGE  
VOLUME 28 OF PLATS, PAGES 149-150

Permanent easement for path maintenance. Required by federal funding.

5-ft new right of way needed for construction of parking lane and paved path

5 to 10-ft temporary construction easement needed for construction activities (summer 2019).



PARCEL NO.	PARCEL OWNER	TOTAL AREA	TEMPORARY CONSTRUCTION EASEMENT REQUIRED	RIGHT-OF-WAY REQUIRED	PERMANENT EASEMENT	PARCEL AREA REMAINING
092601-1-015-2007	VINLAND ELEMENTARY	18.85 AC	0.25 AC (10,823 SF)	0.05 AC (2,016 SF)	0.05 AC (2,352 SF)	18.80 AC
5300-000-009-0007	KORTETZ, JAMES L TRUSTEE KORTETZ, SHANNON & GRANT TRUST	3.36 AC	0.03 AC (1,494 SF)	0.02 AC (856 SF)	-	3.34 AC
092601-1-030-2008	TRACY, TINA	1.47 AC	0.07 AC (3,078 SF)	-	-	1.47 AC

OWNERSHIPS

LEGEND

	TEMPORARY CONSTRUCTION EASEMENT (TCE)
	PERMANENT EASEMENT
	PROPOSED RIGHT-OF-WAY AREA
	EXISTING RIGHT OF WAY
	PROPERTY LINE
	SECTION LINE
	QUARTER SECTION LINE



NW FINN HILL ROAD  
AND RHODODENDRON LN NW  
POULSBO, WA.  
CITY OF POULSBO ENGINEERING  
200 NE MOE STREET, POULSBO WA 98370-7347

RIGHT-OF-WAY PLAN  
DATE: 09/10/2018 SHEET 2 OF 4

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