

The Sentry

Kitsap Alliance of Property Owners

April 2009

President's Report

Tim Matthes

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As your 2009 President I am excited and proud to serve our organization. With the direction of such an active leadership and support from the Board of Directors, officers, and you, our members, this promises to be a great year.

Donna and I have just returned from a long vacation in Arizona. I can now say that I have seen the Promised Land. You see, the average temperature when we were in Yuma was 75 degrees. During the same time Kitsap County was hovering around 43 degrees.

More impressive than the temperature in Yuma, Arizona, was how this state treats its citizens and visitors. Unlike our state they assume that we are all grown-ups and that we will instinctively take the best care of our own property as well as that of the state. We spent five days at Mittry Lake located 12 miles north of Yuma. There are about 30 campsites scattered around the lakeshore. These were beautiful spots where you can camp or stay in your RV right next to the lakeshores. The only posted rules were that you limit your stay to 10 days, put out all campfires, and don't shoot off firecrackers. The amazing thing was we were never registered, nor were asked for identification. There were no pages of regulations, written rules or instructions. We were not monitored or charged any fees. All of these things would have been required in our state. To my surprise I found this lake far superior in both cleanliness and pristine vistas than similar lakes in our state! How does that work; less rules, better results? What a concept!

We attended a cowboy church service out in the desert one Sunday. After the service we were treated to an old-fashioned shooting demonstration and contest. I was so impressed with the size and condition of the range that I asked how I could join and use the range. I was told that this range is public. You can come and use it anytime. You're expected to pick up after yourselves and use safe procedures when using the range. That's all the requirements for using the range. There was a large lot adjacent to the range where 50 or more campers could stay overnight or for weeks at no charge. It's apparent to me that our state could learn a lot from Arizona. Just because you have volumes of rules and regulations, charge high fees, employ expensive code enforcement officers and have many park rangers armed with large fines like we do in Washington State doesn't necessarily mean better care of public property. The order of the day in Arizona was less rules, better results, and should be the order of the day here in Washington State.

KAPO Sentry newspaper

Like the mystical Phoenix rising from the ashes, so it seem the KAPO Sentry will rise again. Your board of directors has decided to redouble its efforts to educate and inform our members of the issues that are so important to property owners in our county. I see the Sentry as being very important in that outreach. Register to get the Sentry at eli66@hotmail.com. Pass the Sentry around, e-mail it to your friends. Do you have a suggestion to make it better? Call Jack Hamilton (360) 308-9845 or Tim Matthes (360) 440-6483

Location for Port of Bremerton Meeting changed.

The Port of Bremerton is now meeting at the Norm Dicks Center in Bremerton. This change was needed so the meetings can easily be televised on Bremerton Kitsap Access TV. Most folks that I talked to preferred the old location at the Bremerton Airport. There are no meters to feed or parking lot fees to pay! What better way to advertise the port than having their meetings at the port headquarters?

Port Disbands Citizens Committee

In January Port Commissioners Mahan, Kincer, and Stokes decided that the Citizen Advisory Committee on public participation had completed their job. They disbanded this committee. I sincerely thank the citizen's committee members and the chair, John Hansen. They truly accomplished a great deal in a short time. I really thought that there was much more work for them to do and was sorry they were disbanded. I hope that like the KAPO Sentry this committee will be rise again! If you agree that the port needs a permanent committee on public participation call and ask these commissioners to reinstate this committee. Cheryl Kincer 360-377-5519 Larry Stokes 360-710-2925 Bill Mahan 360-876-6993

Sustainable Energy and Economic Development to spend more \$\$

Commissioners Mahan and Kincer voted to proceed with plans to hire a construction manager for the SEED project even though they haven't identified or confirmed how this project will be funded. Could this be another example of these commissioners putting the cart before the horse? Or do they know something the rest of us don't?

City of Port Orchard CAO update possibly flawed.

The Port Orchard City Planning Commission is hard at work preparing recommendations to the city counsel on the updating of the city's Critical Areas Ordinance. There will be public testimony taken. The dates and times will be published in the Port Orchard Independent newspaper.

Unfortunately a lot of the assumptions that were used in the Kitsap County Critical Areas Ordinance are incorporated in the Port Orchard Ordinance. We all know that some of those assumptions have been proven to be illegal in courts around the state and even more of those assumptions might prove to be illegal by other courts. This will cause the CAO of Port Orchard to be partially invalidated causing trouble and expense for the city. Seems to me that we learn from our past mistakes only to move on to even bigger mistakes in the future! Will we ever learn?

Executive Director's Report
Vivian Henderson
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On Feb. 29th, we celebrated KAPO's 9th annual banquet. My heartfelt thanks to those of you who attended. I hope you enjoyed it. For those of us who do the planning for events such as this it is very satisfying to see the room full of people. The Silverdale Hotel and their staff do a wonderful job for KAPO in hosting our events and celebrations. For those of you who couldn't join us, I hope you'll be there for our next banquet – our TENTH – Feb. 25th, 2010. Mark your calendar.

We always elect our directors at the annual banquet. I'd like to introduce to you our 2009 Directors: Kris Danielson, Faye Henden, Roberta Messenger, Ron Ross, Jackie Rossworn, Dorothy Guice, Bob Benze, Mike Gustavson, Karl Duff, Bill Palmer and Rob Daugherty. And, then, at our March 3rd Board of Directors meeting, the Directors elected our 2009 Officers: President Tim Matthes; Vice President Chuck Shank; Treasurer Dave Henden; Secretary Fran Nelson; Executive Director Vivian Henderson.

I want to thank Karl Duff for serving as President for 3 years. He made a tremendous commitment and contribution to KAPO's goals and objectives. And he continues to do so. He didn't just fold up his tent and hit the road. He is there as always with his vast knowledge and expertise. Thanks to all the 2008 Officers/Directors.

And, thanks to Tim Matthes for agreeing to serve as President again. Tim was President of KAPO 2004 and 2005. Tim is the one who started KAPO's monthly dinner meetings that have been so successful. Tim is carrying a heavy load. He also serves on the Kitsap County Board of Equalization and the Port Orchard Planning Commission.

There are several new names you may have noticed; Rob Daugherty and Jackie Rossworn. They have come forward and answered our prayers for help. Rob has been a long time community activists and government watchdog. Jackie is a waterfront property owner and has already shot a few volleys across the bow of big government. Go, Jackie! Chuck Shank was gone for awhile but he's back now. Welcome back, Chuck. And Fran Nelson has taken on the bigggg job of being KAPO's secretary. Thank you, Fran.

There are also familiar names here. They are always there. Ready to take on one more assignment. Ready to go to another night meeting, write one more letter, attend one more out of town seminar or meeting. Ready to get out one more mailing, make phone calls, send out dues billing, make signs for a rally, plan one more event, schedule one more meeting. My personal thanks to all ~ and Dave Henden, our faithful Treasurer. (I've lost track of how many years Dave has been Treasurer.)

Read the newsletter. You'll see their names on the By-lines. And, speaking of the Newsletter – "The Sentry" ~ thank you, Jack Hamilton for taking on this chore every month. It is a big job and we appreciate you. Thank you!

But there still aren't enough horses to pull the cart. There is much to do. If you have some spare time and would like to help, please call me. 360-710-8560 or

A sad “Goodbye” to Angel’s Buffet

For the past 4 years, KAPO has had our monthly membership dinner meetings at Angel’s Family Buffet. They have always done their best to accommodate us in every way. Our favorite busman, Noel, has waited on us hand and foot since the beginning. We are so sorry to announce that Angel’s closed its doors Sunday March 15th. We send our “thank yous” and best wishes to everyone at Angel’s.

Starting with our Thursday March 26th dinner meeting we will meet at 5:30 pm at the “AA China Buffet”, 3583 Wheaton Way just a few blocks south of Angel’s. On the same side of Wheaton Way as Angel’s, directly across from McDonald’s. The cost of the “all you can eat buffet” is \$13.50 includes gratuity. We will meet at AA China Buffet until further notice. Look for information in the monthly postcard dinner reminders. We meet with last Thursday of each month 5:30pm.

Please join us. Our meetings are casual and friendly and very informative. Your attendance helps support the many hard working volunteers who work tirelessly to defend your constitutional rights. Your presence tells government that they are being watched. Your presence encourages others to join our ranks.

Puget Sound Partnership Insight

Bob Benze

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Funding for bureaucrats, lawyers, consultants and activists

The Puget Sound Partnership is a new state agency created in 2007 to restore and protect Puget Sound. Last November, the Partnership released its Action Agenda, which was a list of actions to accomplish this restoration. This Agenda was transmitted to the legislature on December 1, 2008. The Partnership estimated it would take \$150 - \$200 million in new funding in the 2009-2011 state budget to fund the Action Agenda.

As many of you know, I challenged the scientific validity of the Agenda in eight pages of comments and in a December 28 op-ed in The Seattle Times. After attending the February 9-11 Puget Sound Georgia Basin Conference sponsored by the Partnership, I found little reason to change my opinion. Like the failed Chesapeake Bay program, twenty years from now we will have spent billions of taxpayer’s money and be wondering why it didn’t have any effect on the Sound. My comments were widely distributed among the scientific community and all but one of the many responses I received were in agreement (the lone dissenter challenged my statement that more science is needed before recommending significant actions).

But the Partnership was not deterred. They continue to operate with anticipation that their Agenda will be fully implemented. This is not immediately obvious from an examination of the current legislative agenda. There are only a handful of bills directly related to Partnership actions. These include the various bills related to greenhouse gas reduction; HB 2116 that directs how American Recovery and Reinvestment Act federal funds will be applied to reducing stormwater pollution; the bill for an emergency response tug in the Straight of Juan de Fuca; a pilot project to reduce phosphorus loading in Lake Whatcom; and HB 1997 to require peer

review of Puget Sound scientific efforts. The Partnership is also an advocate for SHB1172 that implements the transfer of property development rights; HB 1653 to clarify the SMA/GMA interface for shoreline properties; and HB 1165 to safely collect and dispose of unwanted drugs from residential sources.

This would seem like a reasonably modest agenda until you examine the 2009-2011 Governor's proposed budget. In this budget the Puget Sound Partnership agency itself would be funded with \$7.6 million from the General Fund and \$4.8 million other funds. But more interesting are the 45 new funding items spread across the budgets for the Department of Natural Resources, the Department of Transportation, Ecology, Fish & Wildlife, Parks and Recreation, the Recreation and Conservation Office, and the Washington State Conservation Commission. The total is an additional \$210,666,000. At least eight of the new funding items are for pass-through grant programs. The majority of these Action Agenda item (27) are to be funded with bonds. (Are they planning to issue new bonds every biennium?) The only item that appears directly related to science is \$500,000 in operating funds for "Puget Sound Research" --despite lip service from Partner leadership that there would be significant new funding for science.

Expensive new state government programs like the Puget Sound Partnership are a major reason the Governor's proposed 2009-11 budget represents a 22.5 percent increase over current spending—resulting in the advertised \$9 billion deficit. If spending were held at current levels, the Evergreen Freedom Foundation estimates the budget deficit would only be \$1.3 billion (\$2.3 billion if 2% is placed in reserves and the 2007-2009 deficit is taken into account). These are very manageable numbers. But a \$9 billion deficit is a much better argument for a state income tax.

Isn't it time to write your letter to the editor, and to tell your elected representatives you won't be returning them to Olympia next term? It really is time for a tea party.

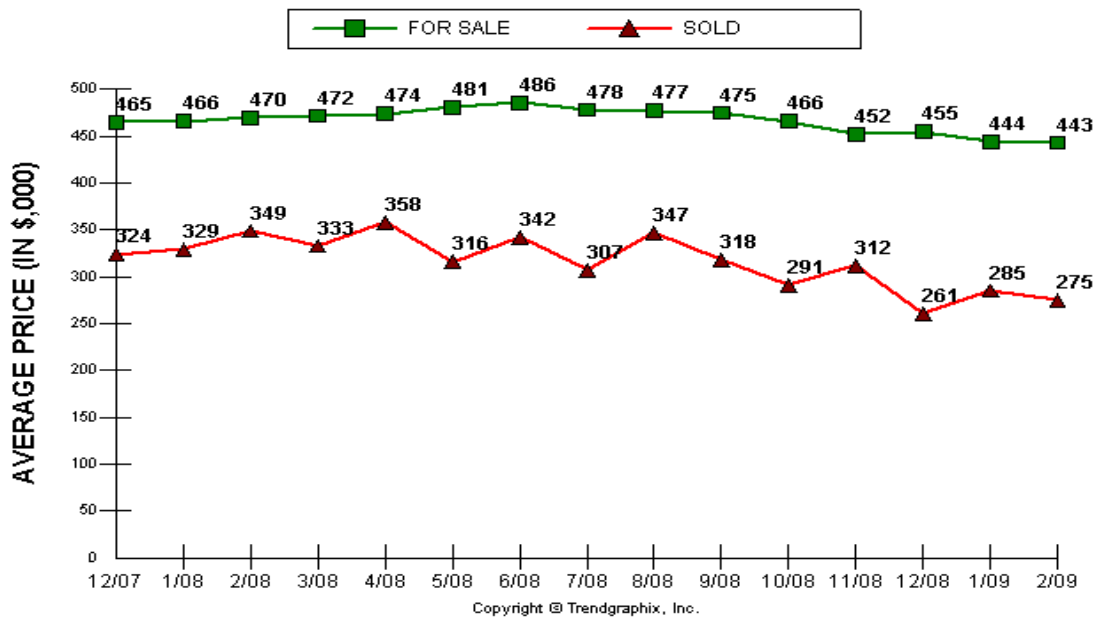
Almanac for April

April 1 1789 - US House of Representative first full meeting
April 1, 1954 - US Air Force Academy established
April 3, 1882 – Jesse James shot and killed
April 4, 1850 – City of Los Angeles incorporated
April 9, 1865 – Robert E Lee surrenders to US Grant
April 12, 1776 – North Carolina adopts "Halifax Resolution" to be come first colony to authorize a vote for Independence fro England.
April 14, 1865 – Abraham Lincoln assassinated
April 15, 1955 – Ray Kroc opens first "Mc Donalds"
April 18, 1775 – Paul Revere's ride
April 18, 1775 – American Revolution begins with battles at Lexington and Concord
April 21, 1836 – Texas wins independence from Mexico at battle of San Jacinto
April 22, 1864 – Congress authorizes words "In God we trust" on US coins
April 24, 1800 – Library of Congress established
April 30, 1789 – George Washington takes office as first President of the United States
April 30, 1803 – Louisiana Purchase completed

Hosing Review

Information provided by John Taylor

Here is some comparative information about the housing market in Kitsap County. The data is raw, (without analysis of underlying contributors or other factors). This is handy stuff to have at hand when you hear discussions about how the market is going and tax revenues.



	1 year			15 months		
	Feb 08	Feb 09	% Change	Dec 07	Feb 09	% Change
Avg. Active Price	470	443	-5.7% ↓	465	443	-4.5% ↓
Avg. Sold Price	340	275	-4.7% ↓	324	275	-15.1% ↓

Date	02/08	5/08	8/08	11/08	02/09
# for sale	2311	2497	2547	2083	1844
# sold	180	162	173	156	150
# days on market	100	103	100	106	139
Average sqft price	\$163	\$175	\$164	\$154	\$151
Median Price	\$260,000	\$260,000	\$284,000	\$261,000	\$237,000

Congratulations. This is April and you get to make the first installment payment on your property tax, Just remember when you are writing the check; you elected the people who are spending your money. Did you choose wisely?

Planning Commission Report

Mike Gustavson – Planning Commission Member

February 24

Public hearing on Silverdale Town Center, with individual property owners' and potential developers comments. The developers made strong comments that unless allowance for a major anchor property was included, they would likely pull out.

Work study on storm water.

March 3 meeting

DCD is receiving 40% less revenue than projected (\$200K), as many builders have disappeared.

We recommended 37 foot wide roads in the Silverdale Town Center, with 60 foot rights of way to accommodate future bike paths, etc. and 125,000 maximum square foot buildings.

The stormwater work study was continued.

Careful reading of the proposed stormwater regulations will prohibit roadside spraying. The proposed Public Works update incorporates language "suggested" by Department of Ecology.

Environmental Insight With a Touch of Real Science

Don Flora (a real scientist)

Report on Puget Sound Georgia Basin Ecosystem Conference

In the past this 3-day meeting has focused entirely on research. This time there was science but also a lot of "Call to Action" stuff, much of it echoing the Puget Sound Partnership's "Action Agenda".

There were several concurrent sessions most of the time, each pressing several speakers into 90 minutes. And there were a zillion posters covering research done, research in progress, pumping up environmental NGOs (non-government organizations), ain't-it-awful portrayals, etc. Some very good stuff, some not.

Almost nothing on the welfare of people, the cost of protection/restoration. A search of the proceedings turns up 268 hits on eel grass, which was a big thing this time along with water quality. Lots of references to wildlife; I'm not sure yet how useful. Eight references to "owners".

I learned that 26% of the Chinook returning to the Nisqually River were born in other watersheds, which supports what we've been hearing about the "straying" of salmon. Which is good for repopulating barren streams and confirms that there is no such thing a permanent loss of critter comforts.

An expert from New Zealand confirms that the best way to restore salmon is to quit fishing. Rather obvious, like the ornithologist who says the best way to help birds is to kill cats. Good advice, little followed.

Eelgrass's biggest problem appears to be extreme low tides during hot weather. This is from research in the San Juans.

There is a tremendous variation around the Sound in the number of little fish, and nobody knows why.

The problem with dead fish in Hood Canal is laid to wind. Yep. Meanwhile a hundred septic systems along the canal have been revised, costing an average of \$30,000 apiece.

The Department of Natural Resources wants to reduce the impacts of private recreational docks. They don't say what the impacts are, but I may look into that.

Little said about bluffs and nothing about buffers.

It was worthwhile to gauge the state-of-the art and what the experts are schmoozing about.

Legislative Update

Jack Hamilton

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The legislature is well past the half way mark. Still waiting for the real budget proposals to be published. The deficit continues to grow but so does the list of new things to spend your money on. Following the lead from the other Washington, it appears that Olympia is trying to borrow and spend its way out of debt. If that worked, we would all be rich and have everything we ever desired. Must be something those we elect learn in "Legislative Magic 101." Perhaps the question we should all ask during the next election cycle is "Why is it that all legislators have to check their brains at the door before crossing the city limits into Olympia?" In the old west a good sheriff made everyone check their guns at his office when they came to town. Perhaps we have a carry over to present times except we now deal with minds rather than guns.

In the first half of the session, in about 3 weeks, the House cleared 425 non budget bills while the Senate cleared 350. Those bills have gone to the opposite chamber for action. Here is a quick breakdown of the bills that were handled during the first half.

- About 1000 bills each prior to cutoff for both House and Senate.
- Breakdown –
 - 49 on "energy"
 - 28 on "renewable energy"
 - 9 on "greenhouse gas emissions"
 - 4 on "Climate Change"
 - 5 on "habitat"
 - 9 on "wildlife"
 - 18 on GMA

- 70 on Transportation
- 98 on Property
- 18 dealing specifically with “animals”
- 10 dealing with “humans” (2 for human remains, 2 for Human rights center, 2 for humanitarian treatment of dogs.
- 1 on “property rights” House Joint Memorandum requesting the government of Turkey to respect the property rights of the Ecumenical church in that country. _
Go figure!!!!

Several of the KAPO Board members and other active members wrote to the House and the Senate regarding bills of concern. In one exchange with Larry Seaquist (D-26) I received this response

“I really regret seeing you folks headed down this ‘bad science’ path. In my view, it is going to take you right into a dead end, mal-positioned to have a hand in framing the environmental/climate change-responding legislation that we do need to consider. I’d like to have you at that table, not in another room.”

and then after validating my opposition with a considerable volume of actual scientific evidence I got this.

“Speaking just for myself, I’d rather not drag a debate over the science of this or any other issue into the politics of the legislature --- other than to assure that the scientific research and analysis is vigorous and independent. And on that score we’ve had at the national level some serious political interference with scientific research in several fields.

What I do think is that the several different proposals that touch on climate change, environmental protection, and policy could benefit from a serious, two-sided discussion. We’ll be short-circuited in that discussion if we head off into proxy arguments about science – specifically science that claims there is no problem. We all know we do have some policy challenges at the intersection of growth/GMA, environment, and energy. Let’s see if we can help our constituents with a creative debate.”

The bottom line appears to be that we can debate the issue as long as you agree with the legislature and you don’t try to muddy the water with facts that they did not bring to the table. I guess I need to revisit the concept of open and free debate and my understanding of science. It also appears that when serious “two-sided discussion” is offered, the best the Representative can do is remind us that the Bush administration fostered “serious political interference” with science. Sorry but I fail to find the connection between hard fact in science and unsubstantiated political rhetoric.

In another exchange with Senator Kilmer about Bisphenol A (BPA), he made the following comment;

“On a federal level, earlier this year, the FDA concluded that BPA is safe and that exposure levels to the chemical from food contact materials, including infants and children, are low. Scientists and consumer groups criticized the FDA for basing its findings on three studies funded by the chemical industry.”

Please note that the quality of the study findings was challenged based on who funded the study rather than the science. Where have we heard that before? Senator Kilmer then explained about actions in other states and the possibility that FDA may conduct other studies> He concluded with:

"Having weighed the evidence and read through some of the scientific articles, I intend to give the bill my vote should it make it to the Senate floor."

Just one more example of "don't confuse me with facts, I have made up my mind"

The number of bills dealing with climate change and greenhouse gas emissions is staggering. The end point impact of the bills will be devastating to the economy of the state and run us all into the poorhouse. One bill wants to provide incentive for the solar panel industry to stay in the state when a study by WSU clearly identifies that the industry is leaving because there are "greener" (no pun intended) fields for business elsewhere. Don't fix the real problem, just slap another costly band-aid on a symptom. I wonder if anyone in Olympia understands that once we have provided a "tax incentive" to every business, the only source for taxes will be directly from citizens. Can you say "INCOME TAX"?

One bill that was of special concern to us was the bill dealing with regional transfer of development rights. Once again the complete lack of understanding of property rights allowed some of our less brilliant elected representatives to author another scheme the "stack em' and pack em". The idea behind the bill is to use available building capacity on a lot somewhere in the region to provide similar capacity on another lot in the region. Of course we see a few problems. First, rights belong to the owner of the property and not government so government has no "rights", development or otherwise in any private property. Second, rights are associated with a specific parcel of property and are exercised on or within that parcel. Since parcels are unique it is not possible to transfer rights between parcels. Third, the concept gives the impression that the receiving party of a TDR could pursue development that might otherwise not be allowed. That makes no sense since zoning controls the density allowed for any parcel. The key to this consideration is that the transfer only works in one direction (rural to urban) and urban densities are now set at "all you can get". Finally, the TDR process is not direct from supplier to receiver; the government gets in the middle. The real purpose of the process is for the government to skim of a healthy "fee" for service. Bottom line is that TDR is nothing more than a revenue generation scheme with a massive cost to the public.

Which brings us to the ultimate government Ponzi scheme; "Cap and trade" The advertised purpose for "cap and trade" is to reduce greenhouse gas emissions. It does nothing of the sort and may, in fact, result in higher emissions. Here is how it works. Every business is "allowed" (by government) a certain level of CO2 emissions in the proper course of business. Those who create less CO2 may "sell" their excess to the government bank. Those who create more must either pay a fine or "buy" emissions allowances from the government bank. Of course the cost to buy emissions is much higher than the price government paid for them, a process that makes used car dealers look like altruistic citizens. Note that there is no actual need to reduce emissions, just a need to pay the state if the limit government established is exceeded. Did I mention that government sets the standards, monitors emissions, and sets the price for purchase of additional allowances? And to think, people actually go out each day and work for a living.

To round out the trifecta of nonsense, there are several bills that would validate the efforts and products of PSRC. One of those involves a study of rural areas to determine why GMA is not preventing growth expansion into those areas. The primary concern is King, Pierce, and Snohomish but you can bet Kitsap will see the fall out. Ron Sims and his CAO may have died a proper death but the fanatics never stop. The kicker is that the study would be completed by the same people that gave us Puget Sound Partnership. I really wonder if there is anyone in Olympia that ever looks outside the capital building to understand actual outcomes. The fairy tales that they spin and the apparent lack of real world understanding that they collectively demonstrate makes me wonder if a “tea party” is strong enough action. In 1776, a group of people, declared their independence from tyranny and took up arms to gain their freedom. Are we ready to follow the leadership they provided to us and reclaim our county, our state, and our country?

**“ Liberty cannot be reserved without a general knowledge among the people”
John Adams**

“Well done is better than well said”

Poor Richard’s Almanac

Laziness travels so slowly that Poverty soon overtakes him”

Poor Richard’s Alamanc

If you question the role of God in the American experiment or the power of prayer, consider this short story from the darkest days of the American Revolution.

A farmer returned from the Colonial Army on a short “leave” comforted his wife and her greatest fears by telling her of an encounter he had during a day in the field.

He told her that he had heard a person talking in a field along side the woods where he was. He moved to the edge of the trees and was surprised to see a solitary man on his knees in the snow. The man’s face was tracked with tears and he bowed his head and prayed that God would look after his men. The man was George Washington.

Then he said to his wife “All will be well, wife. If there is anyone the Lord will listen to it is this brave man. I have seen General Washington on his knees. Our Independence is certain”

Just a thought.

Have a great month

**Jack Hamilton
Editor**