

The Sentry

Kitsap Alliance of Property Owners

www.kapo.org

www.insidekapo.wordpress.com

April 2010

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Where There is a Will There is a Way!

By President Tim Matthes timcm@wavecable.com

At our dinner meeting a member came up and asked, “How can we possibly win this battle?” She was very discouraged after hearing what Senator Sheldon had to say about our State Legislature. She and her neighbors up and down her beach would appreciate any information regarding her waterfront property and local government process for controlling it.

The truth is that in the battle for our constitutional right to property ownership, those opposing our rights have more money. It is also true that they think nothing of trampling over constitutional law, nor do they care about any other fundamental principles of freedom! They think nothing of bending the truth, falsifying scientific data, destroying individual reputations, just to get their way.

We know that nothing we do or say will convince the members of Futurewise and the environmental voters of Washington, and their friends. We should be careful that we do not dwell on convincing Futurewise and their friends. Instead, we should keep our eye on the goal, and that is educating our fellow property owners. This will bring down our opponents faster than anything that we could do!

So what can we do to combat the opposition’s weapons and tactics? We must stay our course and not get discouraged. We must renew our efforts to get out the truth. We continue to speak up whenever and wherever we get the opportunity.

Never miss the opportunity to pass someone a Kitsap Alliance of Property Owners contact card. These new business cards are going to have our website information on them. These cards will be available at the board meeting. Please encourage young potential property owners to get involved and vote this year.

Will you, the membership of KAPO, redouble your efforts to provide good science, good educational materials, and similar supporting information, and make it available to our members? This is the year of the great awakening of the U.S. taxpayer so lets take advantage of that fact. We have worked too long and too hard to let discouragement win the day.

Thanks,
President Tim Matthes
Cell: 360-440-6483 Timcm@wavecable.com

It's Our turn in November

by Executive Director Vivian Henderson viviankapo@wavecable.com

I can't remember when I've ever been so anxious for election time to come. I figure it's my turn to bring a different brand of **"change"** to government. My dissatisfaction with government has been building up for the last few years but 2009 and (so far) 2010 have topped the charts and I'm ready to do something about it. You may feel the same way.

Now's your chance. This year you'll be voting for a U.S. Senator (Patty Murray, Incumbent); Two Congressional Representatives (Jay Inslee and Norm Dicks, Incumbents).

State offices up for election are as follows:

23rd Legislative District:

Representative Position 1 (Incumbent Sherry Appleton)

Representative Position 2 (Incumbent Christine Rolfes)

Senator not up for election this year

26th Legislative District:

Senator (Incumbent Derek Kilmer)

Representative, Position 1 (Incumbent Jan Angel)

Representative, Position 2 (Incumbent Larry Seaquist)

35th Legislative District

Senator (Incumbent Tim Sheldon)

Representative Position 1 (Incumbent Kathy Haigh)

Representative Position 2 (Incumbent Fred Finn)

County Positions:

Commissioner, District 3 - (Incumbent Josh Brown)

Assessor – (Incumbent Jim Avery); Auditor (Incumbent Walt Washington)

Clerk (Incumbent Dave Peterson); Coroner (Incumbent Greg Sandstrom)

Prosecuting Attorney (Incumbent Russ Hauge); Sheriff (Incumbent Steve Boyer)

Treasurer (Incumbent recently appointed Meredith Green)

Three Washington State Supreme Court Justices ~

(Incumbents ~ James M. Johnson, Barbara Madsen, Richard Sanders)

Four local District Court Judges ~

(Incumbents James Riehl, Jeffery Johns, Marilyn Paja, Stephen Holman)

We don't know who will be challenging the incumbents for a couple of months yet. Official filing for incumbents and challengers is June 7 – 11. (Filings by mail will be accepted by the Auditor's office no earlier than May 21st). Serious candidates usually hit

the ground running early. Challengers may “announce” their candidacy sooner to the press or have “kick-off” parties, but right now we don’t know who is running for these offices. We don’t even know if the incumbents will run for re-election.

Even though it’s early I’m bringing this to your attention now so you can start getting ready. This is an important election year and there’s plenty you can do. Pay attention to what the incumbents are doing; what they are saying; the votes they are casting; the laws they are making; the money they are spending. Are they listening to you and other constituents? It seems to me they’re not listening and when you write them some of them send you a lengthy form letter that says absolutely nothing. And they’re spending way too much money on the wrong things and raising taxes at the worst possible time.

Your vote is important and you can change things. Maybe you’d like to run for public office. Perhaps you know somebody who would make a good elected official. He/she just needs a little encouragement. Encourage them. Be proactive. Go down to the Auditors Office and pick up a handful of voter registration forms. Encourage people who have a responsible attitude about government to vote. So many good citizens feel like the political establishment (and I mean both parties) have let them down and they have no influence and their vote is useless. Not true! Every vote is important.

Get to know the candidates. Call them – ask them questions. Go to events at which candidates are appearing. When you decide to support a candidate, you need to help them. They need money for their campaigns. Help as much as you can. Tell your friends about the candidates you support and ask for their support too. If you can have a “coffee” or a “meet and greet” for your candidates inviting your friends and neighbors will help your candidate be successful. Campaigning for public office has become a grueling, expensive process.. The candidates we support need our help. And the most important thing you can do is VOTE!

Get ready! November is our turn!

Vivian Henderson
Executive Director
Cell: 360-710-8560 viviankapo@wavecable.com

[Planning Commission Report](#)

by Director Michael Gustavson

During the March 2, 2010 Planning Commission meeting, David Lyman, the Department of Community Development (DCD) enforcement officer briefed us on the County’s concern that there may be undocumented Accessory Dwelling Units (ADU) that have been innocently purchased by home owners in rural areas. DCD proposed a two year grace period for owners to apply for a County ADU permit.

During the work study and public hearing, some Planning Commission members and the public suggested the County grandfather these buildings out-right, as they are doing for Accessory Living Quarters.

Larry Keaton said the County has never denied an application to permit an existing ADU and would likely not require an existing one be destroyed.

The assessor's office does not report to DCD the existence of ADUs.

If an owner does not report the ADU to the County within the two year time frame, the County **could require** the owner to bring the building up to current building code prior to permit approval. (the first person to call Jackie at (360) 871-4739 will receive one free dinner at the next KAPO dinner meeting April 29, Directors are excluded.)

The cost for permitting an existing, undocumented ADU could range from **low** to **very expensive**.

A **majority** of Planning Commission members voted to **recommend approval** of the proposed DCD ordinance to the Board of County Commissioners.

Director Michael Gustavson

[Return with us to the Thrilling Days of Yesteryear](#)

by Dr. Don Flora PhD

This is about shoreline restoration.

Around the Sound local shoreline plans, required by state law, are being updated. Shoreline restoration is a proposed feature of the new plans for Kitsap County's mainland, Bainbridge Island, and other places.

In an earlier note I echoed scientists' questions about the actual possibility of attaining some idealized long-ago state of nature. Here I suggest what long ago may have been like.

Some planners feel that yesteryear means '**before non-native settlement**'. Okay, say 1800. George Vancouver, 8 years earlier, scorned Hood's Canal, with its endless dense vegetation, devoid of both humans and wildlife. 'The tracks of deer were no longer to be seen; nor was there an aquatic bird on the whole extent of the canal; **animated** nature seemed nearly exhausted...' ¹ He thought it creepy. He liked much of the rest of Puget Sound's shoreline, which was not a uniform tree-based vegetative front. He saw many open places, ² some even suggesting agriculture. ³ Shoreline natives were living in

smoke-filled plank houses in winter and mobile homes (canoe-borne woven bark tents) in summer. Multitudes, often whole communities were dying of imported smallpox.⁴ Weak neighbors were enslaved: slaves were sometimes eaten. It appears that most work was women's work.⁵ **Charming country life along sylvan shores.** This was the life-style associated with landscapes some contrive to restore. *Wake klo-she la-ly*⁶

Those folks may not have shared our social mores but their attraction to far horizons resembled ours. Their cedar-built long houses were almost always in view of the water, on backshores, spits, and in openings among the trees⁷ (close to the bay and thus "nonconforming" by today's rules). As much as we, they liked shoreline access and views. *Mar tin lee*.⁸

Another reason for the unevenly vegetated shorelines was **fire**. Of necessity, for millennia natives were great burners. Purposeful fires felled trees, sharpened arrows, removed stumps, subdued hornet nests. Absent steel blades, fire hollowed canoes and shaped house timbers. There were warming fires,⁹ signal fires,¹⁰ cooking fires, reed-softening and hide-treating fires, watch fires, vegetation enhancing and brush removing fires.¹¹ Inevitably some burns became big burns and considerable stretches of shore vegetation were consumed. *Hi-yu chako klah*.¹²

Can we find, duplicate, or even want, those fire-altered shores? Find, perhaps. Duplicate, not likely.¹³

1 Vancouver, George. 1801. *Journal... 2nd ed.* Portions pertinent to Puget Sound reprinted in Meany, Edmond S. 1907. *Vancouver's Discovery of Puget Sound*. Reprinted 1949 by Binford and Mort, Portland, OR. Pp 85-87

2 Vancouver mentions 'numerous large cleared spots', 'open verdant spots', 'clear spaces', 'removal of timber and underwood', 'verdant open spaces that have been so repeatedly noticed', and 'beautiful lawns'.

3 Barsh, Russel and Madrona Murphy. 2009. Coast Salish Agriculture and Its Impact on Soils and Eco-systems. Proceedings, 209 Puget Sound Georgia Basin Ecosystem Conference, Seattle. Olympia: Puget Sound Partnership.

4 Vancouver above. Also Prosch, Charles. 1904. *Reminiscences of Puget Sound*. Reprinted 1969 with notes. Fairfield, WA: Ye Galleon Press. Also Rossi, Louis. 1893. *Six Years on the West Coast of America 1856-1862*. Translated and annotated by W. Victor Worley: published 1983 by Ye Galleon Press. Fairfield, Wa.

5 Swan, James G. 1857. *The Northwest Coast*. New York: Harper. Reprinted 1966 with head and end notes by G.C. Adams. Fairfield, WA: Ye Galleon Press. Also Prosch, above.

6 A hard life: Chinook Jargon

7 Kirk, Ruth. 1986. *Traditions & Change on the Northwest Coast*. Seattle: University of Washington Press.

8 Far offshore: Chinook Jargon.

9 Swan, above.

10 Rossi, above.

11 Prosch and Kirk, both above.

12 Many openings in the woods: The Jargon

13 "[John] Cissel [Bureau of Land Management] points out that first, it is impossible to replicate historical landscape dynamics exactly because significant changes have occurred already in these forests, and climate changes over time. Second the historical variability included some large oscillations, such as large, severe fires that would be unacceptable to most people now." Rapp, Valerie. 2002. Dynamic landscape management. In: Science Update Issue 3, December 2002. Portland, OR: US Forest Service, Pacific Northwest Research Station.

[Kitsap County Creates Task Force](#)

by Christopher Dunagan

Kitsap Sun Tuesday, March 9, 2010

PORT ORCHARD — A 20-member task force, formed to help draft a new Kitsap County shoreline plan, was appointed Monday night by the Kitsap County commissioners “We worked really hard to make sure this task force is representative of a large number of interests,” said Patty Charnas, natural resources manager for the county. Most members have experience in shoreline issues, either in their private or professional lives.

Members will learn about the biological and physical functions of shorelines and later make recommendations on policies and regulations. The task force is scheduled to meet through June 2011. “I participated in the Critical Areas Ordinance ordeal and hope to not replicate the emotional arguments of the past if we can avoid it,” said **Tom Nevins**, a member of the Kitsap County Planning Commission.

Regulations addressing shoreline buffers in the [Critical Areas Ordinance](#) in 2006 and 2007 generated heated conflict between environmentalists and property-rights advocates. **Don Seavy** of Seabeck, a marine biology professor at Olympic College, said he teaches students about intertidal processes. “If things can be preserved, now is a better time than later,” he said.

In addition to Nevins, members representing specific interests include:

[Bob Benze](#), representing Kitsap Alliance of Property Owners. Benze is a retired environmental engineer with Puget Sound Naval Shipyard.

Art Castle, representing the Home Builders Association of Kitsap County. Castle helped create a guidebook for low-impact stormwater management.

Michael Maddox, representing West Sound Conservation Council.

Dan Fallstrom, a Manchester Port commissioner who will represent port districts.

Jessica Coyle, a fisheries biologist with the Port Gamble S’Klallam Tribe, who will represent tribal interests.

In addition to Seavy, members selected for their personal, professional or geographic affiliations:

Jim Aho of Illahee, who has worked with his community on environmental and shoreline issues.

Linda Atkisson of Driftwood Key near Hansville, a shoreline property owner who owns a small general contracting company.

Dave Nelson of Keyport, a shoreline property owner who works on community issues.

Jennifer Forbes of North Kitsap, a land-use attorney and former deputy prosecutor.

Ken Parker of Long Lake, the only lakefront property owner on the task force.

Mike Ingham of Chico, sales manager for a botanical company who understands shoreline processes and native plants.

Zachary Halls of the Bremerton area, an Olympic College student who is studying communications and marine biology.

Carrilu Thompson, a member of the Manchester Citizens Advisory Council.

Susan Cruver of Olalla, who has been involved in landscape design for shoreline homes.

Michelle Filley of Port Orchard, an environmental engineer who helped draft a “nearshore assessment” for the east side of Kitsap County.

Rebecca Mars of Seabeck, a member of the WSU Kitsap County Beach Watchers program.

Sunny Wheeler of Bremerton, another member of the Beach Watchers program.

Mike Ellis of the Bremerton area, a commercial fisherman and shoreline property owner.

The 20 members of the task force were appointed from 46 applicants.

During Monday’s meeting of the Kitsap County Board of Commissioners, Vivian Henderson of the Kitsap Alliance of Property Owners thanked the county for creating the task force, but chastised the Department of Community Development for failing to inform those who applied but were not selected that meetings of the group are open to the public. She suggested that agendas of the task force include an opportunity for public comment. Central Kitsap Commissioner Josh Brown said he thought that was a good idea. North Kitsap Commissioner Steve Bauer was impressed with the number of people who applied. "Finding people who represent multiple interests is really important," he said.

Anyone may attend meetings of the task force, which will be announced on the county’s Web site, www.kitsapshoreline.org. Documents will be posted on the Web site, which includes a tab for anyone to offer comments.

Kitsap Sun reporter Chris Henry contributed to this report.

<http://www.kitsapsun.com/news/2010/mar/09/county-creates-task-force-to-advise-on-shoreline>

[Why Your Home Costs So Much](#)

Policy Brief: How Government Officials Increase Home Prices

By Brandon Houskeeper, Policy Analyst

Washington Policy Center, January 2010

FULL REPORT HERE:

www.washingtonpolicy.org/Centers/environment/PolicyBrief/CostConstructionPB.pdf

Summary

Policies that increase tax revenues and regulate the growth of communities have a direct impact on the cost of construction in our state. Lawmakers use a variety of tools to control growth and manipulate revenues, such as building, utility and impact fees, land use regulations and business taxes. The increased costs AFFECT businesses' ability to

remain competitive, as well as the price that consumers must pay for the goods and services provided.

Key Findings:

1. In the construction industry policymakers specifically use permit fees, impact fees, land use regulations and direct taxes, all of which add directly and significantly to the cost of construction in our state.
2. Government policies added as much as 28%, or \$67,400, to the cost of a typical single family home in Olympia. In the City of Vancouver the government-added cost to a typical home is approximately \$54,000 or 25%, and in Spokane it is about \$38,000 or 21%.
3. A recent performance audit by the Washington State Auditor's office found that local officials sometimes imposed fees improperly, collect too much in impact fees, and identified several ways local officials could reduce costs and maximize benefits.
4. Conservative estimates by industry sources concede that government officials add around 17% to the price of a typical home.

[Testimony to Kitsap Regional Coordinating Council \(KRCC\)](#)

March 2, 2010

Re: Puget Sound Regional Transportation 2040 Plan

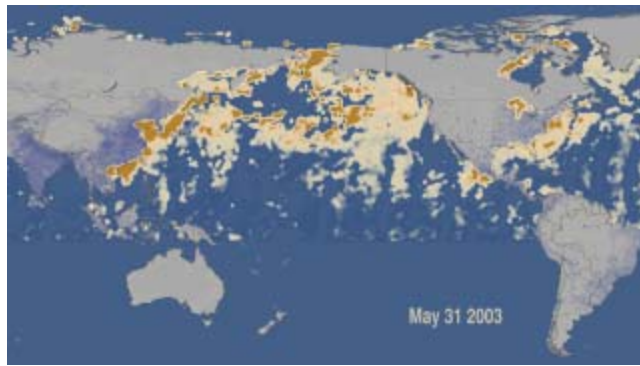
The following testimony was presented to the Kitsap Regional Coordinating Council's March 2, 2010, Board meetings on behalf of Kitsap Alliance of Property Owners.

We ask that the KRCC join other members of the Transportation Policy Board in requesting a one year delay of the scheduled May 2010 approval of this document.

The reasons to provide for a delay center around uncertainty of the findings and the need to be cautious before committing the region into this 30 year plan of action, as follows:

1. basic growth assumptions of population and employment don't pass the reality test – Kitsap is relegated as a backwater.
 - Population growth of 1.4 million persons, with 1.36 million in Urban Growth Areas, and 0.04 million (40,000) in Suburban and Rural areas.
 - Employment growth of 1.2 million jobs, with 475,000 in 'designated' regional growth centers, and 725,000 presumably in Suburban and Rural areas.
 - Employment in Manufacturing and Industrial Centers appears to be only 20,000 jobs, meaning that the 1.18 million remaining jobs are not and must therefore be in service, government, education, and other fields.

2. trips by travel mode are heavily skewed towards mass transit, since most of the population and employment will be confined to Urban Growth Areas.
Question, does this require State ownership of private property outside of Urban Areas to offset normal real estate sales?
 - Transit grows by around 140%
 - Single occupant vehicle trips grow by less than 40%
3. highway and arterial lane miles increase by about 6%
 - total lane miles go up from 12,806 (2006) to only 13, 551 by 2040.
 - private vehicle use for 1.4 million additional persons is drastically constricted onto virtually the same highway and arterial system in place today.
 - *Question; certainly if about 95% all the population and employment is confined to Urban Areas and mobility is predominantly by mass transit, then there is no need for private vehicles or highways and arterials –but how can this possibly come about in a free real estate market?*
4. improvements to air quality based on the National Ambient Air Quality Standards for six criteria pollutants have been achieved such that the Puget Sound Region is a clean air ‘attainment area’.
 - the six pollutants are: ground level ozone, carbon monoxide (CO), particulate matter (PM10), sulfur oxides, nitrogen oxides, and lead
 - this was achieved with only a 0.2% increase in mass transit use, but larger increases in private vehicle use. *Question, if increased automobile use is bad for the environment, how were good air quality standards achieved?*
5. Carbon Dioxide (CO2) was identified as a ‘greenhouse gas’ leading to Global Warming in 2007 at the beginning of the Vision 2040 update, but during the three years of plan development, information has come to light that casts doubt on the need to drastically curtail CO2 emissions from transportation traffic.
 - The International Panel on Climate Change’s leading scientist has now stated that Global Warming ceased around 1995.
 - Global warming is now referred to as ‘climate change’, but the cause for climate change remains to be attributed to increases in CO2, the supposed greenhouse gas that causes global warming. *Question, is climate change just the same old global warming?*
6. The air quality of the Puget Sound Region is significantly affected by pollution generated in China and drifting across the Pacific Ocean as monitored for years by satellite.
 - There are hundreds of coal fires burning around the world.^[41]
[^ "Sino German Coal fire project".](http://www.coalfire.caf.dlr.de/projectareas/world_wide_distribution_en.html)
http://www.coalfire.caf.dlr.de/projectareas/world_wide_distribution_en.html
[. Retrieved 9 September 2005.](http://www.coalfire.caf.dlr.de/projectareas/world_wide_distribution_en.html)



- May 31, 2003 The MODIS instrument on NASA's Terra satellite has been tracking the particulate pollution for more than seven years, gathering data as most of it drifted east across the Pacific Ocean. About 4.5 teragrams of particulate pollution each year could reach the western boundary of North America, which is about 15% of local emissions of particulate pollutants from the U.S. and Canada
- Coal fires in China burn 109 million tons of coal a year, emitting 360 million metric tons of CO₂. This contradicts the ratio of 1:1.83 given earlier, but it amounts to 2-3% of the annual worldwide production of CO₂ from [fossil fuels](#), or as much as emitted from all of the cars and light trucks in the United States.^{[44][45]}
 1. [^ "EHP 110-5, 2002: Forum". http://ehp.niehs.nih.gov/docs/2002/110-5/forum.html](http://ehp.niehs.nih.gov/docs/2002/110-5/forum.html). Retrieved 9 September 2005.
 2. [^ "Overview about ITC's activities in China". http://www.itc.nl/personal/coalfire/activities/overview.html](http://www.itc.nl/personal/coalfire/activities/overview.html). Retrieved 9 September 2005.

What's Up

1. **Kitsap County Fair 2010**-Roberta Messinger is the Chair Person for the fair this year. She will be the **go to person** and will need everyone's help. Please take time and call Roberta at (360) 613-0421 to volunteer. She will need people for set up and break down, design and theme, gathering of materials, and as always, manning the booths. It's a big job, its fun and you get to see the fair. Call today.
2. Our new Director, Bill Henderson, has taken on our external news source blog, www.insidekapo.wordpress.com. He is going to be great. Matter of fact he IS great. If you have a possible article that would fit our blog please email Bill at Henderso@wavecable.com (careful, there is no "n" on the end of Henderson email

address). Keep your eyes and ears open. There is a lot of good information that needs to be passed on to the public via our blog.

3. **Going "Green"!** Being good stewards of our land includes providing a healthy environment for our gardens, whether food-producing or ornamental! One of the best ways to enhance that environment is the annual addition of high-quality organic compost. Amazing stuff, this topical amendment stimulates a myriad of beneficial soil activities, from breaking up clay soils to increasing the moisture retention capacity of the soil. Hauling away lawn **clippings**, leaves, and other yard debris deprives our landscapes of the materials that would otherwise compost naturally (as it does in nature). As grass and other plants grow, whatever organic material is present in the soil is depleted, resulting in poorer growth, as well as plants that are weakened and more subject to weed, disease and insect infestation. To get the most **bang** for your buck, make sure the compost contains **humic acid**, or purchase it (look for bagged, granular soil conditioner) and sprinkle it on according to label directions. For more info on compost, visit our own County website at [http:// www.kitsapgov.com/SW/compost.htm](http://www.kitsapgov.com/SW/compost.htm), or other reputable websites!

Kathy Deffenbaugh

“The smallest minority on earth is the Individual. Those who deny individual rights cannot claim to be defenders of minorities” philosopher, Ayn Rand (1905-1982)

[How to Join KAPO](#) **Membership Information**

**Membership in Kitsap Alliance of Property Owners is available at three levels

Voting Membership is open to applicants and includes voting rights. Membership dues are \$100 per year.

Associate Membership is also available. Associate Members do not enjoy voting rights. Associate Membership dues are \$25 per year.

Life Membership, voting membership for the life of the member, is available for a single payment of \$1000.

**Dues are pro-rated quarterly. Contact Vivian for correct amount based on the date of your application.

The list of KAPO members is not released to the public. Individual member information is not used for any other purpose than the specific business of KAPO.

For more information or to receive a membership application visit the KAPO web site, www.kapo.org or contact Executive Director Vivian Henderson, viviankapo@wavecable.com or Phone: 360-710-8560

