

# A Better **Alternative to a 2nd SKSD High-School?**



*(Graphic for Illustrative Purposes Only)*

## ***How SKSD Acquired Their "Just Shy" 60 Acres***

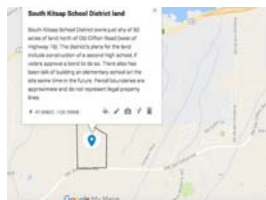
SKSD acquired 20 acres of undeveloped land in 1999 for an unheard of sum of \$48,000. 12 acres were free, they paid \$6,000 for the remaining 8 acres. They were looking for 50 acres. In 2005 SKSD negotiated with McCormick Woods and exchanged their prime 20 acres for undeveloped forested land just north of Old Clifton Rd. That undeveloped forest land consisted of a shy 60 acres. They paid \$2M. Fast forward today. We know how hard a time SKSD is having to pass a bond to build a 2nd high school. It is doubtful that SK voters will ever be convinced to pass any bond, much less one to build a second high-school on those 60 acres.

Perhaps a viable alternative SKSD should consider a rezone of their 60 acres and sell all but 24 acres they have near McCormick Woods. They could be following the example of North Kitsap School District. NK plans to rezone and sell their excess land. Consider that some of SK's 'McCormick Woods' property has some very significant environmental challenges which the District has yet to address. Costs could be considerable to mitigate these environmental challenges. Rezone, divest, sell would be a good start to prove to SK taxpayer that our District is, and can be better and more responsible stewards of our tax dollars.

# How South Kitsap School District acquired land for a second high school

Chris Henry, [christina.henry@kitsapsun.com](mailto:christina.henry@kitsapsun.com)

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(Photo: Chris Henry, Google Maps)

**SOUTH KITSAP** — One recurring question about South Kitsap School District's bond proposal for a second high school is how the district came by the nearly 60-acre site off Old Clifton Road on which the school would be built if the bond passes Feb. 14.

The [\\$172.6 million measure](http://www.kitsapsun.com/news/local/sk--to-run-another-bond-measure-feb-14-43191e42-26d9-7607-e053-0100007f0870--405368826.html) (<http://www.kitsapsun.com/news/local/sk--to-run-another-bond-measure-feb-14-43191e42-26d9-7607-e053-0100007f0870--405368826.html>), on the ballot with a levy renewal, also includes more than \$40 million in [improvements at all existing schools](/story/news/education/2016/12/26/education-spotlight-sks-oldest-school-dates-wwii/95771494/) (</story/news/education/2016/12/26/education-spotlight-sks-oldest-school-dates-wwii/95771494/>), including South Kitsap High School.

Here's the history on the Old Clifton property, according to an [article in the Kitsap Sun from 1999](http://web.kitsapsun.com/archive/1999/06-23/0027_south_kitsap_school_district_buy.html) ([http://web.kitsapsun.com/archive/1999/06-23/0027\\_south\\_kitsap\\_school\\_district\\_buy.html](http://web.kitsapsun.com/archive/1999/06-23/0027_south_kitsap_school_district_buy.html)), information gathered by Superintendent Karst Brandsma, new to the district in August, and long-time board member Chris Lemke.

In the mid-1980s, the McCormick Land Company was developing acreage it owned west of Highway 16, building homes that are now the McCormick Woods development. As a condition of development regulations, the company set aside 20 acres for eventual purchase by the district. The requirement was meant to soften the development's impact on the school district. McCormick Land Company also paid the district development impact fees.

The district didn't buy the land in the 1980s, however, because it didn't have enough students in the area at the time, according to then-Superintendent Bill Lahmann, quoted in the article.

In 1999, however, the district moved forward with the purchase of the [20 acres south of Old Clifton Road](https://www.google.com/maps/d/edit?mid=1fvfAPxCetdFteiev_bwiJ3QQjgs&ll=47.50836938075038%2C-122.70928144999999&z=13) ([https://www.google.com/maps/d/edit?mid=1fvfAPxCetdFteiev\\_bwiJ3QQjgs&ll=47.50836938075038%2C-122.70928144999999&z=13](https://www.google.com/maps/d/edit?mid=1fvfAPxCetdFteiev_bwiJ3QQjgs&ll=47.50836938075038%2C-122.70928144999999&z=13)), which it got for the bargain-basement price of \$48,000.

The district received 12 acres at no cost and paid \$6,000 per acre for the remaining eight.

Lahmann lauded the deal. "Flat property with utilities that you could build a school on — you can't touch it for \$6,000 an acre," Lahmann said.

The money came from the district's capital account, which holds impact fees and other capital funding. The land was to be held for future needs but was not large enough for a high school, according to Lahmann, who added the district's goal was to get a second high school in the south end of the district.

District officials were searching for a site of roughly 50 acres but hadn't found one that was suitable, the 1999 article states. "When they find one, the district will likely approach voters with a bond issue to build a high school."

Lemke said the district had been looking all over South Kitsap for a parcel big enough for a high school. The district owned a small piece of land at the edge of Banner forest, which created a focus on the south end for a possible swap, Lemke said. The district was not stuck on the south end, however. The biggest issue was finding a parcel of adequate size.

Fast forward to 2005, when the district negotiated with McCormick Woods developers to exchange the prime 20 acres south of Old Clifton Road for undeveloped, forested land north of Old Clifton. The district sealed the deal after a couple years of negotiations, according to Lemke, paying \$2 million for just shy of 60 acres (albeit without utilities). Although this wasn't the "bargain basement" price of the previous deal, the district got a valuable piece of land for a relatively low cost, Lemke said.

"We got that property for a really good price by the time it closed," Lemke said.

The land in 2014 was [valued at \\$3.6 million by the Kitsap County Assessor](https://psearch.kitsapgov.com/webappa/index.html?parcelID=322401-4-054-2006) (<https://psearch.kitsapgov.com/webappa/index.html?parcelID=322401-4-054-2006>); subsequent years show no value since the school district is a public entity and doesn't pay taxes.

The school board, of which Lemke was a member at the time, had compared the Old Clifton property to other potential sites for sale in South Kitsap and determined it was the most suitable piece of land in the best location for the best price. "We did some due diligence before we made this deal," Lemke said.

The district also spent an undetermined amount to address water run-off on the property, making the site "more useable for a high school and future elementary school site," according to Brandsma. Lemke confirmed this, saying the district worked with McCormick Woods, which offered to

take stormwater off the 60-acre site if the district helped with the cost of a stormwater utility on surrounding residential parcels. Lemke said it was a favorable arrangement for the district because it preserved acreage on the school site that would have been taken up with a retention pond.

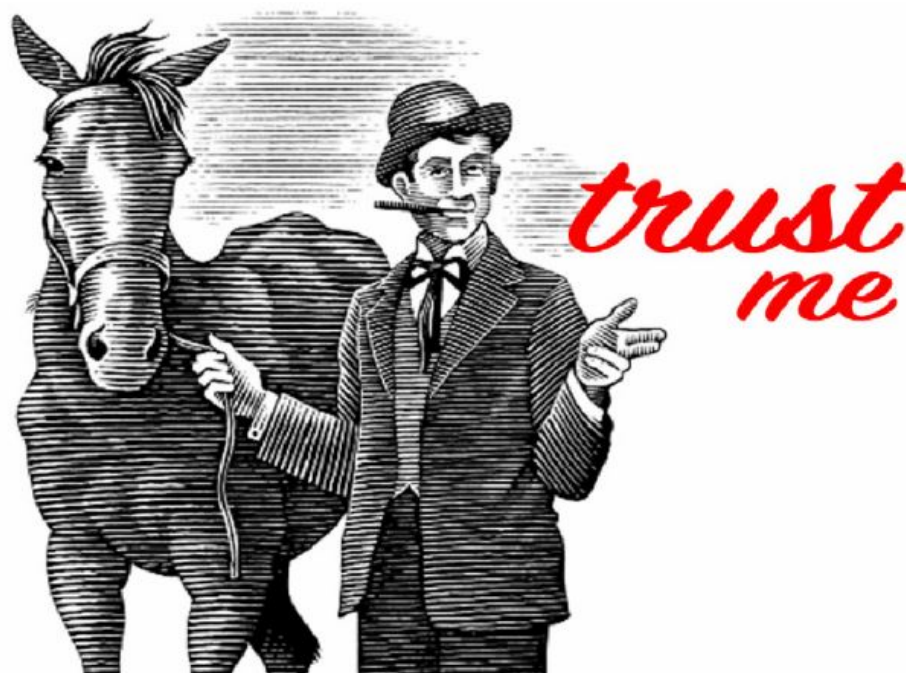
The parcel was in Port Orchard's urban growth area and is now within city limits. Surrounding schools included Sunnyslope Elementary, one of only two elementary schools in the district that had increasing enrollment at the time.

The good news for the district was that it now had a parcel large enough for a high school. The downside is that it lacked utilities. If the bond passes and a second high school is built, bringing utilities to the land will require money that's been factored into the cost of the 2017 bond.

Brandsma also responded to the often-heard comment that the second high school would be an elitist place serving the well-heeled residents of McCormick Woods by saying the school's service area would include low-income feeder schools. Cedar Heights Middle School, Sidney Glen Elementary and Burley Glenwood Elementary all qualify for federal funding based on the number of students who receive free and reduced-cost lunch (a measure of a school's relative wealth or poverty). In addition, homes in The Ridge range in value from the low- to mid-200,000s, basically entry-level homes.

"It will be a diverse student population as South Kitsap High School is today," Brandsma said.

Read or Share this story: <http://www.kitsapsun.com/story/news/local/2017/02/03/how-south-kitsap-school-district-acquired-land-second-high-school/97451958/>



# North Kitsap School District's Has A Plan! Rezone 29 Acres of Excess Land Then Sell!

## Should South Kitsap School District Emulate This Plan?

**Send your emails and letters to your school board directors and let them know how you feel:** Dist. 1 [espy@skschools.org](mailto:espy@skschools.org) Dist. 2 [berg@skschools.org](mailto:berg@skschools.org) Dist. 3 [pickardb@skschools.org](mailto:pickardb@skschools.org) Dist. 4 [wilsonj@skschools.org](mailto:wilsonj@skschools.org) Dist. 5 [daily@skschools.org](mailto:daily@skschools.org)

**Or if you have time, can tolerate a bit of conflict, boisterous discussions, and downright infighting - then consider tuning into one (or many) of the school board meetings being held bi-monthly.** *(However, I would not recommend visiting Director Berg's website, as his views and postings are distorted and remnants of times long since passed). But he does have some good antidotal stories!*



What follows is a recent story in the Kitsap Sun regarding North Kitsap School District decision to attempt a rezone of 29 acres they are calling excess property. They hope to rezone their excess land to residential and then sell. The property was appraised for \$560,000 in 2019. If this rezone to low residential is granted (by the County) the new value could reach between \$1.8M and \$2.4M. North Kitsap School District would then use the proceeds to offset or avoid the necessity of running levies to fund 'some' of their future capital projects such as school buildings, modernizations, repairs. Giving their voters a tax break on levies is certainly something South Kitsap School District should consider emulating.

# Kitsap Sun

## NEWS

# North Kitsap School District looks to rezone surplus land it owns near Island Lake



**Peiyu Lin**

Kitsap Sun

Published 1:08 p.m. PT Aug. 16, 2022 | Updated 1:12 p.m. PT Aug. 16, 2022

The North Kitsap School District is looking to rezone a piece of undeveloped property near Island Lake it had purchased for the site of a future school in hopes that it can sell it to fund future capital projects.

The district has submitted a rezoning application as Kitsap County prepares to update its Comprehensive Plan, a once-every-ten-year opportunity for landowners to apply to change zoning.

The North Kitsap School District recently submitted its application to rezone its property on the north side of Island lake, the very southern edge of the school district's boundary that is adjacent to the Silverdale Urban Growth Area (UGA). The application comes as part of the county's process to review and update its comprehensive plan in 2024.

The 29-acre piece of undeveloped land is currently zoned Rural Residential, which allows for low-density residential development and agricultural activities that are consistent with rural character.

NKSD is suggesting the county have the property included in the Silverdale UGA, as the district intends to surplus the property for sale and future development, according to school district documents.

**More Island Lake news:** Neighbors brace for residential development at former

church camp site

NKSD purchased the property, at the intersection of Silverdale Way and Lone Maple Lane NW, in January 1993 for the purpose of building a school there, said NKSD spokesperson Jenn Markaryan.

"It appears that at that time, nearly 30 years ago, the school district was interested in the possibility of placing a school on the southern end of the boundaries in the future," Markaryan said.

The property was appraised for \$560,000 in 2019. If the land is rezoned to an Urban Low Residential Zone, meaning that urban services and facilities are allowed, the appraisal would reach roughly \$1.8 million to \$2.4 million based on a 2019 appraisal, according to the school district.

"The developability of the property has not been analyzed but would likely change the value of the property," according to district documents.

If the property is successfully rezoned and sold, NKSD would use the revenue generated to assist in funding future school buildings or modernization, Markaryan said.

The lake's north side isn't the only place planned for future residential development. Last week, local developers who own the former CRISTA campsite on the south end of the lake, submitted their permit application to Kitsap County with a plan to build 350 single-family dwellings on their 55-acres land.

Review of the application may take a year or more before a permit is issued, according to county officials.

## **Mapping Kitsap County's landscape through 2024**

Like NKSD, landowners can submit an application for rezoning to Kitsap County until Sept. 15, said Kitsap County Deputy County Administrator Eric Baker.

The county considers rezone requests as part of the update to its comprehensive plan. The Washington Growth Management Act requires the county to update

its comprehensive plan every 10 years.

"This is a good part of our public outreach plan, to make sure that people are coming to us with ideas they have for their property so that it's not just a one-way street," Baker said.

All the proposed rezoning changes will be reviewed by the county and be considered to be included in one of the three alternatives that will undergo environmental analysis in 2023 before updating the plan come in 2024, Baker said.

To learn more about the update, the public can join the county's first public virtual meeting on Thursday at 6 p.m. via Zoom.

More meetings based upon different aspects of the update will be lined up through the fall, Baker said.

*Reach breaking news reporter Peiyu Lin at [pei-yu.lin@kitsapsun.com](mailto:pei-yu.lin@kitsapsun.com) or on Twitter @peiyulintw.*

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