



# CITY OF PORT ORCHARD

## Planning Department

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### MEMORANDUM

TO: Keith McGoffin, Kitsap County Hearing Examiner Pro-Tem

FROM: James Weaver, AICP, City of Port Orchard Development Director

RE: McCormick West Master Plan & Preliminary Plat: Case No. 080327-023

Thank you for considering this memorandum. The City of Port Orchard supports the McCormick West Master Plan and Preliminary Plat. As the provider of urban services and an adjacent jurisdiction, the McCormick West development is an important part of the future of the McCormick Urban Village and a future area for probable annexation into the City of Port Orchard. The City looks forward to the opportunity to provide support the residents of McCormick Woods as well as the future residents of McCormick West.

In the support of the McCormick West Master Plan and Preliminary Plat, the City has provided letters of Sewer & Water availability to the McCormick Land Company. These commitments for urban services were provided with the data available at the time of issuance of these commitment letters.

Presently the City of Port Orchard has undertaken a Comprehensive Sanitary Sewer Plan Update that has considered the accommodation of sewer provision for the full build-out of the McCormick Urban Village / ULID #6 Urban Growth Area. Submitted for the hearing examiner consideration is the GMA – Technical Memorandum dated December 2007. This technical memorandum was produced as a component of the ongoing Port Orchard Comprehensive Sanitary Sewer Plan Update and provided to Kitsap County in assistance to the Kitsap County 2006 Comprehensive Plan appeals.

The items of concern that the City of Port Orchard is requesting for the hearing examiner's review and consideration are the conditions of approval for provision of sewer service. To address the City's request and concern regarding provision of urban services to the McCormick West Master Plan & Preliminary Plat, please consider the addition of identical conditions of approval (if not present) to the McCormick West Master Plan & Preliminary Plat that were formerly required for the McCormick North Master Plan & Preliminary Plat: Case No. 04-18788 & 04-1878:

Provided are conditions of Approval #77-85 for McCormick North Master Plan & Preliminary Plat: Case No. 04-18788 & 04-1878 and as suggested conditions of approval for the McCormick West Master Plan & Preliminary Plat: Case No. 080327-023.

**77. Sewer service will require the construction of on-site sewage collection system improvements. The developer is responsible for construction of all required on-site collections system improvements to serve the new development. Note that neither the City of Port Orchard nor Kitsap**

County is responsible for the installation of any low pressure sewer system improvements (septic tanks, grinder pumps, etc. AI). These improvements are the responsibility of the developer and / or individual home builder.

78. All improvements constructed by the developer shall be designed and constructed to the standards of the City of Port Orchard, and in accordance with approved Sewer Comprehensive Plans. Construction plans for sewer system improvements shall be submitted to the City of Port Orchard for reviews and approval prior to the start of any construction.

79. The developer is responsible for acquiring all necessary permits and approvals needed to construct the sewerage improvements.

80. Acceptance of the completed sewer system by the City of Port Orchard for ownership and maintenance is contingent upon the developer meeting all Port Orchard standard requirements for acceptance, such as inspection, testing, bonding, etc.

81. No sewer service connections shall be made to the system until the system is accepted by the City of Port Orchard for ownership and maintenance, unless otherwise approved by the City of Port Orchard.

82. If development is phased, the City of Port Orchard may require the developers to construct sewer mains across future undeveloped phases in McCormick West to secure sewage service.

83. Easements shall be provided for all public sewer system improvements outside of public right-of-way. All public sewer easements, and final plat documents, if they contain easements or dedications to the City of Port Orchard, shall be submitted to the City of Port Orchard for review and approval prior to recording.

84. The developer shall pay all standard and customary City of Port Orchard fees and charges for sewer and sewer system extensions.

85. An agreement between McCormick Land Company (or their assignees) and the City of Port Orchard in support of future annexation of McCormick West to the City of Port Orchard shall be provided prior to final plat approval. The Annexation Agreement shall be signed and notarized by all applicable owners and delivered to the City of Port Orchard and Kitsap County prior to final plat approval.

Thank you again for considering this request and memorandum from the City of Port Orchard. The City of Port Orchard supports the McCormick West Master Plan and Preliminary Plat and look forward to being a partner in the development and a provider of urban services to the McCormick Land Company/GEM1 LLC and the residents of McCormick Woods. Thank you.

Sincerely,

James R. Weaver  
City of Port Orchard Development Director

CC: Lary Coppola, Mayor, City of Port Orchard  
Maher Abed, P.E., Public Works Director, City of Port Orchard  
Doug Skrobut, McCormick Land Company

Attachments: Comprehensive Sanitary Sewer Plan Update GMA – Technical Memorandum