

McCormick Woods					
Annexation Review Draft Matrix					
	Date:	March 18, 2008			
NO.	CATEGORY	ITEM OF INTEREST / POTENTIAL ISSUE	DOCUMENT REFERENCE	PAGE / SECTION	NOTES
1	Transportation	Kitsap County Development Agreement for transportation requires that the agreement is binding upon city that assumes jurisdiction through incorporation or annexation.	McCormick Urban Village Development Agreement for Transportation (Approved 4-25-05)	Page 5, Item 12: Annexation	City of Port Orchard was not party to signed agreement, clause binding City upon annexation may need to be explored.
2	Transportation	Upon entering an agreement with the City of Port Orchard for funding of Transportation Projects, agreement may be amended to affect "future development", also may be subject to additional fees.	McCormick Urban Village Development Agreement for Transportation (Approved 4-25-05)	Page 5, Item 8: Annexation	If 2001 project costs are underestimated, additional fees may need to be imposed for City of Port Orchard to assume project construction.
3	Transportation	McCormick proportional project costs associated with determination of "regional per-trip fee" calculated cost as a portion of total cost improvements determined in the ULID #6 Environmental Impact Statement.	McCormick Urban Village Development Agreement for Transportation (Approved 4-25-05)	Page 3, Item 2 & Item 3	ULID #6 Environmental Impact Statement (created 2001 and approved Jan 9, 2002) calculates the costs in 2001 dollars and relies on Traffic Impacts Analysis to identify total impacts. May need to be verified in Port Orchard Transportation Capital Facilities Plan for current validation.
4	Transportation	McCormick transportation project construction phasing in Capital Facilities Plan may impact traffic concurrency for existing project approvals with Kitsap County if not completed within agreed upon phasing plan.	McCormick Urban Village Development Agreement for Transportation (Approved 4-25-05)	Page 3, Item 4.	Partial annexation of ULID #6 / McCormick Woods may be difficult to apply transportation concurrency for developments outside City of Port Orchard.
5	Transportation	McCormick Woods/GEM may construct improvements and are provided annual reimbursement of up to 35% of all impact fees collected until the constructed project is paid back.	McCormick Urban Village Development Agreement for Transportation (Approved 4-25-05)	Page 4, Item 5 & 6	City of Port Orchard was not party to signed agreement, clause binding City upon annexation may need to be explored.

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6	Transportation	Kitsap County has agreed to a Non-Motorized Mitigation Payment of \$8.69 per trip to mitigate costs of construction of regional bike land along Old Clifton Road	McCormick Urban Village Development Agreement for Transportation (Approved 4-25-05)	Page 5, Item 10	If 2001 project costs are underestimated, additional fees may need to be imposed for City of Port Orchard to assume project construction.
7	Transportation	Development Agreement ensures transportation concurrency for full build-out (4,172 home) of McCormick Woods/ULID#6.	McCormick Urban Village Development Agreement for Transportation (Approved 4-25-05)	Page 5, Item 11	City of Port Orchard was not party to signed agreement, clause binding City upon annexation may need to be explored.
8	Transportation	Amendment to Development Agreement is not binding unless signed by both Kitsap County and GEM 1, LLC.	McCormick Urban Village Development Agreement for Transportation (Approved 4-25-05)	Page 7, Item 17	City of Port Orchard was not party to signed agreement, clause binding City upon annexation may need to be explored.
9	Transportation	Exhibit A identifies total transportation project Proportional Share of \$ 7,233,200 with a proportion of trips generated as 50,380 trips and a Total per Trip Fee of \$149.57	McCormick Urban Village Development Agreement for Transportation (Approved 4-25-05)	Exhibit A	ULID #6 Environmental Impact Statement (created 2001 and approved Jan 9, 2002) calculates the costs in 2004 dollars and relies on Traffic Impacts Analysis to identify total impacts. May need to be verified in Port Orchard Transportation Capital Facilities Plan for current validation.
10	Transportation	McCormick Woods Transportation project costs identify a \$520.50 Transportation Impact fee each dwelling unit.	McCormick Urban Village Development Agreement for Transportation (Approved 4-25-05)	Exhibit B: McCormick Urban Village Transportation Plan, Page 12 ,Table 7	City of Port Orchard does not have Transportation Impact Fees in place and would need to verify project costs and include an Impact Fee program to comply with the Development Agreement
11	Transportation	McCormick Woods has already paid into the Kitsap County General Fund, a \$520.50 Transportation Impact fee for each dwelling unit.	McCormick Urban Village Development Agreement for Transportation (Approved 4-25-05)	Exhibit B: McCormick Urban Village Transportation Plan, Page 12 ,Table 7	City of Port Orchard may need to identify impact fee payment and project completion to resolve with Kitsap County any transfer of funds to the City.

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12	Schools	South Kitsap School District collects impact fees for McCormick Woods/ULID#6.	General Public Works	N/A	City of Port Orchard may need to adopt South Kitsap School District Impact fee schedule to maintain level of service for School capital facilities.
13	Parks	Kitsap County Development Agreement for Open Space, Parks & Recreation requires that the agreement is binding upon city that assumes jurisdiction through incorporation or annexation.	McCormick Urban Village Development Agreement for Open Space Parks & Recreation (Approved 4-25-05)	Page 3, Item 6: Annexation	City of Port Orchard was not party to signed agreement, clause binding City upon annexation may need to be explored.
14	Parks	McCormick Village Park development responsibility and cost.	McCormick Urban Village Open Space, Parks, & Recreation Plan (4-25-05)	Parks Plan: Exhibit A	Identified as community project #4 (65 Acres north of Old Clifton) at 2004 estimated cost of \$525,220.00 development cost.
15	Parks	Kitsap County assumed complete responsibility for development of parks with payment of \$643,742.00 dollars from GEM 1 LLC to Kitsap County.	KC Resolution 201-2006 McCormick Urban Village: Development Agreement for Open Space, Parks, & Recreation Amendment #1 (11-27-06)	Amendment #1, Item 4	City of Port Orchard may need to identify fee payment and project completion to resolve with Kitsap County any transfer of funds to the City.
16	Parks	Annexation of McCormick Village Park requires pre-annexation inter-local agreement subject to conditions of Kitsap County Development Agreement	KC Resolution 201-2006 McCormick Urban Village: Development Agreement for Open Space, Parks, & Recreation Amendment #1 (11-27-06)	Amendment #1, Item 7	City of Port Orchard was not party to signed agreement, clause binding City upon annexation may need to be explored.
17	Parks	If jurisdiction does not construct parks improvements, McCormick Woods/GEM may construct Parks improvements and are provided annual reimbursement of all impact fees collected until the constructed project is paid back.	McCormick Urban Village Development Agreement for Open Space, Parks, & Recreation (Approved 4-25-05)	Page 3, Item 4 & 5	City of Port Orchard was not party to signed agreement, clause binding City upon annexation may need to be explored.
18	Storm water	Kitsap County Development Agreement for Storm water DOES NOT require that the agreement is binding upon city that assumes jurisdiction through incorporation or annexation.	Development Agreement for Storm water (Approved 4-25-05)	N/A	City of Port Orchard was not party to signed agreement, nor are provisions shown to be binding.

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19	Storm water	Regional storm water control facility constructed for all development impacts of McCormick Woods including future business park, mixed use commercial, and school site.	Development Agreement for Storm water (Approved 4-25-05)	Page 2, Item 3, 4, and 5	Additional research required to ensure that storm water control facility capacity is sufficient to accommodate all flows at full build out. May require limitation of impervious surface on all building permits.
20	Storm water	Development limits are allowed without requirements of additional storm water facilities.	Development Agreement for Storm water (Approved 4-25-05)	Page 3, Item 6: Development Limits	If storm water capacity is exceeded in future, development agreement may constrain City of Port Orchard from collecting fees for requiring construction of additional storm water facilities.
21	Storm water	The agreement vests the development of McCormick Woods against any additional storm water changes for a period of 10 years.	Development Agreement for Storm water (Approved 4-25-05)	Page 3, Item 7: Vesting Rules	If Storm water rules change, existing facility may not meet new requirements and development storm water rules are vested for Kitsap County only, not City of Port Orchard.
22	Storm water	Ownership of Storm water initially is GEM1, LLC and bonded with Kitsap County with assumption of ownership, operation, maintenance assumed by Kitsap County after 2 years from construction.	Development Agreement for Storm water (Approved 4-25-05)	Page 4, Item 8: Ownership, Maintenance & Repair	Kitsap County Storm and Surface Water Maintenance (SSWM) fund presently provides funding. City of Port Orchard may need to adopt storm water maintenance utility, or provide agreement with Kitsap County.
23	Sewer	Existing sewer Pump Stations: McCormick 1 and McCormick 2 are undersized to accommodate full build-out of McCormick Woods / ULID#6	City of Port Orchard Comprehensive Sanitary Sewer Plan Update: GMA Compliance - Technical Memorandum (Dated December 2007)	Page 21, Table 20	No new sewer projects or sewer financing mechanisms were identified in the Kitsap County / McCormick Woods developer agreements.
24	Sewer	Participation in a new satellite treatment facility with a membrane bioreactor (MBR) serving the McCormick Woods/Glenwood Road/Sedgwick Road area may be required for providing sewer capacity for McCormick Woods development.	City of Port Orchard Comprehensive Sanitary Sewer Plan Update: GMA Compliance - Technical Memorandum (Dated December 2007)	Page 23, Item 6 Recommended Improvements	Project costs estimated at 4 million dollars.

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25	Maintenance Storm Water	Maintenance required for 13 existing storm ponds. Existing maintenance conducted by Kitsap County.	General Public Works	N/A	Kitsap County Storm and Surface Water Maintenance (SSWM) fund presently provides funding. City of Port Orchard may need to adopt storm water maintenance utility, or provide agreement with Kitsap County
26	Maintenance Streets	Maintenance required for 22 miles of paving, street sweeping, street lighting, snow plowing, sanding, striping, storm drain, therma plastic erosion control, and stop bars.	General Public Works	N/A	Spring & Fall cleanup alone will triple Public Works maintenance time required to maintain city standards.
27	Maintenance Water	Existing Well fields, pumps, lines, and equipment require maintenance	General Public Works	N/A	May provide increased need for Public Works Maintenance funds.
28	Maintenance Sewer	Existing sewer pumps, lines, and equipment require maintenance	General Public Works	N/A	May provide increased need for Public Works Maintenance funds.