KITSAP COUNTY PUBLIC WORKS
POULSBO RECYCLE CENTER

For more information, contact Pat Campbell, Solid Waste Division Manager, at (360) 337-4626, or by e-mail at PCampbell@co.kitsap.wa.us.

INFORMATION CONCERNING POTENTIAL SURPLUS AND SALE

Kitsap County has been considering various options related to the Poulsbo Recycle Center (PRC) property for several years. The current property does not meet the requirements as a site for a Household Hazardous Waste Facility, which is a recognized need to serve North Kitsap residents. In addition, the current PRC operation costs are now subsidized by disposal fees at other County facilities. Since curbside recycling service is now available countywide, there is no need to continue to provide this drop-off service. This fact sheet has been prepared to address citizens’ questions about the reasons for the potential sale, recycling options available to them, and where to find additional information.


A main factor being considered in the decision to sell this property is that numerous benefits to various public agencies (and therefore to the public they serve) have been identified, as outlined below:

❖ Benefits to Kitsap County
  • Existing property does not provide the best long-term location for County’s needs – mainly, as a site for a needed North Household Hazardous Waste (HHW) Collection Facility.
  • Adopted 2011 Solid and Hazardous Waste Management Plan, and Draft 2017 Plan, recommend that residents subscribe to curbside garbage and recycling collection rather than self-haul. As curbside service is now available throughout the county, there is no continuing justification for a full-service recycling facility.
  • Costs to operate PRC are approximately $115,000 per year during the past three years (which averages over $200 per ton of recyclables collected), with these expenses subsidized by disposal fees at other County disposal facilities. Closure of PRC would improve overall cost efficiency of the County’s solid waste system, helping to keep rates as low as possible for all ratepayers.
  • The property value has increased significantly and the property has a higher, more valuable potential use than as a recycle center, based on neighboring properties and projected uses.
  • Present real estate market would provide opportunity for us to sell now and utilize the revenue to develop an alternate HHW location.

❖ Benefits to the City of Poulsbo
  • County surplus of this property would allow for private sector development that would provide the highest and best use for this property within the city limits of Poulsbo.
  • County surplus of this parcel would provide increased tax revenue to the City of Poulsbo.
  • Surplus of the county land would eliminate an unattractive use of property at this gateway to Poulsbo, and provide an opportunity for an enhancement to the existing single-family neighborhood.
The recycle center utilizes a very small portion of the parcel. County surplus of this parcel would allow the potential for this currently underutilized property to be developed with a use as envisioned by the City’s comprehensive plan.

Recycling services are provided curbside to Poulsbo residents and the surplus of this parcel would eliminate the duplication of these services within the city limits of Poulsbo.

**Benefits to Kitsap Transit**
- Transfer of ownership of this parcel would increase the potential for and enhance the connections to transit-oriented development within this area of Poulsbo.

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**QUESTION 2: WHAT CAN I DO WITH MY RECYCLABLES IF PRC CLOSES?**

A main recommendation of the Kitsap County Solid Waste Management Plan is to encourage residents to subscribe to available curbside collection services, rather than self-hauling regular household trash and recyclables to our disposal facilities. Residential curbside garbage and recycling services are available throughout Kitsap County, and are required within the city limits of Poulsbo. Curbside collection is a far more efficient solid waste management system, and in many cases is less costly to the customer than self-hauling. It also reduces greenhouse gas emissions, since collection vehicles pick up more household waste and recyclables at the curb, rather than individual vehicles transporting their own material to a disposal or recycling facility.

For unincorporated Kitsap County residents, the 2017 cost for weekly curbside collection of garbage (which includes every-other-week collection of a 64-gallon cart of recyclables) is $18.40 per month for a 32-gallon customer-provided can, or $19.82 for a 35-gallon hauler-provided wheeled cart. Once-a-month pick-up of garbage is also available; these costs are $11.76 and $13.06 per month, respectively. Only interested in recycling? Curbside costs for recycling only (every-other-week, 64-gallon cart) is currently $7.23 per month.

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**QUESTION 3: WHAT OPTIONS ARE AVAILABLE OTHER THAN CURBSIDE COLLECTION?**

The Silverdale Recycling and Garbage Facility (RAGF) is located at 8843 NW Dickey Road, Silverdale, 12 miles from PRC; Hansville Recycling Garbage Facility, at 7791 NE Ecology Road in Kingston, is 11 miles from PRC.

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**QUESTION 4: WHAT CAN I DO WITH USED MOTOR OIL, ANTIFREEZE, AND THE OTHER TYPES OF HOUSEHOLD HAZARDOUS WASTE THAT ARE NOW ACCEPTED AT PRC?**

Kitsap County is currently evaluating the possibility of siting a North Household Hazardous Waste Collection Facility which will accept a wide variety of household hazardous waste. This evaluation, being done in connection with an overall Kitsap County Public Works facility assessment, is still in its initial stages. In the interim, the County plans to secure a location near Poulsbo to collect the limited HHW that is now collected at PRC. The Silverdale and Hansville RAGFs also accept these items; many local auto parts stores accept used oil, and hardware stores accept fluorescent lights for recycling. The “What Do I Do With It?” guide at recycle.kitsapgov.com contains more information on available options.

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**QUESTION 5: IF A DECISION IS MADE TO SELL THE PROPERTY, WHEN WILL IT HAPPEN?**

The exact date that PRC sells and could close is uncertain at this time, as it is dependent upon when the sales process begins, and negotiations with the buyer about when they desire to take possession of the property. We will publicize details as they become available. You can receive electronic notification on this and other information concerning Kitsap County programs by signing up at kitsapgov.com – click on “News Sign Up” at the bottom of the home page.
RESOLUTION NO. 069-2017

PROVIDING FOR A SURPLUS OF THE POULSBO RECYCLE CENTER PROPERTY

WHEREAS, the Board of Kitsap County Commissioners has reviewed a request to surplus property owned by Kitsap County under the jurisdiction of the Department of Public Works (Solid Waste Division), legally described in Exhibit A, located at 21868 NW Viking Way within the city limits of the City of Poulsbo, currently used for the Poulsbo Recycle Center; and

WHEREAS, this property does not provide the best location for future long-term Public Works’ needs, which include in particular a Household Hazardous Waste (HHW) Collection site to serve North Kitsap residents, and

WHEREAS, the current Kitsap County Solid and Hazardous Waste Management Plan policy recommendations include promoting participation in curbside garbage and recycling collection, which is now available throughout the county, and

WHEREAS, operation of the Poulsbo Recycle Center is subsidized by garbage disposal fees at the other County-owned facilities, and

WHEREAS, Kitsap County Public Works desires to improve cost-efficiency throughout its solid waste collection and transfer system, and

WHEREAS, the property has a higher, more valuable potential use, based on neighboring properties and projected uses, and

WHEREAS, the property value has increased significantly since the site was purchased in 1999, and the present real estate market would provide revenue to develop an alternate location for a HHW Collection site, and

WHEREAS, the Property Management Committee has reviewed Public Works’ request and concurs with the recommendation to surplus this property, and

WHEREAS, the Department of Public Works recommends that the disposition of this property be through a public sale, as defined by Kitsap County Code Chapter 4.142, as either sale by oral bids at a public auction or by award to the highest responsive and responsible bidder following an advertised call for sealed bids, with a minimum bid being the fair market value of the property, which has been appraised at $1,150,000.00.

THEREFORE, BE IT HEREBY RESOLVED by the Board of County Commissioners of Kitsap County, State of Washington that the Right of Way Supervisor is authorized to process the sale of the properties referenced above and legally described in Exhibit A through a public sale, as recommended by the Kitsap County Department of Public Works. Proceeds from this sale will be deposited in the Kitsap County Solid Waste Fund.
ADOPTED this 10 day of April, 2017.

BOARD OF COUNTY COMMISSIONERS
KITSAP COUNTY, WASHINGTON

CHARLOTTE GARRIDO, Chair

ROBERT GELDER, Commissioner

EDWARD E. WOLFE, Commissioner

ATTEST:
Dana Daniels, Clerk of the Board
EXHIBIT A

LEGAL DESCRIPTION:
THE NORTH 528 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 10, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., LYING EASTERLY OF STATE HIGHWAY NO. 21-A; EXCEPT THAT PORTION CONDEMNED FOR SR3 IN KITSAP COUNTY SUPERIOR COURT CAUSE NO. 81-2-00325-9; AND EXCEPT THEREFROM THE SOUTH 169.72 FEET OF THE EAST 256.66 FEET AS HERETOFORE CONVEYED TO ELWIN B. KENTON BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 1056111, RECORDS OF KITSAP COUNTY, WASHINGTON.

AND

ALL THAT PORTION OF THE FOLLOWING LYING WEST OF EXISTING ROAD (VETTER ROAD): THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 160 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 660 FEET; THENCE SOUTH 160 FEET; THENCE WEST 660 FEET; THENCE NORTH 160 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Tax Nos. 102601-4-028-2003 and 112601-3-003-2003
Return Address:
KITSAP COUNTY, A POLITICAL SUBDIVISION OF
THE STATE OF WASHINGTON
614 DIVISION STREET (MS-26)
PORT ORCHARD, WA 98366-4699

AUDITOR'S NOTE
LEGIBILITY FOR RECORDING AND COPYING
UNSATISFACTORY IN A PORTION OF THIS
INSTRUMENT WHEN RECEIVED.

<table>
<thead>
<tr>
<th>DOCUMENT TITLE(S) (for transactions contained therein):</th>
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<tr>
<td>1. STATUTORY WARRANTY DEED</td>
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<td>2.</td>
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<td>3.</td>
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<tr>
<td>4.</td>
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Reference Number(s) of Documents assigned or released:
(on page(s) of document(s))
31027204/329048168

Grantor(s)
1. GLENN C. COLBERT
2. ALICE M. COLBERT
3. AFB ASSOCIATES, A Washington General partnership
4.                                                     

Additional Names on page of document.

Grantee(s)
1. KITSAP COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON
2.                                                     
3.                                                     
4.                                                     

Additional Names on page of document.

Legal Description (abbreviated i.e. lot, block, plat or section, township, range)
PORTION NE/SE, SECTION 10, TOWNSHIP 26 NORTH, RANGE 1 EAST AND PORTION
NW/SW, SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST

Additional legal is on page of document.

Assessor's Property Tax Parcel/Account Number
102601-4-028-2003 AND 112601-1-003-2003

The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to
verify the accuracy or completeness of the indexing information provided herein.
Statutory Warranty Deed

Grantor(s): GLENN C. COLBERT, ALICE M. COLBERT
Grantee(s): KITSAP COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON
Abbreviated Legal: PORTION NE/SE, SECTION 10, TOWNSHIP 26 NORTH, RANGE 1 EAST
AND PORTION NE/SE, SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST

WIDTH

Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 102601-4-028-2003/112601-3-003-2003

THE GRANTOR AFS ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP, AND GLENN C. COLBERT AND ALICE M. COLBERT, HUSBAND AND WIFE, AS THEIR INTERESTS MAY APPEAR for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KITSAP COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON the following described real estate, situated in the County of KITSAP, State of Washington:

See Attached Exhibit A

Excise # 11570.00
By KITSAP COUNTY
JUL 26 1999

By GLENN C. COLBERT

By ALICE M. COLBERT

STATE OF WASHINGTON

I, certify that I know or have satisfactory evidence that GLENN C. COLBERT AND ALICE M. COLBERT are the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the use and purposes mentioned in this instrument.

Dated: JULY 1999

Deborah L. Nelson
Notary Public in and for the State of WASHINGT
Residing at Graham
My appointment expires: 7-11-20
ACKNOWLEDGMENT

ATTACHED TO and made a part
of Statutory Warranty Deed dated July 15, 1999

STATE OF WASHINGTON

) ss.

County of KITSAP

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, FUERTES PARIS to me known to be the individual described in and who executed the foregoing instrument, as Managing General partner of AFB ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP and acknowledged to me that he signed and sealed this said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated he is authorized to execute the said instrument.

Given under my hand and official seal this 21st day of July, 1999.

Deborah A. Nelson

Notary Public in and for the State of WASHINGTON
Residing at Graham
My appointment expires: 5/1/01

3135767
Page: 3 of 6
87/25/1999 11:24 A
Kitsap Co. WA
Exhibit A

PARCEL A:

THE NORTH 528 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 10, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, LYING EASTERLY OF STATE HIGHWAY NUMBER 21-A;

EXCEPT THAT PORTION CONDEMNED FOR SR3 IN KITSAP COUNTY SUPERIOR COURT CAUSE NO. 81-2-00325-9;

AND EXCEPT THEREFROM THE SOUTH 169.72 FEET OF THE EAST 256.66 FEET AS HERETOFORE CONVEYED TO ELWIN B. KENTON AND LINDA R. KENTON BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 1056111, IN KITSAP COUNTY, WASHINGTON.

PARCEL B:

ALL THAT PORTION OF THE FOLLOWING, LYING WEST OF EXISTING ROAD (VETTER ROAD);

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 160 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 660 FEET; THENCE SOUTH 160 FEET; THENCE WEST 660 FEET; THENCE NORTH 160 FEET TO THE TRUE POINT OF BEGINNING.
Exhibit B

Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on APRIL 28, 1955, under KITSAP Auditor's File No. 616288.

For: WELL, PUMP HOUSE AND PIPE LINE

Affects: PARCEL B

Supplemental Easement Agreement recorded December 27, 1955, under Auditor's File No. 631313.

Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on MAY 11, 1976, under KITSAP Auditor's File No. 1131133.

For: INGRESS, EGRESS AND UTILITIES

Affects: SOUTH 20 FEET OF SAID PREMISES

Said Easement contains the following recital:
Said new easement shall include improving as much of Parcel A as is necessary to link up to Kenton's existing parking or driveway, which presently exists upon Parcel A herein, or create a driveway along the south side of Kenton's existing residence at her request and preference and at no cost or damage to Kenton, his successors, heirs and assigns. Kenton shall be able to use existing (old) easement rights until such time as Bogachuk, his successors, heirs and assigns shall have completed new easement.

Agreement and the terms and conditions thereof:
By and Between: JAMES P. MORGENSEN AND ROSMARIE MORGENSEN, HUSBAND AND WIFE; AND MYRTLE BENSON, A SINGLE WOMAN

Dated: SEPTEMBER 1, 1983
Recorded: MAY 18, 1984
Recording Number: 8405180091
Regarding: COPY ATTACHED

Exceptions and Reservations contained in deed from Pope & Talbot, Inc., a Calif. Corp., whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry; recorded under Recording Number 437492.

NOTE: No examination has been made to determine the present record owner of the above minerals, or mineral lands and appurtenant rights thereto, or to determine matters which may affect the lands or rights so reserved.

AFFECTS: PARCEL A

Agreement to Waive Protest to LID recorded MARCH 16, 1986, under Auditor's File No. 8803160062.

An Ordinance of the City of Poulsbo, Washington, Amending the Official Zoning Map of the City for Changing of the Zoning Designation of certain real property commonly known as the Trident Business Park Rezone, File No. 2-26-87-2, from R-1 (Residential Single Family) to BLI (Business Light Industrial); and Adopting Additional Finding and Conclusions, as disclosed under Auditor's File No. 8803160061.

Condemnation of access to state highway and of light, view and air by decree to State of Washington:

3195767
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67/26/198611-24A
Kitsap Co., WA
Entered: KITSAP Superior Court Number:

OCTOBER 17, 1986
81-2-00325-9

AFFECTS: PARCEL A

AFFECTS: PARCEL B

Local improvement assessments, and/or special assessment, if any, levied by the City of Poulsbo. Investigation should be made with the city for amounts due or past due, if any.

INITIALS  ———  ———