

Greater Hansville Area Values Survey Report



What Community Members Value About Living Here

Including the neighborhoods of:

- ✓ Cliffside
- ✓ Driftwood Key
- ✓ Eglon
- ✓ Finn Creek
- ✓ Hansville
- ✓ Point No Point
- ✓ Shore Woods
- ✓ Skunk Bay/Foulweather Bluff
- ✓ Twin Spits

Step 1 of the Greater Hansville Area Futures Project

- 1. Values Survey**
2. Community Profile
3. The Vision
4. The Action Plan

Acknowledgements

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Casey Jones, team leader
Donna Grout
Bonnie Isaacs
Tom Lee
Howard O'Brien
Wayne Stiles
Steve Bauer

Becky Ellison
Linda Henderson
Alix Kosin
Fred Nelson
DeeAnn Stiles
Arleta Van Guilder

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Introduction

In 2004, volunteers in the Greater Hansville Area (GHA) began the process of developing a Plan or Vision for the future of an area that includes the geographic end of the Kitsap Peninsula from Eglon and Cliffside north (see map on next page).

This effort will require both a comprehensive knowledge of the area as it exists today and some idea of its history. Trends, or the “way things are going” will help us define what the future will look like if we don’t intervene. A comprehensive description of the Greater Hansville Area and trends will be contained in a Community Profile document. Using that document, a “Planning Committee” of area residents will create a picture of what the GHA will look like in the future.

But how will we know if we will like that picture of the future? The only way to know that is to be clear about what we as a community value about living here. Once we are clear about the values of the Greater Hansville Area, the Planning Committee can ask, “What would the Greater Hansville Area look like in the future if all the things we value are realized? This becomes the future the area prefers or the “Preferred Future.”

Once these two “pictures” of the future are completed, the Planning Committee can compare the two of them to see where they agree with each other and where the Likely Future is different from the Preferred Future. At that point, the community can decide what to do about the differences. Some will be minor, but others may be significant and require action to change the parts of the Likely Future that we don’t like or want.

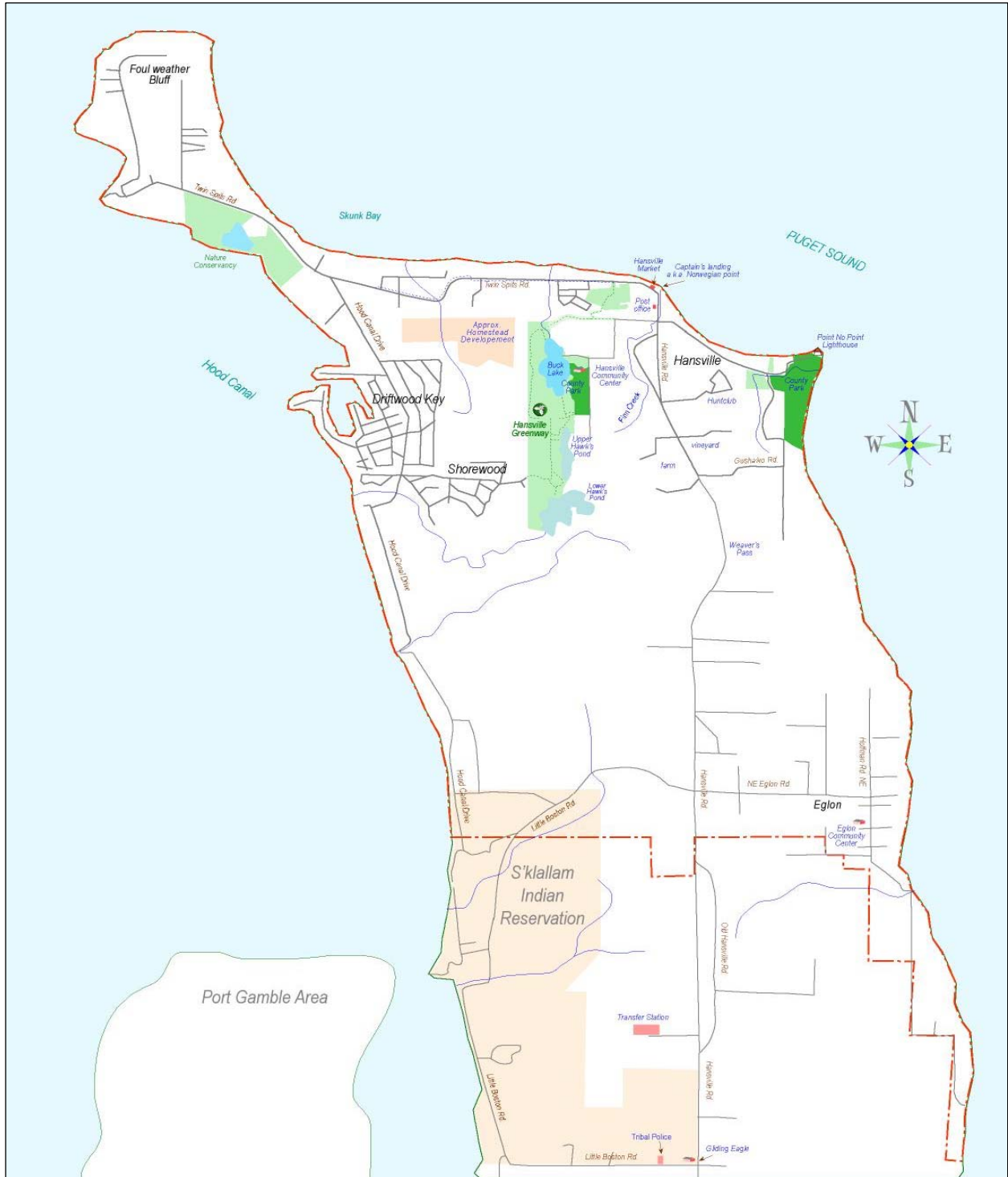
Creation of the Preferred Future requires knowing the community’s values. The best way to get that information is to survey the community. This document is a report of such a survey that was mailed to residents in December of 2004. This was not a “scientific” survey that only went to a random sample of residents. Instead, the committee felt it made sense to give everyone in the area a chance to respond. Accordingly, the survey was mailed as an insert to the December 2004 Hansville Log to all postal patrons in the 98340 zip code. Separate first-class mailings went to all owners of residential property owners outside the 98340 zip code, notably Cliffside and Eglon.

Since owners of many residential properties actually live in other cities or states, they also received the survey by first class mail. Altogether, almost 2,600 surveys went out to area residents and owners of residential properties in the GHA. In order to control costs, respondents were asked to pay return postage or drop off completed surveys at the Post Office, Hansville Store or Driftwood Key Clubhouse. Altogether, 386 surveys were returned. This amounts to a 15% return rate which seemed quite reasonable given the low budget for the effort and the time of year the survey was sent out. The results seem to be representative of each of the “neighborhoods” in the Greater Hansville Area.

More details about the survey are contained in Appendix A, but one word about processing of the survey is in order. This was largely an open-ended survey, which means respondents wrote their own answers; it wasn’t possible to just add up the votes for each item. For each question, all the responses were studied and put into logical groupings. Survey results report responses by those groups. Not all responses were an exact fit, and judgments were required about appropriate treatment of each response. Nevertheless, we believe that the categories fairly reflect survey results. The actual comments of each respondent to each question are contained in Appendix B.

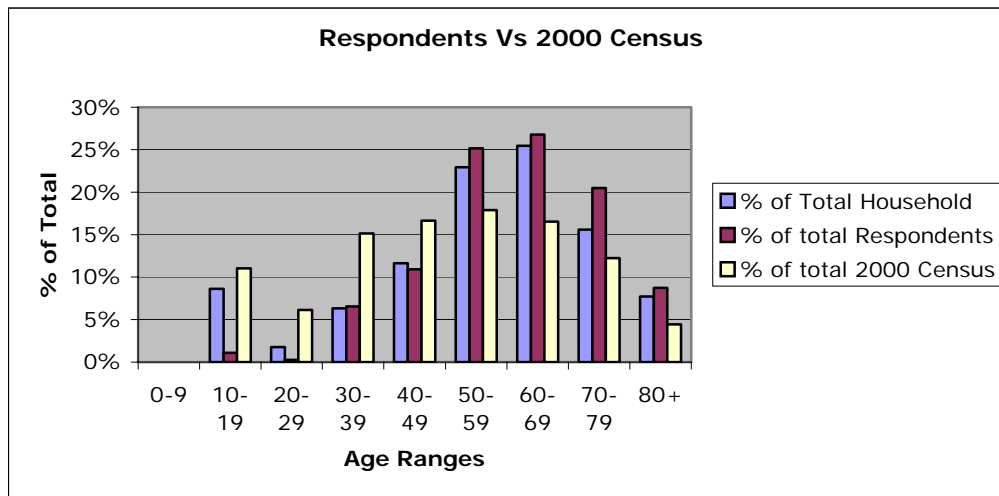
The Greater Hansville Planning Area

The Greater Hansville study area (shown within the red lines in the map below) includes the geographic end of the Kitsap Peninsula from Eglon and Cliffside north.



Who Responded?

Three hundred eighty six individuals responded, representing 826 residents. Since this was not a “scientific” random survey, the question was “How close do the respondents match the 2000 census figures for the area? The following chart and table compare, by category, ages of those who completed the survey, ages of all those living in households that responded, and the 2000 population estimates.



Age	Household Ages	Respondent Ages	% of Total	2000 Census	% of Total
0-9	36	0	0%	0	0
10-19	68	4	1%	194	11%
20-29	14	1	0%	108	6%
30-39	50	24	7%	266	15%
40-49	92	40	11%	293	17%
50-59	181	92	25%	315	18%
60-69	201	98	27%	291	17%
70-79	123	75	20%	215	12%
80+	61	32	9%	78	4%
Total	826	366*	100%	1760	100%

**Note: Not all respondents gave their age so this number is less than the 386 total responses.*

Household members are overstated since, in some cases, more than one member of a household responded. Comparing census data to those who actually completed questionnaires removes this problem. Children 0-9 years of age are also removed from both the survey and census data since they wouldn’t be expected to complete the survey. Comparing the results shows that residents under 49 were under-represented in the survey respondents while those 50 and older were over-

represented compared to the 2000 census.

Each of the six areas of the GHA seems to be adequately covered in the number of responses. Here is a snapshot of the respondents:

- About 70% of respondents live here full-time and 25% reported being here part-time (weekends and seasonal).
- The mean time that people have lived in the GHA is 15 years, but 36% have been here 7 years or less.
- 97% want to live here for the long term.
- 42% are employed full- or part-time and 41% are retired.
- Of those who are employed, 27% work from home or in the GHA, 32% work elsewhere in Kitsap County and 34% commute across the Sound to work.
- Almost 97% live in single-family residences that they own.
- 30% of homes are less than 10 years old and 65% are less than 25 years old.
- 55% own two autos, 18% own three.
- Only 7% have incomes under \$25,000. Incomes were distributed about evenly at about 22% each between the categories of \$25,000-\$50,000, \$50,000-\$75,000 and \$75,000-\$100,000. Almost 27% had incomes over \$100,000

What Do We Value?

Most of the questions in the survey were open-ended. There was concern about whether or not people would take the time to fill out a survey that demanded so much more than a typical multiple-choice questionnaire. Well, folks took the time and had a lot to say. The detailed analysis is contained in Appendix C. Survey results are summarized here.

What is good about the area?

When asked the open ended question of **“In your opinion, what is the most important thing that makes this a special place to live?”**

- 63% noted the rural, beautiful natural surroundings.
- 16% valued the sense of community.

These themes were repeated throughout the rest of the survey.

Respondents were asked **if they thought things would get better or worse in the future**. Sixty-two percent said they thought things would get worse while only 38% thought they would get better. There did not seem to be differences by age in this question. In fact, the oldest respondent who was 95 said things would get better and several respondents in their late teens thought things would get worse! Virtually all (93%) of those who thought things would get worse cited growth and issues associated with growth like increased traffic and loss of rural character. Almost 37% of those who thought things would get better cited the sense of community and involvement in the community. Four other reasons noted by those who think things will get better included people working to improve and preserve natural areas (10%), increased amenities that will come

with growth (16%), and belief that better planning will manage growth better (14%), and involvement in citizen efforts such as this Futures project (8%).

Next, respondents were asked to pick **7 qualities of life that are most important from a list of 21 choices**. The top choices were:

- Peace and tranquility
- Clean, natural environment protected for future generations
- Rural character of the area
- Minimum of traffic congestion
- Feeling of personal safety in my neighborhood
- Scenic views
- A feeling of genuine community among residents

The six items that ranked lowest included:

- Variety of arts and cultural events and programs
- Assisted living for the elderly and handicapped
- Community support and involvement of youth
- Good jobs within a reasonable commute
- Small-scale, multi-unit residences

Respondents were then given a chance to **indicate things not on the list that were either good and should be kept or need improvement in order to maintain quality of life**.

The survey analysis in Appendix C indicates that respondents noted:

- Access to water/fishing
- Neighbors being considerate
- The need for good public transportation
- Good emergency services

Because there were a large number of responses that did not fit into any of these categories, a more detailed analysis was conducted and showed that respondents also noted the following:

- The need for strong land-use controls to manage and limit both the total amount and nature of growth. There is a preference for maintaining the rural character of the area.
- A sense of community where people work together to build the community and care about their neighbors
- The need to preserve wildlife habitat. Living close to wildlife is important.
- Over 10% cited the need for better transit and ferry service. Concern was expressed about the cost of ferry service and the need for transit connections to the ferries.
- Roads were a concern, ranging from maintenance to the need for new roads to concerns about traffic safety.
- A common desire was for more walking trails and bike paths. Increased shoulder widths

on roadways was cited as a need.

- Access to the water and beaches was a high priority.
- The need to retain and expand fishing and boating opportunities was noted by several respondents.
- A need for medical care facilities that are closer.

Many of these items reflect the top seven selections from the list of 21 qualities noted above.

The six areas reported in the survey were compared in feelings about peace and tranquility, clean, natural environment protected for future generations, rural character of the area, minimum of traffic congestion, feeling of personal safety in my neighborhood and scenic views. All neighborhoods were similar in their responses to these topics except that Point No Point Road heavily favored peace and tranquility while Hansville seemed to favor it less. Also, Driftwood Key/Shore Woods favored scenic views more than the Eglon area.

When asked **what people would miss most if they left**, they said:

- Views and beauty (20%)
- Water views and access (18%)
- Privacy, peace and quiet (21%)
- Natural environment (12%)
- The people (13%)
- Sense of community (7%)

Once again, these themes are consistent with answers to the other questions in the survey.

What are the shortcomings of the area?

Having asked about the good things that contribute to quality of life in the GHA, respondents were then asked to **list shortcomings the community faces**. Responses fell into twelve categories. Only three categories were really significant:

- Inadequate growth management (15.7%)
- Lack of neighborhood businesses (10.9%)
- Speeding, unsafe traffic (8.2%)

The growth management and traffic responses are consistent with answers to other questions. The lack of neighborhood businesses is mentioned occasionally in response to other questions but not as intensely as here.

Other items received lower but roughly equal number of responses and included inadequate public safety services, inadequate medical services, lack of senior housing and services, lack of bicycle/walking paths, power outages, trailer living, small-town thinking and gossip, limited recreational facilities for children, lack of boat-launch facilities and disagreements over community issues. About one-third of the responses did not fall into any of these categories.

Why would we leave?

Respondents were then asked **what might cause them to leave the area**. The top four responses, comprising almost 74% of the responses, were:

- Health and/or old age, lack of health services (29%)
- Over-development (20.7%)
- Nothing (13%)
- Higher taxes (10.8%)

The health/old age response is consistent with prior responses in which people cite the lack of nearby quality medical care. The over-development response continues the theme that permeates all responses beginning with the very first question. The higher taxes response reflects isolated answers to other questions where folks indicate concern about rising taxes and the quality of services they are receiving. Of nine other categories, only traffic with 5.6% stands out.

What should be preserved or improved in the future?

Finally, respondents were asked to **look into the future and note the things that should be preserved or changed to make the quality of life in the Greater Hansville Area better**. The top three categories of responses were:

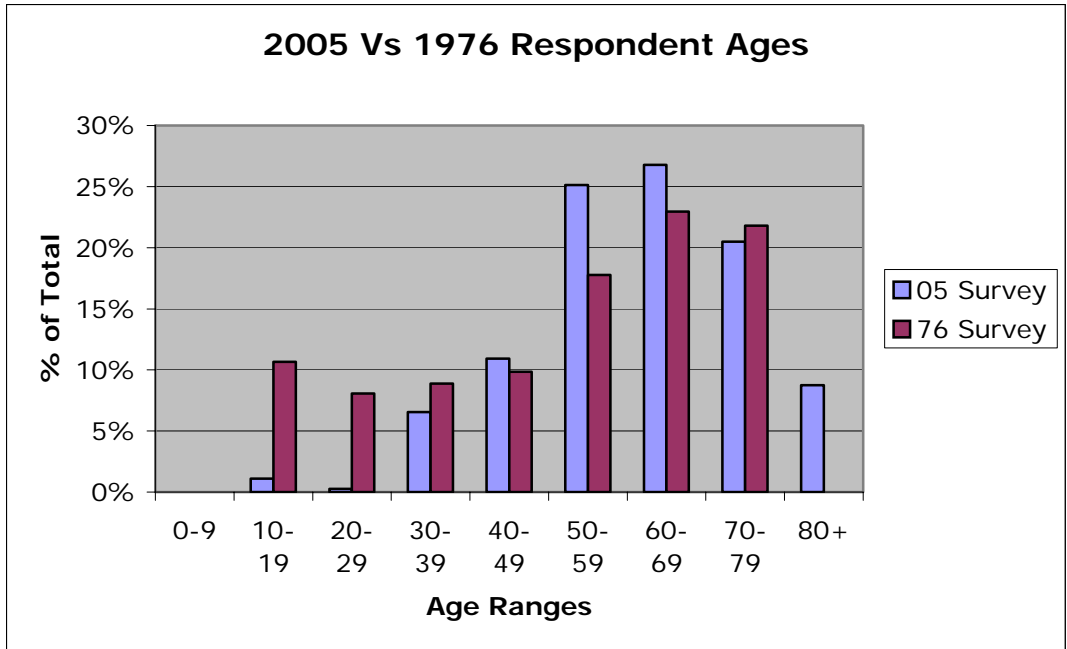
- Preserve, rural small town environment (19.7%)
- Preserve the natural environment (18.8%)
- Stop/control growth (16.1%)

Four other categories of responses that equal another 15.6% in total, include preserving peace and tranquility, preserving sense of neighborhood, preserving the Greenway, and ecologically sound growth, and are very similar to the three responses above. Added to the categories above, this means that almost 90% of responses favored the core themes of this entire survey: concern about growth, the need to preserve the rural nature of the area, and the need to preserve the natural environment.

How respondents see the future did not vary with the age, the length of time they have lived here, or their income.

How Do These Responses Compare With Responses in the Past?

A survey of 289 households in the Hansville area was conducted in 1976. A comparison of the demographics of the 1976 group surveyed and the group reporting in 2005 is attached in Appendix D. A copy of the actual survey results is contained in Appendix E. The comparison shows that, other than some age differences, the two groups were quite similar. A comparison of respondents to the 1976 and 2005 surveys is shown below.



The 1976 survey was mostly an issues survey, asking respondents how they felt about issues ranging from safety to utilities to zoning/planning and others. Much of this was aimed at specific concerns or issues in each category, but many of the issues are those raised by respondents to this Values Survey in 2005. There were also three open-ended questions in the survey. The responses to each are summarized below:

What do you value most about this area (591 responses)

Natural setting, scenic beauty	93
Peaceful, quiet	85
Solitude, privacy	75
View	53
Rural character	38
Neighbors	36
Lack of people	29
Clamming, fishing, other recreation	25
Unpolluted air and water	20
Slow pace of living, country living	19
Remoteness	18
Living on the water	16
Trees, forests	13
Wildlife	11
Undeveloped beaches	10
Lack of urban problems and developments	10

What do you dislike about the area (307 responses)

Nothing/Leave it as it is	120
Auto traffic	13
Too many people	11
Tent caterpillars, mosquitoes	11
Transient summer, weekend population	11
Rain, weather	9
Distance from/lack of large shopping areas/services	9
Loose dogs and cats	7
High taxes/property valuations	6
Destructive/unattractive logging	6
Lack of controls on growth, development	6
Influx of speculative developers	5
Distance from schools, shopping	5
Unkempt yards, vacant lots	5
No "local" government, sense of community	5
Phone service	5

What is the most pressing problem in the Hansville area (260 responses)

Nothing	47
Overpopulation from growth	31
Control of new buildings, land use	23
Preservation of quality environment	22
Lack of community action and planning	11
Speculative developments	10
Taxes too high, especially for retirees	9
Drainage	9
Unkempt property of part-time residents	8
Lack of services	8
Traffic	7
Need for expanded water and sewer	7
Protect area from Trident impact	6
Lack of awareness of how County policies and Trident impact will affect area	6
Phone service	6
Commercial developments	5
Loose dogs and cats	5
Unsafe or inadequate roads	5

The responses to the 1976 survey indicated that residents valued:

- The peaceful, private rural environment
- The natural environment and wildlife
- The neighbors and sense of community
- The views

The 1976 respondents were most concerned about:

- Growth
- Over-population
- Preserving the environment

Summary

There seems to be five common values expressed by respondents to both the 1976 and 2005 surveys.

- An appreciation of the rural environment that is peaceful, private and not crowded
- Concerns about the impacts of growth including:
 - Increased traffic and reduced traffic safety
 - Destruction or deterioration of the natural environment and wildlife habitat
 - Loss of peace and tranquility
 - Increased population and loss of rural character
- A connection to wildlife and the natural environment. Great support for preserving the natural environment
- The sense of involvement and community among residents and the personal support of neighbors for each other
- The scenic views and access to the water