



## Notice of Hearing Examiner Decision

02/05/2024

To: Interested Parties and Parties of Record

RE: Project Name: Administrative Appeal – Arborwood Taylor  
(of Arborwood Critical Area Buffer Reduction #22-02629)  
Applicant: Taylor Morrison Northwest LLC  
13810 SE Eastgate Way  
Bellevue, WA 98005  
Application Type: Administrative Appeal  
Appellant: Joe Lubischer  
8185 NE Loughrey Ave  
Indianola, WA 98342  
& April Ryan  
24653 Hillbend Lane NE  
Kingston, WA 98349  
Permit Number: #23-03375

The Kitsap County Hearing Examiner has **GRANTED in part and DENIED in part**, Appeal #23-03375 **Arborwood Taylor Administrative Appeal** (of Arborwood Critical Area Buffer Reduction (CABR) #22-02629);

The Kitsap County Hearing Examiner **AFFIRMED in part, REVERSED in part and REMANDED on certain issues set forth in this Decision, the Administrative Decision** for land use application #22-02629, **Arborwood Critical Area Buffer Reduction (CABR), subject to the conditions outlined in this Notice and included Decision.**

**THE DECISION OF THE HEARING EXAMINER IS FINAL, UNLESS TIMELY APPEALED, AS PROVIDED UNDER WASHINGTON LAW.**

The applicant and appellant are encouraged to review the Kitsap County Office of Hearing Examiner Rules of Procedure found at:  
<https://kitsapgov.com/dcd/HEDocs/HE-Rules-for-Kitsap-County.pdf>

Please note affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation. Please contact the Assessor's Office at 360-337-5777 to determine if a change in valuation is applicable due to the issued Decision.

The complete case file is available for review by contacting the Department of Community Development; if you wish to view the case file or have other questions, please contact [help@kitsap1.com](mailto:help@kitsap1.com) or (360) 337-5777.

CC: Appellants: Joseph Lubischer, [jslubischer@gmail.com](mailto:jslubischer@gmail.com) and April Ryan, [aprilryan@mac.com](mailto:aprilryan@mac.com)  
Appellant's Authorized Representative: Bryan Telegin, [bryan@teleginlaw.com](mailto:bryan@teleginlaw.com)  
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County/DCD Authorized Representative: David Gecas, Kitsap County Pros  
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