



## Notice of Hearing Examiner Decision

05/24/17

To: Interested Parties and Parties of Record

RE:           Project Name: MYERS – Shoreline Variance for Two Single Family  
Residences on Two Lots  
Applicant: MYERS THOMAS & LAURIE  
7103 E SPRING HILLS RD  
PORT ORCHARD, WA 98366

Application: Shoreline Variance (SVAR)  
Permit Number: 16 04643

Enclosed is the Decision issued by the Kitsap County Hearing Examiner for the  
aforementioned project.

The applicant is encouraged to review the Kitsap County Office of Hearing Examiner  
Rules of Procedure found at:

[http://www.kitsapgov.com/dcd/lu\\_env/he/HE%20Rules%20for%20Kitsap%20County%20-%20206-23-09.pdf](http://www.kitsapgov.com/dcd/lu_env/he/HE%20Rules%20for%20Kitsap%20County%20-%20206-23-09.pdf)

The Decision of the Hearing Examiner is final, unless appealed, as provided under  
Washington law.

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 at the Department of Community  
Development, Monday through Thursday, 8:00 AM to 4:00 PM and Friday 9:00 AM to  
1:00 PM, except holidays. 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: Owner:  
MYERS, THOMAS & LAURIE [tom@playallstar.com](mailto:tom@playallstar.com)  
Architect:  
LYMAN, BRIAN [lymanarchitects@gmail.com](mailto:lymanarchitects@gmail.com)  
Engineer:  
NL OLSON & ASSOCIATES [nlolson2@nlolson.com](mailto:nlolson2@nlolson.com)  
Interested Parties:  
None

















Site Development Activity Permit (SDAP) may be required and will be analyzed at time of building permit submittal.

15. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with KCC Title 12 effective at the time the Shoreline Variance Permit application was deemed complete, October 12, 2016. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances.

16. The Washington State Department of Ecology (Ecology) may require registration of the infiltration trench as a Underground Injection Control (UIC) well in accordance with the Underground Injection Control Program (Chapter 173-218 WAC). The Applicants shall contact Ecology to determine if the facility is regulated under the UIC program.

17. The design of the infiltration facilities will be in accordance with Section 7.3.4 of the Kitsap County Stormwater Design Manual.

18. The infiltration facilities shall remain off line until the drainage areas are stabilized and the water quality treatment facility is adequately established. Temporary erosion and sedimentation ponds shall not be located over infiltration facilities. In addition, retention ponds shall not be utilized as temporary erosion and sedimentation control ponds.

19. During the construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection to verify that the facilities are installed in accordance with the design documents and that actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the inspection report properly stamped and sealed with a professional engineer's stamp to Development Services and Engineering.

20. All retention facilities shall be a minimum of 200 feet from any slope steeper than 30%. This distance may be reduced based on a geotechnical engineering report. That analysis will be prepared by a Civil Engineer licensed in the State of Washington, knowledgeable in the practice of soils engineering and mechanics. The analysis will address the effects of groundwater infiltration, seepage, potential slip planes, and changes in soil bearing strength. The proposed facilities will be designed following the recommendations of the geotechnical analysis.

21. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process (or building permit if no SDAP is required). The need for and scope of bonding will be determined at that time.

### **Environmental.**

22. The Applicants shall follow the recommendations of the No Net Loss report and revised report by BGE Environmental LLC and the associated mitigation and planting plan.

23. The planting and mitigation plan will be monitored for a minimum of five years to

ensure survival.

24. The newly created single family residences will be limited to 35 feet in height per KCC 22.500.100(a)(2). Building height is defined in KCC 17.110.140.

25. Permit approval requires that refuse shall not be placed in buffers.

26. There shall be no clearing of vegetation or grading in the buffer area, as is depicted on the approved site plan. Prior to any clearing or development, please contact Development Services and Engineering Environmental staff at (360) 337-5777 to confirm buffer boundaries.

THIS DECISION is entered this 22nd day of May, 2017.



Kitsap County Hearing Examiner  
Susan Elizabeth Drummond