



Hearing Examiner Staff Report and Recommendation

Report Date: June 20, 2024

Hearing Date: June 27, 2024

Application Submittal Date: SVAR-March 31, 2023;
SSDP- March 16, 2023; SDAP- March 23, 2023

Application Complete Date: SVAR-April 12, 2023;
SSDP- May 16, 2023; SDAP- May 16, 2023

Project Name: Olympic View Leachate Pond Replacement SVAR/SSDP

Type of Application: Shoreline Variance Type III & Shoreline Substantial Development Type II

Permit Number: 23-01534-SVAR and 23-01249-SSDP

Project Location

10015 S.W. Barney White Rd.
Bremerton, WA 98312
Commissioner District 3

Assessor's Account

102301-2-028-1002
102301-1-003-1003
102301-1-005-1001

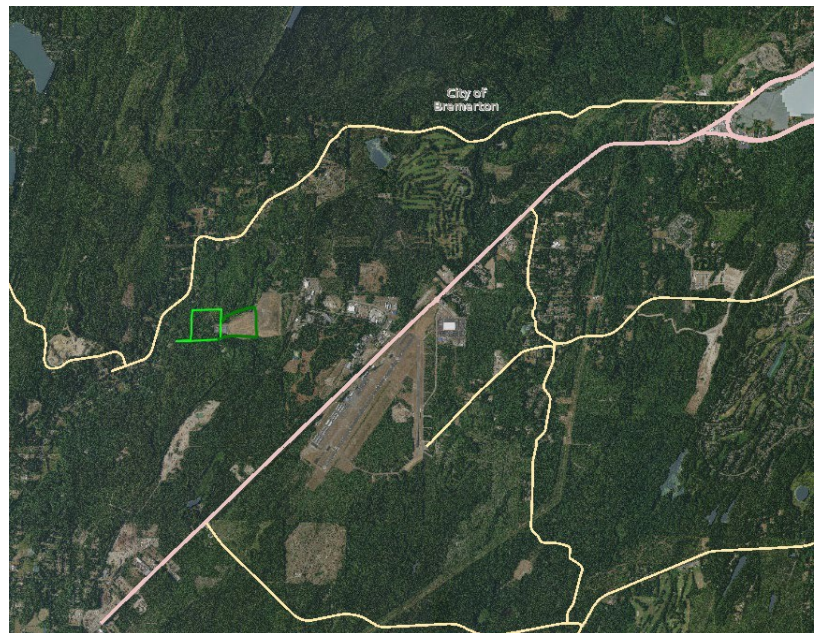
Applicant/Owner of Record

Waste Management of Wash. Inc.
Po Box 1450
Chicago, IL 60690

Recommendation Summary

Approved subject to conditions listed
under section 13 of this report.

VICINITY MAP



1. Background

Waste Management (WM) proposes to construct a replacement of the existing leachate storage pond located at the Olympic View Sanitary Landfill facility. The purpose of the replacement is to address seismic stability concerns raised by the WA Department of Ecology's Dam Safety Office in 2019. The storage pond is located within the 150-foot buffer of the NE Fork Union River and shoreline jurisdiction of Category I wetland buffer associated with the mainstem Union River. Shoreline Variance and Substantial Development permits are required to address the buffer reduction and mitigation to re-establish the pond. An associated Site Development Activity Permit (SDAP) Grading 3 (23-01431) is currently under review.

2. Project Request

The applicant requests approval of a Shoreline Variance to reduce an associated category 1 wetland buffer from a standard buffer of 300 feet to 140 feet, a 46 percent reduction, and the critical areas variance request to reduce the standard 150-foot Type F stream buffer from 150 feet to 75 feet, a 50 percent reduction. The SVAR request is subject to a Type III process with Hearing Examiner approval.

The applicant concurrently requests approval of a Shoreline Substantial Development Permit Type II, which is administrative and generally under Director's approval, however, is dependent on the SVAR approval therefore included in this report for Hearing Examiner approval.

Kitsap County Code 21.04.180 allows for the consolidation of project permit applications to avoid duplication of review.

3. SEPA (State Environmental Policy Act)

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the County to conduct an environmental impact review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant and a review of that checklist by the County. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of "major" environmental impacts. If the impacts cannot be mitigated, an environmental impact statement (EIS) must be prepared. The decision following environmental review, which may result in a Determination of Nonsignificance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. If it is not appealed, it becomes part of the hearing record as it was issued, since it cannot be changed by the Hearing Examiner.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated August 11, 2023. A Determination of Nonsignificance (DNS) was issued on May 2, 2024.

The SEPA appeal period expired May 16, 2024. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The landfill is in a 30-year post closure monitoring and maintenance period. The existing leachate pond is used for environmental monitoring and is located near the western border of the landfill. The proposed project area where the new leachate pond

would be constructed is in a previously developed area that largely reflects the old leachate ponds that were historically constructed.

The area immediately north of the existing leachate pond, as well as the proposed location of the new leachate pond, is steeply sloped downward into an undeveloped forested area containing Wetland A and the areas to the south largely consist of undeveloped forested areas that contains the North East Fork (NEF) Union River.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Rural Protection (RP) Zone: RP	Standard	Proposed
Minimum Density	NA	NA
Maximum Density	1 du/10 acres	
Minimum Lot Size	10 acres	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	140	NA
Minimum Lot Depth	140	NA
Maximum Height	35 feet	NA
Maximum Impervious Surface Coverage	NA	NA
Maximum Lot Coverage	NA	NA

Applicable footnotes: none

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (East)	50 feet	~1,436 feet (Leachate Pond)
Side (North)	20 feet	~780 feet (Leachate Pond)
Side (South)	20 feet	~ 390 feet (Leachate Pond)
Rear (West)	20 feet	~800 feet (Leachate Pond)

Applicable footnotes: 17.420.060 (48) Shoreline properties are subject to Title [22](#) and may have additional buffers and setbacks requirements not listed in the density and dimension tables. Properties constrained by critical areas are subject to Title [19](#) and may have additional buffers and setbacks requirements not listed in the density and dimension tables.

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single-family residence (SFR)/Forest Land	Rural Protection (RP)
South	Forest Land/Undeveloped	Rural Protection (RP)
East	Sanitary Land Fills, Waste Management	Rural Protection (RP)
West	SFR	Rural Protection (RP)

Table 4 - Public Utilities and Services

	Provider
Water	Kitsap PUD #1
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sheriff
Fire	South Kitsap Fire & Rescue
School	South Kitsap School District #402

5. Access

The site is accessed via S.W. Barney White Rd., which is a privately maintained public right of way (ROW), in the City of Bremerton municipality.

6. Site Design

The site design is as described in the project description. No parking is necessary.

7. Policies and Regulations Applicable to the Subject Proposal

The Growth Management Act of the State of Washington, RCW 36.70A, requires that the County adopt a Comprehensive Plan, and then implement that plan by adopting development regulations. The development regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan process includes public involvement as required by law, so that those who are impacted by development regulations have an opportunity to help shape the Comprehensive Plan which is then used to prepare development regulations.

Kitsap County Comprehensive Plan, adopted June 30, 2016, and as amended thereafter.

The following Comprehensive Plan goals and policies are most relevant to this application:

Economic Development Goal 1

Promote a healthy and diverse economy that provides for a strong and diverse tax base, encourages business formation, retention, and expansion; creates industrial and professional business and employment opportunities to attract new business to the County.

Economic Development Policy 3

Provide a diverse mix and appropriate range of commercial, industrial and business and uses that will encourage economic activity capable of providing living-wage jobs and reasonably scaled to the needs of the community.

Goal: Provide regulations and voluntary incentives to encourage practices which protect water quality and reduce stormwater runoff and erosion in order to protect against adverse impacts to the public health, to the land and its vegetation and wildlife, and to the waters of the state and its aquatic life.

Policy SH-12. Shoreline use and development should minimize impacts that contaminate surface or groundwater, cause adverse effects on shoreline ecological functions, or impact aesthetic qualities and recreational opportunities, including healthy shellfish harvest.

Policy SH-13. Ensure mutual consistency with other regulations that address water quality and stormwater quantity, including standards as provided for in Title 12 (Stormwater Drainage) and Chapter 173-201A WAC (Water Quality Standards).

Policy SH-14. Utilize pervious materials and other appropriate low impact development techniques where soils and geologic conditions are suitable and where such practices could reduce stormwater runoff.

Policy SH-22. Designate and maintain appropriate areas for protecting and restoring shoreline ecological functions and processes to control pollution and prevent damage to the shoreline environment and/or public health.

Goal: Plan, locate and design transportation systems and essential utility facilities in shoreline areas where they will have the least possible adverse effect on shoreline ecological functions and/or processes and existing or planned water-dependent uses.

A. Policy SH-41. Plan, locate and design proposed transportation, parking facilities, and utility facilities where routes will avoid a net loss of shoreline ecological functions or will not adversely impact existing or planned water-dependent uses.

B. Policy SH-42. Parking facilities in shorelines are not a preferred use. Such facilities shall only be allowed as necessary to support an authorized use and only when environmental and visual impacts are minimized.

D. Policy SH-44. Transportation and utility projects shall be consistent with the public access policies and plans of this program.

F. Policy SH-46. Maintenance of existing transportation corridors and utility facilities shall be carried out in a manner that:

1. Will avoid a net loss of shoreline ecological functions; and
2. Where feasible and appropriate, improve shoreline ecological functions.

Unavoidable adverse impacts shall be mitigated.

The County's development regulations are contained within the Kitsap County Code. The following development regulations are most relevant to this application:

Code Reference	Subject
Title 12	Storm Water Drainage
Title 13	Water and Sewers
Title 14	Buildings and Construction
Title 17	Zoning
Chapter 19	Critical Areas Ordinance
Chapter 18.04	State Environmental Policy Act (SEPA)
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures
Chapter 22	Shoreline Master Program (SMP)

8. Documents Consulted in the Analysis

A complete index of exhibits is located in the project file. To date, the index to the record consists of the following Exhibits.

Exhibit #	Document	Dated	Date Received
1	STAFF REPORT		
2	Channel Calculation Report	03/31/2023	04/11/2023
3	Civil Plans	12/16/2022	04/11/2023
4	Critical Areas Report Revised	Nov 2022	04/11/2023
5	JARPA	03/01/2023	04/11/2023

6	Photos		04/11/2023
7	SEPA Checklist	03/16/2023	04/11/2023
8	Submission (Application)	04/03/2023	04/11/2023
9	Stormwater Worksheet		04/11/2023
10	Variance Analysis/Buffer Enhancement Plan	Feb 2023	04/11/2023
11	Project Description (SSDP 23-01249)		05/19/2023
12	Notice of Application	08/11/2023	
13	Public Comment: Ecology Letter	09/08/2023	
14	Geotech Report (Preliminary Evaluation)	03/07/2023	10/03/2023
15	Information Request Response	10/02/2023	10/03/2023
16	Liquefaction/Slope Assessment (Preliminary)	05/19/2023	10/03/2023
17	Proposed/Existing Structures	Sept 2023	10/03/2023
18	Shoreline No Net Loss/Mitigation Plan	Sept 2023	10/03/2023
19	Shoreline Variance Narrative (Technical Memorandum)	03/25/2024	03/27/2024
20	SEPA Determination	05/02/2024	
21	Stormwater Conditions Memo	05/03/2024	
22	Notice of Public Hearing	06/12/2024	
23	Certification of Public Notice	06/20/2024	
24	Staff Presentation		
25	Hearing Sign In		

9. Public Outreach and Comments

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)	Comment Letter Exhibit Reference No.
1	Kitsap County received Ecology SEPA comment acknowledging communications regarding Dam Safety and to ensure continued submission of plans and project documents.	13

Issue Ref. No.	Issue	Staff Response
1	Dam Safety	Ecology letter has been added to the record/file.

10. Analysis

a. Planning/Zoning

17.110.640 Public Facilities

“Public facilities” means streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, stormwater infrastructure, sanitary sewer systems, pump houses, waste handling facilities designated as public facilities in the comprehensive solid waste management plan, public works storage facilities and road sheds, and utilities such as power, fiber-optic, gas, phone and cable television. This does not include wireless communication facilities as defined in this title.

The purpose of the new leachate pond is to address seismic stability concerns raised by the Washington State Department of Ecology’s Dam Safety Office (DSO) in 2019. The DSO’s 2019 report identified that the original design calculations for the seismic stability of the existing leachate lagoon embankments considered what are now outdated peak ground acceleration values and required WM to conduct an updated seismic slope stability assessment utilizing current seismic design standards for the site. The new leachate pond will be 0.8 acres and will result in the excavation of 10,635 cubic yards of soil. 3,511 cubic yards of fill will be transferred, resulting in 7,124 cubic yards of net cut. Area within the new leachate storage pond, will collect stormwater and discharge that stormwater to a collection area. The remaining area will be graded to drain.

The project consists of re-constructing a leachate storage pond to replace the existing pond that has been deemed unsafe by the Washington Department of Ecology Dam Safety Office. The new pond is in the location of a former pond, approximately 0.8 acres and will only store about 3.5 acre-feet of liquid. The leachate pond will have a double liner system meeting the requirements of the WDOE Solid Waste Regulations.

Ponds are necessary part of existing use, not expanding outside of existing footprint. The proposal conforms to the required zoning setbacks.

b. Lighting

Not applicable to this proposal.

c. Off-Street Parking

Not applicable to this proposal. Existing roads onsite allow service/maintenance personnel to access the pond.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
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NA	NA	NA	NA
Total	NA	NA	NA

d. Signage

No signage is proposed or required.

e. Landscaping

Landscaping buffers are existing and exceed requirements. New landscaping is not applicable to this proposal. The subject site is surrounded at the north, west and south with heavy vegetative buffers and at the east with contiguously owned parcels and compatible uses. There are single family dwellings at the west and a portion of the north perimeters, however they are further than 800 feet from the site development area, with existing native vegetation providing a wide screening buffer between them and the proposal site. Additional mitigation planting is proposed as well.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft.) 15% of Site		
Required Buffer(s) 17.500.025		
North	Solid Screening Buffer	Solid Screening Buffer Existing
South	NA	NA
East	NA	NA
West	Solid Screening Buffer	Solid Screening Buffer Existing
Street Trees	NA	NA

f. Frontage Improvements

No frontage improvements are required or proposed as part of this application.

g. Design Districts/Requirements

The subject property is not within a design district.

h. Development Engineering/Stormwater

Development Engineering has reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. These comments are based on a review of the Preliminary Drainage Report and Preliminary Engineering Plans accepted for review 04/11/2023 to Kitsap County Development Engineering.

Development Engineering accepts the concepts contained in this preliminary submittal and requires the conditions found at the end of this report, as an element of the land use approval.

i. Environmental

KCC19.100.135 VARIANCE

Critical Areas and Shoreline Variance Analyses

The proposed shoreline variance request is to reduce the standard 300-foot Category I wetland buffer down to a range of 140 to 300 feet, a 46 percent reduction, and the critical areas variance request is to reduce the standard 150-foot Type F stream buffer down to a range of 75 to 150 feet, a 50 percent reduction. Provided below is a summary of the shoreline variance criteria defined in KCC 22.500.100 and the critical area variance criteria in defined in KCC 19.100.135.

1. *Because of special circumstances applicable to the subject property, including size, shape, or topography, the strict application of this title is found to deprive the subject property of rights and privileges enjoyed by other properties in the vicinity; provided, however, the fact that those surrounding properties have been developed under regulations in force prior to the adoption of this ordinance shall not be the sole basis for granting of a variance.*

Applicant Comments: As noted above, the location of the proposed project will utilize a previously developed area immediately adjacent to the existing leachate pond where historical stormwater ponds were constructed and utilized to manage stormwater at the OVSL facility when the site was operational (Appendix C). Per KCC 22.500.100 and KCC 19.100.125, normal and routine maintenance and operation of existing structure(s) and development(s), such as a preexisting retention/detention facility, are exempt activities.

The historical stormwater ponds are still intact and still resemble their designed use; however, according to the Olympic View Sanitary Landfill 9 Revised September 2023 Leachate Pond Grette Associates, LLC Shoreline No Net Loss and Mitigation Plan County comments summarized in their Pre-Application Summary Letter (dated August 22, 2022), if an existing use is discontinued for twelve consecutive months or for twelve months during a two-year period said historical use is considered abandonment per KCC 22.600.105.A.45. The intent of the proposed project is to replace the current leachate storage pond in response to the potential failure along the pond's north embankment of the existing pond and to satisfy WDOE Dam Safety Office's seismic stability requirements defined in their 2019 report (Stantec Consulting, Inc. 2021).

The location of the existing leachate pond as well as the proposed new pond are specifically located based on the design and construction of the maintenance and

monitoring infrastructure associated with the OVSL. More specifically, the OVSL infrastructure is designed to utilize gravity to convey leachate that is collected beneath the OVSL to the existing leachate pond. The new leachate pond is required to be at the relatively same elevation as the existing leachate pond to maintain the existing designed function of the OVSL's infrastructure. The only feasible location to complete the proposed project is to utilize the area adjacent to the existing leachate pond which is within the existing footprint of the stormwater ponds that were constructed and utilized to manage stormwater at the OVSL facility when the site was operational. In summary, the OVSL facility contains special circumstances and design requirements (i.e., topographic design constraints) that enable to the proposed project from being completed elsewhere within the OVSL facility.

2. *The special circumstances referred to in subsection (A)(1) of this section are not the result of the actions of the current or previous owner.*

Applicant Comments: Not applicable. The OVSL facility is currently performing post-closure care which includes continued operation and maintenance of existing landfill source control and containment systems and environmental monitoring programs. These post-closure care activities are being performed for compliance with state permit requirements. The special circumstances summarized above are a result of any unauthorized actions at the OVSL facility.

3. *The granting of the variance will not result in the substantial detrimental impacts to the critical area, public welfare, or injurious to the property or improvements in the vicinity and area in which the property is situated or contrary to the goals, policies, and purpose of this title.*

Applicant Comments: The proposed project area is largely encompassed by wetland and stream buffer constraints; however, the proposed project site has been historically developed and utilized for stormwater management purposes. As a result, the proposed project site predominantly consists of grass areas with non-native shrubs intermixed throughout the existing substantial development (e.g., existing road, stormwater ponds, etc.). These conditions provide limited buffer function given the lack of a diverse native vegetation community and disconnection between adjacent undeveloped habitats. While not anticipated, removal of any native vegetation will be limited to immature black cottonwoods that have established in a portion of the western stormwater pond. No disturbance to undeveloped areas will occur during this proposed project.

Please note that KCC 22.600.105.A.4 does not appear to reference a threshold to define when a historical land use or existing development is considered abandoned. Olympic View Sanitary Landfill 10 Revised September 2023 Leachate Pond Grette Associates, LLC

Shoreline No Net Loss and Mitigation Plan established in a portion of the existing western stormwater pond. No disturbance to undeveloped areas will occur during this proposed project.

Furthermore, the purpose of the proposed project is to address WDOE Dam Safety Office's seismic stability concerns of the existing leachate pond. Upon completion, the proposed project will establish a new leachate pond that would not fall under WDOE Dam Safety Office's jurisdiction and ultimately eliminating seismic stability concerns. In summary, the proposed project will be constructed in an area that is currently providing low, if any, wetland and stream buffer function. The proposed project will also significantly reduce the potential risk of damage to natural resources and property by constructing a new leachate pond designed to eliminate any seismic stability concerns.

4. The granting of the variance is the minimum necessary to accommodate the permitted use.

Applicant Comments: All design minimization measures have been implemented to the extent feasible. The existing leachate pond is approximately 57,000 square feet in size and the volume of the pond is approximately 13 acre-feet (CEC 2022). The new leachate pond that will be constructed will be approximately 34,850 square feet in size and is designed to have a holding capacity of approximately 3.5 acre-feet of liquid. Additionally, the new leachate pond will be constructed within an existing developed area that was historically utilized for stormwater management purposes rather than utilizing potential undeveloped areas in the vicinity of the existing leachate pond. Please refer to Section 6 of this document for more detail.

5. No other practicable or reasonable alternative exists.

Applicant Comments: Four design options to resolve the seismic stability concerns associated with the existing leachate pond were considered (Stantec Consulting, Inc. 2021 and CEC 2022). Two of the options were determined to not be feasible given their cost and maintenance requirements and one of the feasible options would require 0.25 acres of permanent impacts to Wetland A (Category I wetland). The proposed design option is the only practicable option to complete the project. Please refer to Section 6 of this document for a detailed summary of all avoidance measures that have been implemented in support of the proposed project.

6. A mitigation plan (when required) has been submitted and is approved for the proposed use of the critical area.

Applicant Comments: A mitigation plan (i.e., wetland buffer enhancement plan) has been prepared in support of the proposed buffer reduction request. This plan is intended to enhance approximately 46,565 square feet of degraded wetland buffer north of the proposed project site. Please refer to Section 8 of this document for more detail.

KCC 22.300.105 Vegetation Conservation

Goal: Conserve, protect and restore shoreline vegetation to provide for ecological and habitat functions as well as human health and safety. These functions include, but are not limited to, variable shading of the nearshore, food and shelter for terrestrial and aquatic organisms, and slope/soil stabilization.

KCC 22.300.125 Shoreline use and site planning.

Goal: Preserve and develop shorelines in a manner that allows for an orderly balance of uses by considering the public and private use, along with the development of shorelines and adjacent land areas with respect to the general distribution, location and extent of such uses and development.

Policy SH-20. For shoreline use and development activities, including plats and subdivisions at full build-out, employ innovative development features to achieve no net loss of ecological functions, such as sustainable and low impact development practices where appropriate.

Policy SH-22. Designate and maintain appropriate areas for protecting and restoring shoreline ecological functions and processes to control pollution and prevent damage to the shoreline environment and/or public health.

Staff Comments: Test boring and groundwater data indicate that a significant thickness of native soils is anticipated to liquefy as a result of the 2,475-year return period seismic event. CEC slope stability analysis indicates that a flow-type catastrophic failure of the proposed leachate pond embankments is not anticipated to occur due to liquefaction. Although total slope failure is not likely, significant ground movement has been estimated as a result of liquefaction induced by the design earthquake. Based on this potential ground movement, CEC presumes that potential failures of the leachate pond could include, but are not limited to, rupture of the liner system or slumped embankments. Should a significant seismic event occur, CEC recommends an onsite inspection of the leachate pond liner system occur.

Proposal will meet the goals and policies by using geotechnical engineering for design development to eliminate and/or avoid future environmental impacts and follow recommendations provided by the CEC experts based on their study analysis. (Civil & Environmental Consultants, Inc.)

KCC 22.300.145 Shorelines of Statewide Significance

The Union River is mapped as a shoreline of the state which extends into the identified wetland area; therefore, Wetland A is subject to the development standards defined in the County's Shoreline Master Program (SMP). Per the SMP, critical areas regulated under Title 19 of the KCC.

KCC 22.400 General Regulations

The summary below provides description of project consistency with the general regulations provided in KCC 22.400. The applicable general regulations include mitigation; vegetation conservation buffers; water quality and quantity; historic, archaeological, cultural, scientific and educational resources; view blockage; bulk and dimension standards; public access, and flood hazard reduction measures.

Staff Comments: Staff has reviewed the summary analysis and find the proposal is consistent with the required provisions in KCC22.400.125 Water Quality and Quantity; KCC22.400.130 Historic, Archeological, Cultural, Scientific and Educational Resources; KCC22.400.135 View Blockage; KCC400.140 Bulk Dimension Standards; KCC22.400.110, KCC22.400.115, and KCC22.400.120; No Effect Analysis, which includes Mitigation Sequencing, Avoidance, Minimization, Restoration, Compensatory Mitigation and Assessment of No Net Loss.

22.500 Permit Provisions, Review and Enforcement

22.500.100 B. Substantial Development Permit.

1. The Act provides that no substantial development shall be undertaken on the shorelines of the state without first obtaining a substantial development permit (SDP).
2. An SDP shall be classified under Chapter 21.04.
3. An SDP shall be granted only when the applicant can demonstrate that the proposed development is consistent with the policies and procedures of the Act and this program, as well as criteria in WAC 173-27-150.
4. The Act provides a limited number of exceptions to the definition of substantial development. Those exceptions are contained in RCW 90.58.030 and are summarized below in subsection (C)(3) of this section, and do not require an SDP. Whether or not a development constitutes a substantial development, all development must comply with the requirements contained in the Act and this program and may require other permits or approvals under this master program. Permits may be issued with limitations or conditions to assure consistency with the Act and this program. Staff Comment: the

proposed application is not exempt. A shoreline variance is a component of the application.

5. All applications for shoreline substantial development permits or permit revisions shall be submitted to the Department of Ecology upon a final decision by local government pursuant to WAC 173-27-130. "Final decision by local government" shall mean the order of ruling, whether it be an approval or denial, that is established after all local administrative appeals related to the permit have concluded or the opportunity to initiate such appeals has lapsed.

Staff Comment: The proposed application conforms.

22.500.100 E. Variances and Administrative Variances.

Waste Management is applying for a variance in accordance with KCC 22.500.100 E, and KCC 19.200.220(B)(3) to construct within the wetland buffer, as the proposed development cannot meet the buffer reduction or averaging criteria outlined in the code. This document is to provide justification that the proposed project meets the requirements for a variance per KCC Title 22.500.100 E. Variances and Administrative Variances.

1. *The purpose of a variance permit is strictly limited to granting relief from specific bulk, dimensional, or performance standards (not uses) set forth in this program where there are extraordinary or unique circumstances relating to the property such that the strict implementation of this master program will impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020.*
2. *Variances shall be classified as a Type III permit under Chapter 21.04. Administrative variances shall be a Type II permit and may be granted where allowed under the use and modifications matrix or applicable permit requirements.*
3. *Variance permits should be granted in circumstances where denial of the permit would result in a thwarting of the policy enumerated in RCW 90.58.020. In all instances, extraordinary circumstances shall be shown and the public interest shall suffer no substantial detrimental effect.*
4. *Variance permits for development that will be located landward of the OHWM, except within those areas designated as marshes, bogs, or swamps pursuant to Chapter 173-22 WAC, may be authorized provided the applicant can demonstrate all of the following.*

- a. That the strict application of the bulk, dimensional or performance standards set forth in Chapters 22.400 and 22.600 precludes, or significantly interferes with, reasonable use of the property;*

Applicant response: The Project is located in a previously developed area immediately adjacent to the existing leachate pond where historical stormwater ponds were constructed and utilized to manage stormwater at the OVSL facility when the site was operational. Per KCC 22.500.100, normal and routine maintenance and operation of existing structure(s) and development(s), such as a preexisting retention/detention facility, are exempt activities. The historical stormwater ponds are still intact and still resemble their designed use; however, according to the County comments summarized in their Pre-Application Summary Letter (dated August 22, 2022), if an existing use is discontinued for twelve consecutive months or for twelve months during a two-year period said historical use is considered abandoned per KCC 22.600.105.A.41. Please note that KCC 22.600.105.A.4 does not appear to reference a threshold to define when a historical land use or existing development is considered abandoned.

The intent of the Project is to replace the current leachate storage pond in response to the potential failure along the pond's north embankment of the existing pond and to satisfy the Washington State Department of Ecology (WDOE) Dam Safety Office's seismic stability requirements defined in their 2019 report (Stantec Consulting, Inc. 2021).

The location of the existing leachate pond as well as the proposed new pond are specifically located based on the design and construction of the maintenance and monitoring infrastructure associated with the OVSL. More specifically, the OVSL infrastructure is designed to utilize gravity to convey leachate that is collected beneath the OVSL to the existing leachate pond. The new leachate pond is required to be at relatively the same elevation as the existing leachate pond to maintain the existing designed function of the OVSL's infrastructure. The only feasible location to complete the Project is the area adjacent to the existing leachate pond which is within the existing footprint of the stormwater ponds that were constructed and utilized to manage stormwater at the OVSL facility when the site was operational.

In summary, the general critical area regulations and shoreline standards defined in Chapters 22.400 and 22.600 of the KCC significantly interfere with achieving the goals and objectives of the Project. In addition, the OVSL facility contains special circumstances and design requirements (i.e., topographic design constraints) that prohibit the Project from being completed elsewhere within the OVSL facility.

- b. That the hardship described in subsection (E)(1) of this section is specifically related to the property and is the result of unique conditions such as irregular lot shape, size, or*

natural features and the application of this program, and, for example, not from deed restrictions or from the actions of the applicant or a predecessor in title.

Applicant response: The OVSL facility is currently undergoing post-closure care which includes continued operation and maintenance of existing landfill source control and containment systems and environmental monitoring programs. These post-closure care activities are being performed for compliance with state permit requirements. The site constraints and special circumstances summarized above are not a result of any unauthorized actions at the OVSL facility and are directly related to the unique conditions within the Project site and the requirements for site operation and maintenance.

c. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and this program, will not cause net loss to shoreline ecological functions and does not conflict with existing water-dependent uses.

Applicant response: The proposed leachate pond has been designed in response to WDOE Dam Safety Office's seismic stability requirements defined in their 2019 report (Stantec Consulting, Inc. 2021). Furthermore, as summarized in the Leachate Pond: Shoreline No Net Loss and Mitigation Report (Grette Associates 2023), upon completion, the Project will not result in a net loss of existing shoreline function. Furthermore, being designed to satisfy WDOE's seismic stability concerns greatly reduces environmental risks compared to the existing conditions in the event of a seismic event. Please refer to the Leachate Pond: Shoreline No Net Loss and Mitigation Report for more detail.

d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area.

Applicant response: The intent of the Project is to alleviate seismic stability concerns which includes reducing the risk of impacts to the adjacent critical areas. This Project will not grant special privilege or eliminate public enjoyment. In fact, upon completion, the Project will establish conditions that are ultimately beneficial by greatly reducing risk of any potential impacts to those critical areas that are considered highly valuable and locally important.

e. That the variance requested is the minimum necessary to afford relief.

Applicant response: Four design options to resolve the seismic stability concerns associated with the existing leachate pond were considered (Stantec Consulting, Inc. 2021 and CEC 2022). Two of the options were determined to not be feasible given their cost and maintenance requirements and one of the feasible options would require 0.25 acres

of permanent impacts to Wetland A (Category I wetland). The proposed design option is the only practicable option to complete the Project. Please refer to Section 6 of the Leachate Pond: Shoreline No Net Loss and Mitigation Report for a detailed summary of all avoidance measures that have been implemented in support of the Project.

f. That the public interest will suffer no substantial detrimental effect.

Applicant response: As noted above, the primary objective of the Project is to satisfy the WODE Dam Safety Office's seismic stability requirements and concerns associated with the potential failure along the existing pond's north embankment. This is a direct benefit to public interest because it is also protecting the critical areas from being impacted in the event of a seismic failure. More specifically, if the existing leachate pond is not replaced and a seismic event occurs that results in bank failure, it is likely that a release of leachate would flow towards Wetland A and ultimately to the Union River. The new leachate pond will contain berm heights less than six feet that, along with the new lower volume of storage, will alleviate risk for potential impacts to critical areas in the event of seismic event, and is ultimately in the best interest of the public.

5. Variance permits for development and/or uses that will be located waterward of the OHWM, or within any wetland as defined in RCW 90.58.030(2)(h), may be authorized provided the applicant can demonstrate all of the following:

a. That the strict application of the bulk, dimensional or performance standards set forth in Chapters 22.400 and 22.600 preclude all reasonable use of the property;

b. That the proposal is consistent with the criteria established under subsections (E)(4)(a) and (b) of this section; and

c. That the public rights of navigation and use of the shorelines will not be adversely affected.

In the granting of all variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if variances were granted to other developments and/or uses in the area where similar circumstances exist, the total of the variances shall remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment. The applicant shall demonstrate such consideration through submittal of a cumulative impacts report, where required (Section 22.700.130).

Staff Comment: A cumulative impacts report was not submitted as part of the application package, nor was one requested by the county since the proposal is for seismic upgrades to a required public facility.

Variances may not be granted to authorize uses different from the shoreline use and modifications matrix in Section 22.600.105.

All applications for shoreline variances approved by the county, including administrative variances, shall be forwarded to Ecology pursuant to WAC 173-27-200, for final approval, approval with conditions, or denial. No approval shall be considered final until it has been acted upon by Ecology.

Staff Comment: Staff finds the proposed application conforms to the Substantial Shoreline Development criteria in KCC22.500. 100.B and variance criteria in KCC22.500.100. E. for a public facility. A No-Net Loss of Wetland Functions was provided as analyzed in the variance criteria and will be added as a condition of approval at the end of this report.

22.600.185 Utilities

A. Environment Designations Permit Requirements. Where utilities are proposed in the following designations, the identified permit requirements shall apply.

2. Rural conservancy, urban conservancy, shoreline residential, high intensity: SDP. Utilities associated with single-family residences are exempt.

B. Application Requirements. All applications for utility facilities shall include, at a minimum, the following:

1. Reason why facility must be located in the shoreline jurisdiction;
2. Alternative locations considered and reasons for their rejection;
3. Location of other facilities near the proposed project and if the location is to include other types of facilities;
4. Proposed method of construction and plans to control erosion and turbidity during construction;
5. Plans for restoration of areas disturbed during construction;
6. Possibility of locating proposed facility within existing utility right-of-way; and
7. Geotechnical report when proposed in a geologically hazardous area.

Staff Comments: The shoreline designation for the subject property is Rural Conservancy. The purpose of this designation is to protect ecological functions, conserve existing natural resources and valuable historic and cultural areas in order to provide for sustained resource use, achieve natural floodplain processes, and provide recreational opportunities. Utilities proposed in this designation require a Shoreline Conditional Use

Permit which the applicant filed March 31, 2023, and a Shoreline Substantial Development Permit (SSDP), submitted by the applicant March 16, 2023. All necessary shoreline permits have been filed with the Department of Community Development.

The proposed project is required to be located within critical area buffers associated with the Shoreline jurisdiction due to the need for seismic upgrade to the existing leachate pond. Since the proposal is an upgrade to an existing system, alternative locations were not considered feasible.

An erosion control plan was submitted for the construction of the pond upgrade and is included in the exhibit file. The project has been conditioned to follow recommended measures. A preliminary geotechnical report was prepared, however, and a final report will be required prior to approval of the SDAP and is a condition of approval at the end of this report. (Civil and Environmental Consultants, Inc., dated March 7, 2023).

No activities are proposed within the 100-year floodplain. All activities will occur in the footprint of the previous leachate pond, which reduces the need for ground preparation. The new pond will be constructed using common construction equipment (excavator, small front loader, etc). The project footprint is already graded to such an extent that there is no effect anticipated on the nearest wetland, which is over 200 feet away.

C. Development Standards.

1. General Regulations.

- a. On-site utility features serving a primary use, such as a water, sewer or gas line to a residence, are accessory utilities and shall be considered a part of the primary use.
- b. All utility facilities shall be designed and located to assure no net loss of shoreline ecological functions, preserve the natural landscape, and minimize conflicts with present and planned land and shoreline uses while meeting the needs of future populations in areas planned to accommodate growth per the Kitsap County Comprehensive Plan.
- c. Non-water-oriented utility production and processing facilities shall not be allowed in shoreline jurisdiction unless it can be demonstrated that no other feasible option is available.
- d. Transmission facilities shall be located outside of the shoreline area where feasible. When located in the shoreline area, they must be constructed, designed and located to assure no net loss of shoreline ecological functions.

- e. Utilities shall be located in existing rights-of-way and corridors whenever possible.
- f. New or expanded utility facilities shall be located in areas that do not require shoreline stabilization, dredging, extensive cut/fill and other forms of shoreline alteration to the greatest extent feasible.
- g. Maintenance of existing utilities shall be carried out in a manner that will not result in a net loss of shoreline ecological functions, and any unavoidable adverse impacts shall be mitigated. This includes minimization of vegetation removal, and mitigation of any adversely affected area.
- h. Where feasible and consistent with shoreline ecological functions, new and replacement utility lines shall be underground.
- i. Development of pipelines and cables on tidelands and development of facilities that may require periodic maintenance that disrupts shoreline ecological functions should be prohibited unless no other feasible alternative exists. When allowed, the location, design and construction of such facilities shall not result in a net loss of shoreline ecological functions or significant impacts to the other shoreline resources and values.

Staff Comments: The project as proposed is meeting these development standards, as demonstrated in no net loss and mitigation reports mentioned in this staff report.

MITIGATION APPROACH

The proposed project was designed and configured based on a sequence of impact avoidance and minimization actions as defined in the County's SMP (KCC 22.400.110).

Mitigation Sequencing: Mitigation sequencing is a set of steps demonstrating how a project prevents and/or minimizes avoidable impacts to the environment. The summarization below demonstrates the proposed project will adhere to the requirements defined KCC 22.400.110 and to ensure no net loss of ecological functions will occur as a result of the proposed project.

Avoidance: The proposed project has been designed to avoid wetland and stream impacts; however, as summarized below, there are no feasible design alternatives that would allow the proposed project be completed without the need of modifying the standard 300-foot wetland buffer and the 150-foot stream buffer. Based on the information provided, there are four design options to resolve the stability issues associated with the existing leachate pond berm. The original preferred design option was to construct a new engineered berm

(i.e., slope reconfiguration) and the less desired design options included the construction of new leachate pond to relieve the capacity of the existing leachate pond, construct a mechanically stabilized earth (MSE) wall, or install a tank treatment system. The MSE wall and tank treatment system were determined to not be feasible design options given their cost and maintenance requirements compared to the construction of an engineered berm or new pond. Of the two remaining options, only the engineered berm would require 0.25 acres of permanent impacts to Wetland A (Category I wetland). Upon further consideration, it was determined that the design of a new leachate pond could be configured to adequately respond to WDOE Dam Safety Office's seismic stability requirements while being comparable in construction cost as the engineered berm. Therefore, in summary, the construction of a new leachate pond is the preferred design and the only feasible option that does not include impacts to Wetland A or disturbance to undeveloped areas. The proposed project is adhering to the 130-foot shoreline buffer defined in KCC 22.400.120.

Minimization: All minimization measures have been implemented to the extent feasible; however, the proposed project will require a shoreline variance (KCC 22.500.100) from the buffer modification standards defined in KCC 19.200.220 (wetland buffer standards) and KCC 19.300.315 (FWHCA buffer standards) due to the buffer constraints within the project site. The preferred design option includes the construction of a relatively small (0.8 acres) double-lined leachate pond with floating cover. The new pond will be constructed within an area that was historically developed and utilized for stormwater management purposes (i.e., stormwater ponds). These old stormwater ponds are still largely intact. As a result, vegetation removal within the project site will largely consist of non-native, invasive vegetation which predominantly consists of scotch broom (*Cytisus scoparius*) and Himalayan blackberry (*Rubus bifrons*). While not anticipated, removal of any native vegetation will be limited to immature black cottonwoods (*Populus balsamifera*) that have established in a portion of the western stormwater pond. No disturbance to undeveloped areas will occur during this proposed project.

Restoration: The proposed project is considered permanent and would establish a modified critical area buffer (pending approval). As such, restoration is not feasible.

Compensation: To ensure the no net loss goals and objectives outlined in the SMP are met (KCC 22.400.110), the proposed project will enhancement approximately 46,565 square feet of degraded Category I wetland buffer. Upon completion, the reduced and enhanced buffer is anticipated to provided equivalent function compared to those functions the degraded standard buffer is currently providing. Please refer to Section 7 of the Shoreline No Net Loss and Mitigation Plan, dated September 2023, completed by Grette Associates, LLC. for more detail.

Applicant Comments: NO NET LOSS ANALYSIS AND DETERMINATION Per KCC 22.400.110, uses and developments within the shoreline jurisdiction shall be designed and conducted in a manner that protects the current ecological conditions and prevents or mitigates adverse impacts to ensure a proposed project achieves no net loss of ecological functions. The proposed project is adhering to the 130-foot shoreline buffer required per KCC 22.400.120. As such, all mitigation measures, with respect to shoreline buffers, to ensure no net loss of shoreline ecological function will be implemented.

Staff Comments: Staff finds the development will conform to the requirements, has demonstrated minimization in the no net loss analysis and mitigation in a critical areas buffer enhancement plan with planting plans, and monitoring and maintenance for necessary impacts.

j. Access, Traffic and Roads

No traffic requirements were received from Public Works. Roads and access are existing and there are no changes proposed for the pond upgrades.

k. Fire Safety

Fire and emergency vehicles currently have access throughout the site.

l. Solid Waste

No solid waste requirements, this is a grading project for a pond.

m. Water/Sewer

Not applicable to this proposal.

n. Kitsap Public Health District

The Kitsap Public Health District will require binding sewer and water availability letters. There are no known closed or abandoned landfills within 1000 feet of parcel and no known Site Hazard Assessments performed by KPHD at this site.

11. Review Authority

The Hearing Examiner has review authority for this Shoreline Substantial Development Permit and Shoreline Variance application under KCC Sections 22.500 and 21.04.100. The Hearing Examiner may approve, approve with conditions, remand, or deny a Shoreline Substantial Development Permit and Shoreline Variance Permit. The Hearing Examiner may also continue the hearing to allow for additional information necessary to make a proper decision. The powers of the Hearing Examiner are at KCC Chapter 2.10. Once the Hearing Examiner Decision is made, the proposal is forwarded to the Washington Department of Ecology pursuant to WAC 173-27-020. As there is a Shoreline Variance component to the project, final approval is required by Washington State Department of Ecology, Shoreline Division.

12. Findings

1. The proposal is consistent with the Comprehensive Plan.
2. The proposal complies with Shoreline Variance Criteria of KCC 22.500.100(E).
3. The proposal complies or will comply with all other requirements of KCC Title 22 and with all of the other applicable provisions of Kitsap County Code

13. Recommendation

Based upon the analysis above and the decision criteria found in KCC 22.300, 22.400, 22.500.100 B and E, 22.600.105, 22.600.160, 22.600.165 and KCC 21.04, the Department of Community Development recommends that the Shoreline Substantial Development Permit and Shoreline Variance Permit request for the Olympic View Leachate Pond be **approved**, subject to the following conditions:

a. Planning/Zoning

1. Subject to all conditions of approval from the Hearing Examiner's decision. Final approval and conditions subject to Washington Department of Ecology pursuant to WAC 173-27-200. No approval shall be considered final until it has been acted upon by Ecology.
2. Subject to all conditions of approval from the Hearing Examiner's decision. Final approval and conditions subject to Washington Department of Ecology pursuant to WAC 173-27-200. No approval shall be considered final until it has been acted upon by Ecology.
3. Upon final permit issuance, all construction for the project must commence within two years and be complete within five years. A one-time one-year extension is available but only if requested on or before ninety days of original permit expiration. No exceptions are allowed unless provided for by law.
4. The decision set forth herein is based upon representations made and exhibits contained in the project applications 23-01534 and 23-01249. Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.

b. Development Engineering

5. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.
6. The information provided demonstrates this proposal is a Large Project as defined in Kitsap County Code Title 12, and as such will require a Full Drainage Site Development Activity Permit (SDAP) from Development Services and Engineering.
7. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time the SDAP (or Building Permit if no SDAP required) application is deemed fully complete. The submittal documents shall be 23-01534, Olympic View Leachate Pond Replacement, Shoreline Variance Type III Page 2 prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of SDAP application, or Building Permit if an SDAP is not required.
8. A Hydraulic Project Approval (HPA) permit may be required for work below the ordinary high-water mark or associated with the outfall. Prior to SDAP approval, the applicant shall submit an approved HPA from the Washington Department of Fish and Wildlife (WDFW), or documentation from WDFW specifying that a HPA is not required. Information regarding HPA's can be found at <http://www.wdfw.wa.gov/hab/hpapage.htm> or by calling the Office of Regulatory Assistance at (360) 407-7037.
9. The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction permit from the State Department of Ecology. More information about this permit can be found at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> or by calling Josh Klimek at 360-407-7451, email joshklimek@ecy.wa.gov. This permit is required prior to issuance of the SDAP. Processing time for NPDES permit is a minimum of 37 days.
10. The application indicates that a significant quantity of grading material will be exported from the site. Prior to issuing the SDAP an approved fill site(s) must be identified.

- Any fill site receiving 150 cubic yards or more of material must obtain an SDAP.
- Fill sites receiving 5,000 cubic yards or more, or located within a critical area, must have an engineered SDAP.
- For any fill site receiving less than 150 cubic yards, the SDAP holder shall submit to Kitsap County Department of Community Development load slips indicating the location of the receiving site and the quantity of material received by said site.

11. The application indicates that a significant quantity of grading material will be imported to and/or exported from the site. Typically, this means five or more trucks entering/leaving the site per hour. Because of this a vehicle wheel wash must be included as an element of the siltation erosion control plan.
12. 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 shall be prepared by a Civil Engineer licensed in the State of Washington, knowledgeable in the practice of soils engineering and mechanics. The analysis shall address the effects of 23-01534, Olympic View Leachate Pond Replacement, Shoreline Variance Type III Page 3 groundwater infiltration, seepage, potential slip planes, and changes in soil bearing strength. The proposed facilities shall be designed following the recommendations of the geotechnical analysis.
13. If the project proposal is modified from that shown on the site plan approved for this permit application, Development Services and Engineering will require additional review and potentially new conditions.

c. Environmental

14. Construction techniques shall implement best management practices to ensure protection of the shoreline, its associated buffer, and local water quality. Such best management practices shall include protective silt fencing, protective orange construction fencing along defined work areas, working during periods of limited rainfall or potential for adverse erosion, and seeding of exposed soils as needed to prevent adverse erosion.
15. The project is required to follow the mitigation and monitoring plan as provided in the Shoreline No Net Loss and Mitigation Plan (Grette Associates, dated September 2023). The habitat biologist shall flag the buffer location prior to start

of construction. An as-built report of the mitigation from the biologist is required prior to final inspection of SDAP.

16. The owner is responsible for maintenance of the planting area for 5 years, including removal of invasive plant species, reinstalling failed plantings, and irrigation. Monitoring shall occur for 5-years, with reports submitted to KCDCD by December 31 of each monitored year. Project work shall be subject to the conditions of the Washington Department of Fish and Wildlife Hydraulics Project Approval (HPA) should an HPA be required.
17. A Final Geotech will be required at time of SDAP review. Approval of the SVAR and SSDP is subject to the final recommendations and conditions of the Geotechnical report. The submitted preliminary Geotech letter report, dated March 7, 2023, prepared by Civil and Environmental Consultants, Inc., associated with the SVAR/SSDP approval is considered preliminary by the authors and the Department of Community Development.

d. Traffic and Roads

18. At building permit application, submit Kitsap County Public Works Form 1601 for issuance of a concurrency certificate, as required by Kitsap County Code 20.04.030, Transportation Concurrency.
19. The property owners shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the accepted construction plans. In addition, Development Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
20. 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 process, if a SDAP is not required. The need for and scope of bonding will be determined at that time.

e. Fire Safety

21. Fire access will be adequate.

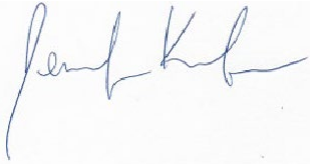
f. Solid Waste

22. No solid waste requirements.

g. Kitsap Public Health District

23. Not applicable to this proposal.

Report prepared by:



Jennifer Kreifels, Staff Planner / Project Lead

June 1, 2024

Date

Report approved by:



Katharine Shaffer, Planning Supervisor

June 1, 2024

Date

Attachments:

Attachment A – Site Plan

Attachment B – Critical Areas Map

Attachment C – Zoning Map

Attachment D – KC 2021 Aerial Map

Attachment E – KC 1994 Aerial Map

CC:

Applicant/Owner: Waste Management of Wash. Inc., PPerley@wm.com

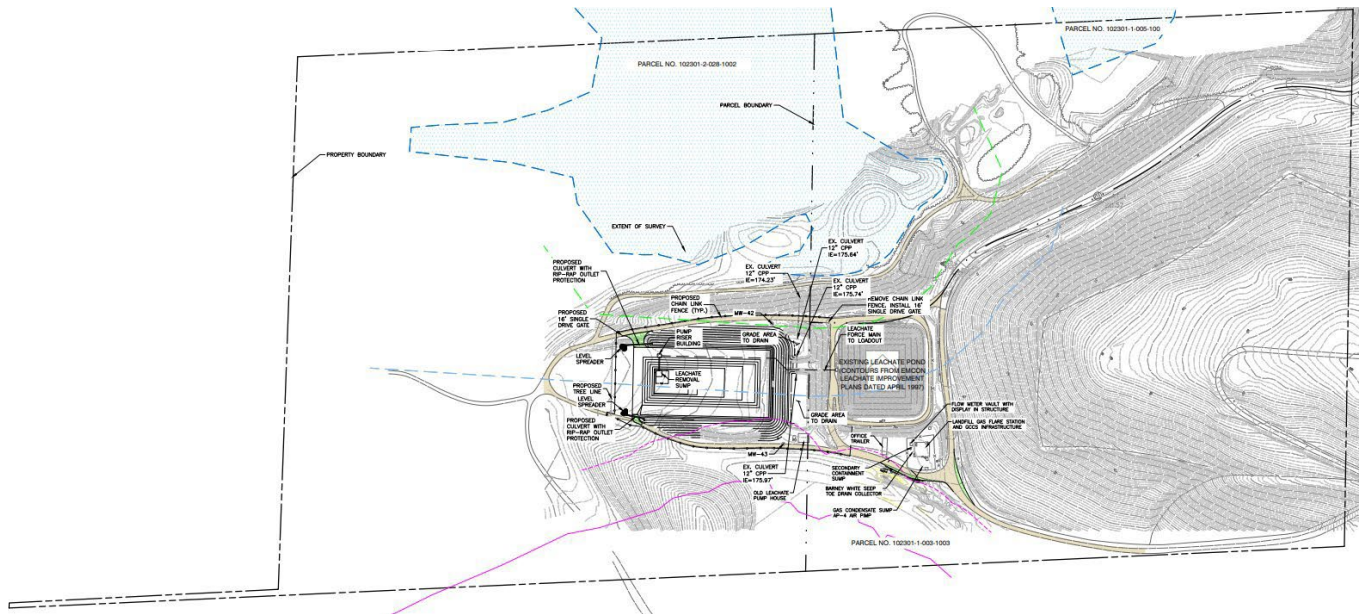
Project Representative: Chad Wallin, chadw@gretteassociates.com

Interested Parties: Mark Mahan

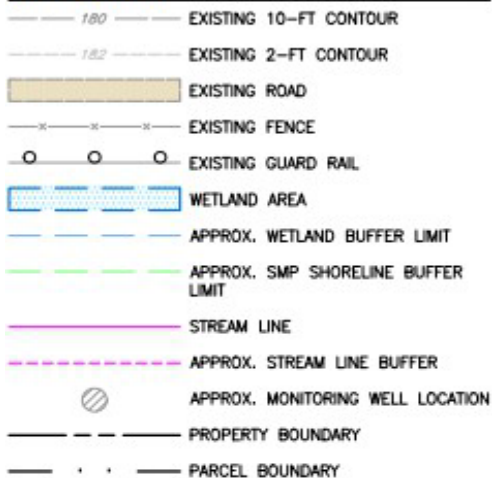
Kitsap County Health District, MS-30

Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jenny Kreifels
Cecilia Olsen
Robert Hankins
WDFW, Habitat Biologist
WA Department of Ecology, Wetlands
WA Department of Ecology, Shoreline

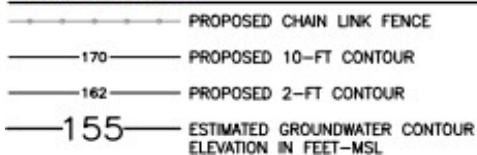
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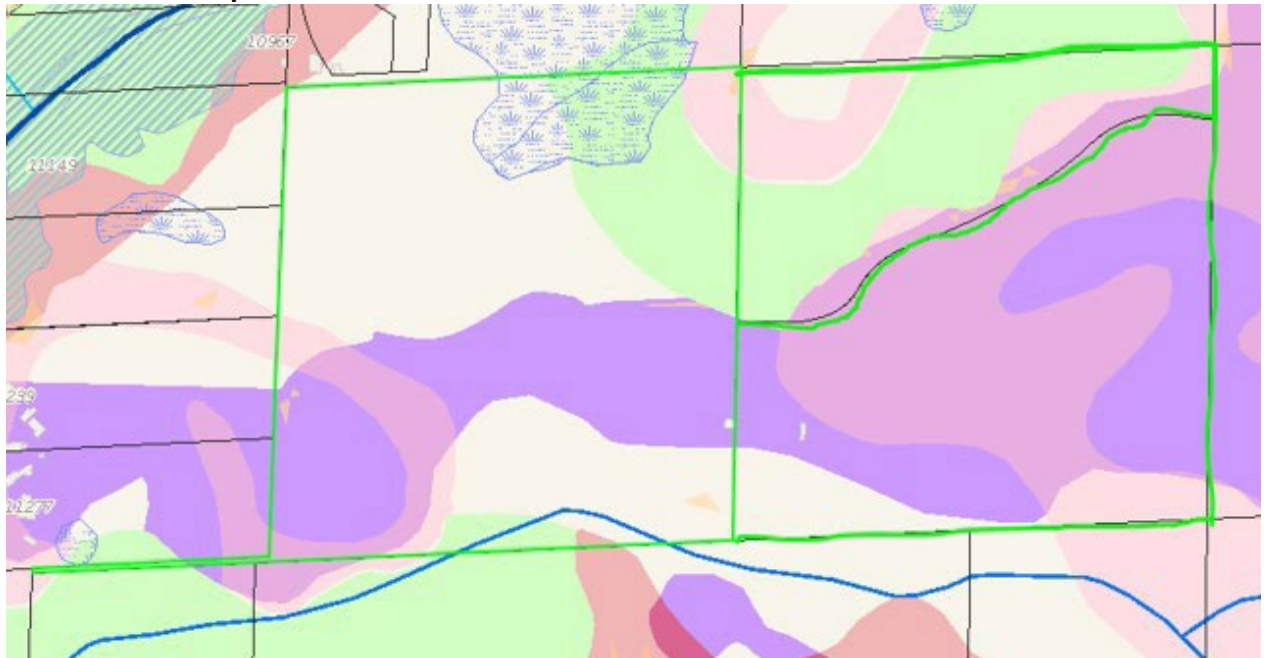
EXISTING LEGEND



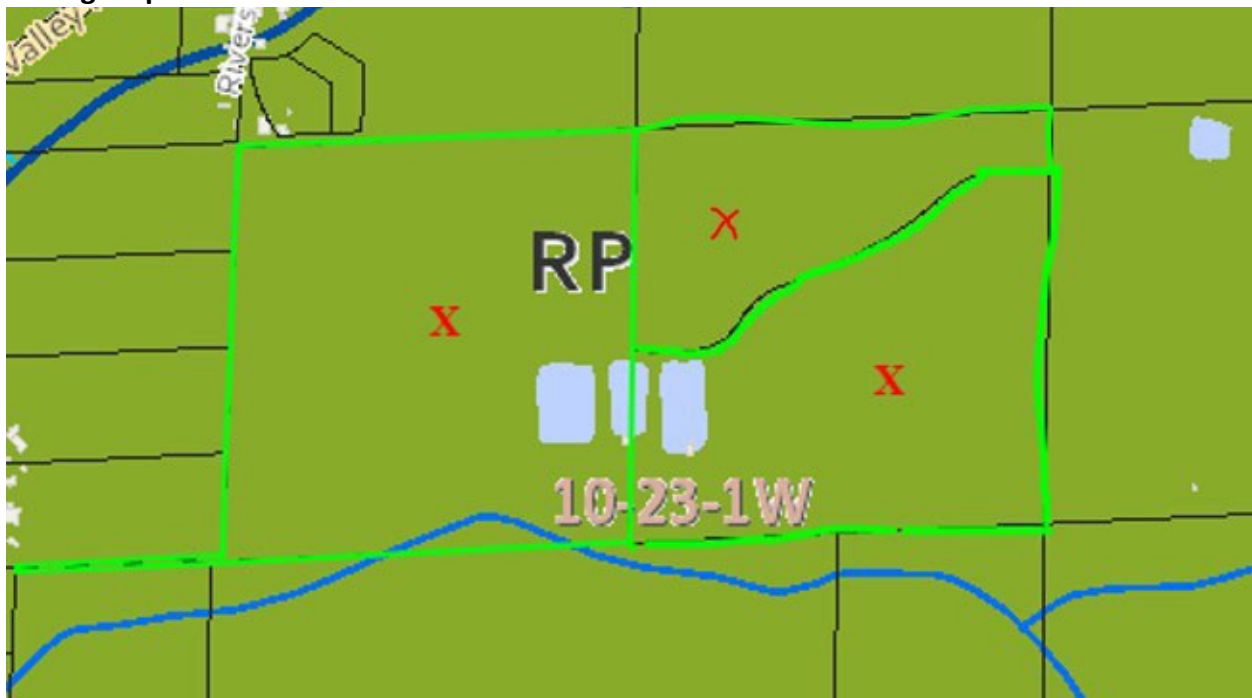
PROPOSED LEGEND



Critical Areas Map



Zoning Map



County Aerial 2021 Map



County Aerial 1994 Map

