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2. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
3. The decision set forth herein is based upon representations made and exhibits contained in the project application Permit #23-00331. 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.
4. This Critical Area Buffer Reduction/Variance approval shall automatically become void if no building permit application is accepted as complete by the Department of Community Development within three years of the Notice of Decision date or the resolution of any appeals.

**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. 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 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.
7. 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**

8. Vegetation planting shall occur as specified in the approved Habitat Management planting plan (conducted by C3, dated October 19, 2023), produced in support of this

permit. Planting of native vegetation shall occur within the first dormant season once the permitted project has been constructed and approved. When planting is complete, the applicant must contact Development Service and Engineering Staff at (360)337-5777 for a site inspection and as-built approval. Monitoring and maintenance of the planted area shall be conducted for three years after DCD staff approves planting. Monitoring includes live and dead vegetation counts and records of all maintenance activities. Maintenance activities can be defined as, but are not limited to, removal practices on invasive or nuisance vegetation and watering schedules. Monitoring information shall be summarized in a letter with photographs depicting conditions of the vegetation and overall site. Monitoring reports are due to Kitsap County Department of Community Development Services and Engineering Division by December 31 of each monitoring year. If more than 20 percent of the plantings do not survive within any of the monitoring years, the problem areas shall be replanted, and provided with better maintenance practices to ensure higher plant survival.

**d. Traffic and Roads**

9. None at this time

**e. Fire Safety**

10. None at this time

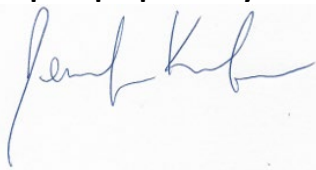
**f. Solid Waste**

11. None at this time

**g. Kitsap Public Health District**

12. None at this time

**Report prepared by:**



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Jenny Kreifels, Staff Planner / Project Lead

January 29, 2024

Date

**Report approved by:**



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Katharine Shaffer, Department Supervisor

January 29, 2024

Date

**Attachments:**

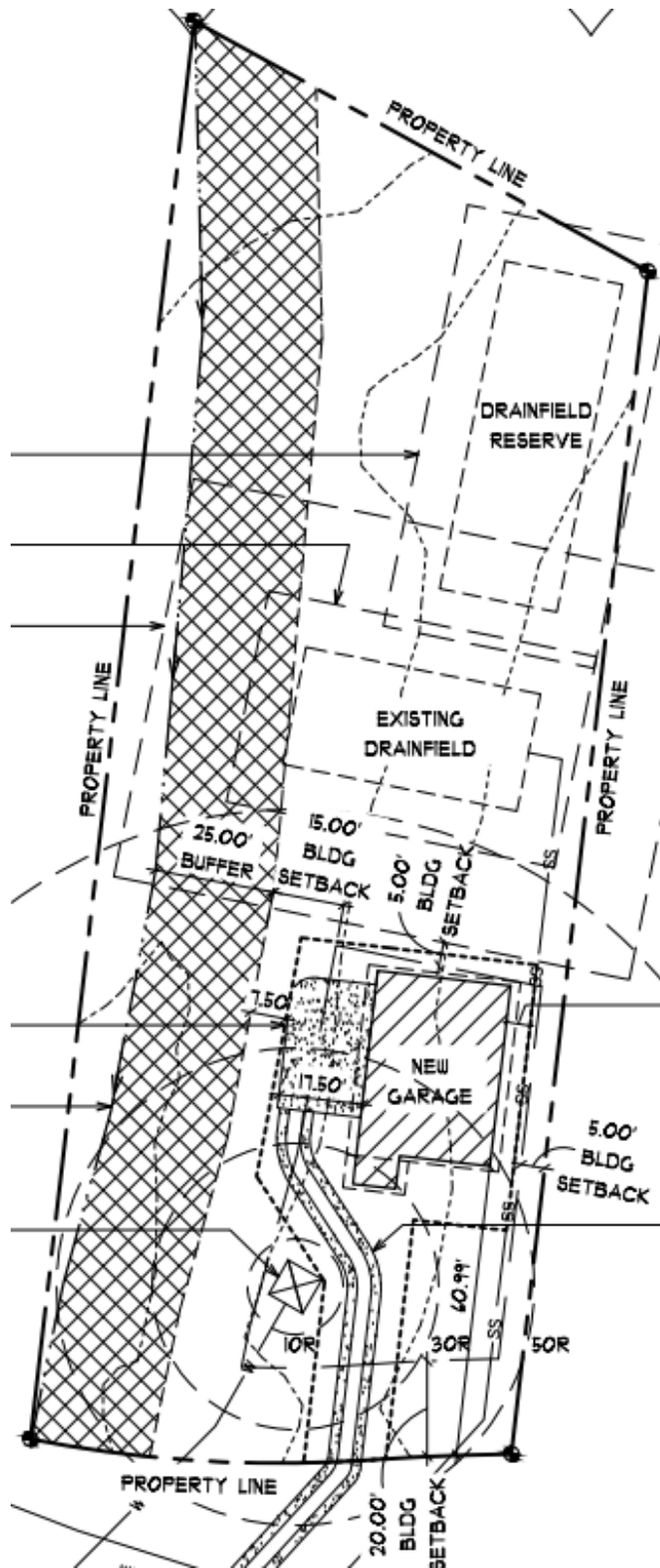
Attachment A – Site Plan (a)  
Attachment B – Site Plan (b)  
Attachment C – Critical Areas  
Attachment D – Zoning Map

**CC:**

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Kitsap County Public Works Dept., MS-26  
DCD Staff Planner: Jenny Kreifels

**Site Plan (a)**

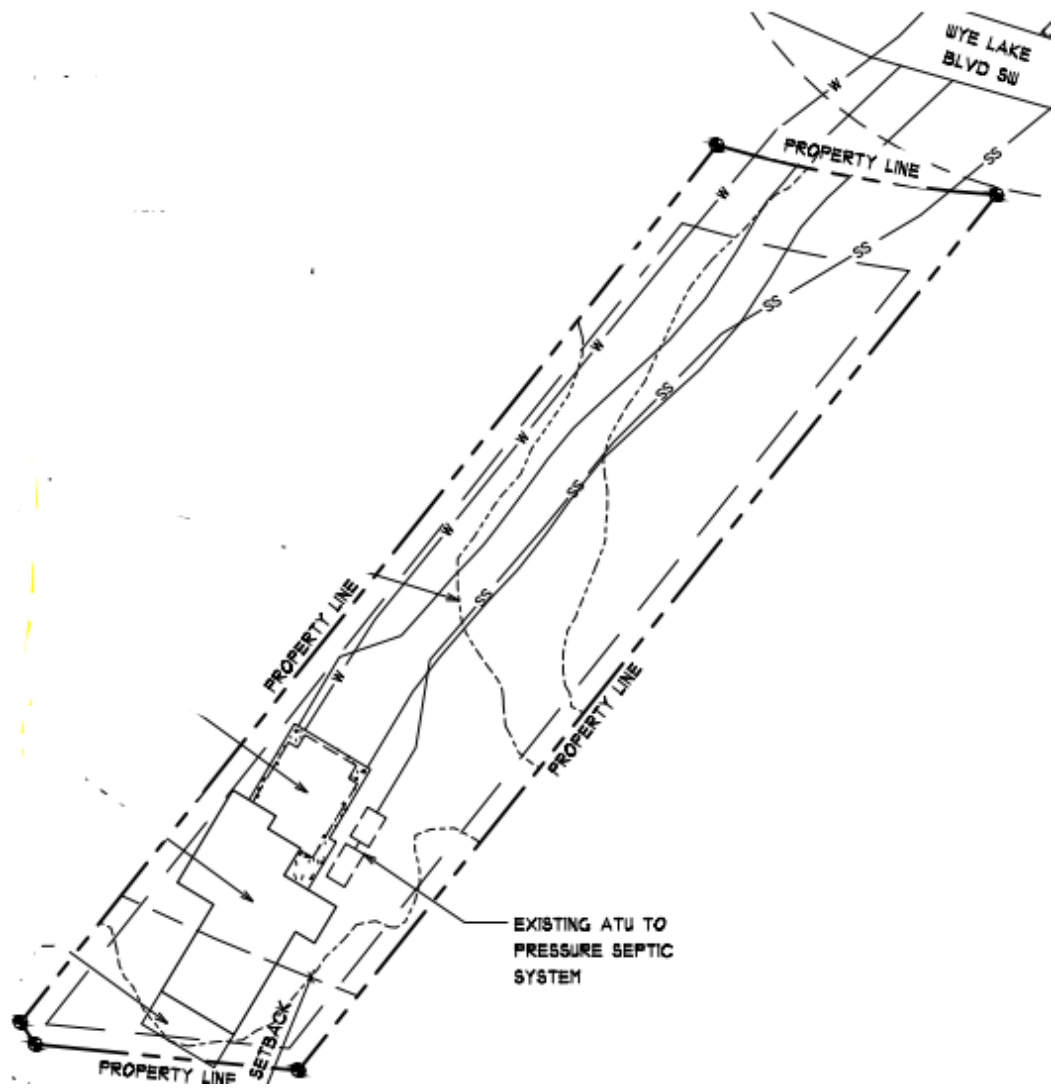
Portion of aggregated parcel north of Wye Lake Blvd. S.W.



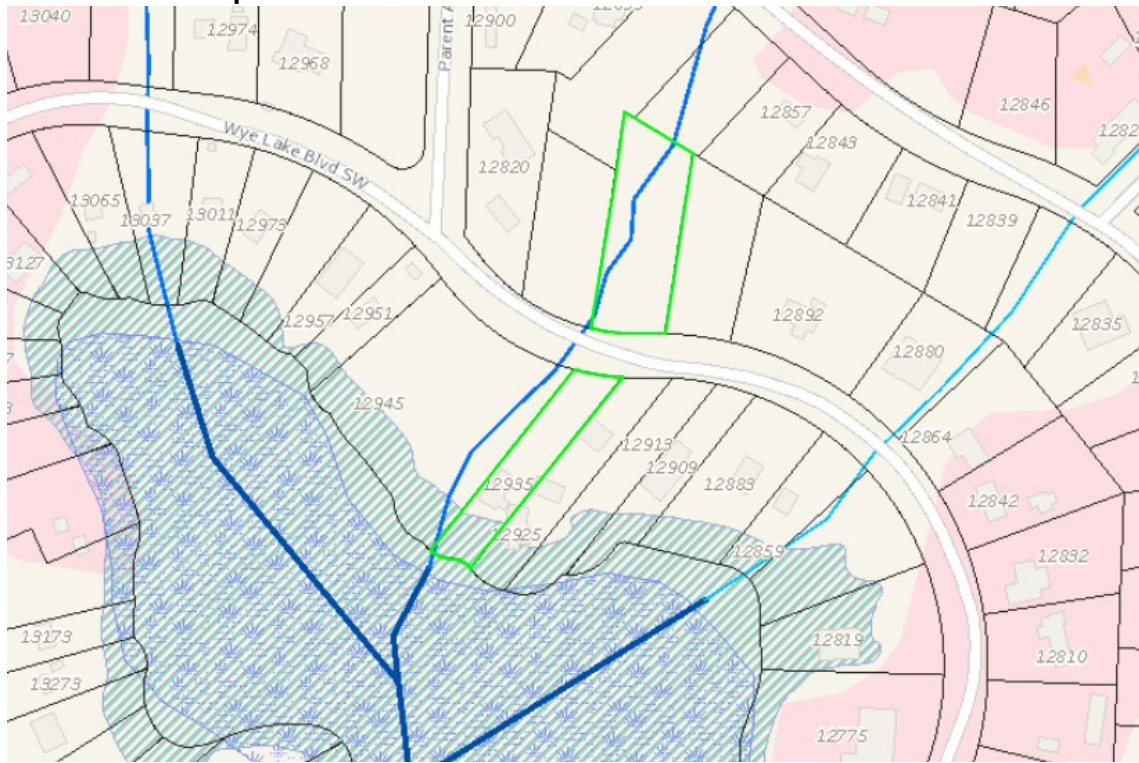


**Site Plan (b)**

Portion of aggregated parcel south of Wye Lake Blvd. S.W.



**Critical Areas Map**



**Zoning Map**

