

Project Description

Parcel 801334004
231 Coyle Road, Quilcene WA 98376

This Master Permit Application is for the _____. This project description covers this activity and related activities proposed for the parcel. Some of the activities are covered under different Master Permit Applications.

Parcel 801334004, known as 231 Coyle Road, Quilcene, WA 98376, is an approximately 49 acre parcel on Coyle Road, just off of Dabob Post Office Road. The legal owners are Rodger J Biasca and Steven G Llorente. The parcel has a recorded conservation easement (recorded document 510112) to Jefferson Land Trust (JLT). The easement establishes a “conservation zone” on approximately 48 acres of the parcel. The purpose of the easement is to protect and restore the conservation zone to a state equivalent to an old-growth forest and to protect and restore salmon runs in the East Fork of Tarboo Creek, which traverses the parcel. The easement prevents development and other activities inconsistent with the restoration of the conservation zone in perpetuity.

The easement does not cover a surveyed (book 29 of surveys, page 161), approximately 1.25 acre, building site. The projects described in this document fall completely outside of the conservation zone and within the 1.25 acre building site of the parcel.

The building site currently has the following infrastructure:

1. An existing, uninhabited, 2 bedroom/1 bath single family residence (SFR) with approximately 1300 sq. ft. of living space. The condition of the house is poor. Due to a partial roof collapse, severe water, mold and structural damage have resulted throughout the house.
2. An existing septic system for a 2 bedroom SFR. The septic system has been evaluated through both an EES and by a septic designer. Several small deficiencies have been found, but we believe the septic system can be restored to working condition.
3. An existing spring-fed, gravity system that provided water to the house.

We are proposing the following projects for the parcel:

1. Demolish and reconstruct the existing 2 bedroom SFR. Because the existing SFR is within the 150' fish and wildlife habitat conservation area (FWHCA) of the fish bearing (Type-F) East fork of the Tarboo Creek, we propose to do this under JCC 18.22.070(6), which provides an exemption for reconstruction of existing structures. The reconstructed SFR will be 2-bedroom/2-bath and have a living area approximately the same as the existing structure, about 1300 sq ft. As required by the exemption, the reconstructed SFR will be located fully within the footprint of the existing structure in order to prevent further intrusion into the buffer. Because the existing structure is in poor condition and uninhabited, we have filed for the demo permit (BLD10-00151) separately, hoping to expedite the demolition process since the existing structure provides a liability issue for us.
2. Construction of a new auxiliary dwelling unit (ADU). It will be 1-bedroom/1-bath, with about 750 sq ft of living space and 400 sq ft of storage. The proposed ADU will be located on the northwest portion of the building site. As proposed, a portion of the ADU (about 500 sq ft) lies

within the 150' FWHCA buffer of the Type-F East fork of Tarboo Creek. We will be asking for a variance of the 150' buffer: a buffer reduction to 75%. In order to support our request for a variance, we will be submitting a habitat management plan (HMP) as described in JCC 18.22.265. This reduction to a 112.5' buffer is to allow us to better situate the ADU on the property without having to disrupt the existing septic and allowing for the establishment of a new septic for the ADU and reserve fields for both dwellings. We believe the buffer reduction allowing for use of about 500 sq ft of the buffer is actually the best way to minimize excavation and environmental impact of the ADU. The HMP will require mitigating the impact by restoring native vegetation to about 7000 sq ft in other parts of the FWHCA buffer. We believe this restoration work is also beneficial to the JLT conservation easement and will provide substantial enhancement to the East fork of Tarboo Creek.

3. Restore the existing 2-bedroom septic system to full working condition for use with the reconstructed SFR. We will also establish a reserve field for the existing septic, as the existing septic pre-dated the requirements for a reserve field.
4. Establish and construct a new 2-bedroom septic for the new ADU. A reserve field will also be established for the ADU.
5. Establish a private well for adequate potable water. The existing spring system to the house is currently capped off. It traverses a substantial part of the JLT conservation zone. Although the easement allows for maintenance of the existing spring system, we believe preventing potentially large, future disruption of the conservation zone for water system maintenance is desirable to both us and JLT. We also have not tested the quality of the spring water, but believe a well will be safer and more reliable.
6. Install an underground, 500-gallon propane tank to provide a fuel supply for domestic use in both the house and ADU.