



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

May 1, 2025

Huber Properties, LLC
ATTN: Dylan Huber
6391 SE Mullenix Road
Port Orchard, WA 98367-9766

Re: Coastal Zone Management Federal Consistency Decision for the Colbie Court Project
(Corps No. NWS-2023-0056), Wetlands within the Blackjack Creek Watershed,
Unincorporated Kitsap County, Washington

Dear Dylan Huber:

On May 8, 2024, the Department of Ecology (Ecology) received a Certification of Consistency with the Washington State Coastal Zone Management Program (CZMP) for the above project. Ecology issued a 21-day public notice on May 22, 2024. Pursuant to Section 307(c)(3) of the Coastal Zone Management Act of 1972 as amended, Ecology concurs with Huber Properties, LLC's determination that the proposed work is consistent with Washington's CZMP.

On October 17, 2024, Huber Properties, LLC and Ecology agreed to stay the CZM until March 31, 2025, in order for Huber Properties, LLC to meet the requirements of the state's Water Pollution Control Act. A second stay was agreed to on March 21, 2025, extending the review period until May 15, 2025, in order for Huber Properties, LLC to meet the requirements of the state's Water Pollution Control Act.

The proposed work includes the construction a 50-lot detached single family subdivision on two parcels. The project will result in 0.08 acres of direct wetland impacts and 0.26 acres of indirect wetland impacts, which will be mitigated on site through 0.25 acres of wetland creation and 0.34 acres of wetland enhancement.

The project site is located on Parcels 112301-1-030-2007 and 112301-1-006-2007 (Street Address 5230 Bethel Rd SE), in wetlands located within the Blackjack Creek watershed, unincorporated Kitsap County, Washington, Section 11, Township 23 N., Range 01 E., within Water Resource Inventory Area (WRIA) 15 (Kitsap).

If you have any questions regarding Ecology's decision, please contact Neil Molstad at 425-389-5549 or neil.molstad@ecy.wa.gov.

Your right to appeal

You have a right to appeal this decision to the Pollution Control Hearings Board (PCHB) within 30 days of the date of receipt. The appeal process is governed by Chapter 43.21B RCW and Chapter 371-08 WAC. "Date of receipt" is defined in RCW 43.21B.001(2).

To appeal, you must do all of the following within 30 days of the date of receipt of this decision:

- File your notice of appeal and a copy of this decision with the PCHB (see filing information below). "Filing" means actual receipt by the PCHB during regular business hours as defined in WAC 371-08-305 and -335. "Notice of appeal" is defined in WAC 371-08-340.
- Serve a copy of your notice of appeal and this decision on the Department of Ecology by mail, in person, or by email (see addresses below).

You must also comply with other applicable requirements in Chapter 43.21B RCW and Chapter 371-08 WAC.

Address and Location Information

Filing with the PCHB

For the most current information regarding filing with the PCHB, visit: <https://elaho.wa.gov/> or call: 360-664-9160.

Service on Ecology

Street Addresses:

Department of Ecology
Attn: Appeals Processing Desk
300 Desmond Drive SE
Lacey, WA 98503

Mailing Addresses:

Department of Ecology
Attn: Appeals Processing Desk
PO Box 47608
Olympia, WA 98504-7608

E-Mail Address:

ecologyappeals@ecy.wa.gov



Colbie Court Project
Aquatics ID No. 142312, Corps No. NWS-2023-0056
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Sincerely,

A handwritten signature in black ink, appearing to read "Joe Burcar".

Joe Burcar, Section Manager
Northwest Region Office
Shorelands and Environmental Assistance Program

Sent via e-mail: Dylan@spp-mfg.com

E-cc: Sarah Albright-Garland, U.S. Army Corps of Engineers
fedconsistency@ecy.wa.gov

