



May 18, 2026

**TO:** Stacy Graves, Project/Program Manager, Permitting Division  
**FM:** Kara Jacobacci L.E.G., Geologist, Habitat Restoration Unit  
**RE:** Construction Hours Variance Request  
Northhilla Demolition & Debris Removal - Project No. 1151746

King County Water and Land Resources Division (WLRD) is requesting a Construction Hours Variance to work outside of normal hours of operation per King County Code (KCC) 12.86.520. The following information is provided in support of this request.

**Project:** Northhilla Demolition & Debris Removal - Project No. 1151746

**Applicant:** Kara Jacobacci  
Environmental Scientist III, Habitat Restoration Unit  
Water and Land Resources Division  
King County Department of Natural Resources and Parks  
Mailstop: KSC-NR-6300  
201 S Jackson Street, Suite 6300  
Seattle, WA 98104

**Contact:** Kara Jacobacci  
Environmental Scientist III, Habitat Restoration Unit  
Water and Land Resources Division  
King County Department of Natural Resources and Parks  
Mailstop: KSC-NR-6300  
201 S Jackson Street, Suite 6300  
Seattle, WA 98104

**Project Location:** The project site is located at 9910, 9845 and 9833 SW Northhilla Trl. in T21N, R03E, S06, NE ¼ and T21N, R03E, S05, NW ¼. The project location spans three parcels (617580-1025, 617580-0360, and 617580-0350) on the south side of Maury Island. See attached Site Map & Impacted Areas Map.

**Project Description:** Three cabins purchased by King County are scheduled for demolition. All three are located along a foot-access only trail that is too rugged for vehicular traffic. The only access to the site for construction equipment is via barge. The cabins will be demolished using primarily hand tools and debris will be loaded on to a barge for removal from the site.

**Construction Schedule:** It is anticipated that the contractor will complete this work over a period of six (6) weeks between August 1, 2026 and October 15, 2026. It is assumed that the contractor will work a six (6) day week, Monday through Saturday.

**Variance Requested:** WLRD is requesting a construction hours variance to work from 7:00 a.m. to 11:00 p.m. for 8 days between August 1, 2026 and October 15, 2026.



**Justification for Variance:** Because this site is only accessible from the shoreline, the construction schedule and especially debris removal by barge will be heavily dependent on the tides. It is anticipated that some work will need to occur during high tide windows outside of the standard 7:00 a.m. to 7:00 p.m. weekday and 9:00 a.m. to 7:00 p.m. weekend construction work windows. The higher of the daily high tides in August and September will usually occur in the evening, between 5:00 p.m. and 11:00 p.m. Working during high tide windows will minimize environmental impacts to Puget Sound and will improve and maintain project construction efficiency by:

- Decreasing total working days
- Minimizing project construction costs

There is one habitable structure within 500 feet of the project site, a small cabin without utilities that is not a permanent residence. The cabin is located in the right-of-way but associated with parcel 617580-0405. The next nearest residences are upslope from Cabin #3 (Fischlin). See Figure 2 for details. Trees surrounding the project parcels are expected to provide some noise attenuation for this property. The demolition will be largely completed by hand crews. The contractor does not anticipate the use of heavy vehicles such as dump trucks as there is no road to drive them on and no way to utilize them at the site. Use of the crane on the barge to demolish the structures will be done as early in the day as feasible. The majority of the activity occurring outside of the standard construction window will be debris removal.

**Anticipated Construction Equipment for Variance:** Equipment to be used includes but is not limited to the following: barge-mounted crane, small materials barge/vessel, tugboat, construction lights, pickup truck, and other miscellaneous construction equipment. An Equipment Table is attached at the end of this document.

**Mitigation Measures:** Per KCC 16.82.105(B)(6), WLRD proposes measures to minimize noise impacts to avoid health and safety hazards to the community caused by work outside of normal hours of operation; these measures include:

- Specific mitigation measures listed in the attached Equipment Table will be implemented to the extent feasible.
- All vehicles will be equipped with non-pure tone back-up warning devices to the extent allowed or required by the Washington State Department of Labor and Industries; the contractor may use back-up observers in lieu of back-up warning devices for all equipment except dump trucks in compliance with WAC 296-155-610 and 296-155-615.
- Truck tailgates will be secured to prevent excessive noise from banging.
- All equipment used during the normal working hours and after hours will be properly muffled and will comply with all applicable local, state, and federal regulations.
- Engines and motors will be turned off when not in use.
- Music, loud voices, radios, and other amplifying equipment will not be used in a manner that is heard outside the immediate work area.
- A copy of the Construction Noise Variance will be kept on the project site at all times.
- Notices will be mailed to addresses with residential structures within 500 feet of the work area to notify affected residents and businesses at least 14 days prior to starting work.
- Permitting Division will be notified a minimum of three days prior to the start of work.



- WLRD will maintain an accurate record of the day's work on this project via the Inspector's Daily Report.
- Contact information during construction for the project is as follows:

Kara Jacobacci, Project Representative  
206-492-6086, [kjacobacci@kingcounty.gov](mailto:kjacobacci@kingcounty.gov)

Thank you for your assistance with this project. If there are any questions, please contact me at 206-492-6086 or [kjacobacci@kingcounty.gov](mailto:kjacobacci@kingcounty.gov).

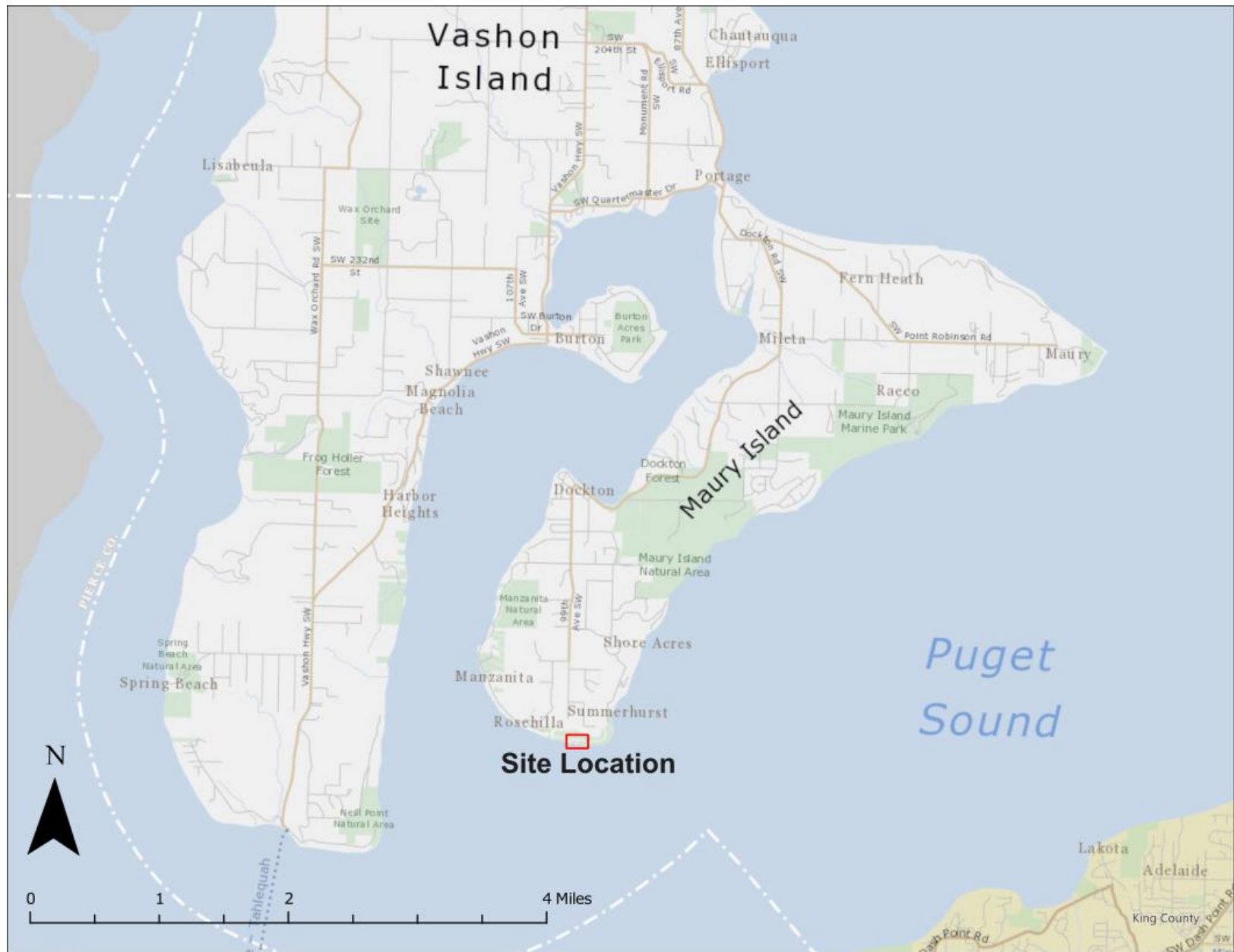


Figure 1: Site Location





Equipment Table

Equipment	Sound Level (dBA) <sup>a</sup>				Mitigation Measures
	At 50 ft	At 100 ft	At 200 ft	At 400 ft	
Crane	79	73	67	61	Slow moving mobile operation. Minimize use of any alarms.
Tugboat <sup>b</sup>	87	81	75	69	Slow moving mobile operation. Minimize use of any alarms or backup warning sounds.
Small Materials Barge/Vessel <sup>b</sup>	72	66	60	54	Slow moving mobile operation. Minimize use of any alarms or backup warning sounds.
Construction Lights	63	57	51	45	Existing lighting will be supplemented as needed with portable lights and generators that will be low to the ground and directed downward. House-side shields can be added as needed.
Pickup Truck	75	69	63	57	Contractor will use the designated parking area on the project site and will avoid parking and idling vehicles next to residences.
Other Misc. Construction Equipment	66-101	60-95	54-89	48-83	Contractor will use standard safety measures and Best Management Practices with use of all other construction equipment.

<sup>a</sup> Based on published noise levels ( $L_{max}$  at 50 ft) for common construction equipment and soft-site noise attenuation (WSDOT Biological Preparation Manual, 2020 Update)

<sup>b</sup> Based on published noise levels ( $L_{max}$  at 50 ft) for Dredging and Barging Operations (U.S. EPA Sound Level Impact Assessment Report, 2006)