



CITY OF PORT ORCHARD
Department of Community Development
Permit Center

216 Prospect Street, Port Orchard, WA 98366
Phone: (360) 874-5533 • permitcenter@portorchardwa.gov

NOTICE OF APPLICATION

This is a public notice of a development proposal that may interest you. You have the right to comment on this application, receive notice, request a copy of the decision once made and appeal the project decision. Included in this notice is a summary of the proposal, code reference for associated permits that may be required, and the targeted timeframe for City review and decision. Please be aware there are deadlines for comments and appeal; if you do not adhere to these deadlines, your comments may not be considered and/or you may lose your right of appeal. Please read this notice carefully and call the City of Port Orchard Department of Community Development (DCD) if you have questions.

Date of Issuance: April 10, 2024

File Number: LU24-SH SDP-02 & LU24-SH CUP-01

Project Name: Yachtfish Marine Tool Shed

Type of Application: Shoreline Substantial Development (Type III)
Shoreline Conditional Use Permit (Type III)

Assessor Parcel Number: 4623-000-001-0008

Applicant: Pacific NW Yachtfish Marine LLC, 53 SW Bay St, Port Orchard, WA 98366

Date of Application: February 23, 2024

Date Application was Determined Technically Complete: March 27, 2024

Site Description: Location: 53 SW Bay St
Nearest road intersection: SW Bay Street and Wilkins Place SW
Size: .96 acres (approx. 41,818 sq ft)
Zoning District: Gateway Mixed Use
Shoreline Designation: High Intensity/Aquatic

Project Permits included with Application: 24-105 Building Permit Application

Description of Proposed Project:

After-the-fact permit for the expansion of an existing tool shed located over water on an existing pier. A shoreline permit for the original structure was issued in 1988 for a 12'x24' building (roof footprint was 16'x28') with a single roof plane from 9'-12' in total height. New replacement building has an 18'2" x 32'3.5" building, 20'6" x 33' roof footprint, and a single roof plane from 13'8½" – 16'4¾" in total height. This is an expansion of the footprint by 228.5 square feet and average 4.5' increase in height.

Preliminary State Environmental Policy Act (SEPA) Determination:

A SEPA Determination for the project has not been issued at this time.

Existing Studies and Environmental Documents Evaluating the Proposal: None

Other Applicable Codes Which May Require Additional Project Review / Permits: Building Code

Public Comment Period: Any interested person may comment on this application. The comment period will remain open for 30 days. The deadline to submit comments is May 10, 2024. Any interested person may request notification of any hearings or meetings and request a copy of the decision once made. Comments letters and Requests for decisions must be addressed to planning@portorchardwa.gov or City of Port Orchard Permit Center, Attn: Planning Clerk, 216 Prospect Street, Port Orchard, WA 98366, 360-874-5533.

Examination of File: The application file may be examined at the DCD Permit Center, 720 Prospect Street, Port Orchard, WA 98366, by appointment between the hours of 8 AM and 4 PM, Monday through Friday, except holidays. To schedule an appointment please call 360-874-5533 and indicate the Permit Number and Project Number for the file you would like to examine.

Staff Contact for this Application: Stephanie Andrews, Senior Planner, (360) 874-5533

Review Authority and Appeals: Any interested party may appeal a Type III shoreline permit decision to the State Shoreline Hearings Board within 14 calendar days of issuance of the City’s Notice of Decision. The Notice of Decision will be provided to all parties of record. After issuance of the City’s Notice of Decision and the 14-day appeal period, the permit is transmitted to the Washington State Department of Ecology for approval, approval with conditions, or denial. The Department of Ecology shall render and transmit to local government and the applicant its final decision approving, approving with conditions, or disapproving the permit within thirty days of the date of submittal by local government pursuant to WAC 173-27-110.

Project Site Plan: (new vs old)

