



CITY OF PORT ORCHARD Public Works Department

Permit Center
216 Prospect Street, Port Orchard, WA 98366
Ph.: (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 Staff Contact listed in this notice if you have questions.

Date of Issuance: May 17 2024

File Number: PW24-014, PW24-015

Project Name: Kitsap County Courthouse Parking Lot

Type of Application: Major Land Disturbing Activity & Storm Drainage Permit (Type II)

Assessor Parcel Number: 4059-001-001-0009, 4059-002-006-0002, 4059-002-007-0001, 4059-002-009-0009, 4059-002-010-0006, 4059-003-006-0000, 4059-003-007-0009, 4059-003-008-0008, 4059-007-001-0105, 4059-007-005-0002, 4059-007-009-0008, 4059-008-001-0004, 4059-008-001-0103, 4059-008-016-0007, 4059-008-018-0005

Applicant: SCJ Alliance, 8730 Tallon Ln NE #200 Lacey, WA 98516

Applicant Representative: SCJ Alliance, Jared VerHey, 8730 Tallon Ln NE #200 Lacey, WA 98516

Date of Application: April 5th, 2024

Date Application was Determined Technically Complete: May 3rd, 2024

Site Description: Location: 614 Division St
Nearest road intersection: Division St & Sidney Ave, Division St & Cline Ave
Size: 3.5
Zoning District: BPMU
Shoreline Designation: N/A

Project Permits included with Application: N/A

Description of Proposed Project: Satellite parking lot for the Kitsap County Campus.

Preliminary State Environmental Policy Act (SEPA) Determination:

On August 14, 2020, under RCW 43.21C.440, the City issued a SEPA Determination of Significance (DS) for the Downtown Port Orchard Subarea Plan and updated regulations as a Planned Action. On April 26, 2021, the City issued a Final Environmental Impact Statement (FEIS) for the Subarea Plan and updated regulations. This FEIS adequately addresses the significant impacts of the updated Subarea Plan and regulations as well as implementation of development projects within the subarea. Consistent with RCW 43.21C.440(1)(b)(i), the Planned Action is in conjunction with a subarea plan adopted under Chapter 36.70A RCW and has had its significant impacts adequately addressed by an EIS under the requirements of SEPA, Chapter 43.21C RCW.

The subject project is determined to qualify as a Planned Action and shall proceed in accordance with the applicable permit review procedures specified in POMC Chapter 20.22, except that no SEPA threshold determination, EIS or additional SEPA review shall be required.

Existing Studies and Environmental Documents Evaluating the Proposal: Downtown Port Orchard Sub Area Plan.

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

Port Orchard Municipal Code (POMC) Title 12, Title 13, Title 20.

Public Comment Period and Appeals:

Any interested person may comment on this application. The comment period will remain open for 14 days. The deadline to submit comments is May 31st, 2024. Any interested person may request notification of any hearings or meetings and request a copy of the decision once made. Requests must be addressed to City of Port Orchard Permit Center, Attn: Public Works Permit Clerk, 216 Prospect Street, Port Orchard, WA 98366.

Any interested party may appeal a Type II decision to the Hearing Examiner within 14 calendar days of the Notice of Decision. The Notice of Decision will be provided to all parties of record.

Examination of File:

The application file may be examined at the 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 Name for the file you would like to examine.

Staff Contact for this Application:

K. Chris Hammer
City Engineer
Kchammer@portorchardwa.gov
360-876-4991

Review Authority:

The Public Works Director. A Type II permit is an administrative decision and shall be reviewed consistent with the requirements of POMC 20.24.

Project Site Plan: Attached.



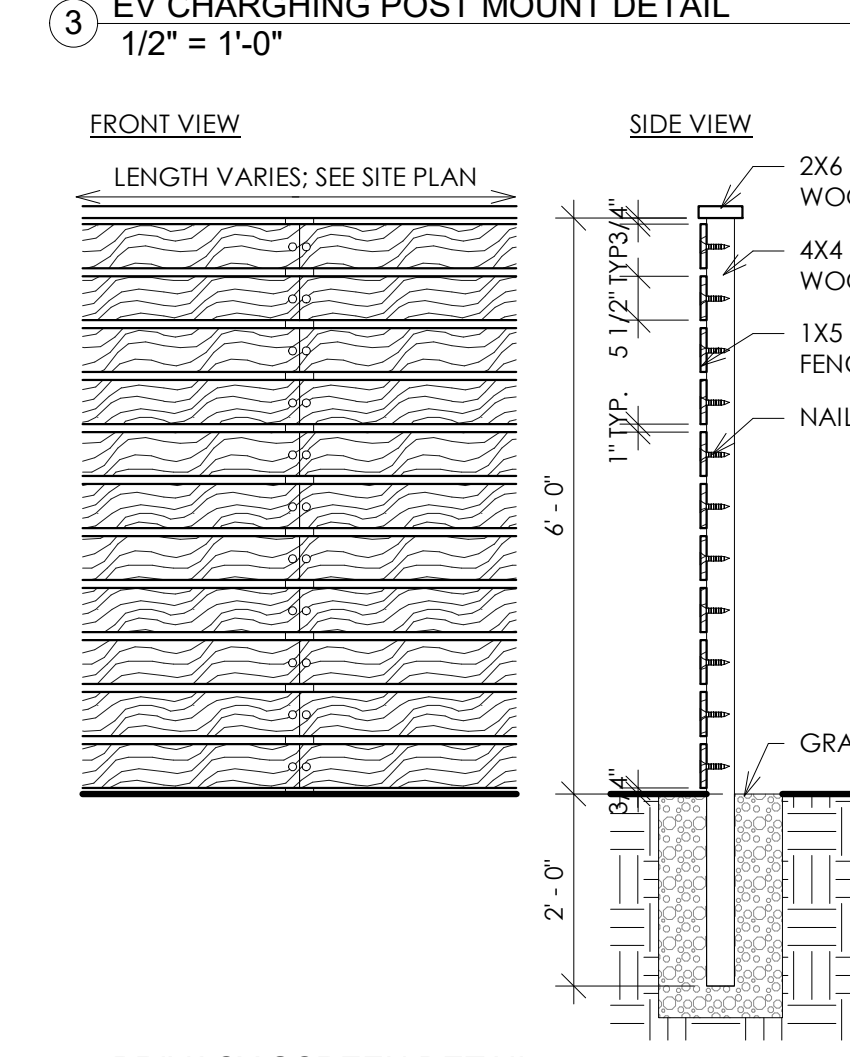
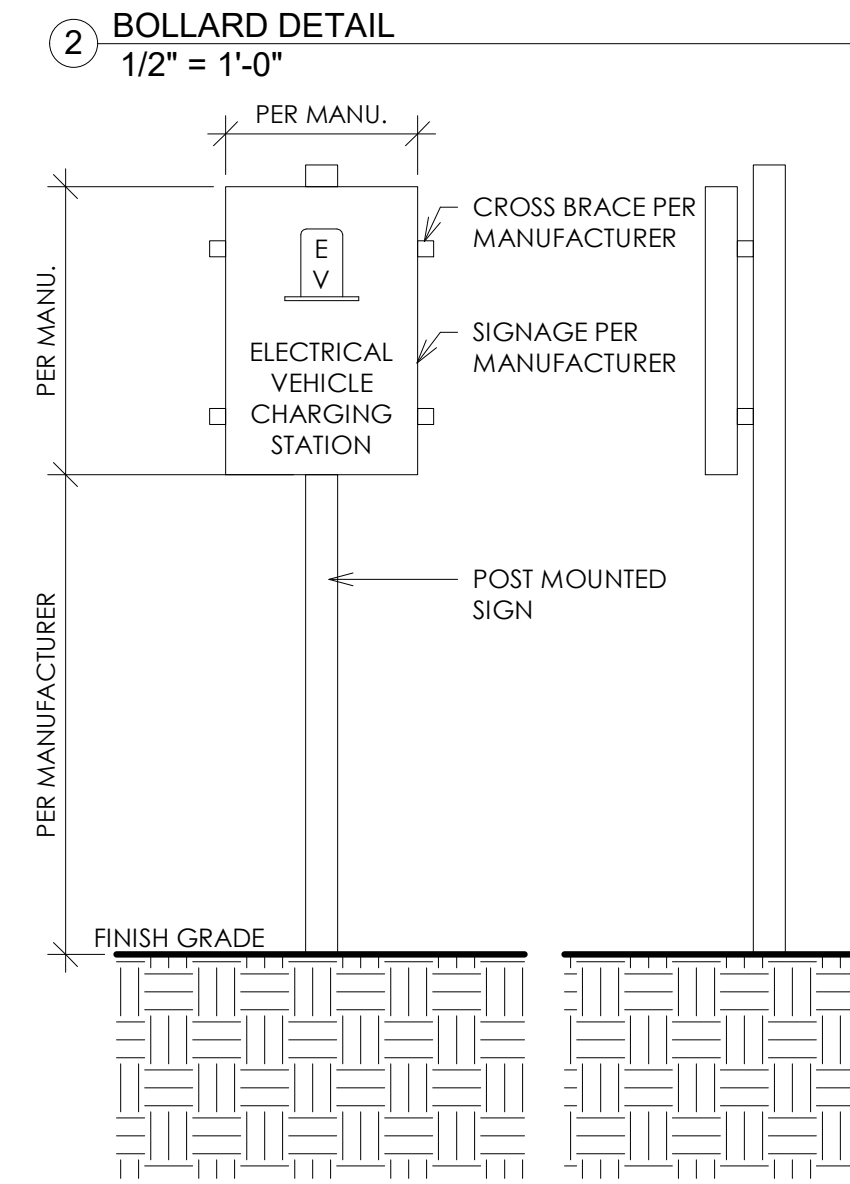
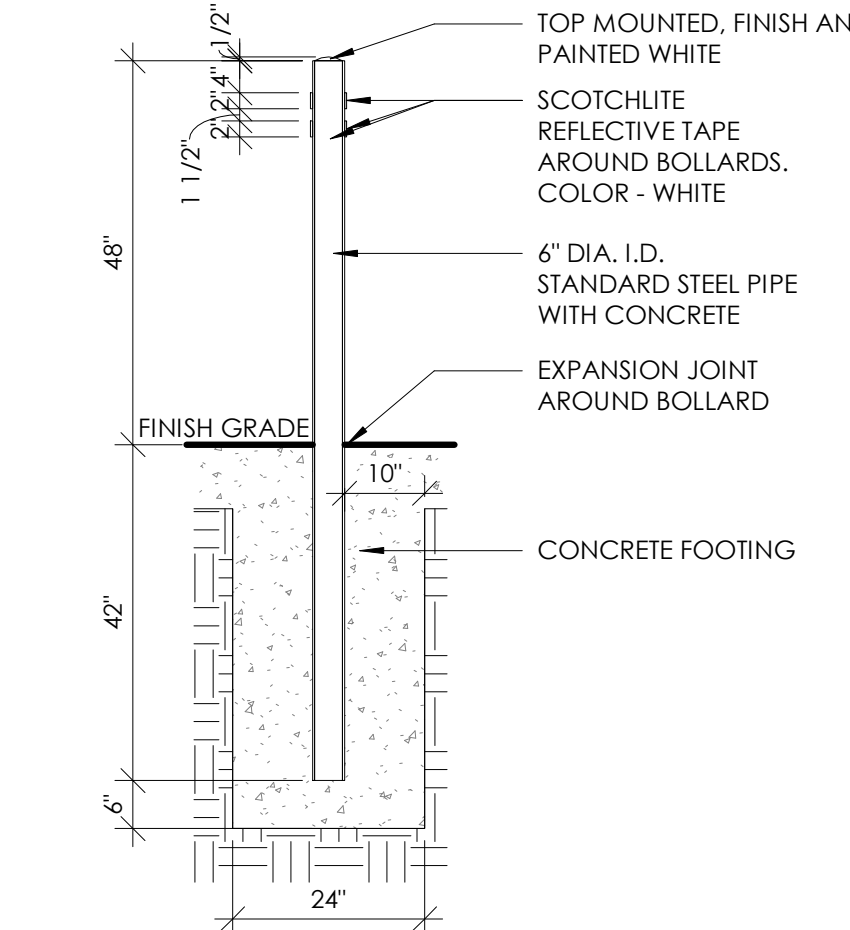
KITSAP COUNTY COURTHOUSE
614 DIVISION ST | PORT ORCHARD, WA

Project No: 2135
ARCHITECTURAL PERMIT
JUNE 13, 23

SITE PLAN

A-100

All material herein constitutes the original and unpublished work of the architect and may not be used, duplicated, or disclosed without the written consent of the architect. Copyright © 2018 by Thomas Architecture Studio. All rights reserved.



1 SITE PLAN PHASE 1
1" = 60'-0"
GENERAL NOTES - SITE

- 1. DRAWINGS ARE FOR GENERAL BUILDING AND SITE LAYOUT. SEE SEPARATE CIVIL DRAWINGS FOR ADDITIONAL SITE DEVELOPMENT SPECIFICS.
- 2. SITE LIGHTING PER ELECTRICAL DRAWINGS.
- 3. VERIFY LOCATION OF PROPERTY LINES AND ANY EXISTING STRUCTURES. DIMENSIONS OF ANY ELEMENTS AND CONDITIONS AT THE CONSTRUCTION SITE SHALL BE VERIFIED. THE ARCHITECT SHALL BE NOTIFIED OF DISCREPANCIES FOR RESOLUTION OF LAYOUT BEFORE CONSTRUCTION OF RELATED ELEMENTS.
- 4. THE LOCATION OF SITE FEATURES AND UTILITIES ARE APPROXIMATE; VERIFY LOCATION OF ALL EXISTING UTILITIES. CALL RELEVANT "CALL-BEFORE-YOU-DIG" NUMBER TO HAVE UTILITIES FILED LOCATED. REVISE ANY EXISTING UTILITIES AS REQUIRED TO MAINTAIN PROPER OPERATION DURING CONSTRUCTION AND FOR COMPLETED PROJECT.
- 5. TAKE CARE DURING DEMOLITION AND CONSTRUCTION. ANY EXISTING UTILITIES AND SERVICES THAT ARE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ARE TO BE FULLY REPAIRED AND RETURNED TO OPERATION. INVESTIGATE AND VERIFY LOCATION (MAP AS REQUIRED) OF EXISTING UTILITIES AND SERVICES PRIOR TO BEGINNING WORK. UTILITIES AND SERVICES SHALL INCLUDE BUT NOT BE LIMITED TO IRRIGATION, WATER, NATURAL GAS, SEWER, ELECTRICAL, TELEPHONE, CABLE, AND DATA COMMUNICATION.
- 6. CAREFULLY MAINTAIN AND PROTECT MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED.
- 7. TYPICAL: LEAVE A MINIMUM OF 3' CLEARANCE BETWEEN PRIVACY FENCE AND EQUIPMENT BEING SCREENED. PROVIDE ACCESS GATES AS NEEDED FOR MAINTENANCE AND SERVICE.

SITE LEGEND



- 1 NEW STREET LIGHT, TYPICAL SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
- 2 EV CHARGING STATION LOCATION, TYPICAL SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
- 3 CONDUIT STUBB-OUT LOCATION FOR FUTURE EV CHARGING STATIONS SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
- 4 PRIVACY FENCE. SEE DETAIL 4 ON THIS SHEET.

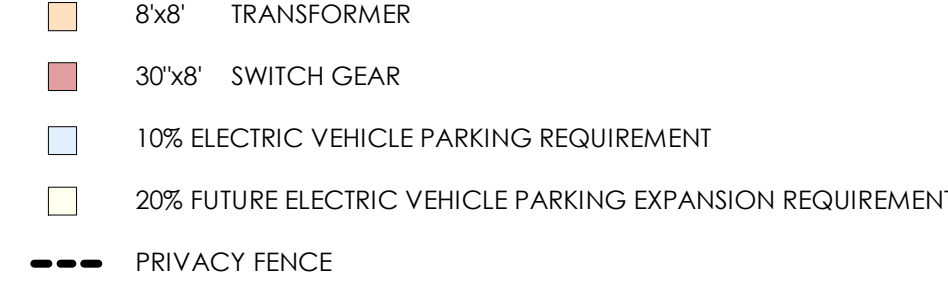
ELECTRIC VEHICLE COUNT

PHASE 0A PARKING	
SOUTH LOT:	213 SPOTS
NORTH EAST LOT:	92 SPOTS
TOTAL:	305 SPOTS
305 SPOTS x 10%:	31 SPOTS
305 SPOTS x 20%:	61 SPOTS

WHERE PARKING IS PROVIDED, 10% OF PARKING SPACES SHALL BE PROVIDED WITH ELECTRIC VEHICLE CHARGING INFRASTRUCTURE, PER WAS 51-50-0429.2.

ELECTRICAL ROOM(S) SERVING BUILDINGS WITH ON-SITE PARKING SPACES MUST BE SIZED TO ACCOMMODATE THE POTENTIAL FOR ELECTRICAL EQUIPMENT AND DISTRIBUTION REQUIRED TO SERVE A MINIMUM OF 20 PERCENT OF THE TOTAL PARKING SPACES PER WAS 51-50-0429.3.

ELECTRIC VEHICLE LEGEND



PARKING SUMMARY COUNT

SOUTH LOT # OF PARKING STALLS:	174 PARKING STALLS
NORTH-EAST LOT # OF PARKING STALLS:	90 PARKING STALLS

Identify accessible EV charging stations on plan.

PW24-014 / PW24-015