

CITY OF PORT ORCHARD

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: April 24, 2020

File Number: PW20-013 and PW20-014

Project Name: Overlook Apartments Phase II

Type of Application: Major Land Disturbing Activity; Stormwater Drainage (Type II)

Assessor Parcel Number: 4598-005-028-0007; 4598-005-017-0109; 4598-005-022-0003; 4598-006-001-0303; 4598-006-004-0003; 4598-006-007-0000; 4598-006-010-0104

Applicant: OLAA LLC 3412 204th Ave St E, Suite 101 Bonney Lake, WA 98391

Applicant Representative: Scott Fitzsimmons OLAA LLC 3412 204th Ave St E, Suite 101 Bonney Lake, WA 98391

Date of Application: February 19, 2020

Date Application was Determined Technically Complete: March 18, 2020

Site Description: Location: 3578 SE Orlando St Nearest road intersection: SE Orlando St and Wendell Ave
SE Size: 6.04 acres Zoning District: R3 Shoreline Designation: N/A

Project Permits included with Application: N/A

Description of Proposed Project: Construction of parking, utilities, and off-site improvements for the development of six apartment buildings (98 units) and recreation building.

Preliminary State Environmental Policy Act (SEPA) Determination: The SEPA Official for the City of Port Orchard has not issued a SEPA Determination for the project at this time.

Existing Studies and Environmental Documents Evaluating the Proposal: Geotechnical Report, Traffic Impact Analysis, Landscape Plan, SEPA Checklist, Stormwater Site Plan and Construction Stormwater Pollution Prevention Plan

Other Applicable Codes Which May Require Additional Project Review / Permits: POMC Title 12. POMC Title 13. POMC 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 8, 2020. 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: To receive an electronic version of the application file, please call 360-874-5533 or email permitcenter@cityofportorchard.us. When contacting, indicate the Permit Number and Project Number for the file you would like to examine.

Staff Contact for this Application: Ian Smith Civil Engineer ismith@cityofportorchard.us 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.