



CITY OF PORT ORCHARD Public Works Department

Permit Center
216 Prospect Street, Port Orchard, WA 98366
Ph.: (360) 874-5533 • permitcenter@cityofportorchard.us

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: July 30, 2021

File Number: PW21-036; PW21-037

Project Name: KFC Site Development

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

Assessor Parcel Number: 4737-000-001-0001
4737-000-002-0000

Applicant: Team 4 Engineering
5819 NE Minder Rd
Poulsbo, WA 98370

Applicant Representative: Timothy Witten
5819 NE Minder Rd
Poulsbo, WA 98370

Date of Application: June 18, 2021
June 22, 2021

Date Application was Determined Technically Complete: June 17, 2021

Site Description: Location: 1600 and 1570 SE Vallair Ct
Nearest road intersection: SE Vallair Ct and Bethel Rd SE
Size: 0.97 acres
Zoning District: CC
Shoreline Designation: N/A

Project Permits included with Application: Concurrency (City Transportation CRC only)

Description of Proposed Project:

Grade parcel and build a KFC restaurant with parking, a ¼ street Vallair connector, drive-through, sidewalks, landscaping, improvements to Vallair Court, etc.

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: Traffic Impact Analysis, completed by Gibson Traffic Consultants Inc., dated July 7, 2020; Critical Areas Report, completed by Cascarra Consulting, dated February 18, 2021; Geotechnical Report, completed by Krazan and Associates Inc., dated May 5, 2021; Storm Drainage Report, completed by Team 4 Engineering, dated June 6, 2021; and SEPA Checklist completed by Team 4 Engineering, dated June 6, 2021.

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 August 13, 2021. 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:

Ian Smith, PE
Civil Engineer – Public Works
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.

Project Site Plan:

