



## CITY OF PORT ORCHARD Public Works Department

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

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### 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:** August 13, 2021

**File Number:** PW21-046 & PW21-047

**Project Name:** Riverstone Plat

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

**Assessor Parcel Number:** 352401-4-019-2007 and 4625-000-011-0202

**Applicant:** Gary Anderson  
Anderson Morrison LLC  
1004 SE Spencer Ave  
Port Orchard, WA 98367

**Date of Application:** July 14, 2021  
Include Amended dates here if applicable

**Date Application was Determined Technically Complete:** August 09, 2021

**Site Description:** Location: Street Address or vicinity if no address  
Nearest road intersection: SE Lund Ave and SE Carl Pickel Dr  
Size: 7 and/or approximate square feet 333,234  
Zoning District: R2  
Shoreline Designation: N/A

**Project Permits included with Application:** N/A

**Description of Proposed Project:** Grading and Temporary Erosion and Sediment Control installation for construction of a 39 single-family-residence subdivision.

**Preliminary State Environmental Policy Act (SEPA) Determination:**

The City of Port Orchard issued a Mitigated Determination of Non-Significance for the proposal on December 23, 2020, consistent with WAC 197-11.

**Existing Studies and Environmental Documents Evaluating the Proposal:** Geotechnical Report, dated June 18, 2008, prepared by N.L. Olson and Associates, Inc.; Stormwater Drainage Report, dated July 7, 2021, prepared by Westsound Engineering, Inc.; Infiltration Feasibility Report, dated August 26, 2019, prepared by Krazan & Associates, Inc.; and Hearing Examiner's Decision, dated March 23, 2021, prepared by Andrew M. Reeves.

**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 27, 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  
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:** Attached.



