



**CITY OF PORT ORCHARD**  
**Department of Community Development**  
216 Prospect Street, Port Orchard, WA 98366  
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planning@cityofportorchard.us  
www.cityofportorchard.us

**NOTICE OF APPLICATION with  
OPTIONAL SEPA DETERMINATION OF NONSIGNIFICANCE (DNS)**

**PROJECT:** Cody Landing Short Plat (LU21-SP Prelim-01)

**LOCATION:** Adjacent to 4<sup>th</sup> St & Olney Ave E, APN: 4538-010-005-0007, SEC 25, TWP 24, RNG 1E (NE/4)

**PERMIT APPLICATIONS:** Preliminary Short Plat (Type II)

**DESCRIPTION OF PROPOSAL:** Division of a tax parcel into four resultant lots with seven units total (three lots with duplexes, one lot with a single-family residence).

**APPLICANT:** Marshall Starkenburg, MMS Property, LLC, 3407 NW Mountain View Road, Silverdale, WA 98383

**DATE OF PERMIT APPLICATION:** 7/6/21 with additional materials submitted 9/7/21 and 9/17/21

**DATE OF DETERMINATION OF COMPLETENESS:** September 30, 2021

**DATE OF NOTICE OF APPLICATION:** October 6, 2021

**LEAD AGENCY:** City of Port Orchard

**ENVIRONMENTAL REVIEW:** The City of Port Orchard has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used, consistent with POMC 20.160. This may be your only opportunity to comment on the environmental impacts of the proposed project.

The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

**REQUIRED PERMITS:** The following local, state, and federal permits/approvals are needed for the proposed project: SEPA Determination, Land Disturbing Activity Permit, Storm Drainage Permit, Final Short Plat

**REQUIRED STUDIES:** No additional studies required at this time.

**EXISTING ENVIRONMENTAL DOCUMENTS:** SEPA Checklist, Storm Drainage Report, Geotechnical Report

**PRELIMINARY DETERMINATION OF THE DEVELOPMENT REGULATIONS THAT WILL BE USED FOR  
PROJECT MITIGATION AND CONSISTENCY:** Port Orchard Municipal Code Title 20

**Agencies, tribes, and the public are encouraged  
to review and comment on the proposed project  
and its probable environmental impacts.**

**Comments must be submitted by October 27, 2021 at 4:30 P.M.  
to the City of Port Orchard Department of Community Development,  
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