



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: February 8, 2022

File Number: PW21-081, PW21-082, PW21-083

Project Name: Overlook Apartments Ph III

Type of Application: Major Land Disturbing, Stormwater Drainage, Capacity Reservation Certificate (Type II)

Assessor Parcel Number: 4598-005-028-007, 4598-005-026-0009, 4598-005-024-0001, 4598-005-017-0208

Applicant: Contour Engineering LLC, Jeremy Haug, PO Box 949, Gig Harbor, WA 98335

Applicant Representative: Same as Applicant

Date of Application: December 17, 2021

Date Application was Determined Technically Complete: January 14, 2022

Site Description: Location: 3578 SE Orlando Street
Nearest road intersection: SE Orlando St and Wendell Ave SE
Size: 6.02 Acres
Zoning District: R3
Shoreline Designation: N/A

Project Permits included with Application: Land Disturbing Permit, Stormwater Drainage Permit, Transportation Concurrency

Description of Proposed Project:

Construction of a twenty-one (21) unit apartment building and associated infrastructure north of the approved Phase II apartments.

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, dated December 2021; Storm Drainage Report, dated December 2021; Traffic Impact Analysis, dated December 2021; SEPA Checklist.

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 21 days. The deadline to submit comments is March 1, 2022. 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: Attached.