



## 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:** June 1, 2022

**File Number:** PW22-021, PW22-022, PW22-023

**Project Name:** The Ramsey

**Type of Application:** Major Land Disturbing Activity Permit, Storm Drainage Permit, Concurrency Review (Type II)

**Assessor Parcel Number:** 022301-4-039-2003

**Applicant:** BJC Group Inc, 3780 SE Mile Hill Dr, Port Orchard, WA 98366

**Applicant Representative:** Robert Baglio, BJC Group Inc, 3780 SE Mile Hill Dr Port Orchard, WA 98366

**Date of Application:** March 15, 2022 (revisions submitted May 4, 2022)

**Date Application was Determined Technically Complete:** May 18, 2022

**Site Description:** Location: 1489 SE Sedgwick Rd  
Nearest road intersection: SE Sedgwick Rd & Ramsey Rd  
Size: 2.49 acres  
Zoning District: Commercial Mixed Use  
Shoreline Designation: N/A

**Project Permits included with Application:** An application for transportation concurrency determination has been received by the city.

**Description of Proposed Project:** Mixed-use development including multi-family residences, coffee shop with drive-thru, and commercial.

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

A SEPA Mitigated Determination of Nonsignificance was issued for the project on October 8, 2021.

**Existing Studies and Environmental Documents Evaluating the Proposal:** Geotechnical Report, Parking Analysis Report, Storm Drainage Report, Traffic Impact Analysis

**Other Applicable Codes Which May Require Additional Project Review / Permits:** N/A

**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 June 15, 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  
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.

