



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 5, 2022

File Number: PW22-032, PW22-033, PW22-034, LU22-Var Admin-01

Project Name: 2102 Sedwick Multifamily

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

Assessor Parcel Number: 122301-2-094-2007

Applicant: Rush Development , 6622 Wollochet Dr Gig Harbor, WA 98335

Applicant Representative: Rush Development, Steve Yester, 6622 Wollochet Dr Gig Harbor, WA 98335

Date of Application: May 12 2022

Date Application was Determined Technically Complete: June 21 2022

Site Description: Location: 2102 SE Sedgwick Rd
Nearest road intersection: SE Sedgwick Rd & Okanogan Dr SE, SE Sedgwick Rd & Estonia Ct SE
Size: 5.70
Zoning District: CMU
Shoreline Designation: N/A

Project Permits included with Application: No Additional Permits.

Description of Proposed Project:
Construction of a 192-unit apartment complex and associated site infrastructure.

An administrative variance application was submitted with the project to request the following items: 1) a reduction of required parking per Table 20.124.140 to not provide the 0.25 additional off-street parking requirement when the lot does not have adjacent public on-street parking; 2) a reduction to the required 10% EV charging stalls by providing for the installation of 15 dual charging stations but only providing a dual connection on 1 of the 15 required stations with capability to install; 3) to allow the installation of the EV charging stations within the front 12 inches from the face of curb to maintain a 4' ADA clear path in the sidewalk

Preliminary State Environmental Policy Act (SEPA) Determination:

The City of Port Orchard SEPA Responsible Official has not issued any SEPA Determination at this time.

Existing Studies and Environmental Documents Evaluating the Proposal: Critical Areas Report (Wetland Assessment), Geotechnical Report, Storm Drainage Report, Traffic Impact Analysis, SEPA Checklist

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

Port Orchard Municipal Code Title 12, Title 13, 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 July 19, 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 II
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.

