



CITY OF PORT ORCHARD
Department of Community Development
Office Located at 720 Prospect Street
Mailing Address: 216 Prospect Street, Port Orchard, WA 98366
Phone: (360) 874-5533 • planning@portorchardwa.gov

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: January 24, 2023

File Number: LU22-Var Admin-02

Project Name: The Ramsey Mixed Use Parking Reduction Request

Type of Application: Administrative Variance (Type II)

Assessor Parcel Number: 022301-4-039-2003

Applicant: Robert Baglio, The BJC Group, 3780 SE Mile Hill Drive, Port Orchard WA 98366

Date of Application: November 2, 2022 (additional information requested 11/29/22, applicant resubmittal on 12/27/22)

Date Application was Determined Technically Complete: January 20, 2023

Site Description: Address: 1489 SE Sedgwick Rd, Port Orchard WA 98366. Nearest road intersection: SE Sedgwick Rd & Ramsey Rd. Size: 2.49 acres. Zoning District: CMU. Shoreline Designation: N/A

Project Permits included with Application: No Additional Permits.

Description of Proposed Project: An administrative variance application was submitted to request a reduction of the minimum parking requirement. The mixed-use project would require 156 parking stalls for the residential portion of the development per the standards in POMC 20.124.140. The applicant has requested to reduce the number of required parking stalls to 119 and has provided documentation to support this request and demonstrate that the reduced parking will still support the development.

Preliminary State Environmental Policy Act (SEPA) Determination:

The City of Port Orchard SEPA Responsible Official issued any SEPA Mitigated Determination of Nonsignificance for the project on October 8, 2021.

Existing Studies and Environmental Documents Evaluating the Proposal: Geotechnical Report, Landscape Plan, SEPA Checklist, Traffic Impact Analysis Scoping Recommendation.

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 February 7, 2023. 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:

Stephanie Andrews
Senior Planner
sandrews@portorchardwa.gov
360-874-5533

Review Authority:

A Type II permit is an administrative decision and shall be reviewed consistent with the requirements of POMC 20.24 by the Development Director.

Project Site Plan:

