



CITY OF PORT ORCHARD Public Works Department

Permit Center

216 Prospect Street, Port Orchard, WA 98366
Ph.: (360) 874-5533 • permitcenter@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: April 19, 2023

File Number: PW23-007, PW23-008

Project Name: Windward Estates

Type of Application: Major Land Disturbing Activity & Stormwater Drainage Permit (Type II)

Assessor Parcel Number: 022301-2-059-2002

Applicant: M&P Builders, 10813 32nd Ct NW Gig Harbor, WA 98335

Applicant Representative: M&P Builders, Paul Berg, 10813 32nd Ct NW Gig Harbor, WA 98335

Date of Application: February 6 2023

Date Application was Determined Technically Complete: April 5 2023

Site Description: Location: 1912 Sidney Ave Port Orchard, WA 98366
Nearest road intersection: Sidney Ave & Lippert Dr W
Size: 3.32 Acres
Zoning District: R2
Shoreline Designation: N/A

Project Permits included with Application: N/A or list other permit(s) If there is a concurrency (CRC) application, add "An application for [water, sewer, transportation] concurrency determination has been received by the city" here.

Description of Proposed Project:
Construct 18 lot residential subdivision with open space, and associated landscaping, streets and utilities.

Preliminary State Environmental Policy Act (SEPA) Determination: A Mitigated Determination of Nonsignificance (MDNS) is issued pursuant to WAC 197-11-350 and POMC Title 20 on January 10, 2022. This Determination was not appealed.

Existing Studies and Environmental Documents Evaluating the Proposal: Geotechnical Report, Stormwater Drainage Report, Soils Report

Other Applicable Codes Which May Require Additional Project Review / Permits:
Port Orchard Municipal Code Title 12, Title 13, and 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 May 3, 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:

K. Chris Hammer
City Engineer
kchammer@portorchardwa.gov
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.

