



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:	May 11, 2023
File Number:	PW23-020 & PW23-021
Project Name:	The Ridge @ Stetson Heights
Type of Application:	Major Land Disturbing & Stormwater Drainage Applications (Type II)
Assessor Parcel Number:	5687-000-106-0002
Applicant:	Larson & Associates, 9027 Pacific Ave Suite 4 Tacoma, WA 9844
Applicant Representative:	Grant Middleton, Larson & Associates, 9027 Pacific Ave Suite 4 Tacoma, WA 98444
Date of Application:	March 21, 2023
Date Application was Determined Technically Complete:	May 4, 2023
Site Description:	Location: Tract C of Stetson Heights Nearest road intersection: Glenwood Rd SW & SW Sedge St Size: 20.77 Acres Zoning District: R3 Shoreline Designation: N/A
Project Permits included with Application:	None.

Description of Proposed Project:

Construction of a proposed 108 residential lot subdivision including road, storm, water & sewer infrastructure..

Preliminary State Environmental Policy Act (SEPA) Determination:

The City of Port Orchard SEPA Responsible Official issued a Mitigated Determination of Non-Significance on September 30, 2022 with a correction issued on October 7, 2022.

Existing Studies and Environmental Documents Evaluating the Proposal: Storm Drainage Report, Geotechnical Report, SEPA MDNS.

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 May 25, 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:

Ian Smith
Asst. City Engineer
ismith@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.

