



Kitsap County

614 Division Street Port Orchard, WA 98366
(360) 337-5777 FAX HOME PAGE - www.kitsapgov.com/dcd

Department of
Community
Development

Date: 05/29/2018

NOTICE OF APPLICATION - TYPE II

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 administrative 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 timetable for County review and administrative decision. Please be aware there are deadlines for comments and appeal; if you do not adhere to these timelines, your comments may not be considered and/or you may lose your right of appeal. Please read this notice carefully and call the Department of Community Development (DCD) if you have questions.

The contacts for this application are Jeff Smith/jnsmith@co.kitsap.wa.us and Jenifer Lawrence/jlawrenc@co.kitsap.wa.us at (360) 337-5777.

Planning File Number: 18-02385

Assessor's Number:

102501-3-046-2004

102501-3-033-2009

Project Name: Cottages on the Ridge - Residential Development of 103 Dwelling Units

Preliminary State Environmental Policy Act (SEPA) Determination:

A Mitigated Determination of Nonsignificance (MDNS) was previously issued on June 10, 2015 for a preliminary subdivision application 14 03456. SEPA review will be performed to evaluate possible additional impacts. Based upon DCD's review of the SEPA Environmental Checklist and what DCD knows about the proposal at this time, DCD expects to issue a Revised Determination of Non-Significance (DNS) for this project. The county is using the optional DNS process, allowed by SEPA under WAC 197.11.355 in which this Notice of Application and the SEPA threshold determination are reviewed concurrently. This may be the only opportunity to comment on the environmental impacts of the project. If this application is approved, the staff decision will include conditions to mitigate any anticipated environmental impacts, regardless of whether an Environmental Impact Statement (EIS) is prepared. The threshold determination will be mailed to all parties that



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request a copy; copies are also available by written request to DCD, Attention: Clerk of the Hearing Examiner and Planning Commission.

The SEPA comment period is 14 days from the issuance of this notice. SEPA appeals are heard before the Hearing Examiner at a public hearing.

Type of Application: Site Development Activity Permit - Commercial

Description of Proposed Project: Residential Development of 103 Dwelling Units consisting of a mix of single-family dwellings and duplexes, ranging in size from 2000 square feet to 3700 square feet. The project was originally designed as a subdivided residential plat. Preliminary Plat approval was obtained under the previous owners, under Hearing Examiner's Decision 14 03456 dated July 17, 2015. The current project proposes to rescind the preliminary plat and instead of creating a residential subdivision will create senior housing residential cottages under one owner. A community center, pedestrian pathways, parking, public sewer, water, and stormwater facilities will also be provided.

Applicant: COTTAGES ON THE RIDGE LLC

Applicant's Representative: Andrews, Mellissa, REPRESENTATIVE

Date of Application: 05/15/2018

Date Application was Determined Complete: 05/17/2018

Date of Complete Application Letter: 05/17/2018

Site Description:

Location: Central Kitsap

Nearest road intersection: Ridgetop Blvd and Timber Shadow Court

Size:	Assessor's Number	Acres
	102501-3-046-2004	11.5800
	102501-3-033-2009	10.0700

Zone: UL

Shoreline designation: Not Applicable



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Existing Studies and Environmental Documents Evaluating the Proposal:

Environmental SEPA Checklist

Geotechnical or geological report

Traffic Impact Analysis

Stormwater drainage plan and analysis

SEPA MDNS dated June 10, 2015

Other Applicable Code Which May Require Additional Project Review /

Permits: Additional permitting and/or review may be required under: Kitsap County Code (KCC) Title 12 Stormwater Drainage, KCC Title 14 Buildings and Construction, KCC Section 18.04 State Environmental Policy Act (SEPA), and KCC Title 19 Critical Areas Ordinance. Additional permitting and/or review may be required by the Kitsap Public Health District for septic treatment, as authorized by RCW Title 70 and WAC 246.272A.

Public Comment Period and Appeals: Any interested person may comment on this application. The comment period will remain open for 14 days from the date of this Notice of Application. Any interested person may request notification of project review meetings and request a copy of the decision once made; requests must be addressed to Kitsap County DCD, Attn Clerk of the Hearing Examiner and Planning Commission, 614 Division Street, MS-36, Port Orchard, WA 98366, (360) 337-5777.

Appeal procedures for Type II decisions are found in KCC Section 21.04.290 Appeals. This code may be obtained from the DCD and is available on the Internet at <http://www.codepublishing.com/WA/kitsapcounty/> Specific Rules of Procedure for appeal processes are found at http://www.kitsapgov.com/dcd/documents/ord_herop_amended.pdf

Technical Review:

None required at this time.

Staff Report and Decision:

The staff report will be available for review three (3) business days before the final combined staff report and administrative decision are issued.

Examination of File and Staff Contact: The application file may be examined at DCD, 619 Division Street, Port Orchard, Washington, by appointment between the hours of 8 AM and 4 PM, Monday through Thursday, and 9 AM to 1 PM Friday, except holidays. To



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schedule an appointment please call (360) 337- 5777 and indicate the Permit Number and Project Name for the file you would like to examine.

Review Authority: The Director of the Department of Community Development.

Project Site Plan: Attached.

Distribution:

DISTRIBUTION LIST

Applicant: COTTAGES ON THE RIDGE LLC, todd@norpoint.com

Owner: COTTAGES ON THE RIDGE LLC, todd@norpoint.com

Engineer: Brett M. Allen, Contour Engineering, LLC brett.allen@contourengineeringllc.com

Project Representative: Andrews, Mellissa, admin@contourengineeringllc.com

Health District

Public Works

Parks

Navy

DSE

Kitsap Transit

Central Kitsap Fire District

Central Kitsap School District

Puget Sound Energy

City Planning Director

Water Purveyor: Silverdale Water District

Sewer Purveyor: Kitsap County Sewer Utility

Point No Point Treaty Council

Suquamish Tribe

WA Dept of Fish & Wildlife: NamSiu@dfw.wa.gov

WA State Dept of Ecology-SEPA

WA State Dept of Ecology-Wetland Review

Central Kitsap CAC: stacey@smsaunders-law.com

