



Date: May 11, 2023

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 contact for this application is Robert Hankins who can be reached at (360) 337-5777 or by emailing RHANKINS@CO.KITSAP.WA.US.

Planning File Number: 22-06204

Assessor's Numbers:

142501-3-036-2002	Assessor's (parcel) Numbers at left were deleted per Merge/Split Boundary Line Adjustment (BLA) 2023 CAD ACTN 2023-0030; resulting in the NEW Assessor's (parcel) Numbers, shown at right	142501-3-038-2000
142501-4-050-2001		142501-3-039-2009
142501-3-037-2001		142501-3-040-2006
		142501-4-051-2000
		142501-4-052-2009

142501-4-013-2007

142501-3-034-2004

142501-3-035-2003

Project Name: Royal Valley Connector - Site Development Activity Permit Commercial

Preliminary State Environmental Policy Act (SEPA) Determination:

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

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: Site Development Activity Permit Commercial – See detailed Project Narrative on page 6

Applicant: Trish Walton with NL OLSON

Applicant's Representative:

Date of Application: December 28, 2022

Date Application was Determined Complete: February 23, 2023

Date of Complete Application Letter: February 23, 2023

Site Description:

Location: North Kitsap

Nearest road intersection: NE Paulson Rd

Size:	Assessor's Number	Acres
	142501-3-036-2002	20.09
	142501-4-050-2001	24.99
	142501-3-037-2001	25.62
	142501-4-013-2007	19.38
	142501-3-034-2004	20.00
	142501-3-035-2003	26.09

Zone: Urban Cluster Residential (5-9 DU/Ac)



Shoreline designation: Not Applicable

Existing Studies and Environmental Documents Evaluating the Proposal:

Environmental SEPA Checklist
Geotechnical or geological report
MINDER CRITICAL AREA ASSESSMENT
Hydrogeological report

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, Clerk of the Hearing Examiner, 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 <https://www.kitsapgov.com/dcd/HEDocs/HE-Rules-for-Kitsap-County.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 electronically



by contacting the Clerk of the Hearing Examiner. To view initial project application documents/submittals, please visit <https://co-kitsap-wa.smartgovcommunity.com/Public/Home> and enter the application number listed on this Notice - no log-in or account is required. To view other file materials, please contact DCD and indicate the Permit Number and Project Name for the file you would like to examine, by emailing Help@Kitsap1.com or calling (360) 337-5777.

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

Project Site Plan: Attached.

DISTRIBUTION LIST

Applicant: Trish Walton with NL OLSON, twalton@nlolson.com

Owner: Yester, Steve, syester@therushcompanies.com

Engineer: N.L. Olson & Associates Inc, nlolson2@nlolson.com

Surveyor

Project Representative

Health District

Public Works

Parks

Navy

DSE

Kitsap Transit

Central Kitsap Fire District

Central Kitsap School District

Water Purveyor: North Perry Water District

Sewer Purveyor: Kitsap County Public Works

Puget Sound Energy

City of Bremerton Planning Director

West Sound Utility District

Point No Point Treaty Council

Suquamish Tribe

Port Gamble S'Klallam Tribe

Squaxin Island Tribe

Puyallup Tribe

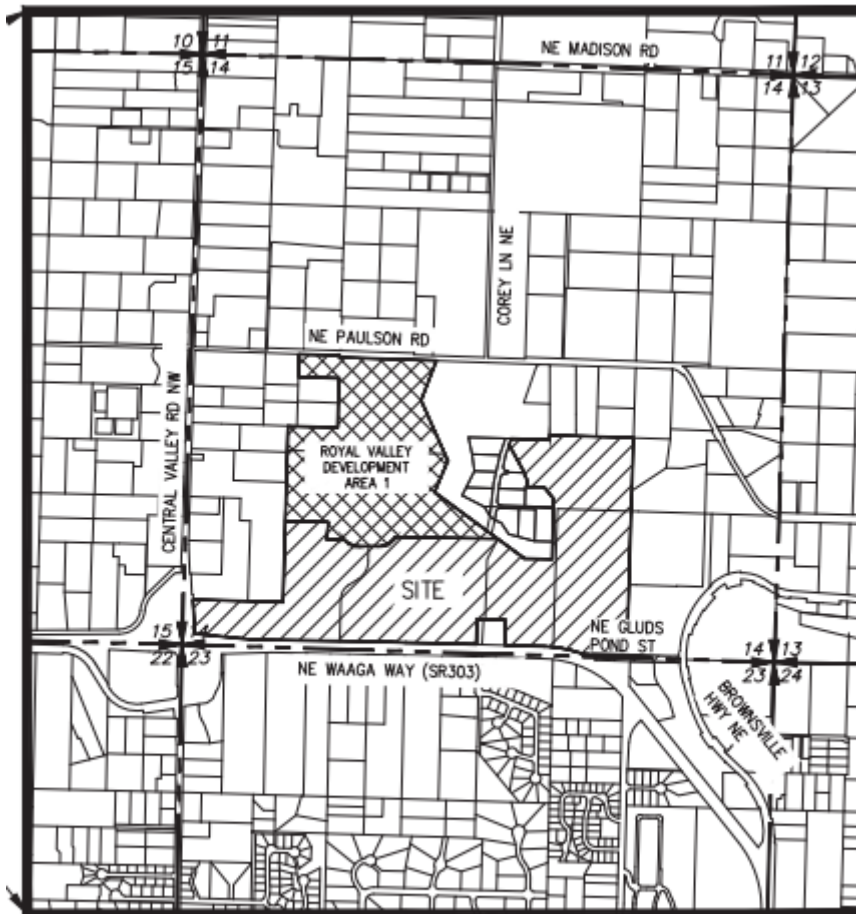


Kitsap County

619 Division Street, MS-36 Port Orchard, WA 98366
(360) 337-5777 HOME PAGE - www.kitsapgov.com/dcd

Department of Community Development

- WA Dept of Fish & Wildlife
- WA Dept of Transportation/Aviation
- WA State Dept of Ecology-Shoreline Planner
- WA State Dept of Ecology-SEPA
- WA State Dept of Transportation



VICINITY MAP

SCALE 1" = 1000'
SECT 14, T 25N, R 1E



PROJECT NARRATIVE

Rush Development Company, Inc. (Rush) representing Royal Valley Land, LLC and 1000 Gluds Pond, LLC as the two involved private landowners, proposes to construct the Royal Valley Connector Road (Road E) and re-open Glud's Pond Street as a one-way road to connect to Brownsville Highway (right turn only onto Brownsville Highway). This proposal is made pursuant to a Memorandum of Understanding for Traffic Impact Mitigation Coordination executed in October 2022 between both property owners, Kitsap County and Washington Department of Transportation which contemplates this project.

The project involves mass grading of approximately 31.8 acres which is analyzed, part of which is in an area of the Royal Valley property covered under an active mass grading permit (21-05597). The remainder approximately 10 acres of the 31.8 acre area analyzed is on the developable area of the Gluds Pond parcel 142501-4013-2007 (total parcel area = 19.38 acres). The 116.8-acre Royal Valley property area site is comprised of Parcels 1 - 5 of a segregation survey recorded on June 23, 2020 (AFN 202007230105) which segregated parent parcel 122501-3-030-2008 (116.8 acres) into five resultant parcels. The auditor's file numbers are Parcel 1: 142501-3-034-2004, Parcel 2: 142501-3-035-2003, Parcel 3: 142501-3-036-2002, Parcel 4: 142501-3-037-2001, and Parcel 5: 142501-4-050-2001. Access to the plat will be through Parcel 3, and project export is proposed to be placed on Parcels 3 and 4 per previously submitted grading permit. Parcel number 142501-4013-2007 is not a part of the original five parcels, and it thus an addition as a part of this project.

Additional improvements to serve conceptual future lots and commercial development include water quantity and quality facilities and storm associated with the ponds and water quality facilities. Sewer along Road E is also proposed, as well as a water main extending along Road E to connect to the existing main in Glud's Pond Road. Separate site development activity permits will be submitted for future phases in the proposed grading area.

The required permits for this project include Site Development Activity Permit, NPDES from Washington State department of Ecology (expand coverage of previously issued permit), a Forest Practice Application (expanded coverage of previous permit), and permits required to work in right-of-way. Other permits may be required.

The entire site is located adjacent and north of Waaga Way (SR 303), adjacent and south of NE Paulson Road and east of Central Valley Road. It is situated in the Southeast Quarter of the Southwest Quarter of Section 14, Township 25 North Range 1 East, Willamette Meridian, Kitsap County, Washington (See Figure 1 in Appendix A). The addresses associated with Parcel 4 are 388 and 388 NE Waaga Way, Poulsbo 98311, and also 1000 NE Gluds Pond St, Bremerton, WA 98311 for parcel 142501-4-013-2007.

