



Date: March 22, 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 Jeff Smith who can be reached at (360) 337-5777 or by emailing jnsmith@co.kitsap.wa.us.

Planning File Number: 23-00822

Assessor's Number:

142501-3-034-2004

Project Name: Royal Valley Preliminary Plat - Minor Plat Amendment

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: Plat - Minor Amendment to Preliminary

Description of Proposed Project: The request is for a Minor Amendment to the approved Royal Valley 159-lot single family Preliminary Plat on 46.09 acres, dated October 1, 2021 to document changes to the new internal plat layout. The minor amendment includes improvements to lot configuration, recreation facilities, and associated infrastructure. The applicant has submitted changes to the plat within the development permits SDAP Files # 22-01031 and 22-06204. It is anticipated that the minor amendment will not exceed previous established thresholds per the land use approval and will be reviewed for consistency pursuant to KCC 16.40.040 Amendment to approved Preliminary Subdivisions.

Applicant: ROYAL VALLEY LAND LLC

Applicant's Representative: Trish Walton with NL OLSON,
AUTHORIZED AGENT

Date of Application: February 22, 2023

Date Application was Determined Complete:

Date of Complete Application Letter:

Site Description:

Location: North Kitsap

Nearest road intersection: Royal Valley Rd and Waaga Way

Size:	Assessor's Number	Acres
	142501-3-034-2004	20.00

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

Wetland delineation report

Wetland mitigation report



Habitat Management Plan
Traffic Impact Analysis
Preliminary stormwater drainage plan and analysis

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: May 7, 2023

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 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 LIST

Applicant: ROYAL VALLEY LAND LLC

Owner: Yester, Steve, syester@therushcompanies.com

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

Surveyor

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

Health District

Public Works

Parks

Navy

DSE

Kitsap Transit

Central Kitsap Fire District

Central Kitsap School District

Puget Sound Energy

Water Purveyor

Sewer Purveyor

Point No Point Treaty Council

Suquamish Tribe

Port Gamble S'Klallam Tribe

Squaxin Island Tribe

Puyallup Tribe

WA Dept of Fish & Wildlife

WA Dept of Transportation/Aviation

WA State Dept of Ecology-SEPA

WA State Dept of Ecology-Wetland Review

WA State Dept of Transportation

CC: Interested parties

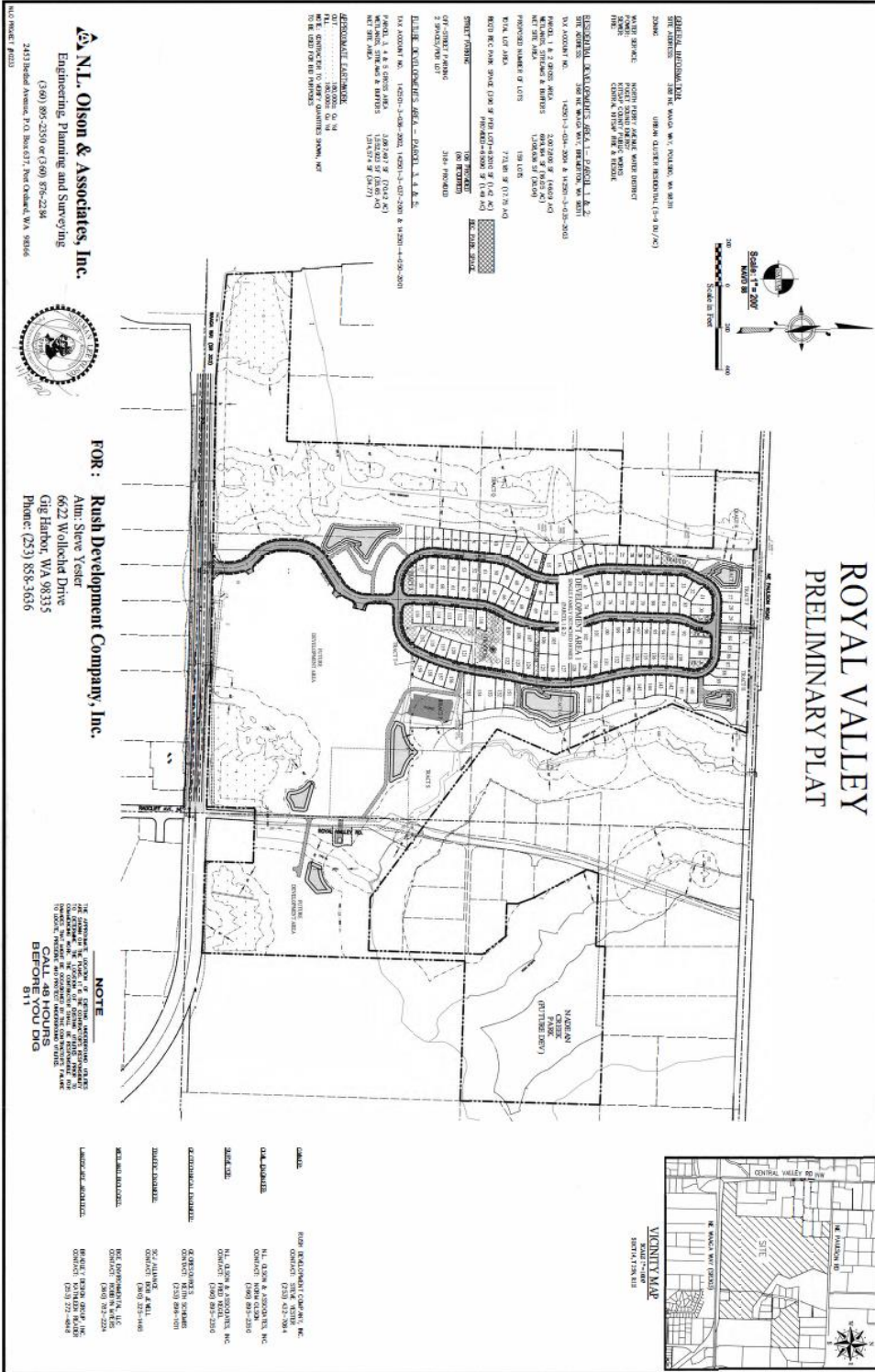


Kitsap County

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

Department of Community Development

Approved Preliminary Plat



N.L. Olson & Associates, Inc.
 Engineering, Planning and Surveying
 (360) 985-2350 or (360) 985-2384
 2415 Third Avenue, P.O. Box 571, Port Orchard, WA 98366

FOR: Rush Development Company, Inc.
 Attn: Steve Yeiser
 6622 Wolfcreek Drive
 Gig Harbor, WA 98335
 Phone: (253) 858-3636

NOTE:
 THE GENERAL PURPOSE OF THIS INSTRUMENT IS TO DEFINE THE BOUNDARIES OF THE PLATTED LOTS AND TO DEFINE THE BOUNDARIES OF THE COMMON AREAS. THE PLATTEE WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THIS INSTRUMENT IS NOT TO BE CONSIDERED A WARRANTY OF TITLE OR A WARRANTY OF MERCHANTABILITY. CALL 48 HOURS BEFORE YOU DIG 811

- OWNER:** RUSH DEVELOPMENT COMPANY, INC.
 6622 WOLF CREEK DRIVE
 GIG HARBOR, WA 98335
 CONTACT: STEVE YEISER
 (253) 858-3636
- DEVELOPER:** N.L. OLSON & ASSOCIATES, INC.
 2415 THIRD AVENUE
 PORT ORCHARD, WA 98366
 CONTACT: N.L. OLSON
 (360) 985-2350
- REGISTERED SURVEYOR:** N.L. OLSON
 LICENSE NO. 12345
 CONTACT: N.L. OLSON
 (360) 985-2350
- REGISTERED ENGINEER:** N.L. OLSON
 LICENSE NO. 12345
 CONTACT: N.L. OLSON
 (360) 985-2350
- REGISTERED LANDSCAPE ARCHITECT:** N.L. OLSON
 LICENSE NO. 12345
 CONTACT: N.L. OLSON
 (360) 985-2350



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Minor Plat Amendment Site Plan

