



Date: October 16, 2023

NOTICE OF APPLICATION - TYPE III

This is a public notice of a development proposal that may interest you. You have the right to comment on this application, receive notice and participate in any public hearings, 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 timetable for County review and 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: 23-04238

Assessor's Number:

142501-3-038-2000

142501-4-051-2000

142501-4-013-2007

Project Name: ROYAL VALLEY PHASE 2 - PRELIMINARY PLAT/Performance Based Development (PBD)

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:



Kitsap County

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

Department of Community Development

Clerk of the Hearing Examiner.

The SEPA comment period is 14 days from the issuance of this notice. SEPA appeals are combined with and heard at the permit application public hearing.

Type of Application: Plat - Preliminary

Description of Proposed Project: The request is for second division, Royal Valley Preliminary Plat/PBD 65.38 AC into 124 lots, pursuant to KCC Chapters 16.40 and 17.425 respectively. The proposal is to cluster lot development to preserve open space, protect critical areas approximately 32 AC, due the unique characteristics of the Royal Valley to allow flexibility to lot standards for lot size and setbacks along with increased infrastructure efficiency, consistent with the UCR zone.

Applicant: ROYAL VALLEY LAND LLC
6622 WOLLOCHET DR
GIG HARBOR, WA 98335

Applicant's Representative: Trish Walton with NL OLSON
AUTHORIZED AGENT
2453 Bethel Avenue
Port Orchard, WA 98366

Date of Application: August 30, 2023

Date Application was Determined Complete: September 21, 2023

Date of Complete Application Letter:

Site Description:

Location: Central Kitsap

Nearest road intersection: NE Waaga Way

Size:	Assessor's Number	Acres
	142501-3-038-2000	65.41

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



Shoreline designation: Not Applicable

Project Permits Included with Application: SDAP 22-06204 Royal Valley Connector & 1000 Gluds Pond Apt's

Existing Studies and Environmental Documents Evaluating the Proposal:

- Environmental SEPA Checklist
- Geotechnical or geological report
- Wetland delineation report
- Wetland mitigation report
- Habitat Management Plan
- 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 until seven days before the actual hearing date. 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 Kitsap County DCD, Attn: Clerk of the Hearing Examiner, 614 Division Street, MS-36, Port Orchard, WA 98366, (360) 337-5777.

Any interested person may appeal the decision regarding this application as governed by RCW 36.70C for land use decisions and RCW 90.58 for shoreline decisions.

Tentative Hearing Date: February 16, 2023

This is a tentative date only. If you request notification as above, you will receive a notice of the actual public hearing date, time, and location when it is scheduled.

Technical Review: November 23, 2023 @2PM

A technical review meeting is scheduled for the above date and time at the DCD. The



applicant and/or representative and project engineer must be in attendance.

Staff Report Availability: February 8, 2024

A consolidated staff report will be available seven (7) days prior to the actual public hearing date.

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 the <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 Hearing Examiner. Hearings shall be conducted in accordance with adopted Rules of Procedure, found at <https://www.kitsapgov.com/dcd/HEDocs/HE-Rules-for-Kitsap-County.pdf>.

Project Site Plan: Attached.

Distribution:

Applicant: ROYAL VALLEY LAND LLC

Owner: Yester, Steve, syester@therushcompanies.com

Engineer: NL 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

North Kitsap School District

Puget Sound Energy



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Department of Community Development

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
Kitsap Transit
WA State Dept of Archaeology and Historic Preservation



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