



CITY OF PORT ORCHARD
Department of Community Development
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NOTICE OF PUBLIC HEARING

This is a public notice that the City of Port Orchard will conduct a public hearing on the following project:

File Name: 429 Bay Street

File Number: LU19-SH SDP-02

Application Type: Shoreline Substantial Development Permit, Shoreline Variance, and Parking Variance (Type II).

Applicant: Weddermann Architecture, Jennifer Weddermann, 2303 A Street, Tacoma, WA 98402

Date of Application: May 13, 2019

Date of Complete Application: October 14, 2019

Site Description: Location: Northwest of the intersection of Port Orchard Blvd and Bay Street. Addressed as 429 Bay Street (APN: 4044-001-001-0007)

Description of Proposal: The development of a mixed-use building located at 429 Bay Street consisting of 39 residential units, 500 square feet of commercial space with enclosed parking provided on the ground floor. The applicant seeks approval of a Type II Variance to allow a reduction to minimum off-street parking requirements described in POMC 20.124 which would provide 41 off-street parking stalls instead of the required 66 spaces. The applicant also seeks a shoreline variance to encroach into the required buffer of an off-site wetland located between the Ordinary Highwater Mark and the subject property's easterly property line. All other required shoreline buffers shall be satisfied.

SEPA Threshold Determination: A SEPA Mitigated Determination of Nonsignificance (MDNS) was issued for the project on May 13, 2020.

Required Permits: The following local, state, and federal permits/approvals are needed for the proposed project: Shoreline Substantial Development Permit, SEPA, Capacity Reservation Certificate, Building Permit.

Applicable Code(s): Port Orchard Municipal Code Title 20, WAC 197-11 SEPA Rules.

**THIS PUBLIC HEARING WILL BE HELD UTILIZING REMOTE MEETING
TECHNOLOGY ON/AT: July 30, 2020, 10:00 AM**

To participate in this hearing, please email the City at jfisk@cityofportorchard.us to receive further instructions.

In addition, written comments may be submitted (by mail or email) on this application prior to the hearing at the above email and such comments are given the same weight as public testimony.

Review of Documents: A copy of the hearing record, including the application and supporting documents, are available for inspection by the public at no cost. A copy of the staff report will be available for inspection at no cost at least seven (7) days prior to the hearing. Copies will be provided at the requestor's cost.

Comment Period: Any person may appear and provide public testimony or submit written comment until the close of record by the Hearing Examiner.

Submit Comments To:

James Fisk, AICP, Associate Planner

By Phone: (360) 874-5533

By Mail: 216 Prospect St, Port Orchard, WA 98366

In Person: 720 Prospect St, Port Orchard, WA 98366

By E-mail: jfisk@cityofportorchard.us



