



Rafe Wysham
Director

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

To enable the development of quality, affordable, structurally safe and environmentally sound communities.

Notice of Administrative Decision

Date:09/29/2025

To:

NORTH PERRY AVENUE WATER DISTRICT, a.muhleman@northperrywd.org
Sara Kessel with BHC CONSULTANTS, sara.kessel@bhccconsultants.com

RE:

Permit Number: 25-00791

Project Name: WATER DIST NORTH PERRY - Administrative Conditional Use
Permit to Install Infiltration System

Type of Application: ADMIN CUP

The Kitsap County Department of Community Development has **APPROVED** the land use application for **25-00791 WATER DIST NORTH PERRY - ACUP**, **subject to the conditions outlined in this Notice and included Staff Report.**

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS TIMELY APPEALED TO THE KITSAP COUNTY HEARING EXAMINER ON OR BEFORE 14 DAYS FROM THE DATE OF DECISION PER KITSAP COUNTY CODE 21.04.290.

The written appeal shall be made on, or attached to, an appeal form titled: 'Appeal/Objection of an Administrative Decision' found on DCD's website, through the Online Permit Application Portal: <https://app.onscamino.com/kitsapcounty/login>.

Please note affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation. Please contact the Assessor's Office at 360-337-5777 to determine if a change in valuation is applicable due to the issued Decision.

The complete case file is available for review by contacting the Department of Community Development; if you wish to view the case file or have other questions, please contact help@kitsap1.com or (360) 337-5777.

CC:

Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
Dept of Archaeological Historic Preservation
Point No Point Treaty Council
Port Gamble S'Klallam Tribe
Puyallup Tribe
Skokomish Tribe
Squaxin Island Tribe
Suquamish Tribe

25-00791 WATER DIST NORTH PERRY ACUP

9/29/2025

WA Dept of Fish & Wildlife

WA Dept of Natural Resources

WA State Dept of Transportation

DCD Staff Planner: Jeff Smith

Interested Parties:

Emanuel Aichele, ejakeaichele@yahoo.com

Vicki Hoisington, hois6@wavecable.com



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

To enable the development of quality, affordable, structurally safe and environmentally sound communities.

Administrative Staff Report

Report Date: September 23, 2025

Application Submittal Date: February 26, 2025

Application Complete Date: March 24, 2025

Project Name: North Perry Water District- Install filtration System

Type of Application: Type-II

Permit Number: 25-00791

Project Location

3250 NE Arizona St.

Bremerton, WA 98310

Commissioner District 3

Assessor's Account

4423-021-001-0006

Applicant/Owner of Record

North Perry Avenue Water District

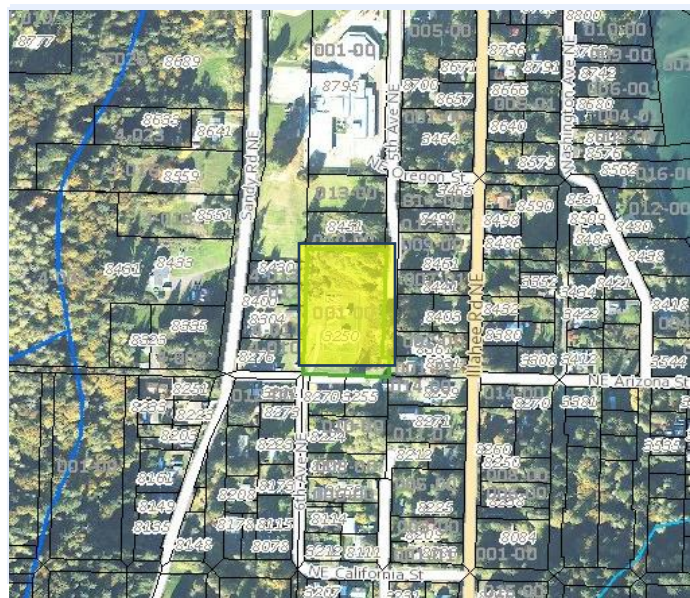
2901 PERRY AVE STE 15

BREMERTON, WA 98310-4641

Decision Summary

Approved subject to conditions listed under section 13 of this report.

VICINITY MAP



1. Background

The North Perry Avenue Water District plans to install an ATEC oxidation/filtration system to remove iron and manganese from water at Gilberton-1 well. The Gilberton-1 well experiences manganese concentrations higher than the secondary maximum contaminant level of 0.05 milligrams per liter (mg/L). During operation, these systems require daily backwash cycles to keep the filter media clean. The backwash water will be stored in a holding tank and then piped to a constructed infiltration pond. Solids are removed from the backwash holding tank annually and disposed of at an approved landfill facility. Design of the backwash holding tank will limit the amount of solids entering the infiltration pond. The tank outlet will be located above the bottom of the tank to allow the solids to sink to the bottom. Solid material will be monitored and removed before it accumulates to the level of the outlet pipe. To accommodate this system, construction of the following is proposed.

- Concrete masonry unit building and foundation to house the ATEC system, with exterior walls measuring 33 feet x 24 feet, with an additional 4-foot x 4-foot concrete pad in front of the door, and a 17-foot building height
- Backwash holding tank (approximately 12 feet x 12 feet)
- Pipe (4-inch diameter, buried) connecting holding tank and infiltration pond (approximately 130 feet in length)
- Pipe (8-inch diameter, buried) connecting the Filtration System Building and existing water mains (approximately 235 feet in length)
- Backwash infiltration pond (39 feet in diameter, 3 feet deep grass swale with sloped sides) located approximately 100 feet north-northwest of the holding tank
- Site grading
- Mechanical piping and other items including raw and finished water sample taps
- Manganese filtration system including pressure vessels, piping, valves, and control system
- Electrical upgrades to accommodate treatment system
- An emergency generator and pad (approximately 11 feet by 24 feet), along with a new electrical utility service transformer (approximately 5 feet by 5 feet)
- HVAC and electrical controls
- Driveway and parking area improvements
- Fencing improvements

The approximate total area of ground disturbance is 6,750 square feet including approximately 130 feet of buried 4-inch diameter pipe and 235 feet of buried 8-inch diameter pipe, but this may be adjusted slightly to reflect the final design.

The North Perry Avenue Water District was formed on November 24, 1942. The initial water system was established in 1944 by the formation and construction of Utility Local Improvement District (ULID) No.1. The original district improvements consisted of construction of approximately 6.6 miles of water mains along Perry Avenue from Stone Way to Riddell Road and adjacent streets. The district has grown in area from approximately 1 square mile in 1944 to 12 square miles today and now serves more than 21,000 customers. service area encompasses several miles of shoreline to the East and extends 1 to 2 miles inland to the West. The district operates 9 production wells with a capacity of more than 5 million gallons per day and maintains more than 122 miles of pipeline.

2. Project Request

The North Perry Road Water District is requesting approval of an Administrative Conditional Use Permit (ACUP) to construct a water infiltration system.

3. SEPA (State Environmental Policy Act)

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the County to conduct an environmental impact

review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant and a review of that checklist by the County. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of “major” environmental impacts. If the impacts cannot be mitigated, an environmental impact statement (EIS) must be prepared. The decision following environmental review, which may result in a Determination of Nonsignificance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. If it is not appealed, it becomes part of the hearing record as it was issued, since it cannot be changed by the Hearing Examiner.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated May 23, 2025. A Determination of Nonsignificance (DNS) was issued on August 29, 2025. SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions XX at the end of this report:

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

COMMENTS:

The SEPA comment period previously occurred concurrently with the Notice of Application dated May 23, 2025. The comment period was 14 days. The proposal to install an ATEC oxidation/filtration system to remove iron and manganese from water at Gilberton 1 Well will only create moderate impacts.

CONDITON:

The project will be conditioned for stormwater controls, pursuant to KCC Title 12, critical areas per KCC Title 19, and mitigate land use impacts per KCC Title 17 Zoning.

The SEPA appeal period expired September 12, 2025. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The Gilberton #1 Well, along with the Gilberton #2 Well, is located on mostly level 2.25-acre parcel. The property is made up multiple lots created through the 1908 Plat of Gilberton. The site is bound by lots with residential dwellings to the west, south, and east. The project site is a District-owned parcel. Approximately 60 % of the parcel is covered by grass ground cover in the center of the property and the other 40 percent of the property is covered by shrubs, deciduous and conifer trees along the north and east sides. The property includes three outbuildings totaling 532 sf.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Rural Residential Zone:Rural Residential	Standard	Proposed
Minimum Density	NA	No Change
Maximum Density	5 du per acre	
Minimum Lot Size	5 acres	NA
Maximum Lot Size	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	NA	NA
Maximum Height	35 feet	<35 feet
Maximum Impervious Surface Coverage	NA	~1,780
Maximum Lot Coverage	NA	NA

Applicable footnotes: KCC 17.420.060A.4 If a single lot of record, legally created as of April 19, 1999, is smaller in total square footage than that required under this chapter, or if the dimensions of the lot are less than required, said lot may be occupied by any reasonable use allowed within the zone subject to all other requirements of this chapter. If there are contiguous lots of record held in common ownership, each of the lots legally created as of April 19, 1999, and one or more of the lots is smaller in total square footage than required by this chapter, or the dimensions of one or more of them are less than required, said lots shall be combined to meet the minimum lot requirements for size and dimensions.

Staff Comment: The subject property is a single parcel composed of many aggregated lots.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (South)	50 feet	50'
Side (East)	20-feet	155'
Side (West)	20-feet	64'
Rear (North)	20 feet	120'

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Single-family residence	Rural Residential (RR)
South	Single-family residence	RR
East	Single-family residence	RR
West	ROW/Single-family residence	RR

Table 4 - Public Utilities and Services

	Provider
Water	North Perry Avene Water District
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #402

5. Access

The public water facility receives access for NE Arizona Avenue NE is classified as a “local access road” and is County maintained roadway.

6. Site Design

The proposed North Perry Filtration system was reviewed for consistency with requirements pursuant KCC 17.540 Administrative Conditional Use Permit (Type-II) and KCC 17.420.030 Design Standards, which includes requirements for off-street parking and loading,

7. Policies and Regulations Applicable to the Subject Proposal

The Growth Management Act of the State of Washington, RCW 36.70A, requires that the County adopt a Comprehensive Plan, and then implement that plan by adopting development regulations. The development regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan process includes public involvement as required by law, so that those who are impacted by development regulations have an opportunity to help shape the Comprehensive Plan which is then used to prepare development regulations.

Kitsap County Comprehensive Plan, adopted June 30, 2016

The following Comprehensive Plan goals and policies are most relevant to this application:

Land Use Policy 54.

In accordance with RCW 36.70A.070(5)(c):

- to preserve rural character of the County, emphasize controlling rural development, assuring visual compatibility of rural development with the surrounding rural area,*
- reduce the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area,*
- protect critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources, and,*
- protect against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170.*

Land Use Policy 57

Unlimited expansion of commercial and industrial uses in the rural areas is not appropriate. Accordingly, only limited new commercial and industrial uses will be permitted in the rural areas. Such commercial and industrial uses must be consistent with the Growth Management Act and Comprehensive Plan requirements for rural areas, preserve Kitsap County's rural character, and shall not allow urban type uses or services.

Land Use Policy 60.

When considering public spending for facilities and services within the rural area, give priority to the following:

- *Maintaining existing facilities and services that protect public health and safety.*
- *Upgrading facilities and services when needed to support planned rural development at rural level-of-service standards but which do not create capacity for urban growth.*

The County's development regulations are contained within the Kitsap County Code. The following development regulations are most relevant to this application:

Code Reference	Subject
Title 12	Storm Water Drainage
Title 13	Water and Sewers
Title 14	Buildings and Construction
Title 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)
Title 19	Critical Areas Ordinance
Chapter 20.04	Transportation Facilities Concurrency Ordinance
Chapter 21.04	Land Use and Development Procedures

8. Documents Consulted in the Analysis

Applicant Submittals

Submission (ACUP Application)
Authorization Form
Geological Report
Environmental (SEPA) Checklist
Revised Site Plan
Storm Drainage Worksheet
Health District Comments
Project Narrative
Landscape plan

Dated or date stamped

March 05, 2025
March 05, 2025
March 05, 2025
March 05, 2025
July 28,2025
March 05, 2025
August 17, 2017
March 05, 2025
July 28,2025

Staff Communication

Dev. Services & Engineering

Dated

August 26, 2025

9. Public Outreach and Comments

Pursuant to KCC Title 21 Land Use, and Development Procedures, the Department gave proper public notice for the Preliminary Plat 800 feet around the property and to other agencies. Staff received two requests from Victoria Hoisington and Emanuel Aichele neighbors to be interested parties.

10. Analysis

a. Planning/Zoning

The subject property is underlying zone is Rural Residential. The North Perry Avenue Water Facility is an urban and rural service provider. The land use review does not vest to process. This proposal was reviewed as a Public Facility per KCC 17.410.044 Use #408, requiring an Administrative Conditional Use Permit (ACUP), in the Rural Residential zone. The Department reviewed the proposal pursuant to criteria per KCC 17.540 ACUP. The request is reviewed for consistency with KCC 17.420.030 Design Standards addressing compatibility with the surrounding rural residential uses. The current building area is estimated to be approximately 532 sf. The current proposal is to upgrade and improve the operation of the current facility.

Definitions KCC 17.110

Per KCC 17.110.640, the North Perry Avenue Water Facility is classified as a “public facility” that is publicly owned which is element of the local infrastructure to support urban and rural development.

b. Lighting

Exterior Lighting. In all zones, artificial outdoor lighting shall be arranged so that light is directed away from adjoining properties and so that no more than one foot candle of illumination leaves the property boundaries consistent with KCC 17.105.110.110 Obnoxious Things. Any new security lighting would be full cutoff to reduce light and glare impacts. In addition, all exterior light fixtures will have horizontal baffles that will eliminate offsite glare to adjacent properties.

c. Off-Street Parking

Projects are required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.490 Off-street Parking and Loading. Pursuant to KCC 17.490.030 Number of required spaces, projects are required to provide minimum off-street parking for land use projects. The nearest parking category is warehouse storage facility. The applicant determined that pursuant to KCC 17.490.030 Number of Parking Spaces required, that use is public facility and does not fit with listed land use categories. The facility is automated, and the only required parking would be maintenance vehicles that visit the site weekly and/or monthly.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Public Facility	Unlisted Category	Parking based on projected demand	Minimum parking spaces for service vehicles
Total			2

d. Signage

Prior to installation of a new permanent on-premises or off-premises sign or modification of an existing sign that deviates from its originally permitted appearance or structure, an applicant shall obtain a permit from the Kitsap County department of community development, unless the sign is identified as exempt.

e. Landscaping

The project is required to be reviewed for consistency with KCC 17.500 Landscaping and 17.700 Appendix A. The Landscaping Plan is required to show how all disturbed areas, buildings and structures, and off-street parking areas are to be landscaped. Landscaping is calculated based on the total site area.

Screening, in accordance with KCC 17.500.027, would be provided by: (1) existing screening vegetation planted along the boundary between the CKTP parcel and Brownsville Highway NE.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	.33 acres	2 acres +/-
Required Buffer(s) 17.500.025		
North	Separation Buffer	Separation Buffer
South	Separation Buffer	Separation Buffer
East	Roadside and Setback Buffer	Roadside and Setback Buffer
West	Separation Buffer	Separation Buffer
Street Trees	No	

f. Frontage Improvements

Kitsap Public Works Road Division is not requiring frontage improvements.

g. Design Districts/Requirements

Not Applicable to this request.

h. Development Engineering/Stormwater

The project falls below the threshold of 2,000 square feet and will not significantly increase the area of impervious surface or volume of stormwater runoff with the use of splash blocks. The Washington State Department of Health will review and approve the final drainage design.

i. Environmental

The project is reviewed for consistency with KCC Title 19 Critical Areas Ordinance. The County reviews projects for consistency with requirements primarily for wetlands, fish and wildlife habitat Areas, geologically hazardous areas and aquifer recharge areas. Kitsap County resource maps identify the property as being within the Geologically Hazardous Area- Seismic hazard Area. The new development is required to be consistent with KCC 19.400425.B.2 Seismic Hazard development standards and requires a geological assessment. A geologic assessment was prepared for the project site by Aspect Consulting, dated November 15, 2023. The report analyzed foundations, bearing loads etc. and will be designed consistently with Kitsap County Building Codes. The proposal is for the seismic design of the building at a maximum considered Earthquake ground motion.

j. Access, Traffic and Roads

Kitsap County Public Works and Department of Community Development reviewed the project for traffic and road elements. *(See Conditions 24-26 are the result of the review.)*

k. Fire Safety

Kitsap County Fire Marshal reviewed the project and determined access is not required, back side of building is within 150' from Arizona St. Building is under 3,600 sq ft fire flow is not required.

l. Solid Waste

Solid Waste requirements were reviewed, and the facility is automated that will not be expected to generate solid waste.

m. Water/Sewer

The water facility upgrade is required to receive final approval from Washington Department of Health

n. Kitsap Public Health District

The project is required to comply with all applicable Kitsap County Public Health District regulations.

17.415.400.Public facilities.

The purpose of this section provides special provisions for the allowed public facility use.

A. Public facilities of any size shall meet the following criteria:

1. These provisions do not apply to wireless communication facilities, which are specifically addressed in Chapter 17.530.

Staff Comment: *The request does not involve wireless communication facilities.*

2. The erection, construction, alteration, or maintenance of overhead or underground utilities by a public utility, municipality, governmental agency, or other approved party shall be permitted in any zone.

Staff Comment: *The underground water facilities are permitted within the RR zone.*

3. In the forest resource lands (FRL) zone, public facilities shall not inhibit forest practices.

Staff Comment: *The public facility improvements are outside any rural designated forestry properties.*

4. In the mineral resource overlay (MRO), public facilities shall not inhibit mineral resource extraction, processing, or production.

Staff Comment: *The property is outside mineral resource lands.*

5. Water towers which exceed the height requirements of the zone in Chapter 17.420, solid waste collection, or transfer and/or handling sites in any zone shall be subject to a conditional use permit (C).

Staff Comment: *The request does not involve a reservoir or building height over 35 feet.*

6. Utility transmission and distribution lines and poles may exceed the height limits otherwise provided for in this title.

Staff Comment: *All distribution lines are located underground and will not exceed 35 feet or include overhead transmission lines.*

7. The public facility shall not substantially interfere with or detract from the intent of the zone district, as determined by the director.

Staff Comment: *The existing facility out buildings and future buildings related to the filtration system will be consistent with the residential character with single-story and sloped roof construction.*

8. The public facility shall provide a solid screening buffer to mitigate impacts on the visual character of a neighborhood as seen from rights-of-way or adjacent properties. Landscaping shall be installed and maintained in conformance with

the requirements of Chapter 17.500.

Staff Comment: To mitigate visual and light impacts, the North Perry Avenue Water District has submitted a landscape which provides screening buffers and some augmentation of existing vegetation buffers around the southern portion of the property.

9. Noise, odor, dust and light impacts shall be mitigated from adjacent properties consistent with Section 17.105.110, Obnoxious things.

Staff Comment: The existing land use will be required to complying with preventing noise, smoke or dust

10. Additional review for stormwater management may be required consistent with Title 12, Storm Water Drainage.

Staff Comment: The proposal falls below threshold for engineered storm drainage controls. If the design changes, the drainage may be required to be reviewed against the County Storm Drainage Manual.

- B. Public facilities three hundred square feet or less shall meet the criteria in subsection (A) of this section except the setback requirements outlined in Chapter 17.420 are reduced for all structures and associated improvements to a minimum five-foot setback from all property lines.

Staff Comment: All existing and proposed buildings will comply with this requirement and current zoning setbacks for the RR zone.

11. Review Authority

The Director has review authority for this Administrative Conditional Use Permit application under KCC, Sections 17.540.020 and 21.04.100. The Kitsap County Commissioners have determined that this application requires the review and approval of the Director. The Director may approve, approve with conditions, or deny an Administrative Conditional Use Permit.

12. Findings

1. The proposal is consistent with the Comprehensive Plan.

Staff Comment: The facility expansion/redevelopment is consistent with the Comprehensive Plan and the Public Facility.

2. The proposal complies or will comply with the requirements of KCC Title 17 and complies with or will comply with all of the other applicable provisions of Kitsap County Code and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.

Staff Comment: The request for the ACUP redevelopment/expansion complies with the applicable provisions of KCC Title 17 of the Zoning Code.

3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.

Staff Comment: The facility redevelopment incorporates environmental analysis and mitigation for wetlands, streams, and stormwater management for quantity and quality, and Critical Aquifer Recharge Area protection.

4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

Staff Comment: The facility redevelopment incorporates design elements to help increase compatibility with the adjacent Rural Residential zone.

13. Decision

Based upon the analysis above and the decision criteria found in KCC 17.540.040.A, the Department of Community Development recommends that the Type-II Administrative Conditional Use Permit request for the North Perry Water District- Install Infiltration System be **approved**, subject to the following 19 conditions:

a. Planning/Zoning

1. Required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500. Landscaping shall be installed and inspected prior to requesting a final inspection or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.
3. The recipient of any administrative conditional use permit shall file a Notice of Land Use Binder with the county auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of an agreement to abide by the terms and conditions of the administrative conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the Department at the applicant's expense.

4. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the Kitsap County Code (KCC). Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
5. The decision set forth herein is based upon representations made and exhibits contained in the project application. Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.
6. The authorization granted herein is subject to all applicable federal, state, and All local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
7. This Administrative Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the date of the Notice of Decision date or the resolution of any appeals.
8. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.
9. Prior to development permit approval, contiguous parcels in common ownership not individually meeting the definition of a building site must be aggregated to the extent necessary to meet the definition of a building site, per KCC 16.64.060.

b. Development Engineering

10. Issuance of this permit certifies that the applicant has read and examined this application and knows the same to be true and correct. All provisions of Laws and Ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state/local law regulating construction or the performance of construction.

11. Building permits submitted for this development shall include construction plans and profiles for all roads, driveways, storm drainage facilities and appurtenances. No construction shall be started prior to said plan acceptance.
12. The Washington State Department of Ecology (Ecology) may require registration of the infiltration trench as an Underground Injection Control (UIC) well in accordance with the Underground Injection Control Program (Chapter 173-218 WAC). The applicant shall contact Ecology to determine if the facility is regulated under the UIC program.
13. During construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection(s) to verify that the facilities are installed in accordance with the design documents and that actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the inspection report(s), properly stamped and sealed to Development Engineering.
14. If the project proposal is modified from that shown on the site plan approved for this permit application, Development Engineering will require additional review and potentially new conditions.

c. Environmental

15. Per the development regulations for seismic areas, the project is subject to the conditions of the Geotechnical report associated with this permit and on file at the Department of Community Development.

d. Traffic and Roads

16. Prior to completion of this permit with the Department of Community Development, the Applicant shall satisfy all conditions of a Right of Way Permit through the Department of Public Works for any and all work performed in the county Right of Way associated with this project. Apart from the Site Development Activity Permit (SDAP), the Right of Way permit may require extra work to comply with the current Washington State Department of Transportation or Kitsap County Road Standards. You may contact Kitsap County Public Works, Right of Way Construction Division at (360) 337-5777 to obtain a Right of Way permit.
17. Any work within the County rights-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process, or Building Permit process, if a SDAP is not required. The need for and scope of bonding will be determined at that time.

18. At building permit application, submit Kitsap County Public Works Form 1601 for issuance of a concurrency certificate, as required by Kitsap County Code 20.04.030, Transportation Concurrency.

e. Fire Safety

NA

f. Solid Waste

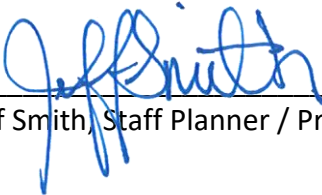
NA

g. Kitsap Public Health District

19. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.

20. Prior to approval of the building permit, review is required by the Washington State Department of Health.

Report prepared by:



Jeff Smith, Staff Planner / Project Lead

9/23/2025

Date

Report approved by:



Darren Gurnee, Current Planning Supervisor

9/23/2025

Date

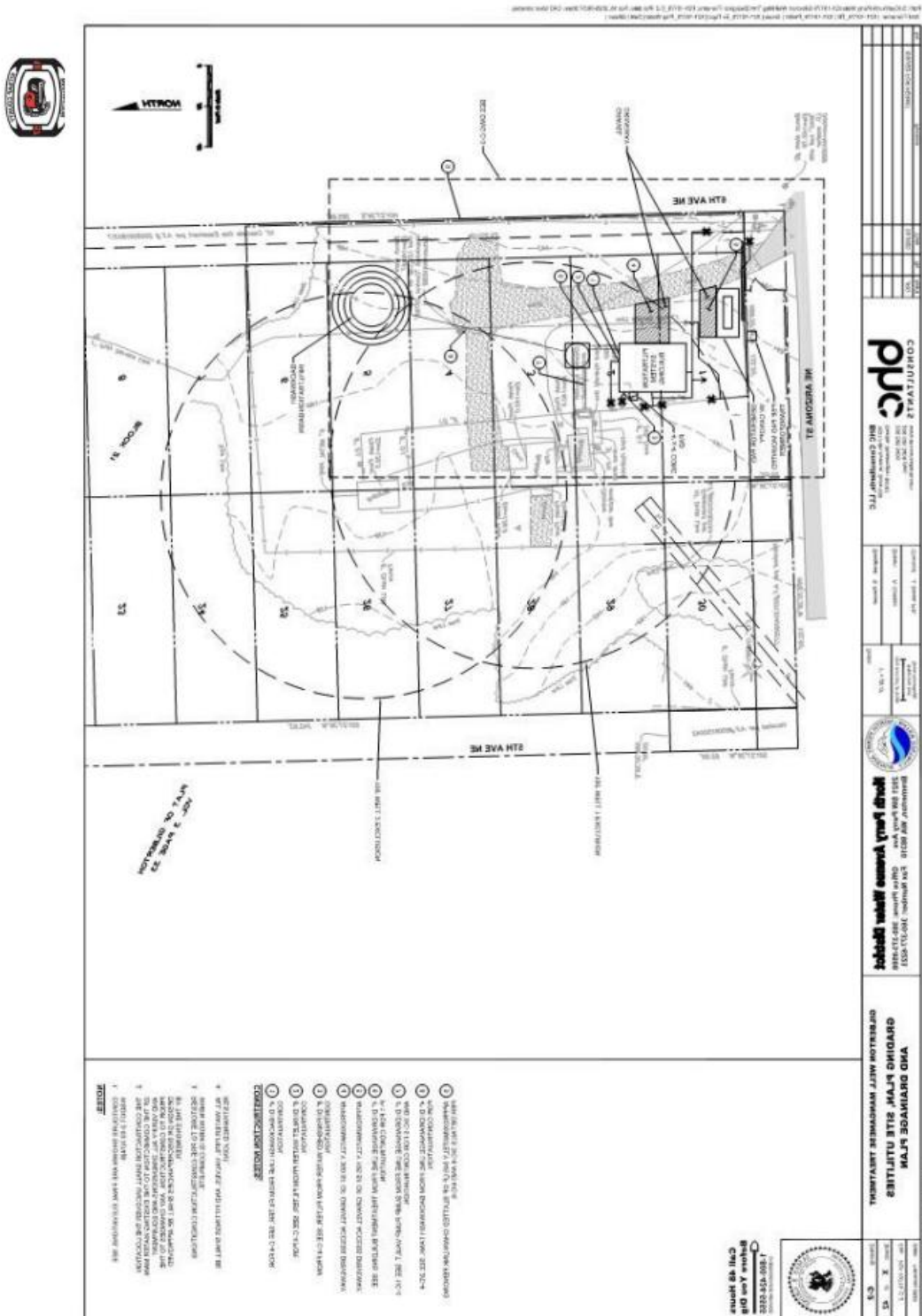
Attachments:

- Attachment A – Site Plan
Attachment B – Gilberton Treatment Map
Attachment C – Critical Areas Map
Attachment D – Zoning Map

CC: North Perry Avenue Water District, Austin Muhleman, a.muhleman@northperrywd.org
Sara Kessel, sara.kessel@bhconsultants.com
Interested Parties:

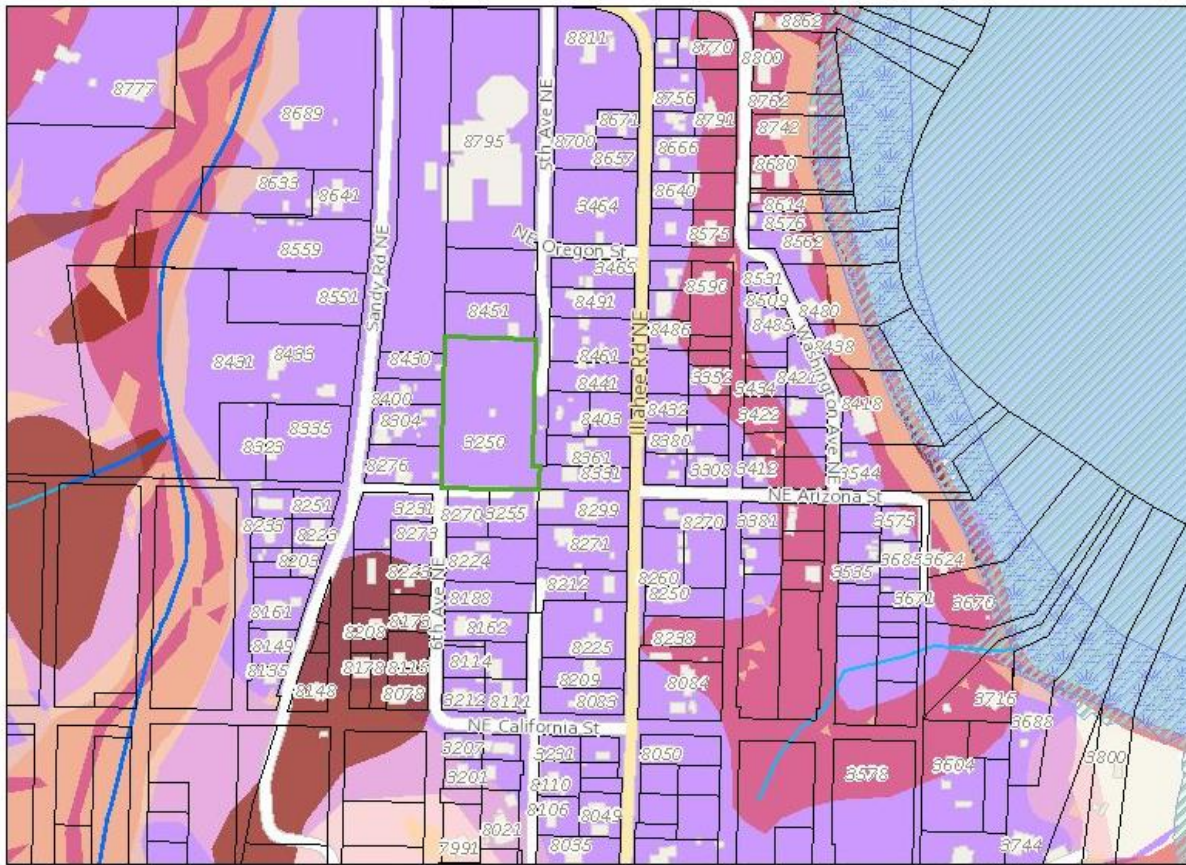
Emanuel Aichele, ejakeaichele@yahoo.com
Vicki Hoisington, hois6@wavecable.com
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith

Site Plan



Gilberton Treatment Map





** This map is not a substitute for field survey ** Map Scale: 1 inch = 400 feet

Legend

- | | | | |
|---|---|---|---|
| <ul style="list-style-type: none"> Tax Parcels Outlines Building Footprints | <ul style="list-style-type: none"> No Channel as depicted by DNR | <ul style="list-style-type: none"> Hydric Soils <ul style="list-style-type: none"> Potential Wetlands | <ul style="list-style-type: none"> Seismic Moderate Hazard Area <ul style="list-style-type: none"> Moderate |
| <ul style="list-style-type: none"> Watercourse - DNR and Wildfish Conservancy <ul style="list-style-type: none"> (S) Designated Shoreline of the State (F) Fish Habitat (N) Non-fish Habitat (U) Unknown, unmodeled hydrographic feature | <ul style="list-style-type: none"> Waterbodies <ul style="list-style-type: none"> Includes DNR NWI and Surveyed Wetlands DNR NWI Surveyed Wetlands | <ul style="list-style-type: none"> Seismic High Hazard Area <ul style="list-style-type: none"> High | |
| | <ul style="list-style-type: none"> FEMA Flood Hazard Areas <ul style="list-style-type: none"> 100 Year Floodplain Storm Induced Velocity Wave Hazard | <ul style="list-style-type: none"> Landslide Hazard areas <ul style="list-style-type: none"> High Moderate | |
| | | <ul style="list-style-type: none"> Erosion Hazard Area <ul style="list-style-type: none"> High Moderate | |

Comments Parcel No: 4423-021-001-0006 TaxPayer: WATER DIST NORTH PERRY AVE Site Address: 3250 NE ARIZONA ST

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Zoning Map



Comments

** This map is not a substitute for field survey ** Map Scale: 1 inch = 400 feet
Parcel No: 4423-021-001-0006 Taxpayer: WATER DIST NORTH PERRY AVE Site Address: 3250 NE ARIZONA ST

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