



Notice of Administrative Decision

09/04/2026

To: Applicant: City of Bremerton, david.powell@ci.bremerton.wa.us
Representative: David Powell, david.powell@ci.bremerton.wa.us
Interested Parties and Parties of Record

RE: Permit Number: 26-00432

Project Name: THE CITY OF BREMERTON - PS 16 Well 14 - new manganese treatment & booster pump station building; new well equipment enclosure; concrete backwash tank; underground utilities; site improvements (2x6)

Type of Application: ADMIN ACUP

The Kitsap County Department of Community Development has **APPROVED** the land use application for **26-00432 Bremerton Water District Manganese Treatment 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 by completing the '*Appeal/Objection of an Administrative Decision*' submission through the Online Permit Application Portal:

<https://app.oncamino.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: Nathan C. Rostad with CONSOR ENGINEERING, nathan.rostad@consoreng.com
Point No Point Treaty Council
Suquamish Tribe
Skokomish Tribe



26-00432 Bremerton Water District Manganese Treatment ACUP
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Port Gamble S'Klallam Tribe
Squaxin Island Tribe
Puyallup Tribe
Dept of Archaeological Historic Preservation
WA Dept of Natural Resources
WA Dept of Fish & Wildlife
WA State Dept of Ecology-SEPA
WA State Dept of Transportation
USACE
Health District
Public Works
Parks
Navy
DE & PEP
Kitsap Transit
Central Kitsap Fire District
Central Kitsap School District
Bremerton School District
Puget Sound Energy
Water Purveyor City of Bremerton
Sewer Purveyor: Kitsap County Public Works
WA State Dept of Ecology-Wetland Review
Central Kitsap CAC
DCD
Assessor's Office
Kitsap Sun
Prosecutor's Office
WA Department of Health
DCD Staff Planner: Steve Heacock, SHeacock@kitsap.gov
Interested Parties:
Bonnie Blessing, bonnie.blessing@gmail.com
William Davis, william.davis@ci.bremerton.wa.us





Rafe Wysham
Director

KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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

Administrative Staff Report

Report Date: August 25, 2026 **Application Submittal Date:** February 6, 2026

Application Complete Date: February 17, 2026

Project Name: Bremerton Water District- Manganese treatment and booster pump building with associated utility improvements to Pump Station 16 and Well 14.

Type of Application: Type-II **Permit Number:** 26-00432

Project Location

5053 Central Valley Rd. NE
Bremerton, WA 98337
Commissioner District 3

Assessor's Account #

342501-1-015-2007

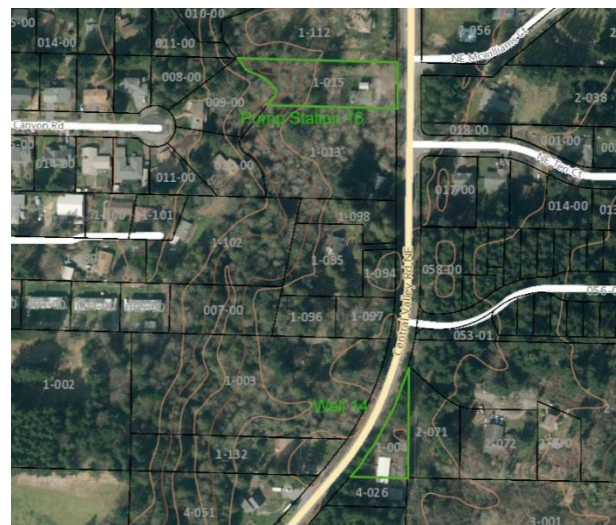
Applicant/Owner of Record

Bremerton Water District
345 6th St., Suite 100
Bremerton, WA 98337-1891

Decision Summary

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

VICINITY MAP



1. Background

The City of Bremerton owns and operates two water system facilities located approximately 0.2 miles apart along Central Valley Road NE in Kitsap County. The overall project involves work at both sites and water main installation between the two sites. The project site (Well Site 14) is approximately 0.84 acres in size and contains existing water well and accessory buildings. This Administrative Conditional Use Permit (ACUP) does not include demolition and construction on a southern parcel (Well Site 13).

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Well Site 14 consists of a single parcel: Parcel #342501-1-015-2007, located at 5853 Central Valley Road NE, Bremerton, WA 98311, within Section 34, Township 25, Range 1E (NE/4). It lies between the junctions of Central Valley Road NE with NE McWilliams Court and NE Teri Court.

The parcel is located within an Urban Restricted Zoning designation and designated Urban Low Residential is located to the east. The site is accessed via Central Valley Road NE. The current hard surface area is approximately 5,580 square ft, which represents 15.2 percent of the parcel. Stormwater from the project area primarily drains to the west. There is also an existing culvert under the existing driveway from Central Valley Road NE on the eastern portion of the parcel, which receives surface flows from the adjacent roadway. No formal stormwater infrastructure is present; runoff is otherwise conveyed via sheet flow and infiltration into adjacent vegetated areas. Surrounding land uses include rural residential and utility infrastructure. The site is within the Central Kitsap School District.

2. Project Request

The applicant requests approval of an Administrative Conditional Use Permit (ACUP) to improve the City of Bremerton's Well Site 14, located at 5853 Central Valley Road NE. The project will enhance water system infrastructure and site functionality through the following actions at Well Site 14:

- demolition of existing accessory buildings, including the sodium hypochlorite storage building, generator enclosure, and perimeter fencing.
- construction of a new manganese treatment and booster pump station building (1,419 square ft), which will house sodium hypochlorite storage, electrical systems, a restroom, booster pumps, and filtration equipment.
- construction of a new well equipment enclosure (64 square ft) to serve Well 14.
- installation of a concrete backwash tank (18 ft in diameter; approximately 254 square ft, 20 ft tall).
- Construction of associated underground utilities and site improvements, including a dispersion trench for stormwater management.

All proposed improvements are located within the existing utility parcel and adjacent right of way and will not result in subdivision or creation of new lots or new roads. No phasing is proposed.

Stormwater from new hard surfaces will be managed through applicable on-site BMPs, consistent with Kitsap County stormwater standards. Rooftop runoff will be directed to a dispersion trench located on the western portion of the site, which also receives

Staff Report: 26-00432 Bremerton Water District- Iron/Manganese Treatment System emergency overflow from the backwash tank and booster pump station pressure relief discharge. The backwash tank emergency overflow and pressure relief discharge flow is not expected to occur except in the event of equipment failure. Other hard surfaces will continue to sheet flow as they do under current conditions. No roads will be created and the stormwater systems will remain private and under City of Bremerton ownership. The proposed impervious surface area is approximately 5,396 square ft, or 14.8 percent of the parcel. Approximately 0.23 acres of the site will be affected by grading, with 15 cubic yards of cut and 100 cubic yards of fill using clean imported structural material. No trees will be removed. Vegetation disturbance will be limited to standard clearing and grubbing within the project footprint.

Restoration measures include planting twelve western red cedar trees in the Mosher Creek Buffer, applying native restoration seed mix, and planting limited frontage screening plantings. The site is zoned Urban Restricted (UR) and no dimensional reductions or setback variances are requested. The project will comply with standard zoning setbacks and is not located within a shoreline jurisdiction. Although adjacent to Mosher Creek and a Category III wetland, all work within buffer areas will be within areas of existing development and will not cause negative permanent impacts to buffer areas, with enhancement plantings proposed within the Mosher Creek buffer.

The City of Bremerton plans to apply for a Site Development Activity Permit, Right of Way Permit, and Building Permits in addition to this administrative conditional use permit. Mechanical, Plumbing, and Electrical permits will be obtained by the contractor during construction. The project will not generate residential or commercial activity and will only require periodic maintenance visits. No impacts to public services, transportation, or utilities are anticipated beyond standard operational needs.

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

Staff Report: 26-00432 Bremerton Water District- Iron/Manganese Treatment System 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 used for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated February 27, 2026.

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 February 27, 2026. The comment period was 14 days. The proposal to install an ATEC oxidation/filtration system to remove iron and manganese from water at Well #14 will only create moderate impacts.

CONDITON:

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

A SEPA Determination of Nonsignificance (DNS) was issued on July 6, 2026. The SEPA appeal period expired July 20, 2026. No appeals were filed; therefore, the SEPA determination is final.

4. Physical Characteristics

The Well Site 14 parcel generally slopes from the east down to a vegetated stream and wetland on the western portion of the parcel. Existing impervious surfaces cover the eastern portion of the parcel.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Urban Restricted Zone: UR	Standard	Proposed
Minimum Density	NA	No Change
Maximum Density	5 du per acre	
Minimum Lot Size	8,712 sf	36,590 sf
Maximum Lot Size	43,560SF	NA
Minimum Lot Width	60 ft	110 ft
Minimum Lot Depth	60 ft	310 ft (average)
Maximum Height	35 ft	Less than 35 ft

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Maximum Impervious Surface Coverage	NA	NA
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.

Table 2 - Setback for Zoning District

	Standard	Proposed
Well Site 14		
Front (East)	20 ft	20'
Side (North)	5-ft	42'
Side (South)	5-ft	30'
Rear (West)	10 ft	175' (existing slope and stream buffers)

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
Well Site 14		
North	Urban Low-Density Residential	Urban Restricted (UR)
South	Urban Low-Density Residential	UR
East	Urban Low-Density Residential	UL
West	Urban Low-Density Residential	UR

Table 4 - Public Utilities and Services

	Provider
Water	Bremerton Water District
Power	Puget Sound Energy

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Sewer	Kitsap County
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #402

5. Access

The public water facilities receive access from Central Valley Rd NE, which is classified as a “Local collector road” and is County maintained roadway.

6. Site Design

The proposed Bremerton Waster District Iron/Manganese Filtration system and 1420 sf CMU building 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, landscaping and perimeter buffers.

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 December 2, 2024.

The following Comprehensive Plan goals and policies are most relevant to this application: **The Washington State Growth Management Act (GMA) requires cities and counties to update their Comprehensive Plans every ten years. The Kitsap County Comprehensive Plan 2024-2044 (“Comp Plan”) serves as the policy document that helps guide decisions on services for a wide range of critical Kitsap County (“County”) programs, such as building roads, ensuring land for housing is available, and protecting the environment.**

GENERAL LAND USE GOALS, POLICIES, AND STRATEGIES

Goal 1. Land use pattern

Establish a development pattern consistent with the County’s vision as expressed in the CPPs.

Land Use Policy 1.1. Designate the general distribution, location, and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities and facilities, and other land uses.

Land Use Goal 2. Capital facilities

Channel growth to areas where adequate services can be provided.

Land Use Policy 2.1. Coordinate capital facilities with land use planning.

Land Use Policy 2.2. Coordinate with local jurisdictions to determine what regional public facilities are or will be needed and how these facilities will be located to best serve the public.

CAPITAL FACILITIES AND UTILITIES GOALS, POLICIES, AND STRATEGIES

Capital Facilities and Utilities Goal 2. Essential Public Facilities *Implement a countywide process for siting essential public facilities.* Capital Facilities and Utilities. Policy 2.6. Essential public facilities in designated resource lands, critical areas, or other areas should be carefully considered and other alternatives assessed.

Capital Facilities and Utilities Goal 7. Service Quality

Maintain and enhance utility service and quality.

Capital Facilities and Utilities Policy 7.1. Coordinate with utility providers to eliminate existing gaps or deficiencies in utility service and quality through enhancements, repairs, and replacements of obsolete or worn-out facilities to meet the needs of current and future development.

Capital Facilities and Utilities Goal 8. Environmental Protection

Minimize environmental impacts of utility facilities and operations.

Capital Facilities and Utilities Policy 8.2. Continue to utilize emerging science and technologies to mitigate impacts from pollutants, increased rain events, and coastal flooding that may occur with these systems.”

Capital Facilities and Utilities Policy 8.3. Evaluate and mitigate the environmental health impacts in facilities development, including efficient use of energy, water, and materials, waste reduction, protection of environmental quality, and ecologically sensitive site selection and development.

Capital Facilities and Utilities Policy 8.4. Evaluate, minimize, and mitigate unavoidable impacts to groundwater and surface water quality and quantity during the planning and development review process.

Capital Facilities and Utilities Policy 8.5. Analyze the cumulative impacts of existing and future capital facilities and utilities development on groundwater and surface water quantity and quality.

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Capital Facilities and Utilities Policy 8.9. Minimize the visual impact of utility facilities on view corridors, vistas, and adjacent properties by evaluating new or progressive design standards for cellular towers, antennas, power lines, and other types of utility facilities.

Capital Facilities and Utilities Policy 8.10. Protect the quality and quantity of groundwater used for domestic water supplies.

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

<u>Applicant Submittals</u>	<u>Dated or date stamped</u>
Submission (ACUP Application)	February 9, 2026
Binding Utility agreement	February 9, 2026
Geotechnical Report	February 9, 2026
Environmental (SEPA) Checklist	February 9, 2026
Revised Site Plan w/landscape plan, sheets L-2 and L-9	April 23, 2026
Storm Drainage Design, Drainage report and worksheet	February 9, 2026
Health District (No comment)	February 9, 2026
Project Narrative	February 9, 2026
Wetland report and stream HMP with mitigation plan.	February 9, 2026
<u>Staff Communication</u>	Info request: April 1, 2026
Dev. Services & Engineering memo	June 1, 2026

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 ft around the property and to other agencies. There was one public comment in support of regional manganese treatment for public facilities.

10. Analysis a. Planning/Zoning

The subject property underlying zone is Urban Restricted. The Bremerton Water District 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 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 1,420 sf. The proposal upgrades and improves the operation of the current facility.

Definitions KCC 17.110

Per KCC 17.110.640, the City of Bremerton 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.

17.415.400.Public facilities.

Staff Comment: The proposal meets the requirements of 17.415.400 since the project is redeveloping an existing facility. Existing and future buildings are allowed in any zone since they qualify as a public facility. The project will be consistent with the residential character via single-story and sloped roof construction and landscaping buffers. Furthermore, the project:

- *does not involve a wireless communication facility.*
- *is not located in the Forest Resource Lands (FRL) zoning designation or Mineral Resource Overlay (MRO).*
- *does not involve a reservoir or building height over 35 ft.*
- *will not exceed 35 feet or include overhead transmission lines.*
- *will mitigate visual and light impacts. The Bremerton Water District submitted a landscape Plan which provides screening buffers and some augmentation of existing vegetation buffers around the northern and eastern portions of the property.*
- *will be required to comply with preventing noise, smoke or dust. A proposed generator will be enclosed in a CMU building.*
- *will include engineered storm drainage controls. If the design changes, review may need to be revised.*
- *will comply with the building setbacks for the UR zone.*

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 require 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 since that public facilities are not listed as a land use category in the parking table. 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 must comply with KCC 17.500 Landscaping and 17.700 Appendix A. The Landscaping Plan must show landscaping, 15% of the project site gross acreage. This includes all disturbed areas, buildings and structures, and off-street parking areas. The project can include stream, wetland, and their associated vegetative buffers as part of the 15% requirement.

Kitsap County Code (KCC) 17.500.027 requires partial screening buffers. However, KCC 17.415.400 requires solid screen buffers to screen the facility from rights-of-way and adjacent parcels. The SDAP must show a landscape plan that achieves

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the intent of a solid screen buffer with existing and planted vegetation. Plantings must occur if the existing vegetation does not meet the intent of required landscaping buffers.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	.33 acres	2 acres +/-
Required Buffer(s) 17.500.025		
North	Solid Screen Buffer	Solid Screen Buffer
South	Solid Screen Buffer	Solid Screen Buffer
East	Solid Screen Buffer	Solid Screen Buffer
West	Solid Screen Buffer	Solid Screen 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 Applicant proposes construction of a new manganese treatment & booster pump station building, new well equipment enclosure, concrete backwash tank, underground utilities, and other site improvements including demolition on an approximate .84-acre parcel. The City of Bremerton owns and operates a water well system facility located on this site. Potable water is provided by the City of Bremerton; sanitary sewage disposal is proposed to be provided by connection to the Kitsap County public sewer system. Adequate vehicular access exists via access from Central Valley Road NE. The parcel contains the following mapped critical areas: Hydric Soils, Landslide, and High Erosion hazard areas. The proposed stormwater facilities include a conveyance system connected by catch basins to a Dispersion Trench for stormwater quantity control. No Roadway improvements are proposed for this project.

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Development Engineering has reviewed the above land use proposal and finds the concept supportable in its approach to civil site development. These comments are based on a review of the Preliminary Drainage Report and Preliminary Engineering Plans accepted for review Accepted On 02/17/2026, and as revised by additional materials accepted for review subsequent Cycle Accepted On 4/23/26 to Kitsap County Development Engineering.

Development Engineering accepts the concepts contained in this preliminary submittal as conditioned in Section 13 of this staff report.

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. The applicant has provided a Wetland Report, Stream assessment, Habitat management Plan and planting plan by Grette and Associates, October 2025 to address adjacent wetland and stream proximity to the existing site. As described in the report, project activities are within the buffers for Wetland A, Mosher Creek, and Stream 3. However, all activities except the stormwater dispersion trench will take place within the existing developed area.

Per KCC 19.100.130, existing nonconforming structures may be remodeled or reconstructed, provided that new construction does not further intrude into a critical area or its buffer. The sections provided below further demonstrate how the project is not subject to the standard buffer requirements defined in Titel 19 of the KCC.

Wetlands

In addition to the allowances defined in KCC 19.110.130, per KCC 19.200.220.C.5, buffer areas that are disconnected from wetlands by significant development, such as structures and impervious parking areas, are exempt from standard wetland buffer requirements. Therefore, while the project activities are within the buffer for Wetland A, the demolition and construction activities are exempt from wetland buffer regulations under the KCC.

Fish and Wildlife Habitat Conservation Areas

Per KCC 19.300.315.5.f, buffer areas that are disconnected from FWHCAs by significant development may be excluded from the standard buffer requirements when a habitat management plan adequately demonstrates how the existing significant development functions as a distinct break as well as demonstrates how the proposed project would result in no net loss of existing functions and would retain all significant trees within the critical area (refer to Section 11 of the report- no net loss analysis). No significant trees will be removed during this project. In

Staff Report: 26-00432 Bremerton Water District- Iron/Manganese Treatment System summary, with the exception of the stormwater dispersion trench, the project is not subject to the standard buffer requirements per KCC 19.300.315.5.f. The stormwater dispersion trench will be placed within the buffers and building setbacks for Wetland A, Mosher Creek and Stream 3. The proposed stormwater feature is an allowable use under Title 19 of the KCC.

Geological hazard Areas.

Kitsap County resource maps identify the property as being within the Geologically Hazardous Area- Seismic hazard Area and Landslide Hazard Area. The new development is required to be consistent with KCC 19.400.425 (B) (2) (c) Seismic Hazard development standards and requires a geological assessment. A geotechnical report was prepared for the project site by Robinson Noble, dated July 2024. The report analyzed foundations, bearing loads and steep slope setbacks 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. New construction requires a 75-ft setback from the west-adjacent Top of Slope, per 19.400.435.

j. Access, Traffic and Roads

Kitsap County Public Works and Department of Community Development reviewed the project for traffic and road elements. There are no concerns regarding these elements.

k. Fire Safety

Kitsap County Fire Marshal reviewed the project and determined fire access is not required. Building is under 3,600 sq ft so fire flow is not required.

l. Solid Waste

Solid Waste requirements were reviewed, and the facility is automated so is 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. Kitsap County sewer review was approved on March 4, 2026.

n. Kitsap Public Health District

The project is required to comply with all applicable Kitsap County Public Health District regulations. The project was approved on February 27, 2026.

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

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 Bremerton Water District- Installation of the Iron and Manganese filtration system and associated 1,420 sf CMU building be **approved**, subject to the following 20 conditions:

a. Planning/Zoning

1. Required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. KCC 17.415.400 requires solid screen buffers to screen the facility from rights-of-way and adjacent parcels. The SDAP must show a landscape plan that achieves the intent of a solid screen buffer with existing and planted vegetation. Plantings must occur if the existing vegetation does not meet the intent of required landscaping buffers.
3. 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

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means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.

4. 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.
5. 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.
6. 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.
7. 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 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.
8. 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.
9. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.
10. 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

11. 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.
12. 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.
13. 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.
14. 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.
15. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.
16. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time the SDAP (or Building Permit if no SDAP required) application is deemed fully complete. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of SDAP application or Building Permit if an SDAP is not required.
17. 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.
18. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before requesting final inspection for the SDAP (or for the Building Permit if an SDAP is not required) for this development, the person or persons holding title to the subject property for

Staff Report: 26-00432 Bremerton Water District- Iron/Manganese Treatment System which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.

19. 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.
20. The stormwater system of Kitsap County, natural and artificial, may only be used to convey stormwater runoff. Connections to the stormwater system from the interiors of structures are prohibited.

c. Environmental

21. 15. Per the development regulations for wetlands, streams, landslide and seismic areas, the project is subject to the conditions of the Wetland report, Habitat Management Plan, and the Geotechnical report associated with this permit on file at the Department of Community Development.

d. Traffic and Roads

22. 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.
23. 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.
24. 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

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

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

Report prepared by:



Steve Heacock, Staff Planner / Project Lead

8/28/2026
Date

Report approved by:

Darren Gurnee

8/28/2026

Darren Gurnee, Current and Environmental Planning Supervisor Date

Attachments:

Attachment A – Site Plan

Attachment B – Critical Areas Map

Attachment C – Zoning Map

CC: David Powell, City of Bremerton Water District, david.powell@ci.bremerton.wa.us

Nathan Rostad, Consor Engineering, nathan.rostad@consoreng.com

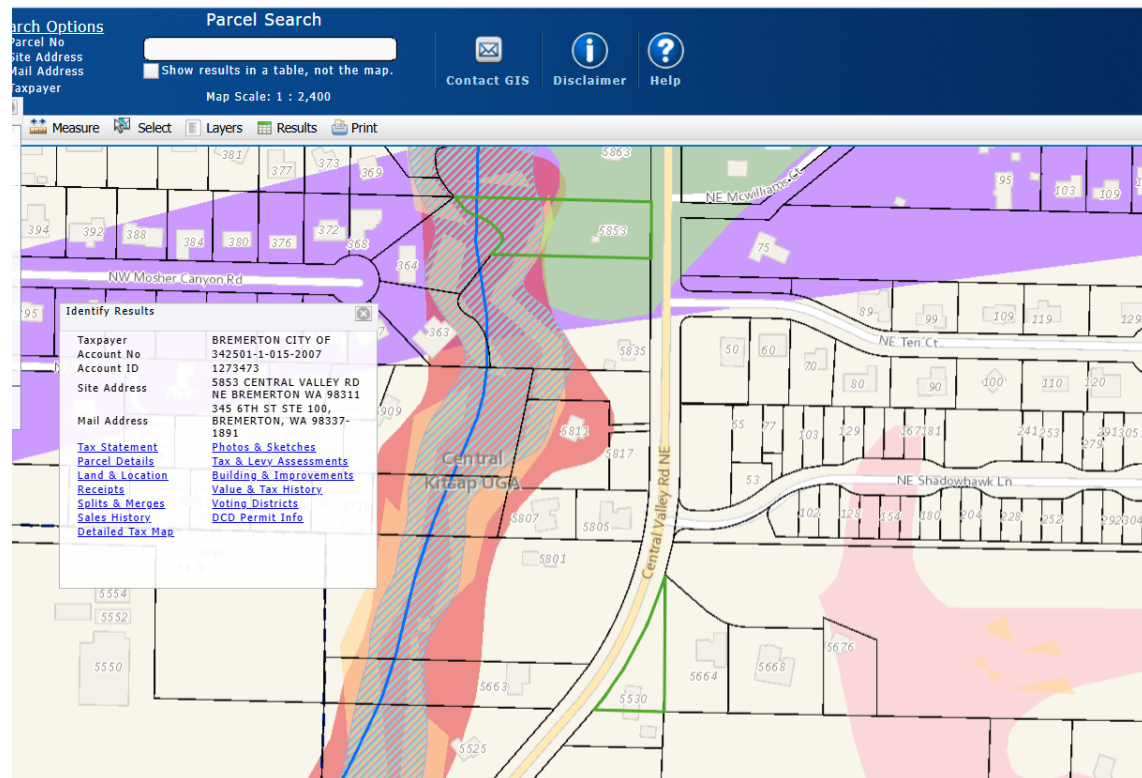
City of Bremerton, William Davis, william.davis@ci.bremerton.wa.us

Interested Parties: Bonnie Blessings, bonnie.blessing@gmail.com

Kitsap County Health District, MS-30

Kitsap County Public Works Dept., MS-26

DCD Staff Planner: Steve Heacock



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Zoning Map

