



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:** 06/24/2026

**To:** Manchester Water District, PO BOX 98 MANCHESTER, WA 98353-0098  
Sara Kessel with BHC CONSULTANTS, Tony Lang with MANCHESTER WATER DISTRICT, MANCHESTER WATER DISTRICT

**RE: Permit Number:** 25-04157

**Project Name:** MANCHESTER WATER DISTRICT - Installation of Filtration System to Remove Iron & Manganese from Well 10 (2x6)

**Type of Application:** ADMIN CUP

The Kitsap County Department of Community Development has **APPROVED** the land use application for **25-04157 Manchester Water District Manganese Treatment Administrative Conditional Use Permit**, 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.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](mailto:help@kitsap1.com) or (360) 337-5777.

CC:

Sara Kessel with BHC CONSULTANTS; [sara.kessel@bhccconsultants.com](mailto:sara.kessel@bhccconsultants.com)  
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

25-04157 MANCHESTER WATER DISTRICT - Installation of Filtration System to  
Remove Iron & Manganese from Well 10 (2x6)

06/24/26

Squaxin Island Tribe  
Suquamish Tribe  
WA Dept of Fish & Wildlife  
WA Dept of Natural Resources  
WA State Dept of Transportation  
DCD Staff Planner: Steve Heacock  
Interested Parties: None  
WA State Dept of Ecology-SEPA  
Health District  
Public Works  
Parks  
Navy  
DE & PEP  
Kitsap Transit  
South Kitsap Fire District  
South Kitsap School District  
Bremerton School District  
Puget Sound Energy  
Water Purveyor WATER DIST - MANCHESTER  
WA State Dept of Ecology-Wetland Review  
Manchester CAC  
DCD  
Cascade Natural Gas  
Assessor's Office  
Kitsap Sun  
Prosecutor's Office  
WA Department of Health



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# **KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**

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

## **Administrative Staff Report**

**Report Date:** June 18, 2026      **Application Submittal Date:** October 30, 2025  
**Application Complete Date:** November 6, 2025

**Project Name:** Manchester Water District- Install iron and manganese filtration  
**System Type of Application:** Type-II  
**Permit Number:** 25-04157

### **Project Location**

7265 E. Last Refuge Way  
Manchester, WA 98353  
Commissioner District 3

### **Assessor's Account #**

4580-016-005-0001

### **Applicant/Owner of Record**

Manchester Water District  
PO Box 98  
Manchester, WA 98353-0098

### **VICINITY MAP**



### **Decision Summary**

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

### **1. Background**

Manchester Water District (District) owns and operates the Well 10 and Well 11 site and plans to install an ATEC Systems Associates (ATEC) filtration system to remove iron and manganese from Well 10. Well 10 experiences manganese concentrations higher than the secondary maximum contaminant level (SMCL) of 0.05 mg/L. The capacity of combined flow from Well 10 and Well 11 is 350 gallons per minute (GPM) and discharges at a pressure of approximately 100 psi. The project site is located in the center of a 1.33 acre parcel (4580-016-005-0001) about 20 ft west of the slope crest

which overlooks a ravine to the east. The site is bounded by residential lots to the north, south and west. The site is approximately 57,935 sf (1.33 ac) in size and is located within a Census Urbanized Area and is accessed via E. Last Refuge Way. Land use surrounding the site is single-family residential and the site is located in the South Kitsap School District.

The existing CMU well house on the site includes electrical controls, chemical feed pumps, metering equipment, and SCADA equipment which can be accessed from East Last Refuge Way by California Avenue East. The current land use of the site is for public utility water treatment, including operation of well pumps and water disinfection system, structures housing the pumps and disinfection system, and a gravel access road. The current hard surface onsite is 4,843 sf and 8.4% of the parcel. The proposed hard surface includes the addition of a treatment building which will increase the amount by 490 sf and will result in a total hard surface of 5,333 sf and 9.2% of the parcel. Current stormwater management includes a catch basin northeast of the well house that discharges into a 10-inch Advanced Drainage Systems (ADS) pipe, which outfalls into a swale at the base of the eastern ravine. The swale conveys flow to an unnamed stream that ultimately drains into Little Clam Bay. Proposed stormwater management connects the backwash infiltration trench (overflow) and rooftop to the catch basin. Permits required for this site include the ACUP, Building Permit, and ROW Permit. Based on the Parking Analysis worksheet, two parking spaces are required at the project site. Two spaces have been provided as shown on the site plan. Power utilities are existing onsite and are provided by Puget Sound Energy. Zoning setbacks for this site are based on MVLR and include a minimum of 20-feet from the front of the parcel and 5-feet from both the side and rear of the parcel. The site is not located in a Shoreline area but does contain moderate landslide and erosion critical areas. The site is also within a critical drainage area. A non-fish stream is located over 200 feet to the east in the adjacent ravine.

## **2. Project Request**

The Manchester Water District is requesting approval of an Administrative Conditional Use Permit (ACUP) to construct and install an ATEC oxidation/filtration system and CMU building for facility housing in order to remove iron and manganese from water at Well #10.

## **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 used for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated November 11, 2025. A Determination of Nonsignificance (DNS) was issued on April 24, 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.

CONDITON:

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

The SEPA appeal period expired May 8, 2026. No appeals were filed; therefore, the SEPA determination is final.

**4. Physical Characteristics**

The project site is located in the center of a 1.33 acre parcel (4580-016-005-0001) about 20 ft west of the slope crest which overlooks a ravine to the east. The northern and eastern portions of the parcel are heavily forested.

**Table 1 - Comprehensive Plan Designation and Zoning**

Comprehensive Plan: Manchester Village Low Residential Zone: MVLR	Standard	Proposed
Minimum Density	NA	No Change
Maximum Density	2 du per acre	
Minimum Lot Size	21,780 sf	57,935 sf
Maximum Lot Size	NA	NA

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Minimum Lot Width	60 ft	230 ft
Minimum Lot Depth	60 ft	200 ft
Maximum Height	35 feet	<35 feet
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 composed of many aggregated lots.

**Table 2 - Setback for Zoning District**

	Standard	Proposed
Front (South)	20 feet	50'
Side (East)	5-feet	155'
Side (West)	5-feet	64'
Rear (North)	10 feet	120'

**Table 3 - Surrounding Land Use and Zoning**

Surrounding Property	Land Use	Zoning
North	Single-family residence	MVLR
South	Single-family residence	MVLR
East	NA	MVLR (CAO ravine and stream)
West	Single-family residence	MVLR

**Table 4 - Public Utilities and Services**

	Provider

Water	Manchester 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 from E. Last Refuge Way, which is classified as a “local access road” and is County maintained roadway. The road is generally accessed from California Ave. E. from E. Dakota St.

**6. Site Design**

The proposed Manchester Waster District Iron/Manganese Filtration system and 490 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.

The proposal includes tanks, filtration systems, and utility trenches on the westernmost and central portions of the site. A driveway from the southwest to the center of the site provides access to the proposed development.

**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

Dated or date stamped

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Submission (ACUP Application)	November 3, 2025
Authorization Form	November 3, 2025
Geotechnical Report	November 3, 2025
Environmental (SEPA) Checklist	November 3, 2025
Revised Site Plan	July 28,2025
Storm Drainage Worksheet	November 3, 2025
Health District Comments	August 17, 2017
Project Narrative	November 3, 2025
Landscape plan	November 3, 2025
<u>Staff Communication</u>	Info request: December 11, 2025
Dev. Services & Engineering	

### 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. There were no comments and no interested parties.

### 10. Analysis a. Planning/Zoning

The subject property underlying zone is Manchester Village Low Residential. The Manchester 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 MVLR 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 Manchester 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 project complies with KCC 17.415.400, allowed use standards for public facilities, as demonstrated below:*

- *The project does not involve a wireless communication facility.*
- *Underground water facilities are allowed in the Manchester Village Low Residential (MVLR) zoning designation.*

- *The project is not located in a Forest Resource Lands (FRL) or Mineral Resource Overlay (MRO) zoning designations.*
- *The project meets the zoning setbacks and height allowances in the MVLR zoning designation.*
- *The single story sloped roof structure is consistent with other structures in the vicinity, and solid screen buffers will screen the use from adjacent parcels and the right of way.*
- *The project is conditioned to comply with KCC 17.105.110 'Obnoxious things' to address noise, smoke, dust, odors, and light.*
- *The proposal incorporates environmental analysis and mitigation for wetlands, streams, and stormwater management for quantity and quality, and Critical Aquifer Recharge Area protection.*

**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 will be designed and operated 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

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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.

Solid screen buffers, as required by KCC 17.415.400 A.8 and implemented by KCC 17.500.027, is achieved by existing vegetation planted along the boundary between the CKTP parcel and Brownsville Highway NE. Upon inspection, the applicant may need to augment existing vegetation to achieve the intent of a solid screen buffer.

**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**

***Preliminary Conditions***

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 documents submitted in Cycle 1 accepted on 11/3/25 and Cycle 2 accepted on 3/19/26.

Development Engineering accepts the concepts contained in this preliminary submittal and requires the following conditions of the land use approval.

**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 19.400.425.B.2 Seismic Hazard development standards and requires a geological assessment. A geotechnical report was prepared for the project site by NL Olson and Associated, dated August, 2025. 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.

The proposed development occurs is over 180 ft from a non-mapped stream.

**j. Access, Traffic and Roads**

Kitsap County Public Works and Department of Community Development reviewed the project for traffic and road elements.

**k. Fire Safety**

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

**I. 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.

**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 May 13, 2019.

**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 Manchester Water District- Installation of the Iron and Manganese filtration system and

associated 490 sf CMU building be **approved**, subject to the following 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. Solid screen buffers are required to screen the project site from adjacent parcels and the right of way, per KCC 17.415.400 A.8.
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.
11. Prior to construction, the applicant shall record a declaration of lot aggregation, also known as a single lot determination, for the purposes of development and submit it to the Department of Community Development.

**b. Development Engineering**

STORMWATER

12. 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.
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. 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 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.

15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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**

21. 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**

GENERAL

22. 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.

TRAFFIC AND ROADS

23. Any work within the County right-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. 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.
25. 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.
26. 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**

27. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
28. Prior to approval of the building permit, review is required by the Washington State Department of Health.

Staff Report: 25-04157 Manchester Water District- Iron/Manganese Treatment System

**Report prepared by:**



6/12/2026

Steve Heacock, Staff Planner / Project Lead

Date

**Report approved by:**



6/16/2026

Darren Gurnee, Current Planning and Environmental Supervisor

Date

**Attachments:**

Attachment A – Site Plan

Attachment B – Critical Areas Map

Attachment C – Zoning Map

**CC:**

Applicant/Owner: Manchester Water District, 2901 Pery Ave STE 15, Bremerton, WA  
98310-4641

Permit Contact: Manchester Water District, [operations@manchesterwater.org](mailto:operations@manchesterwater.org); Tony  
Lang, Manchester Water, [tonylang@manchesterwater.org](mailto:tonylang@manchesterwater.org)

Engineer: Sara Kessel, [sara.kessel@bhconsultants.com](mailto:sara.kessel@bhconsultants.com)

Interested Parties: None

Kitsap County Health District, MS-30

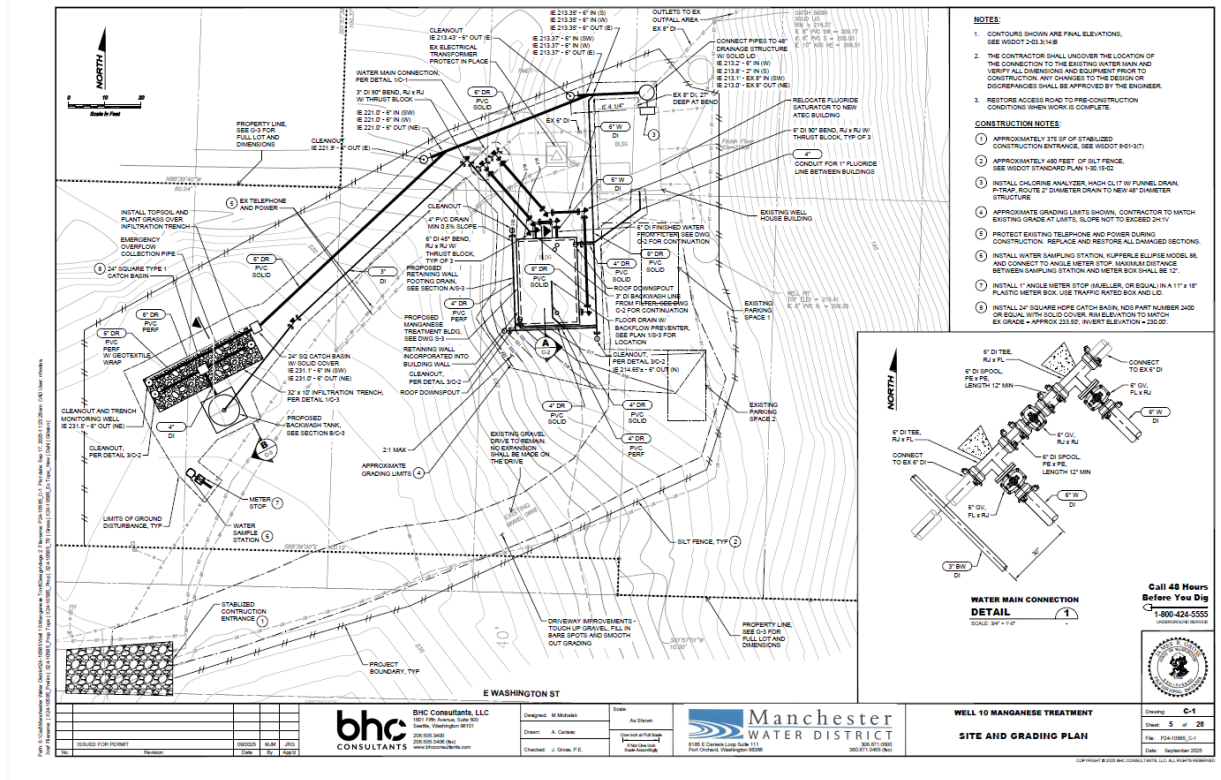
Kitsap County Public Works Dept., MS-26

DCD Staff Planner: Steve Heacock

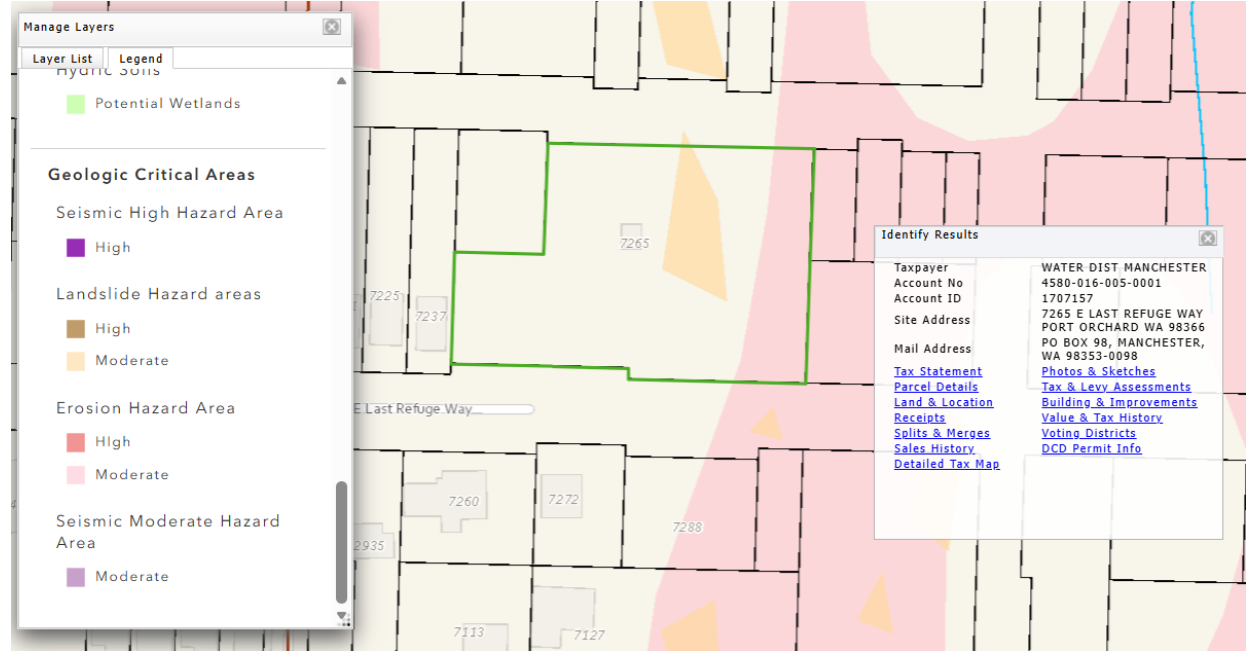
DCD Current and Environmental Planning Supervisor: Darren Gurnee

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## Site Plan



## Critical Area Map



# Staff Report: 25-04157 Manchester Water District- Iron/Manganese Treatment System

## Zoning Map

