

Date: February 9, 2022
To: Port of Illahee Board of Commissioners
From: John Piccone, P.E., Soundwest Engineering Assoc.
Subject: Projects Status Summary

Design & Construction Status

- Previously, I reported that we intended to start into final design in January of 2022 provided we were able to receive feedback from Kitsap County regarding our SSDP permit application. Unfortunately, we are approximately one month behind that schedule due to illness and other issues.
- We did finally get preliminary feedback from the County and Ecology on January 7th and we are working as quickly as possible to address that feedback (summarized below) before proceeding with final design.
- It's my understanding that PLIA is now ready to move forward with clean up activities sometime this year so I will also be working with Jim to coordinate the store site design with those activities where possible.

Permitting & Regulatory Status

- Kitsap County DCD has been experiencing significant staffing and permit review issues and these issues can easily be seen in the comments returned from the County in January. Recall that we did have a meeting with the County last August to present the project plans and seek feedback prior to submitting our permit application. Unfortunately, none of the significant comments recently received were brought up until now.
- We are currently in process preparing a formal response to the numerous comments and related sub-issues returned to us. It is my intention to share our recommended responses with the Commissioners prior to submitting them to the County to ensure the Port agrees with the response approach. Further, when our response is submitted, I strongly suggest we also schedule a meeting with the County to discuss their comments and our responses before moving forward with final County review. The following is a very brief summary of County and Ecology comments received to give a sense of what was received.
 - **Brief Summary of Kitsap County Comments:**
 - Numerous landscaping comments asking for more landscaping.
 - Revise the landscape plan to include automatic irrigation system.
 - Update the plans to show proposed parking lot lighting.
 - Frontage improvements (Illahee road) shall consist of 12-foot traveled lanes, 5-foot bike lane, and 6-foot sidewalk. Provide sidewalk connection between

internal sidewalks and frontage improvements. Include preliminary drainage plan. Traffic review will be completed after review of requested frontage improvements revision is complete. This comment does not even take into account the planned store site renovations!

- They ask for a description of the proposed use of the launch ramp and have some ambiguous comments related to impervious surface within the shoreline buffer (see ecology comments below).
- **Brief Summary of Dept. of Ecology Comments:**
 - Ecology points out that they are supportive of the project and that the policy of the SMA is to increase public access to publicly owned shorelines, however...
 - Ecology suggests that parking within the shoreline buffer (ie. the lower lot) is a “non-water-oriented structure” and a “non-preferred use” and should not be allowed.
 - Ecology also comments that it appears the boat ramp is for hand launch vessels only, in which case the lower roadway would also be considered a “non-water-oriented” structure and should therefore be removed. They suggest that a walking path would be the appropriate way to access a hand launch ramp and the pier. They also state that if trailer boats are intended, then the lower roadway would be justified but should be realigned as a straight road between the ramp and Illahee road.
 - Ecology recognizes that the Port is trying to provide ADA access and they say they believe this can still be accomplished without the lower road and parking area.
 - Ecology also considers the restroom to be “non-water-oriented” and that it should be moved upland of the buffer.
- Once we have these County/Ecology issues resolved we will plan to resume working on DNR and USACE authorizations. It does seem unlikely that all permits will be approved in time to enable 2022 construction of the water access project components, but we will certainly continue to push where possible to make that happen.

Grants & Funding Status

- We will continue requesting reimbursements for design and permitting work from RCO periodically along with submitting the required progress reports and agency documents as they are received.

Upcoming Milestones and Action Items

- Circulation to Commissioners of recommended responses to County and Ecology comments.
- Submittal of final responses to the County and request for a meeting to discuss.

- Field survey of existing pier pilings now planned for late February or early March.
- Resume final design tasks previously planned as soon as we are comfortable with County approval.