

Date: June 14, 2023
To: Port of Illahee Board of Commissioners
From: John Piccone, P.E., Soundwest Engineering Assoc.
Subject: Projects Status Summary

Waterfront Improvement Project (Docks and Pier only);

- The Port's attorney is working on the treaty rights determination via the USACE and has continued to look for opportunities to engage with the Tribe directly. To date there has been no willingness on the Tribes' part to meet with the Port and discuss issues and options relative to their objection. Due to the unknown timeframe to resolve this issue I have primarily remained on hold with final design and bid preparation until we have a clearer direction on this issue.
- In the meantime, I've continued to correspond with DNR regarding the aquatic lands agreement and this is steadily moving forward. The bathymetric survey is complete, and the surveyor is currently working on preparing a survey exhibit in DNR's specific format. Once that's complete and submitted we will be awaiting further direction from DNR as they prepare agreement documents.

Waterfront Improvement Project (Upland Improvements);

- We are still waiting for comments from the County after submittal of the 95% design plans for the upland improvements. The County has indicated that the project is under review for the past 84 days as of today. There are indications on the permit portal that it's being worked on but no clear indication of future timelines. We've called the County for more information on status and timeline and are waiting for a reply.
- Once we receive comments back from the County and make any minor revisions they will likely ask for, I'll be able to finalize 100% plans and submit them for the building permit approval.

Pier Piling Repair;

- RCO will be finalizing grant awards this month and next and I expect we'll be hearing from the grant manager relatively soon confirming award and initiating the grant agreement process.
- We also have all permits secured for this work, so at this point it is just a matter of finalizing issues with the Tribe on the waterfront project and then incorporating pile replacements

into that project or deciding to move forward on the piling replacement separately from the waterfront project.

Store Site Renovation:

- As requested; I reached out to septic designer/installers to get information on what would be needed, specifically regarding septic, for occupancy of the store building once renovated. I contacted the following local contractors who advertised as both septic designers and installers:
 1. Steve Kelly Construction Co., LLC, Poulsbo, WA
 2. Brent Nuckols Construction Inc., Poulsbo, WA
 3. Jensen's Septic Company, Kingston, WA
 4. Dave's Septic Services, Inc., Seabeck, WA
- Of these four possibilities, Dave's Septic was the only contractor to come out to the store and meet with me. In general, my understanding based on our conversation was that there is a good chance the existing system can be used if it is in adequate condition and used for a two-employee convenience store that does not discharge excessive fats/oils (such as ice cream or espresso machines, or deep fryers would). Dave's detailed recommendations for next steps are attached and I recommend authorizing him to proceed with the fee's outlined in his proposal.

Upcoming Milestones and Action Items

- Authorize Dave's septic to proceed per his attached proposal.
- Continue to assist Port's attorney with Tribal objection to waterfront project.
- Continue to inquire with Kitsap County on status of SDAP review.
- Grants administration assistance as needed.
- Continue to work with DNR regarding aquatic lease agreement.

Permit Status Summary – All Projects

Waterfront Access Project

Permit	Submittal Date	Permit Issued	Permit Status	Design Status
SSDP	8-19-21	8-4-22	Complete. SSDP staff report notice of decision received.	60% Design Complete and submitted for permit.
HPA	Delayed	---	Submittal of permit application pending resolution with Suquamish Tribe.	Pending resolution with Suquamish Tribe.
NWP	8-17-21	Delayed	Finalization of permit review pending resolution with Suquamish Tribe.	Pending resolution with Suquamish Tribe.
SDAP	2-7-23	---	Submittal of permit application complete, waiting for review comments	95% Design Complete for upland elements only to submit SDAP.
BP	Anticipated Mar. - July 2023	---	Submittal to follow SDAP after preliminary comments.	
ROW	Anticipated Mar. - July 2023	---	Submittal to follow SDAP after preliminary comments.	
FIRE	Anticipated Mar. - July 2023	---	Submittal to follow SDAP after preliminary comments.	

SSDP – Substantial Shoreline Development Permit (Kitsap County)

HPA – Hydraulic Project Approval (WDFW)

NWP – Nationwide Permit 3 (USACE)

BP – Building Permit (Kitsap County)

ROW – Right of Way (Kitsap County)

Fire – Fire Code Permit (Kitsap County)

Pile Replacement Project

Permit	Submittal Date	Permit Issued	Permit Status	Design Status
Shoreline Exemption	9-22-22	2/15/23	Staff Report Issue, Pending 14 day appeal period ending 2/15/23	30% Design Completed for Permit submittal.
NWP3	9-22-22	11-21-22	Complete. Permit issued by USACE.	30% Design Completed for Permit submittal.
HPA	2020	2/14/20	Maintenance permit, expires 2/12/25	-----

DAVE'S SEPTIC SERVICES INC.

PO Box 301 Seabeck WA 98380 – (360)710-2449

LICENSED ON-SITE SEWAGE DISPOSAL CONSULTANT - ENGINEERING DESIGNS - LICENSED OPERATION & MAINTENANCE
SPECIALISTS

dss9699@outlook.com

6-5-23

To: John Piccone
Port Of Illahee

REF: 5507 Illahee RD NE Bremerton
Tax# 4429-015-001-0309

John below will detail the steps needed to regain occupancy for the above-referenced site.

Required steps:

- Apply to the Kitsap County health district for a commercial building clearance application with compliance documents for the reserve drainfield area that is currently under the parking area to the north of the store. This may include a waiver or relocation of the reserve if area is available (such as between or on top the existing primary drainfield area).
- The building clearance approval will be based on the number of employees and sewage system waste strength proposed. (Such as espresso machines, ice cream machines and food items that may be sold or prepared there).
- Get the existing septic pumped if it has not been done in the last 3 years and supply a positive pump report with the building clearance document.
- Install risers over the existing septic tank inlets and outlets for future maintenance and pumping.
- A parking barrier may be needed around the existing drain lines to prevent vehicular traffic damage.

Recommended steps:

- Camera the existing drain lines and verify condition of existing disposal system.
- Possibly do a remediation application and trench rebuild if needed after the camera discovery. This can help prevent a catastrophic failure in the future.

Costs and fees associated with this proposal include:

- Commercial Building Clearance: Health District fee \$550.00
- Commercial Building Clearance: Daves Septic design fee \$750.00
- Waiver fee if needed: Health District fee \$145.00 each waiver.
- Pumping fee for septic tank if needed: \$700.00-\$900.00 depending on depth of tank.

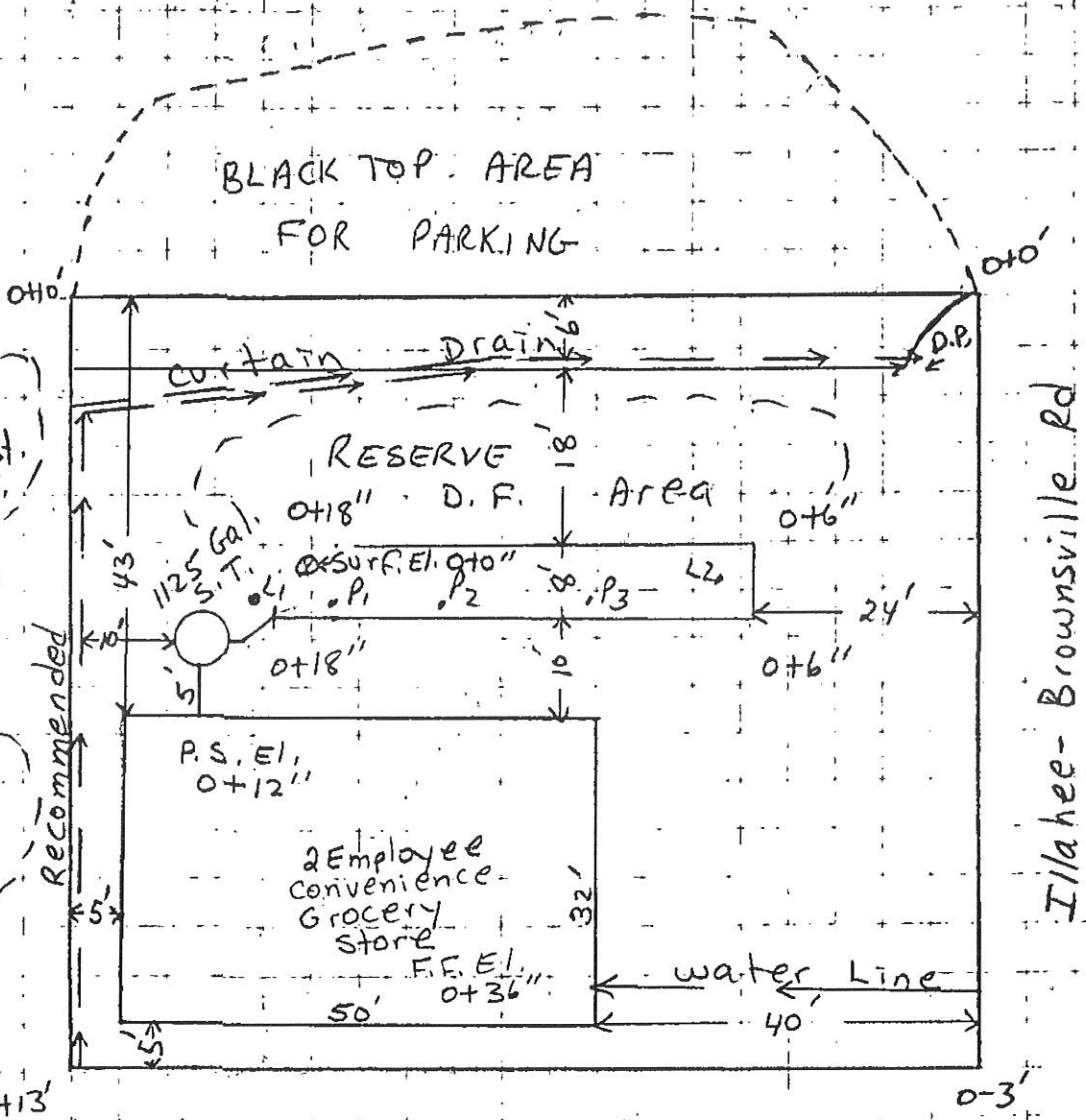
Hope this helps understand the process to achieve occupancy for this site. If there are any additional questions, please let me know. Also attached are your current record of construction document and original design site plan.

Thanks Dave Ghylin



owner: Don Krick
 5533 Ocean View Blvd. N.E.
 Bremerton, WA.

Design by: Frank Harrison
 7-17-79
 SCALE 1" = 20'



1. D.F. area 28' x 70'
2. D.F. area needs 18" of s.o. fill.
3. 100' drainline
4. Curtain drain recommended as shown.
5. No existing well or D.F. within 100' of prop. lines except as shown.
6. Elev. shown is in relation to the graded surface of the proposed D.F. near L.#1 on 7-17-79.

ACCEPTED

