



**AGENDA FOR
PORT OF ILLAHEE COMMISSION
Wednesday, July 12TH - 6:30PM
ZOOM MEETING #715 0997 5823 / Password: Illahee**

1. CALL TO ORDER

2. CONSENT AGENDA

1. Agenda

*2. The June 14, 2023 Regular Meeting minutes

*3. Pay Bills with check numbers 5052 through 5062 totaling \$2,604.65

3. SIGNING OF DOCUMENTS

Determine when/how to have at least 2 Commissioners sign the documents

4. PUBLIC COMMENT

5. REPORTS/UNFINISHED BUSINESS

Aho/
Piccone 1. Grants/Waterfront Access Improvements

- *Update of project permits and design
- Any response from the Tribe?
- Status of the new BFP Grant application for piling replacement/other funding
- Any update on the County's filtration project
- *DNR re-authorization of Ports aquatic lease agreement
- *John Piccone Project Status Summary

Aho/
Piccone 2. Illahee Store Project

- Status of the topographical survey
- Septic design status
- PLIA Remediation

3. Treasurer's Report as of June 30, 2023 General Fund \$ 107,658.26 Investments \$ 283,762.85
Good Property Management (GPM) Account \$199.00 (total: \$391,620.11)

Ruppert 4. State Audit for January 2019 through December 2021

- Credit card resolution status

5. Reports

Aho a. Website

- Anything to report?



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5. REPORTS/UNFINISHED BUSINESS CONTINUED

Buesch b. Properties
 5560 Ocean View Boulevard/Rental
 – Anything to report

5500 Illahee Road/Rental
– Anything to report

5507 Illahee Road/Illahee Store Property
– Anything to report

Illahee Road Lot
– Anything to report?

Rupert c. Dock/Pier
 – Anything to report

Tabled 6. Surveillance cameras

6. NEW BUSINESS

7. PUBLIC COMMENT

8. ADJOURN – Regular Meeting –August 9th @ 6:30PM – via ZOOM
 Kitsap All Ports---July 31, 2023 @ 6:30PM at Port of Brownsville



Port of Illahee – Minutes of Regular Meeting on June 15, 2023

Port of Illahee
Minutes of Regular Meeting
June 15, 2023

The Regular Port of Illahee meeting was held virtually through the ZOOM app (meeting id# 71509975823 / Password: Illahee). Notice of the virtual meeting was posted near the kiosk at the head of the pier and on the Port's website – portofillahee.com.

CALL TO ORDER

Commission Chairman James Aho called the meeting to order at 6:30 PM. Also, in attendance were Commissioner Jonathan Buesch; Commissioner Jeffrey Rupert; Administrators Caleb Reese & Jennifer Olson; John Piccone; Roy Barton; John Parvis

CONSENT AGENDA

The following consent agenda items were approved: June Meeting Agenda; June 14th, 2023 Meeting Minutes; May 10, 2023 checks numbering 5038 through 5051 totaling \$20,139.70 as outlined in the attached Voucher Approval (motion by Buesch; second by Ruppert; unanimous).

SIGNING OF DOCUMENTS – Commissioners plan to stop by the Port of Silverdale office to sign documents tomorrow.

PUBLIC COMMENT

John Parvis Thanked the Port of Silverdale for responding to his call about no space at the dock.

REPORTS/UNFINISHED BUSINESS

Grants/Waterfront Access Improvements –

John Piccone gave an update on the project status as follows:

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.



Port of Illahee – Minutes of Regular Meeting on June 15, 2023

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
 2. Brent Nuckols Construction Inc., Poulsbo
 3. Jensen's Septic Company, Kingston
 4. Dave's Septic Services, Inc., Seabeck
- 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:

- Apply to the Kitsap County health district for a commercial building clearance application with compliance documents for the reserved drain field 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 (such as between or on top of the existing primary drain field 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.



Port of Illahee – Minutes of Regular Meeting on June 15, 2023

- Possibly do a remediation application and trench rebuild if needed after the camera discovery. This can help prevent a catastrophic failure in the future.
- Commercial Building Clearance :
- Health District fee \$ 550.00
- Dave's Septic design fee \$750.00
- Waiver fee: Health District Fee \$145.00
- Pumping fee for septic tank :
\$700-900 Depending on the depth.

Comments on John Piccone's report

There was much Discussion about the SDAP permit and when the County was going to start working on it. The permit was submitted over 2 months ago. Commissioner Rupert Would like to go talk to the county about it. John Piccone suggested he get the permit number from him before going to the county.

Both Commissioner Aho and Commissioner Buesch met with Dave's Septic at different times and stages of the Store renovation project. They agreed he was very knowledgeable. Dave's Septic recently installed the drain fields in the four houses north of the store. After much Discussion between all three Commissioners.

Commissioner Rupert made a motion for Dave's Septic to submit a commercial building clearance and initiate a septic survey. (motion by Buesch; second by Ruppert; unanimous).

Reports

Treasurer's Report May 31st, 2023 the General Fund totaled \$124,243.44; Investments totaled \$283,169.63 and the balance of the Good Property Management (GPM) account \$199.00 for a total of \$407,612.07

State Audit

Commissioner Rupert is working on a credit card resolution/agreement.

Reports

Commissioner Aho is currently working on putting the open Illahee Commissioners #1 and #2 positions on the Port of Illahee website. After some discussion between Commissioner Aho and Commissioner Rupert it was decided Commissioner Rupert was going to fill out the Bio portion for the Commissioner position #2 .

Properties-

5560 Oceanview Blvd-
Commissioner Buesch reported that Good Property Management has a fully executed copy of the lease. Commissioner Buesch has a copy.

5507 Illahee Road/ Illahee Store Property
One of Illahee's local residents John Parvis went and sprayed weed killer on the blackberry bushes behind the store.



Port of Illahee – Minutes of Regular Meeting on June 15, 2023

Dock/Pier

Commissioner Rupert reported that there have been no overnights trying to sleep on Port property. He also reported that there were no used needles found either this last month. After much discussion with all three Commissioners, it was decided that after Waste Management picks up the garbage can at the store, they will keep it inside as the store is not public property or an operating business as of right now.

New Business

Commissioner Aho was happy Commissioner Rupert applied for Port of Illahee
Commissioner then went on to discuss the 2 Open Positions Illahee has open. There was some discussion amongst all three Commissioners about the requirements and training classes the Commissioners are required to take.

Public Comment

Roy Barton stated the store's possible tenant already has a couple of stores, he also had a question about the septic, if it is for employees only or if that included the public being able to use the restrooms to? Commissioner Aho is going to address that question with Dave's Septic.

Commissioner Rupert is going to go take a look at the small store across from Evergreen Park in Bremerton.

Roy said if you are going to sit down and eat you will need a public restroom, a two-employee restroom may not be enough. Commissioner Buesch added selling food you won't need a public restroom but serving food you would have to have one. Commissioner Aho told us that Dave said if you get a tenant in the store that wants to have espresso or deep fryer you will have to have a different kind of system that includes a holding tank. John Parvis included that you could have low flow toilets that take up much less water than the older ones.

ADJOURN

At 7: 30 PM the meeting adjourned (motion Rupert; second Buesch all in favor).

Next regular meeting July 12, 2023 @6:30pm-via Zoom Kitsap All Ports July 31 2023 @6:30pm

Commissioner

Commissioner

Commissioner



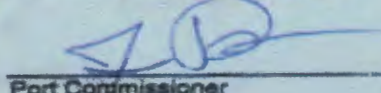
Port of Illahee – Minutes of Regular Meeting on June 15, 2023

VOUCHER APPROVAL

We, the undersigned Board of Commissioners of the Port of Illahee, Kitsap County, Washington, do hereby certify that the merchandise and/or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of **\$20,139.70** and from the General Fund, this 14th day of June 2023


Port Auditor


Port Commissioner


Port Commissioner

Number	Name	Amount
5042	BANK OF AMERICA	17.03
5038	JAMES AHO	256.00
5039	JEFFREY S. RUPERT	256.00
5040	JONATHAN BUESCH	256.00
5041	PORT OF SILVERDALE	1,075.00
5043	CASCADE NATURAL GAS	5.00
5044	CSD ATTORNEYS AT LAW	192.00
5045	GOOD PROPERTY MANAGEMENT	4,207.91
5046	HONEY BUCKET	135.50
5047	NORTH PERRY AVENUE WATER DISTRICT	111.38
5048	PUGET SOUND ENERGY	162.69
5049	SOUNDWEST ENGINEERING ASSOCIATES	8,947.25
5050	WASHINGTON STATE AUDITOR	4,493.70
5051	WASTE MANAGEMENT	24.24

County Permit Update

1 message

John Piccone <jpiccone@soundwesteng.com>

Thu, Jun 22, 2023 at 3:03 PM

To: Jon Buesch <illaheeportone@gmail.com>, Jim Aho <illaheeportthree@gmail.com>, Jeff Rupert <illaheeport2@gmail.com>

Cc: Jennifer Olsen <portofillahee@gmail.com>

Commissioners -

During your last board meeting I mentioned that I was trying to reach Cecelia Olsen at Kitsap County for an update on the SDAP permit for the upland portion of the waterfront improvement project. We were finally able to get her and she provided the following update on the status of our review:

- Our permit has been under review for 92 days and they're currently averaging more than 200 days for review
- Our remaining reviews include:
 - Cecelia for stormwater – we're 6th on her list (her oldest permit has been under review for 187 days)
 - Kathleen Barnhart – we're 9th on her list (her oldest permit has been under review 232 days).

Obviously, this is not the news any of us were looking for, but I wanted to be sure and keep you all posted. Please feel free to contact me anytime to discuss further if desired.

REMINDER - DO NOT REPLY ALL

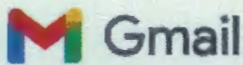
Thanks,

John Piccone, P.E.***SOUNDWEST***

ENGINEERINGASSOCIATES

Cell: 360.337.0029

jpiccone@soundwesteng.com



Port of Illahee <portofillahee@gmail.com>

Fwd: Port of Illahee Aquatic Land Use

1 message

Jim Aho <jimaho@gmail.com>
To: Jennifer Olson <portofillahee@gmail.com>

Tue, Jul 11, 2023 at 9:04 AM

Jennifer,

Some late breaking information for the Agenda package?

Jim

----- Forwarded message -----

From: <jpiccone@soundwesteng.com>

Date: Tue, Jul 11, 2023 at 8:33 AM

Subject: RE: Port of Illahee Aquatic Land Use

To: Nealer, Cailan (DNR) <Cailan.Nealer@dnr.wa.gov>, Jim Aho <jimaho@gmail.com>

Hi Cailan –

I'm including Jim Aho Port Commissioner on this email as he lives very close to the Illahee dock and may want to join you. Jim has been a Port Commissioner and nearby resident for some time and he has a lot of Port history knowledge! I'm not able to attend next Tuesday but it sounds like having someone from the Port is not essential correct?

Jim –

Cailan Nealer with DNR is working on the re-authorization of the Ports aquatic lease agreement and plans to visit the docks. If your busy next

Tuesday that's fine as she does not need you to be there but I thought if your free you might want to join them? See email below.

John Piccone, P.E.

SOUNDWEST

ENGINEERING ASSOCIATES

Cell: 360.337.0029

jpiccone@soundwesteng.com

From: Nealer, Cailan (DNR) <Cailan.Nealer@dnr.wa.gov>
Sent: Monday, July 10, 2023 4:51 PM
To: jpiccone@soundwesteng.com
Cc: lswanson@soundwesteng.com
Subject: RE: Port of Illahee Aquatic Land Use

Hi John,

As part of the re-authorization of this aquatic lands lease, my colleague and I will be heading out to the site for a visit next Tuesday. It should be pretty quick, but you or anyone from the Port is welcome to meet us out there if you'd like! The hope is to get there around 11AM but if someone would like to join I can lock down a firm time/plan!

Thanks,

Cailan Nealer (*she/her*)

Ports Program Manager

Aquatic Resources Division

Washington State Department of Natural Resources (DNR)

1111 Washington St SE Olympia, WA 98501

Cell: (360) 790-3508 | Fax: (360) 902-1786

Cailan.nealer@dnr.wa.gov

www.dnr.wa.gov

From: Nealer, Cailan (DNR)
Sent: Thursday, May 11, 2023 3:43 PM
To: 'jpiccone@soundwesteng.com' <jpiccone@soundwesteng.com>
Cc: lswanson@soundwesteng.com
Subject: RE: Port of Illahee Aquatic Land Use

Hi John,

Not a problem. I looked into this a bit further. I think we can consider this getting into compliance with a re-lease rather than as a new lease/lease area. The current lease doesn't incorporate the infrastructure to the north of the main dock so that was what confused me. We should be good to move forward.

With that, thank you for the JARPA, I will get started processing the application as soon as possible and reach out with next steps! I know we discussed the Record of Survey for this one already. The ROS is usually what takes the longest in this process. For this, we will want a preliminary survey for the Lease itself and then require the final as-built survey upon completion of the work. I attached the ROS requirements again for good measure.

Thanks!

Cailan Nealer (*she/her*)

Ports Program Manager

Aquatic Resources Division

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1111 Washington St SE Olympia, WA 98501

Cell: (360) 790-3508 | Fax: (360) 902-1786

Cailan.nealer@dnr.wa.gov

www.dnr.wa.gov

From: jpiccone@soundwesteng.com <jpiccone@soundwesteng.com>

Sent: Thursday, May 11, 2023 11:56 AM

To: Nealer, Cailan (DNR) <Cailan.Nealer@dnr.wa.gov>

Cc: lswanson@soundwesteng.com

Subject: RE: Port of Illahee Aquatic Land Use

External Email

Hi Cailan!

First, apologies for the delayed response on this... April was very busy to say the least...

Regarding preferential rights, I've copied below the two tideland parcels that the port owns. You can also see on the attached concept boundary figure that we stayed waterward of the tideland parcel to the north (010-00 in figure below). In terms of the northern most boundary of the aquatic lease, I don't think we are changing that from the prior agreement and we are actually shifting the new infrastructure further south as you can see in the attached. I didn't think this would raise a new issue of preferential rights but are you seeing an issue and if so can you explain?

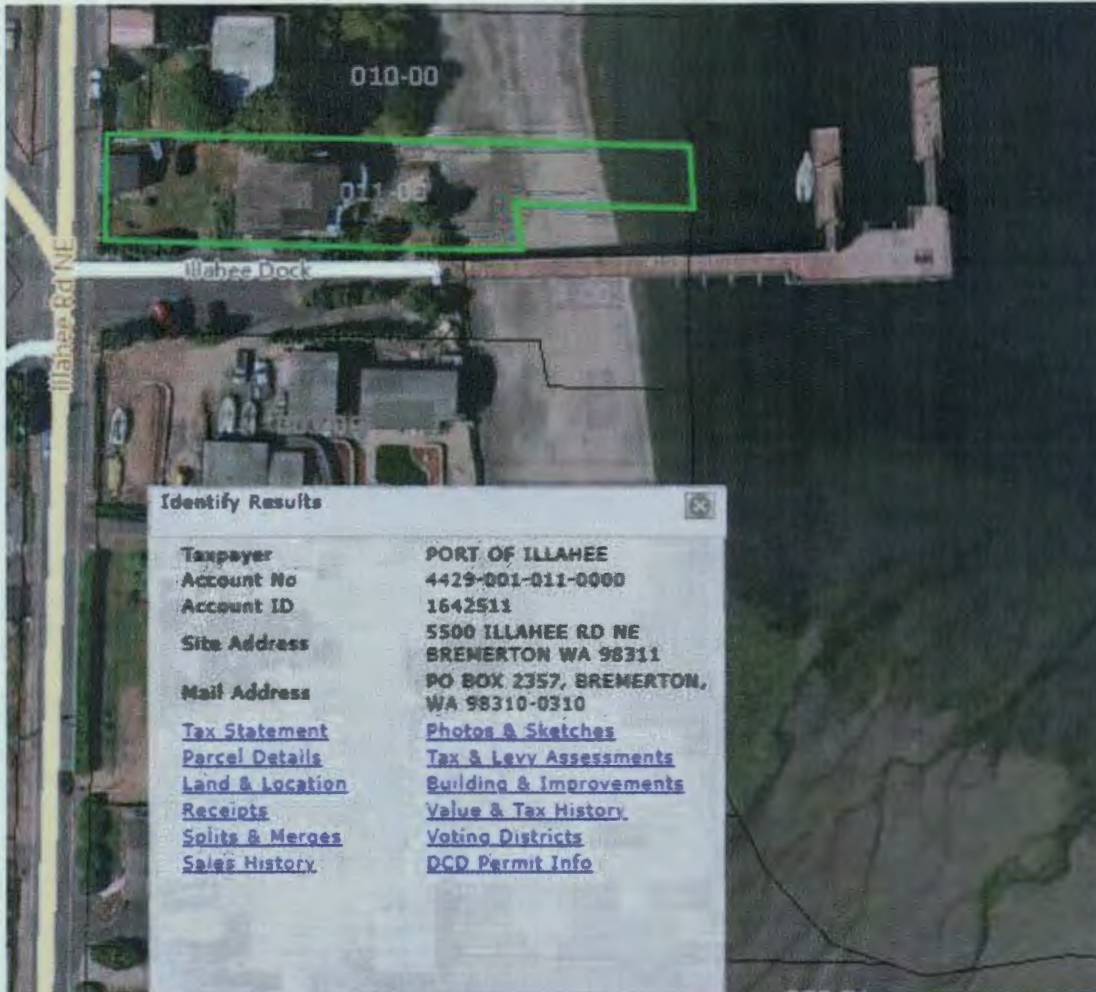
Regarding the status of our survey exhibit, the bathymetry is now complete and the surveyor is working on the exhibit so I expect we can have that to you within the next two weeks.

As for project timeline... this is still a bit unknown as we are waiting for Corps permitting. Based on everything I know now I'm guessing we may be ready for construction later this year. The current hope is to make this upcoming fish window so I'd like to have the new DNR agreement in place by September 2023 if possible. RCO will want a 30 year term however, I've had numerous projects in the past where DNR and RCO reached an internal agreement in the event DNR is unable

or reluctant to grant a 30 year term. In these past cases DNR prepared a control and tenure letter for RCO that was acceptable within RCO policy.

I've attached the JARPA and JARPA drawings as requested. Please let me know what other questions or items you might need as we move forward with this agreement.

Thanks Cailan!





John Piccone, P.E.

SOUNDWEST

ENGINEERING ASSOCIATES

Cell: 360.337.0029

jp Piccone@soundwesteng.com

From: Nealer, Cailan (DNR) <Cailan.Nealer@dnr.wa.gov>
Sent: Friday, March 31, 2023 1:12 PM
To: jp Piccone@soundwesteng.com
Subject: RE: Port of Illahee Aquatic Land Use
Importance: High

Hey John,

Might have an issue with preference rights here. It looks like the proposed lease area and improvements expand to the north of the Port tidelands. Or does the Port own tidelands adjacent to parcel 4429-001-010-0001?

Thanks,

Cailan Nealer (*she/her*)

Ports Program Manager

Aquatic Resources Division

Washington State Department of Natural Resources (DNR)

1111 Washington St SE Olympia, WA 98501

Cell: (360) 790-3508 | Fax: (360) 902-1786

Cailan.nealer@dnr.wa.gov

www.dnr.wa.gov

From: Nealer, Cailan (DNR)

Sent: Friday, March 31, 2023 12:35 PM

To: 'jpiccone@soundwesteng.com' <jpiccone@soundwesteng.com>

Subject: RE: Port of Illahee Aquatic Land Use

Hi John,

Great to hear things are moving on this for you all. I do see that the Port has applied for a new Lease for the area but you are correct in that the current agreement is past expiration by more than a couple years.

We will need to get the Port into a new agreement prior to construction. I realize you are just waiting on permits. **Do you have any sort of timeline estimate?** I know that's not always possible but I would like to try to prioritize this if needed.

Next steps:

1. **A Record of Survey will be required.** There can often be some back and forth on these to meet the ROS requirements (see attached) and it is usually the item that takes the most amount of time when it comes to getting into a new lease. I am glad this was already your next step as the survey often informs how long this process can take.
2. As soon as possible I would like to get the project reviewed by our stewardship specialist. I am not seeing in our records that this has occurred although it does appear to meet our needs in a cursory glance (though I am not the reviewer!).

a. **Please provide a copy of the JARPA** submitted to regulatory agencies for the work. I do not have this – just the one Don worked on for the application to re-authorize.

3. Is RCO requiring a 30 year lease or what is the **term/control requirement** from their side?

I look forward to working with you on this!

Cailan Nealer (*she/her*)

Ports Program Manager

Aquatic Resources Division

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1111 Washington St SE Olympia, WA 98501

Cell: (360) 790-3508 | Fax: (360) 902-1786

Cailan.nealer@dnr.wa.gov

www.dnr.wa.gov

From: jpiccone@soundwesteng.com <jpiccone@soundwesteng.com>
Sent: Thursday, March 30, 2023 5:19 PM
To: Nealer, Cailan (DNR) <Cailan.Nealer@dnr.wa.gov>
Subject: Port of Illahee Aquatic Land Use

External Email

Good Afternoon Cailan!

The Port of Illahee is also one of my clients and this email is to update you on what we are planning relative to the Port of Illahee's aquatic land use.

Please find attached a prior conversation Don and I had about this prior to his retirement. Since that time, we have proceeded and been awarded RCO grant funds for our project. All environmental documents were prepared and submitted, SEPA and shoreline are complete and USACE NWP3 is pending. Project design is at the 60% level and the Port is hoping to proceed with construction as soon as Corps permitting is complete. I'm sure we included attachment E with our JARPA so hopefully DNR has already been notified of the project... but certainly I can provide any information needed directly to you. The JARPA drawings are also attached so you can see what is planned.

I believe where we are at currently with DNR is an expired interagency agreement for public access but I'm hoping you can shed more light on current status. The current facility, and the planned repairs and improvements to that facility are

solely public access. The Port does not collect any fees or have any permanent moorage. A portion of the existing access pier is indeed below MLLW as are the transient floats as far as I'm aware based on Kitsap County GIS. I've attached the latest I have in my records currently to help inform of prior conversations and agreements.

Lastly, I've attached a simple aerial exhibit that I previously sent Don showing approximately what we believe are appropriate agreement limits. My next step was to begin preparing a DNR survey exhibit assuming that's what is indeed needed? Ultimately, our goal would be to bring anything necessary current with DNR as well as meet RCO's grant requirements for control and tenure prior to construction.

Please let me know your thoughts on what is needed and next steps, and I'll get to working on it.

Thanks Cailan!

John Piccone, P.E.

SOUNDWEST

ENGINEERING ASSOCIATES

Cell: 360.337.0029

jp Piccone@soundwesteng.com

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.

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- 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 of 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:

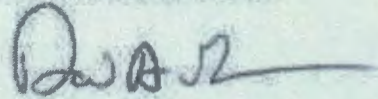
- Camera the existing drain lines and verify condition of existing disposal system.
- Possibly do a remediation application and trench rebuild if needed after the camera discovery. This can help prevent a catastrophic failure in the future.

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.

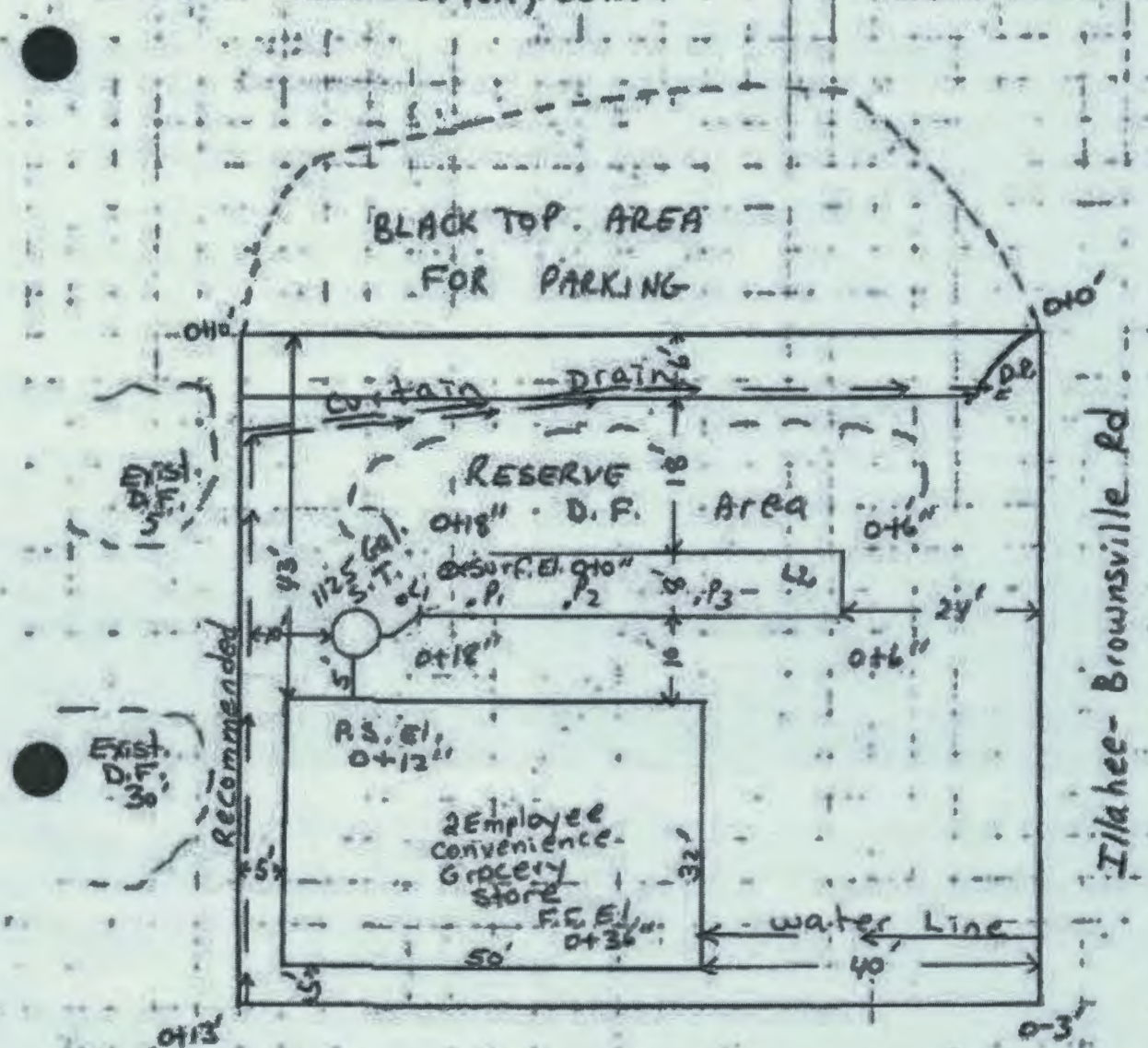
Hope this helps understand the process to achieve occupancy for this site. If there are any additional questions, please let me know. Also attached are your current record of construction document and original design site plan.

Thanks Dave Ghylin



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

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



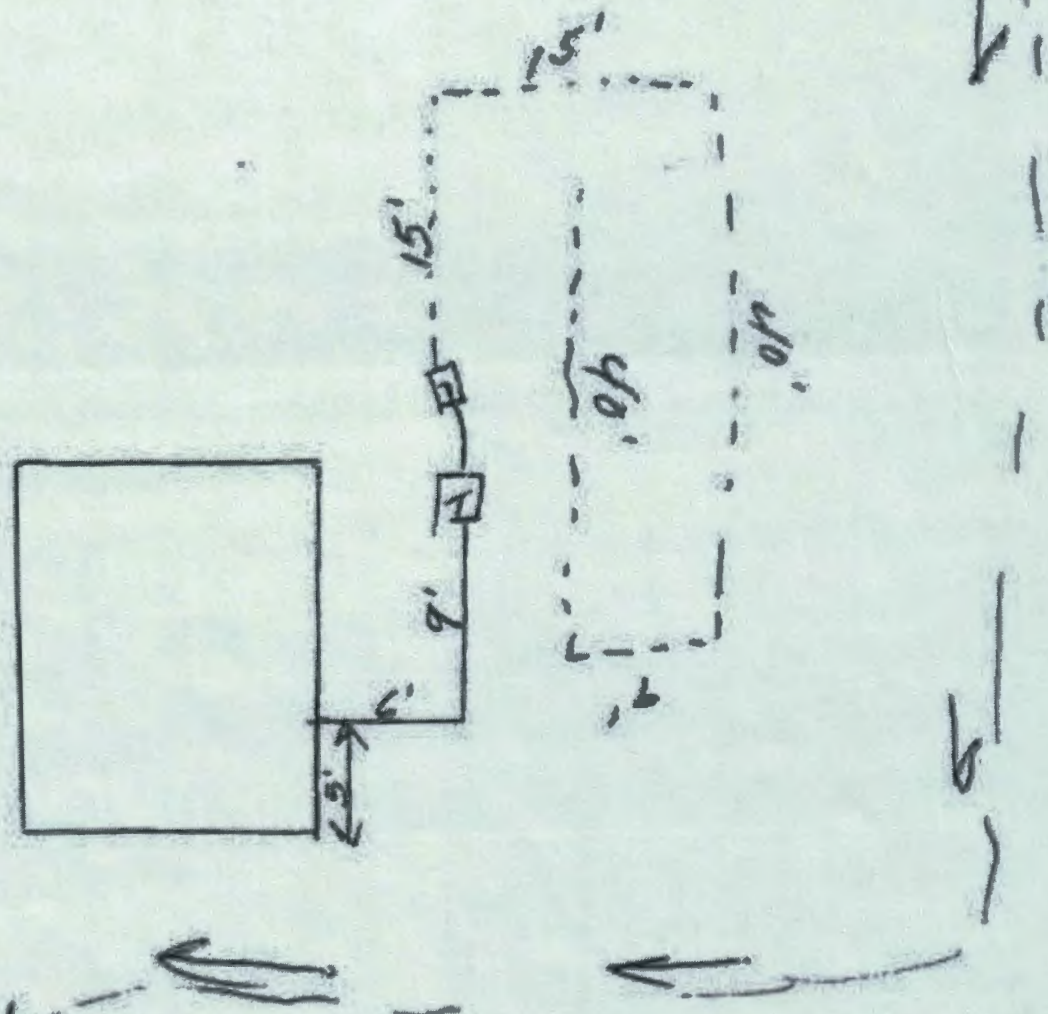
1. D.F. area 28' x 70'
2. D.F. area needs 18" of s.o. fill
3. 100' drain line
4. Curtain drain recommended as shown
5. No existing well or D.F. within 100' of prop. line except as shown
6. Elev. shown is in relation to the graded surface proposed D.F. near L.#1 on 7-17-79.

ACCEPTED

N →

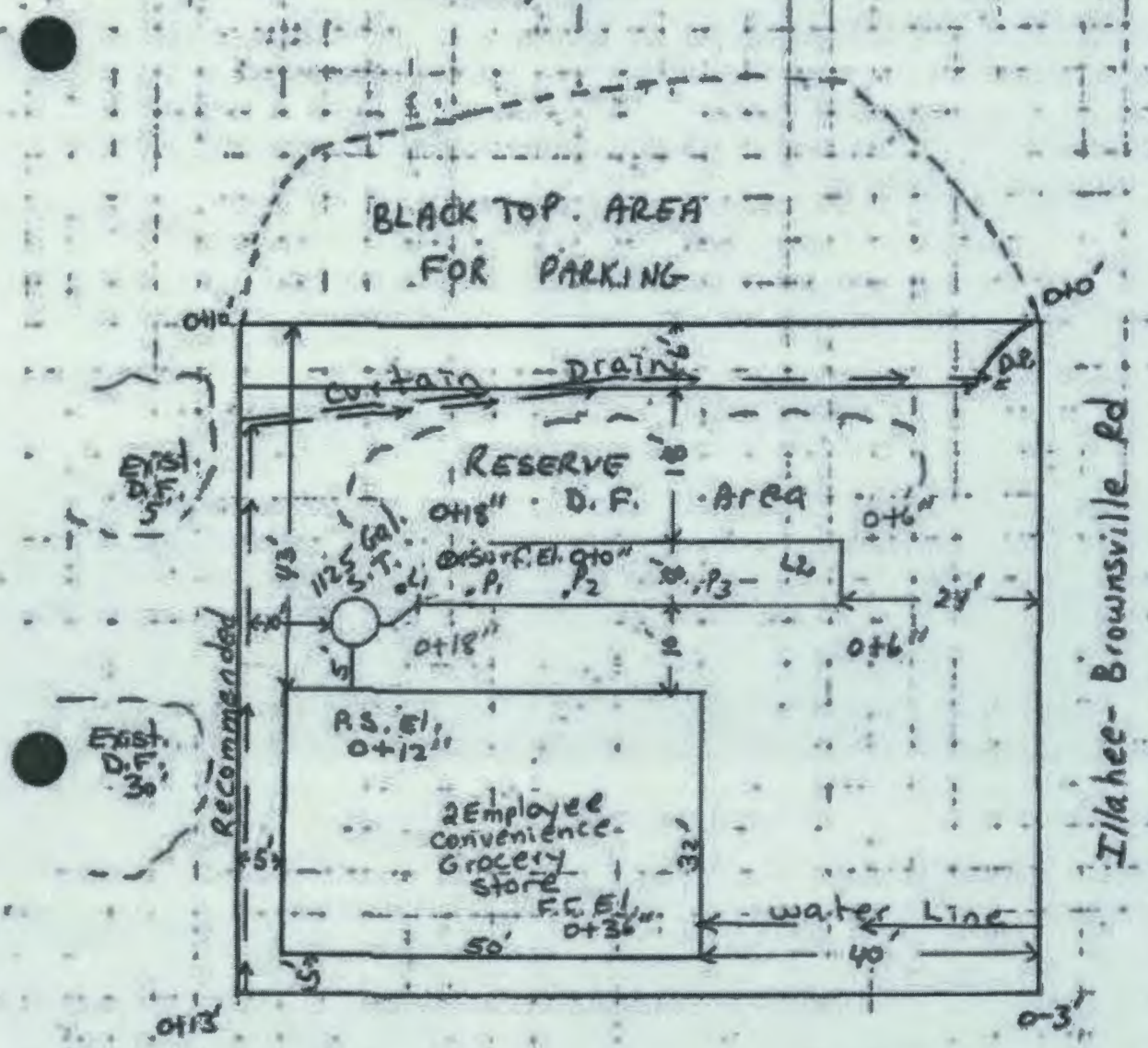
Rockery

CD →



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

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



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

ACCEPTED

