



Meeting Location:
Meeting is being held via Zoom

Contact us:
Phone (360) 874-5533
Email planning@portorchardwa.gov
www.portorchardwa.gov

**Land Use Committee
Regular Meeting
Wednesday, July 8, 2026
4:45 PM**

Remote Access

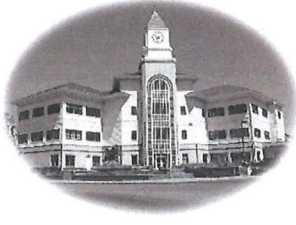
Zoom Webinar Public Link (not to be used by LU Committee):

<https://us02web.zoom.us/j/81034433449>

Dial-in: 1 253 215 8782

Webinar ID: 810 3443 3449

- 1. Call to Order**
- 2. Welcome and Introduction**
- 3. Discussion Items**
(No Action to Be Taken.)
 - A.** Adult Novelty Retail Display
 - B.** Drone-Delivery
 - C.** Downtown Grant Applications
 - 1) 724-730 Bay Street
 - D.** Playground Equipment
 - E.** Beautification Plan
 - F.** Quarterly Inspection Report
- 4. Next Land Use Committee Meeting (August 19, 2026)**
- 5. Adjournment**



CITY OF PORT ORCHARD
Department of Community Development
Office located at 720 Prospect Street
Mailing address: 216 Prospect Street
Port Orchard, WA 98366
(360) 874-5533 • facadegrant@portorchardwa.gov

DOWNTOWN BUILDING REFACING GRANT APPLICATION

SUBMITTAL CHECKLIST

- Completed Application and Checklist (to the best of your knowledge)**
- Business License Number or Copy of City of Port Orchard Business License**
- Authorization from property owner (if applicable)**
- Proof of Loan and/or Cash Matching Funds (if applicable)**
- Images of existing façade or improvement area**
- Drawings, sketches of improvement plans**
- Architect or engineer drawings, as needed**
- Contractor Estimates that include administrative time and sales tax**
- Project Timeline**

APPLICANT INFORMATION

Name: Ken W. Kalberg
Business Name: Kalberg Professional Building LLC
Business License Number: LLC NO, 602-275-351
Phone: 206-910-5501
Email: Kalberg 7171 at G mail dot com
Business Address: 729 Prospect St Port Orchard Wa
Contact Address (if different): 7171 Beach Drive SW Seattle WA 98136

PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)

Owner Name: _____
Phone: _____
Email: _____

PROJECT INFORMATION

Building Type (Commercial / Mixed-Use / Other): Commercial Building

Project Description (use additional sheet(s) if necessary):

*west side of Building - surface prep, concrete patching, paint scraping, window sill
Patching and restoration, caulking around joints and windows with water tight seal. 2 coats
Paint. North side of Building - other crack mitigation, filled and sealed with
flexible masonry caulk. Sealing all windows with masonry caulk.*

Project Address: 724-730 Bay Street
Business Frontage Street Name: Bay Street
Construction Timeline - Start Date: July 15th End Date: July 18
Number of Full-Time Employees: _____
Building Construction Year: 1900

PROJECT VALUATION & MATCH REQUIREMENTS

Project Valuation (Check One):

- Up to \$5,000 — No match required
- \$5,001 — \$25,000 — Minimum 30% match required
- \$25,001 and above — Minimum 50% match required

Verification: All matching contributions must be documented to the satisfaction of the City prior to reimbursement.

I certify that all documentation provided is accurate and true to the best of my knowledge, and that all matching contributions have been documented to meet the City's requirements.

Initials: KK

DESIGN / TECHNICAL SERVICES COSTS

Company	Services	Fee

CONSTRUCTION MATERIALS & LABOR

Company	Work Description	Materials	Labor	Total
Seattle Paint Co.	Painting/Caulking	Paint/Caulk White Paint		\$ 12,897.40

TOTAL PROJECT COST SUMMARY

Design Services Total: \$ _____
 Construction Total: \$ _____
 TOTAL PROJECT COST: \$ 12,897.40

GRANT REQUEST

Total Project Cost: \$ 12,897.40
 Minus Required Match: \$ 3,869.22
 GRANT REQUEST AMOUNT: \$ 9,028.18

MATCHING FUNDS & IN-KIND CONTRIBUTIONS

Source	Description	Amount
Kenneth Kalberg	Check	\$ 3,869.22

STATEMENT OF UNDERSTANDING

The applicant understands that work subject to this program may not begin prior to City approval and Notice to Proceed. All work must comply with City codes and standards. Matching contributions must be documented. The applicant certifies that the information provided is true and accurate.

Applicant Signature: Kenneth W Kalberg Date: 6/17/26
 Owner Signature (if applicable): Kenneth W Kalberg Date: 6/17/26



ESTIMATE	#136
EXPIRATION DATE	Aug 8, 2026
TOTAL	\$12,897.40

The Seattle Paint Company LLC

729 Prospect Street
Port Orchard, WA 98366

(206) 910-5501
kalberg7171@gmail.com

CONTACT US

18409 20th Ave Ct E
Spanaway, WA 98387

(253) 397-6190
vlad@seattlepaintcompany.com

ESTIMATE

Option #1

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as \$191.81/mo*. Your credit score will not be affected. [PREQUALIFY](#)

Services	qty	unit price	amount
<p><u>Prep and paint of wall (tavern side)</u></p> <p>Scope of Work: Exterior Wall Refinishing & Lead-Safe Preparation of one wall (not touching the mural and going up to the top where it has wood siding).</p> <p>Project Overview</p> <p>This project involves the professional preparation and refinishing of designated exterior walls. Due to the age of the structure, all work will strictly adhere to the EPA's Renovation, Repair, and Painting (RRP) lead-safe guidelines to ensure the safety of the occupants, the property, and the surrounding environment.</p> <p>1. Site Setup & EPA RRP Lead-Safe Containment</p> <p>Access & Staging: Setup of secure scaffolding or pump jack systems where required to safely access high exterior wall sections.</p> <p>Ground & Property Protection: Lay heavy-duty plastic sheeting extending at least 10 feet out from the work walls to safely catch all paint chips and debris.</p> <p>Containment & Sealing: Close and seal all nearby windows and doors within the work zone. Cover and protect landscaping, bushes, and walkways.</p>	1.0	\$11,800.00	\$11,800.00

Signage: Post EPA-required lead warning signs around the perimeter of the work area.

2. Surface Preparation & Concrete Patching (Lead-Safe Protocols)

Scraping & Stabilization: Hand-scrape loose, peeling, or flaking paint using RRP-compliant wet scraping and wet hand-sanding methods to completely eliminate airborne dust. Note: No pressure washing, power washing, open-flame burning, or uncontained power-sanding will be performed.

Debris Management: Perform continuous cleanup of the containment sheeting using specialized HEPA-filtered vacuums designed for lead debris.

Seam & Wall Repair: Prep, clean, and flatten the prominent vertical seam/imperfection running through the wall substrate. Apply a durable concrete patch to fill, seal, and flush the surface with the surrounding wall.

Substrate & Window Sill Patching: Apply a matching concrete patch to repair specified structural imperfections on the wall surfaces, including the damaged areas on the window sill, restoring structural integrity.

Substrate Sealing: Caulk gaps around joints, windows, and trim using high-quality exterior sealants to ensure a completely watertight seal.

3. Coating Application

Priming: Apply a high-quality, alkali-resistant exterior masonry primer over all new concrete patch repairs, the window sill, and bare substrates to lock down the surface and ensure optimal topcoat adhesion.

Finishing: Apply two (2) coats of premium Sherwin-Williams Duration exterior acrylic latex paint. Duration's heavy-build formula provides advanced moisture resistance and a durable barrier against weathering, cracking, and peeling.

4. Post-Project Clean-Up & Verification

Deconstruction: Carefully fold containment plastic inward to trap all debris, sealing it safely for disposal.

Final Visual Inspection: Execute a thorough HEPA vacuuming and meticulous ground cleanup, followed by a final RRP visual inspection to ensure the exterior premises are completely clean and free of paint chips.

Disposal: Safely bag, seal, and dispose of all lead-contaminated waste in strict accordance with local and federal regulations.

Exclusions:

- prep or paint of the mural.
- Full-scale wall re-stucco or extensive structural concrete rebuilding beyond the specified seam, window sill, and minor spot imperfections.
- Replacement of rotted wood, siding, or structural framing (unless explicitly added as a change order).
- Work on any surfaces, trim, or areas not explicitly detailed in this scope.

Scope of Work: Exterior Wall Prep & Caulking — Wall #2 (bay st.)

This section of the project involves the professional preparation and targeted sealing of the second designated exterior wall. Due to the age of the structure, all work will strictly adhere to the EPA's Renovation, Repair, and Painting (RRP) lead-safe guidelines. Work on this specific wall requires specialized architectural staging and targeted substrate repair. All painting, priming, and cosmetic coating applications are explicitly excluded from this scope.

1. Architectural Setup & EPA RRP Lead-Safe Containment

Awning Staging & Protection: Setup of specialized staging and safety equipment to work safely atop the protruding awning structure below the wall. The surface of the awning will be fully padded, sheeted, and protected from foot traffic, tools, and debris.

Lead Containment: Lay heavy-duty plastic sheeting across the awning and ground surfaces to securely catch all paint chips, old caulk, and debris.

Containment & Sealing: Close and seal all nearby windows and doors within the work zone. Cover and protect landscaping, bushes, and walkways.

Signage: Post EPA-required lead warning signs around the perimeter of the work area.

2. Surface Preparation & Masonry Caulk Repair (Lead-Safe Protocols)

Scraping & Stabilization: Hand-scrape loose, peeling, or flaking paint and failing sealant around cracks and windows using RRP-compliant wet scraping and wet hand-sanding methods to completely eliminate airborne dust. Note: No pressure washing or power tools will be utilized.

Debris Management: Perform continuous cleanup of the containment sheeting using specialized HEPA-filtered vacuums designed for lead debris.

Stress Crack Mitigation: Identify and treat the extensive network of stress cracks running through this wall section. All stress cracks will be cleared, filled, and sealed using a premium, flexible masonry caulk designed to flex with architectural movement and prevent future moisture intrusion.

Window Sealing: Inspect all window perimeters within the designated wall section. Remove failing sealants and apply premium exterior caulking to establish a weather-tight seal around all window frames.

3. Post-Project Clean-Up & Verification

Deconstruction: Carefully roll up and seal all plastic containment barriers from the awning and lower surfaces to prevent the release of trapped debris.

Final Visual Inspection: Execute a thorough HEPA vacuuming and meticulous cleanup of the awning and ground premises, followed by a final RRP visual verification.

Disposal: Safely bag, seal, and dispose of all lead-contaminated waste in strict accordance with local and federal regulations.

Exclusions:

All painting, priming, coating, or cosmetic touching-up of any surfaces (white, black, or otherwise).

Pressure washing or chemical washing of any kind.

Structural repair or replacement of the underlying awning framework or window frames.

Work on any surfaces, walls, or architectural areas not explicitly listed in this scope.

Services subtotal: \$11,800.00

Subtotal	\$11,800.00
Tax (tax 9.3 9.3%)	\$1,097.40
Total	\$12,897.40



WASHINGTON
Secretary of State
Corporations & Charities Division

Corporations and Charities Division

Mailing address:

PO Box 40234

Olympia, WA 98504-0234

Tel: 360.725.0377

www.sos.wa.gov/corporations

05/26/2026

KALBERG PROFESSIONAL BUILDING LLC
KENNETH W KALBERG
7171 BEACH DR SW
SEATTLE WA 98136-2077

UBI Number: 602 275 351
Business Name: KALBERG PROFESSIONAL BUILDING LLC
Expiration Date: 02/28/2027

Greetings KENNETH W KALBERG,

Thank you for your recent submission. This letter is to confirm that the following documents have been received and successfully filed:

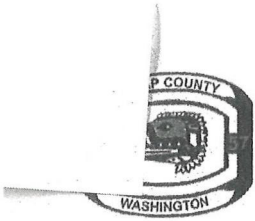
ANNUAL REPORT

You can view and download your filed document(s) for no charge at our website, www.sos.wa.gov/ccfs

To file online, request certified copies and certificates, conduct searches, subscribe to corporation and/or charities and receive filing status updates, please create a user account at www.sos.wa.gov/ccfs If you already have an account created, simply sign in to access these features.

If you have questions, need assistance, or would like to provide feedback, please visit the Corporations Division website at www.sos.wa.gov/corporations email corps@sos.wa.gov or call 360-725-0377.

Sincerely,
Washington Secretary of State
Corporations and Charities Division
corps@sos.wa.gov



Peter J. Boissonneau
 Kitsap County Treasurer
 PO Box 169
 Port Orchard WA 98366-0169

2026 Property Tax Statement

www.kitsap.gov/treasurer • 360-337-5777

14658*G2**G50**0.922**1/2*****AUTO**ALL FOR AADC 980
 KALBERG PROFESSIONAL BLDG LLC
 7171 BEACH DR SW
 SEATTLE WA 98136-2077



Account Number	4650-014-004-0002
First Half Due April 30th	\$4,467.16
Second Half Due October 31st	\$4,467.16
Total Due 2026 <small>does not include past due amounts</small>	\$8,934.32
Past Due Amounts if paid by April 30th <small>not included in total due 2026</small>	\$0.00

Property Description: LOT 4, BLOCK 14, S.M. STEVENS' SIDNEY, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 1, RECORDS OF KITSAP COUNTY, WASHINGTON. Location Address: Multiple addresses on file	Land Value:	\$88,860
	Building Value:	\$931,350
	Personal Property Value:	\$0

Distribution of Your 2026 Taxes

0.5%	PUD	\$45.54
2.2%	PORT	\$199.07
4.6%	REGIONAL LIBRARY	\$398.14
7.4%	COUNTY	\$663.25
12.7%	CITY	\$1,131.39
22.2%	FIRE	\$1,981.18
23.3%	LOCAL SCHOOL	\$2,080.63
27.2%	STATE GENERAL	\$2,433.12

Current Year (2026) Details

Taxable Value	\$1,020,210
Tax Code Area	0805
Levy Rate	8.7554
General Property Tax	\$6,851.09
Voter Approved Rate	23.3%
Voter Approved Tax	\$2,081.23
Noxious Weed	\$2.00

Total 2026 Charges \$8,934.32

Past Due Unpaid Amounts

Year	Principal	Int/Pen/Fees	Total
2025	\$0.00	\$0.00	\$0.00
2024	\$0.00	\$0.00	\$0.00
2023 + Prior	\$0.00	\$0.00	\$0.00

To view details of each levy change, go to
www.kitsap.gov/treasurer

Please fold on perforation BEFORE tearing

Do not staple or tape payment to your coupon(s). Make check payable to "Kitsap County Treasurer".
 Including this coupon ensures your payment is processed accurately.

Account Number 4650-014-004-0002
Taxpayer KALBERG PROFESSIONAL BLDG LLC
Location Address Multiple addresses on file

October 31st 2026

Second Half Due October 31st	\$4,467.16
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Scan to Pay Online
 (Free electronic checks)

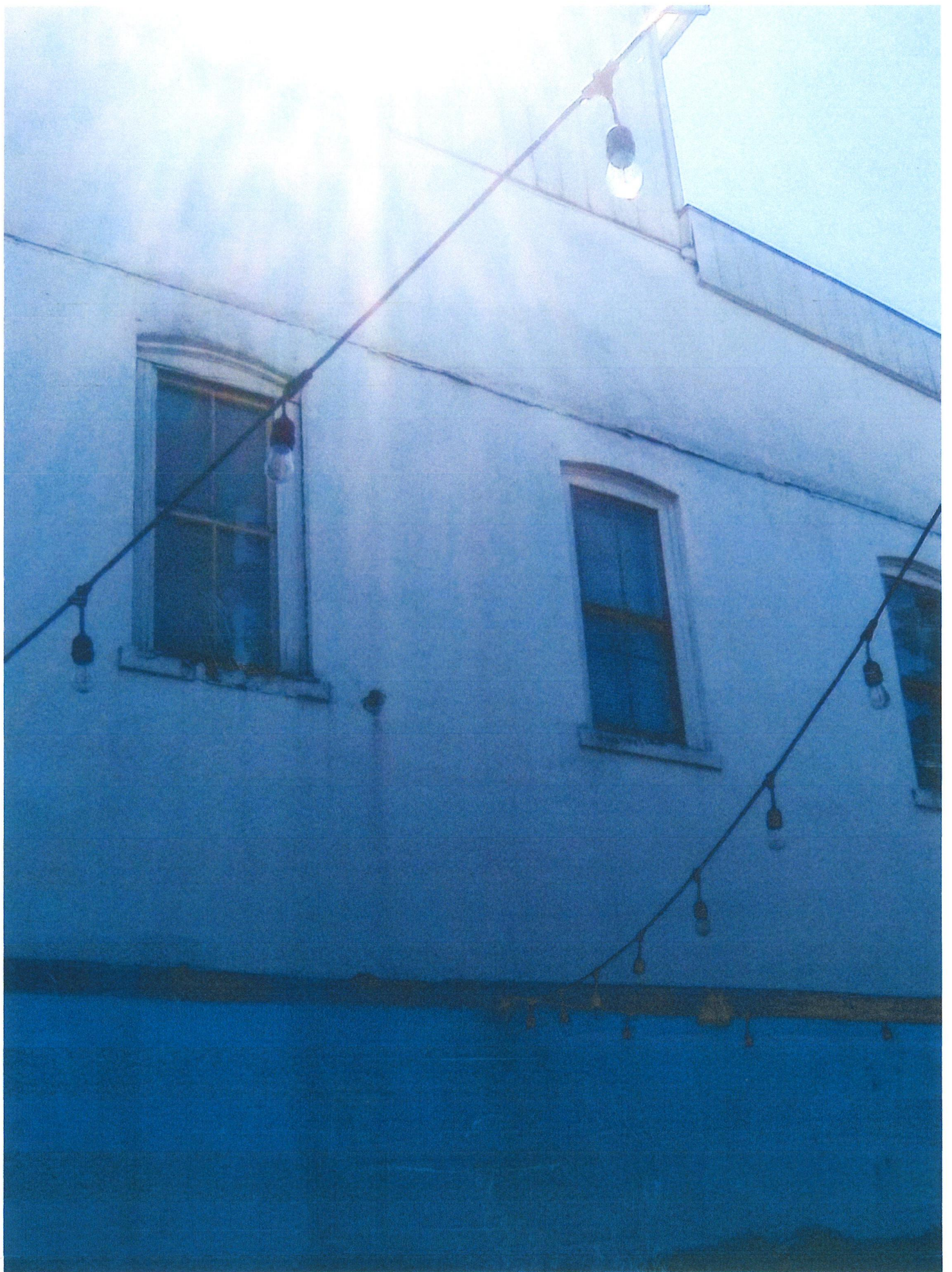


Second half payment must be paid or postmarked by October 31, 2026, to avoid late charges.







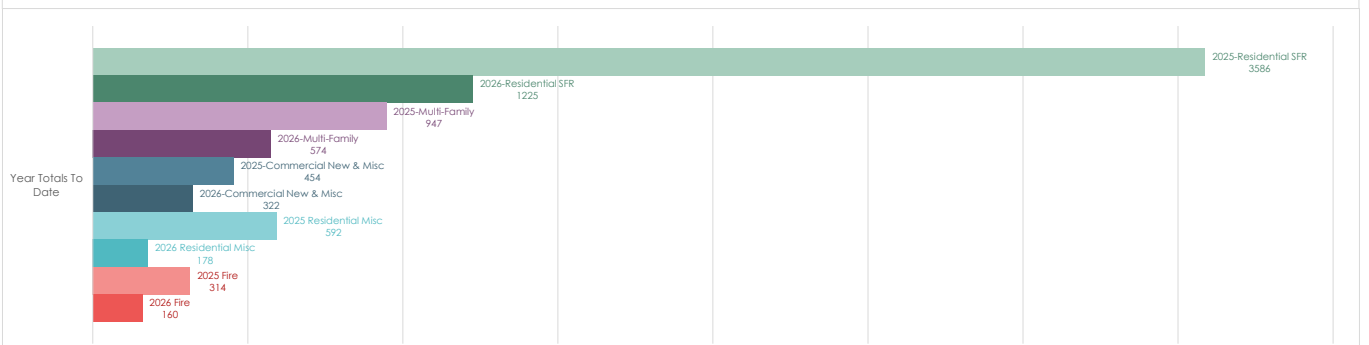
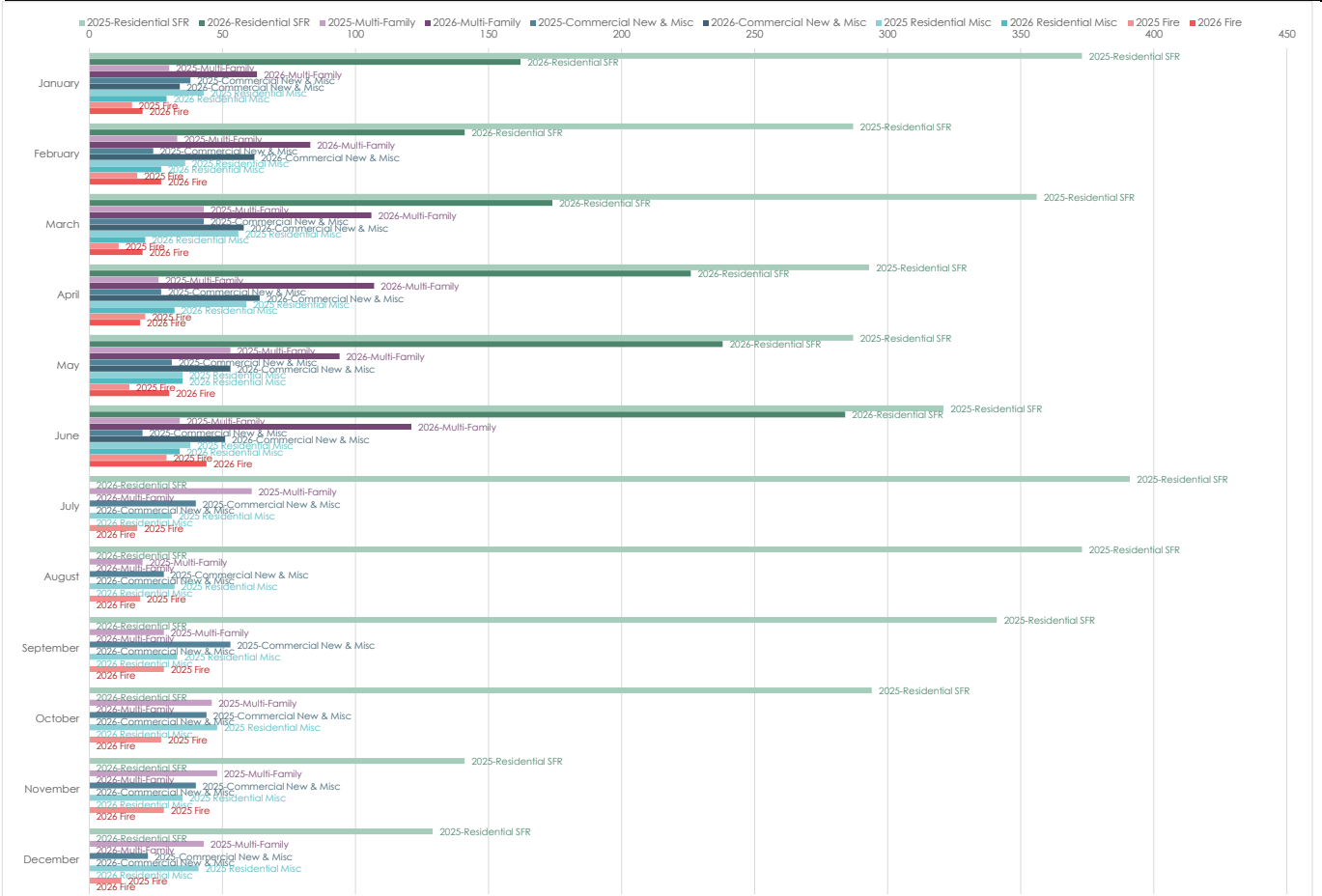


All City Building Stats Combined

Inspection Year-to-Year Comparison 2025-2026

2025-26 Total Inspections COMBINED										
Month	2025-Residential SFR	2026-Residential SFR	2025-Multi-Family	2026-Multi-Family	2025-Commercial New & Misc	2026-Commercial New & Misc	2025 Residential Misc	2026 Residential Misc	2025 Fire	2026 Fire
January	373	162	30	63	38	34	43	29	16	20
February	287	141	33	83	24	62	36	27	18	27
March	356	174	43	106	43	58	56	21	11	20
April	293	226	26	107	27	64	59	32	21	19
May	287	238	53	94	31	53	35	35	15	30
June	321	284	34	121	20	51	38	34	29	44
July	391	0	61	0	40	0	31	0	18	0
August	373	0	20	0	28	0	32	0	19	0
September	341	0	28	0	53	0	33	0	28	0
October	294	0	46	0	44	0	48	0	27	0
November	141	0	48	0	40	0	35	0	28	0
December	129	0	43	0	22	0	41	0	12	0
Year Totals To Date	3586	1225	947	574	454	322	592	178	314	160

Year-To-Year Comparison

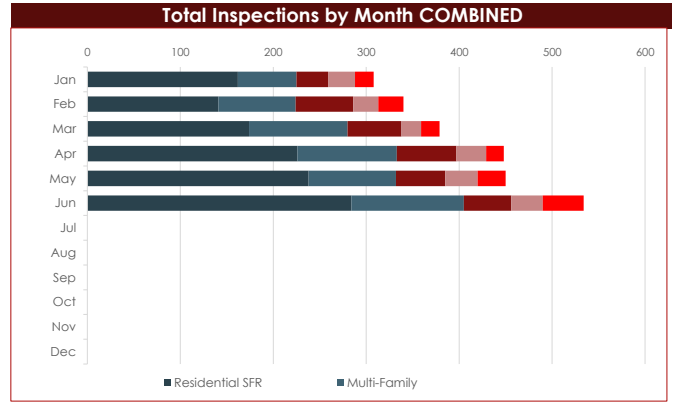


All City Building Stats Combined

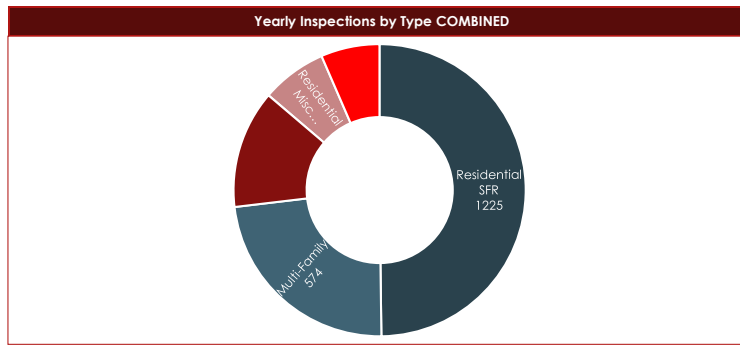
Inspection Year Totals 2026

Starting Date Jan-26

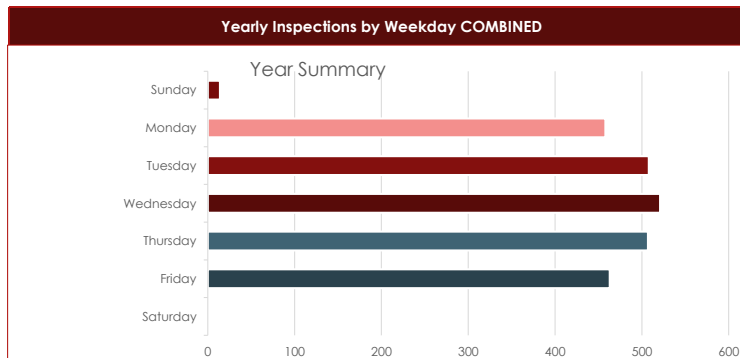
Total Inspections COMBINED					
Month	Residential SFR	Multi-Family	Commercial New & Misc	Residential Misc	Fire
January 2026	162	63	34	29	20
February 2026	141	83	62	27	27
March 2026	174	106	58	21	20
April 2026	226	107	64	32	19
May 2026	238	94	53	35	30
June 2026	284	121	51	34	44
July 2026	0	0	0	0	0
August 2026	0	0	0	0	0
September 2026	0	0	0	0	0
October 2026	0	0	0	0	0
November 2026	0	0	0	0	0
December 2026	0	0	0	0	0
Year Totals To Date	1225	574	322	178	160



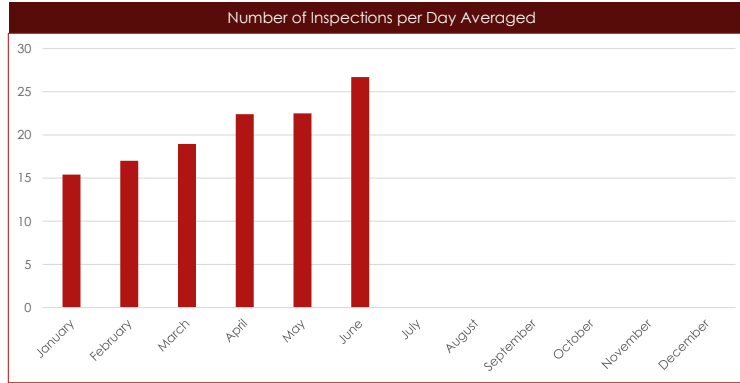
Yearly Inspections by Type COMBINED	
Type	Yearly Total
Residential SFR	1225
Multi-Family	574
Commercial New & Misc	322
Residential Misc	178
Fire	160
Total of All	2459



Yearly Inspections by Weekday COMBINED	
Weekday	Totals
Sunday	14
Monday	458
Tuesday	508
Wednesday	521
Thursday	507
Friday	463
Saturday	0



Number of Inspections per Day Averaged	
Month	Daily Average
January	15
February	17
March	19
April	22
May	23
June	27
July	0
August	0
September	0
October	0
November	0
December	0



*Averages are inaccurate until the month is completed.

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Data Collection Footnotes

Residential Misc includes projects on existing homes such as plumbing or mechanical replacements, decks, and remodels. Commercial New & Misc includes projects on both new and existing buildings that are not single or multi-family. Group inspections with other inspectors are still included on this log. Each separate inspection in Smartgov is counted separately on this log (for example, FND, FOOTINGS and FND, STEM WALLS are counted as two inspections).