# Chapter 9 - Neighborhood Plans

# Illahee

## Vision for Illahee

The Illahee Community Plan is a statement reflecting the civic pride and community involvement that has existed for more than 120 years. The community shares a proud sense of accomplishment in all the current happenings: salmon restoration projects (1994-98), a new culvert (1999), the recent establishment of the Illahee Preserve (2003), and grants to improve conditions in the Illahee Creek watershed (2005/6/7). More importantly, many residents share a real concern for the future of Illahee if they and their neighbors are not actively and materially involved in the planning process. Many of the local citizens recognize that what originally attracted them to this area and what keeps them here is now threatened. This planning process allows them to continue to make improvements to further enhance the atmosphere and character of the area, ensuring that it remains the unique community they know and love. When posed with the question, "What would you like to see addressed in a community plan?" residents envisioned a community centered around and amongst the abundance of natural resources in the area, which include Illahee State Park, Illahee Creek, and the Illahee Preserve; three miles of pristine waterfront; two major docks; and much more.

Citizens want to maintain the community charm and quaintness that Illahee currently offers. Residents wish to protect the unique quality of the natural environment, park areas, wetlands, streams, and wildlife habitat. Residents also recognize the need to sustain the community connectedness and to accommodate reasonable growth in the area. These visions and dreams can be accomplished by permitting growth in those areas where infrastructure enhancements already exist and environmental protections are ensured. This also means securing open space designations for the natural resources that need protection and, especially, those already specified as park or preserve. It is this mix of land uses that makes the Illahee area a unique blend of natural resources and open space surrounded by semi-rural areas, urban areas, and a short perimeter of a commercial business strip along State Highway 303. Illahee is an area blessed with a diversity of natural and man-made resources. Residents desire a community plan that blends the best of these worlds into a place where they can continue to live in harmony with nature and their fellow citizens.

# Illahee Goals and Policies

**Illahee Goal 1. Formalize a communication process between Kitsap County and Illahee Community Groups.**

Illahee Policy 1. Notify Illahee community groups that request notice of proposed land use actions and zoning changes within Illahee.

Illahee Policy 2. Support the continuation of an Illahee Community Citizens Advisory Group (CAG) to represent the citizens of Illahee in furthering the Plan's goals and policies.

## Environment

**Illahee Goal 2. Maintain current zoning that allows for protection of the environment.**

**Illahee Goal 3. Protect Illahee's existing views of Mount Rainier, the Cascade Mountain Range, Bainbridge Island, Puget Sound, and the Seattle Skyline.**

Illahee Policy 3.  Utilize the View Protection Overlay Zone for the Illahee community.

**Illahee Goal 4. Promote Safety and views by burying all utilities where applicable.**

Illahee Policy 4. Support the coordination of burying utilities during the planning phases of new road works in locations where views are obstructed or safety is compromised by utilities.

**Illahee Goal 5. Protect and restore the riparian areas of Illahee Creek and its estuary.**

Illahee Policy 5. Use infiltration as a method of stormwater, flow control, within the Illahee Creek Aquifer Recharge Area.

Illahee Policy 6. Evaluate solutions outside of using culverts for Illahee Creek that allow for the natural meandering of the creek and maintains/restores the accretion delta floodplain.

Illahee Policy 7. Coordinate the restoration of floodplain habitat and estuary function at the mouth of Illahee Creek.

**Illahee Goal 6. Enhance efforts to protect the biological diversity and habitats of fish, birds, wildlife, and plant life within the Illahee community.**

Illahee Policy 8.  Continue identify and map wetland areas within Illahee as funding allows.

**Illahee Goal 7. Conserve the scenery and natural and historic trees within the Illahee community.**

Illahee Policy 9. Maintain minimum 25 foot natural vegetative buffers between development and roadways wherever possible.

**Illahee Goal 8. Continue efforts to preserve open space, wildlife corridors, habitat, stream health, and recreation opportunities, and support the implementation of the Illahee Forest Preserve Stewardship Plan.**

Illahee Policy 10. Support the pursuit of grant monies to complete purchases or conservation easements within the Illahee Creek corridor as outlined in the Illahee Preserve Stewardship Plan, including target properties in the Illahee Creek Watershed, and the "Heart of the Park" properties.

Illahee Policy 11. Support the pursuit of grant monies for the conservation of the undeveloped properties along Illahee Road between Illahee Creek and Trenton Ave. which are coincident with the Illahee Greenbelt, Wildlife Corridor, Mosquito Fleet Trail Scenic Byway, and proposed multimodal regional trail.

## Transportation

**Illahee Goal 9. Address Illahee's pedestrian thoroughfares to provide safe multimodal transportation options in and out of the community.**

Illahee Policy 12. Examine, and if feasible, create a safe multimodal transportation option for Illahee Road.

Illahee Policy 13. Examine, and if feasible, create a safe multimodal transportation option along Oceanview Blvd/East Blvd and McWilliams from Illahee Road to SR 303.

Illahee Policy 14. Examine, and if feasible, install a round-a-bout at the oblique 3-way intersection of Illahee Road, Oceanview Blvd, and Allview Blvd.

**Illahee Goal 10. Support the hydrological studies of well systems around Illahee Creek to determine the appropriate boundaries around the creek to ensure base flow levels in the creek are maintained.**

Illahee Policy 15. Support State agencies to begin a water balance monitoring system comparing base flows in Illahee Creek with draw down rates of local wells.

## Illahee Goal 11. Support the redevelopment of the intersection of Illahee road, Oceanview Boulevard, and the Illahee Community Dock into a community focal point.

Illahee Policy 16. Facilitate the planning and construction of a community center at this location, which may also support a business.

Illahee Policy 17.  Facilitate the planning and construction of a marine park at this location.

# Keyport

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## Vision for Keyport

Keyport is a rural, historic waterfront village bounded and limited in size by its natural borders of water and the Naval Undersea Warfare Center. The community consists primarily of single family homes, a few small businesses, and a community park system. The community is close-knit, where people know and greet their neighbors, and has an active community club which provides social events. The Keyport community wants to limit urban growth to retain its sense of community and small-town ambience. Keyport citizens would prefer that future business expansion would be limited to small businesses and services serving the community, consistent with historical usage located near the downtown core.

The Keyport community desires to reestablish certain historic commercial zoning and to establish appropriate land use zoning to maintain historic rural character where it is consistent with historical public services. The community would like to establish development patterns, including lot sizes, which may encourage infill development consistent with the Growth Management Act.



These infill development patterns would be consistent with historical progressive development, yet limit urban-like sprawl and high density growth. The Keyport community would like to improve existing transportation infrastructure and services to make it easier and safer to get around the community, make the community more pedestrian friendly, and improve parking for visitors. Improvements would be requested from Kitsap County as feasible to improve public infrastructure and facilities, including expansion of the sewer lines, upgrading the storm water drainage system, improving street lighting, and improving marine access.

The community would like to retain a flexible community park system attractive as gathering and recreational centers for both children and adults. Keyport citizens would like to preserve and enhance the small-town atmosphere and visual character of the area for the community as well as visitors, where one can enjoy a safe and pleasurable walk, enjoy the spectacular marine and mountain views, and have easy access to a village center that acts as a social center with restaurants and services providing for basic needs.

## Keyport Goals and Policies

### Land Use and Economic Development

**Keyport Goal 1. Protect and enhance the Keyport Village character.**

**Keyport Goal 2. Provide zoning that is consistent with Keyport's existing built environment and lot sizes that allow for beneficial infill development.**

Keyport Policy 1. Set minimum lot sizes, setbacks, heights, and densities for residential development.

Keyport Policy 2. Require application of Design Standards for all new commercial development in Keyport.

**Keyport Goal 3. Encourage property owners to cluster newly subdivided lots.**

Keyport Policy 3. Reevaluate the historical density bonus for all future clustered developments in the Keyport Village Low Residential (KVLR) zone.



**Keyport Goal 4. Promote the establishment and support of a vital Keyport Village Commercial zone.**

Keyport Policy 4. Establish a commercial zone appropriate for the population and transportation network of the Keyport Village.

Keyport Policy 5. Promote businesses that further the economic vitality of Keyport as a "destination".

**Keyport Goal 5. Encourage mixed-use development within the commercial zone.**

Keyport Policy 6. Modify County parking requirements to levels appropriate for the Keyport Village.

Keyport Policy 7. Encourage the development of design standards for the Keyport Village Commercial zone.

Keyport Policy 8. Allow increased height limits for structures within the Keyport Village

Commercial zone.

**Keyport Goal 6. Protect Keyport's existing views of the Olympic mountain range, Liberty Bay, Dogfish Bay and Puget Sound.**

Keyport Policy 9.  Encourage development that creates the least impact to existing views.

**Keyport Goal 7. Archaeological, cultural, and historic structures or places are an important community asset, are a part of Keyport's character, and should be identified, evaluated, and preserved.**

Keyport Policy 10. The Keyport community, in conjunction with the Poulsbo historical society, should identify and seek funding to institute a historic survey, implement a local, historic registry program and/or the creation of a landmark commission.

Keyport Policy 11. If feasible, the County should consider the implementation of a local historic preservation ordinance.

**Keyport Goal 8. Historic structures or places are an important feature of community design and should be preserved and enhanced.**



Keyport Policy 12. Design Standards should be implemented for design of projects adjacent to a historic structure to ensure that new development is compatible with the structure and that its surroundings are preserved.

## Transportation and Pedestrian Improvements

### Keyport Goal 9. Encourage development of an efficient multimodal transportation system and develop a funding strategy and financing plan to meet its needs.

Keyport Policy 13. Future Washington State Route 308 Improvements should consider the use of separated, continuous, 5- foot paved bicycle / pathways for pedestrian use. These walkways shall be coordinated with the Mosquito Fleet Trail Plan as necessary.

Keyport Policy 14. Developments abutting County rights-of-way within the Keyport Village Commercial zone should include sidewalk construction.

Keyport Policy 15. Set minimum lot sizes, setbacks, heights, and densities for residential development.

Keyport Policy 16. Require application of Design Standards for all new commercial development in Keyport.

### Keyport Goal 10. Provide the citizens the opportunity to participate in the development of transportation planning policy.

Keyport Policy 17. Encourage Keyport citizen participation, organizations or individuals, in County and State transportation planning efforts within or adjacent to the Keyport Village.

### Keyport Goal 11. Reduce accidents and potential accidents by providing a safe transportation system through good design practices.

Keyport Policy 18. Analyze accident data to determine where safety–related improvements are necessary. Prioritize and implement safety-related improvements during the transportation planning process.

### Keyport Goal 12. Minimize negative environmental impacts by the transportation system.

Keyport Policy 19. Maintain environmental standards and mitigation requirements that are the same or higher than those placed upon the private sector, especially adjacent to or upstream from salt-water marine environments.

## Public Facilities and Infrastructure

### Keyport Goal 13. Encourage expansion of the existing sewer distribution system to all properties within the Keyport Limited Area of More Intense Rural Development boundary.

Keyport Policy 20. Encourage all new construction and remodel projects involving an increase in sewage beyond the existing capacity of the septic system to connect to sewer if within 200 feet of an existing line.

Keyport Policy 21. Immediately address failed septic systems.

Keyport Policy 22. Encourage property owners on shorelines or near other critical areas to connect to the sewer system.

Keyport Policy 23. Consider establishing a Local Improvement District for properties west of Sunset Avenue.

### Keyport Goal 14. Encourage enhanced Library Services in Keyport.

Keyport Policy 24. Work with Kitsap Regional Library to encourage regular service of the Kitsap Regional Library Bookmobile within Keyport.

## Port Improvements and Waterfront Development

### Keyport Goal 15. Work with the Port of Keyport to encourage expansion of the existing Port of Keyport Facilities.

Keyport Policy 25. Work with the Port of Keyport to update the Port of Keyport Master Plan.

Keyport Policy 26. Work with the Port of Keyport to identify specific projects for a Port of Keyport funding measure.

Keyport Policy 27. Work with the Port of Keyport to research grant opportunities for shoreline improvement or replacement of marine facilities.

### Keyport Goal 16. Minimize additional private docks in Keyport.

Keyport Policy 28. Encourage joint use docks for any new dock development.

## Natural Environment / Parks and Recreation

### Keyport Goal 17. Protect, restore, and enhance the natural and shoreline resources that add to the unique character of the Keyport Village.

Keyport Policy 29. Encourage permanent preservation of lots with significant critical areas or wildlife habitat.

Keyport Policy 30. Work with the Kitsap Health District to monitor private septic systems and immediately respond to any failed system within Keyport that may flow into Dogfish Bay or Liberty Bay.

Keyport Policy 31. Encourage the replanting of native tree and plant species on all properties, especially those publicly-held.

Keyport Policy 32. Encourage creation of natural greenways, vegetated pathways, backyard natural habitat corridors, and street plantings.

### Keyport Goal 18. Maintain current public facilities, parks, and port facilities, and add new facilities when determined by the community.

Keyport Policy 33. Coordinate with the Keyport Village community on any development plans for public facility improvements and additions.

Keyport Policy 34. Pursue creative funding strategies, grants, and opportunities to leverage federal, state, local, and volunteer sources for maintenance and capital improvement budgets.

### Keyport Goal 19. Provide facilities to serve the variety of ages and needs in the community.

Keyport Policy 35. Explore the planning and construction of a community center within the Keyport Village boundary.

## Arts and Culture

### Keyport Goal 20. Encourage local support for a creative and economic environment that allows artists to continue to live and work in and for the

**community.**

Keyport Policy 36. Create a stimulating visual environment through the public and private artworks programs, and create a greater understanding and appreciation of art and artists through community dialogue, education and involvement.

Keyport Policy 37. Advocate for the inclusion of quality public art in projects built by both private developers and public agencies, promote quality design in both the natural and built environments and use artists on design teams.

**Keyport Goal 21. Preserve and share the community's unique setting, character, history, arts and culture by developing partnerships, resources and attractions that respect the needs and desires of Keyport residents.**

Keyport Policy 38. Identify and record Keyport's "Sense of Place" through a continuous public dialogue about the influence of the arts, history, and culture.

Keyport Policy 39. Use artistic, historic, and cultural events as vehicles for sharing Keyport's uniqueness with residents and visitors while cultivating partnerships among the local artists, organizations and those interested in the arts, economic development, tourism, and historic preservation.

Keyport Policy 40. Identify local artists and publicize their value to the community through opportunities for public dialogue, and online database, and directory of artists, and residency programs, with support through non-profit organizations.

## Sustainability

**Keyport Goal 22. Encourage sustainable practices and green building in Keyport.**

Keyport Policy 41. Implement Low Impact Develop Standards for Keyport Stormwater development and improvements.

Keyport Policy 42. Promote Solar, Wind, Tidal, Wave Generation and other renewable energy generation infrastructure to serve the Keyport Community.

Keyport Policy 43. Promote installation of energy efficient fixtures (both electric and water based).

Keyport Policy 44. Promote U.S. Green Building Council's; Leadership in Energy and Environmental Design (LEED) silver certification standards for all future public buildings in Keyport.

## Community Building and Plan Implementation

### Keyport Goal 23. Foster an environment that supports the active and meaningful involvement of the community in local, County-wide and regional issues.

Keyport Policy 45. Ensure that Keyport residents have access in the community to information regarding future land uses and activities.

Keyport Policy 46. Encourage the support and maintenance of the Keyport Improvement Group to represent the citizens of Keyport in furthering of the Plan's goals and policies.

# Gorst

## Vision for Gorst

The Gorst community is located on Sinclair Inlet between Bremerton and Port Orchard. Its strategic location is reflected as a vital transportation link as two highways, SR 3 and SR 16, intersect at Gorst. As an important crossroads a railroad also traverses Gorst connecting the Puget Sound Naval Shipyard with the Bangor submarine facility and the Port of Shelton.

In the coming years Gorst will continue to play an important role for county residents, commuters, and military personnel who travel to via the area major job centers in the County including Downtown Bremerton and the Puget Sound Naval Shipyard, Bremerton National Airport and associated Puget Sound Industrial Center and others.

In 2012 WSDOT noted that from the north at Navy Yard City, State Route 3 carries 44,000 Annual Average Daily Traffic (AADT), increasing to 73,000 AADT north of Gorst, and continuing on SR 16 to Port Orchard with 43,000 AADT. In addition to being strategically located between major population and job centers in Kitsap County, the Gorst area contains regionally significant environmental resources. The approximately 6,570-acre Gorst Creek Watershed is diverse with thousands of acres of intact forest land, miles of streams and acres of wetlands. Much of the forested area that comprises the north and central portion of the Gorst Creek Watershed is publicly owned, and lies within a contiguous area that also contains Green Mountain and Tahuya State Forest. Taken together, this area comprises the largest open-space block in the Puget Trough Ecoregion of the Puget Sound Basin. The estuary (Sinclair Inlet) supports shellfish, waterfowl, shorebirds, great blue herons, and bald eagles. The Gorst Creek estuary is a major passageway and nursery for Puget Sound Chinook, Coho, and Chum salmon, along with Steelhead, and Sea-Run Cutthroat trout. Gorst Creek supports a fish rearing facility managed by the Suquamish Tribe and Washington State Department of Fish and Wildlife.

Gorst's vision is one of careful balance; managing its valuable role as a transportation lynchpin for Kitsap County along with responsible stewardship for it significant natural environment.

# Gorst Goals and Policies

## Habitat

### Goal 1. Protect and restore fish and wildlife habitat along Gorst Creek and Sinclair Inlet.

Gorst Policy 1. Develop a comprehensive program to restore the Gorst Creek Corridor in the UGA.

Gorst Policy 2.  Promote shoreline and habitat restoration along Sinclair Inlet.

Gorst Policy 3. Coordinate County and City shoreline regulations and restoration plans along Gorst Creek and Sinclair Inlet to provide adequate protection and incorporate best management practices based on the Watershed Characterization Study.

- Upon annexation, the City shall apply its Shoreline Master Program to Sinclair Inlet and Gorst Creek. In addition, the City shall apply a Gorst Creek Management Zone Overlay recognizing the habitat requirements of listed fish species, the current degraded buffer conditions, and tailored approaches to implement best management practices and incentives for restoration.
- Prior to annexation, Kitsap County may consider City marine shoreline buffers and the Gorst Creek Management Zone Overlay as a means to mitigate negative impacts when reviewing site specific land use applications, such as variances.

## Water Quality and Flooding

### Goal 2. Improve water quality and reduce flooding in the Gorst UGA.

Gorst Policy 4. Require enhanced water quality consistent with the Sinclair Inlet Total Maximum Daily Loads (TMDL) (USEPA 2012) throughout the watershed and UGA. Reduction of impervious surfaces and onsite treatment of stormwater should be required in accordance with best management practices specified in the 2012 Stormwater Management Manual for Western Washington (Ecology 2012), or its equivalent or successor, with a preference for infiltration to reduce fecal coliform.

Gorst Policy 5. Reduce erosion and sediment export through measures such as adequate stream buffers, setbacks, reduced overland flow through infiltration and vegetation cover. Discussion: See the discussion under Policy UGA-3 regarding coordinated regulations.

Gorst Policy 6.  Provide incentives and regulations that reduce impervious surfaces, promote

natural and distributed stormwater techniques, and incorporate native and naturalized vegetation.

Gorst Policy 7. Wherever practicable, require low impact development measures such as infiltration for new development and redevelopment. Where impractical, stormwater detention may be allowed.



Gorst Policy 8. Incorporate low impact development best management practices into new development and redevelopment to mitigate and reduce flood impacts.

Gorst Policy 9.  Reduce flood hazards through infrastructure improvements and stormwater management.

Gorst Policy 10. Policy UGA-10. Allow zero direct and untreated discharge to streams and marine water bodies in association with development and redevelopment. Apply vegetation management, clearing and grading, and stormwater rules that minimize erosion and protect water quality and habitat.

Gorst Policy 11. Implement adaptations to address potential effects of sea level rise on Sinclair Inlet properties. These may include, but are not limited to, accounting for sea level rise in the design of buildings and impervious areas, as well as roadway, flood management, and utility facilities.

## Land Use, Economic Development & Community Design

### Goal 3. Create opportunities for well-designed, sustainable commercial and residential growth and development.

Gorst Policy 12. Encourage regional and local serving commercial uses that meet community shopping needs, provide jobs, and enhance the image of Gorst through improved landscaping and site design.

Gorst Policy 13. Through the land use plan and zoning, allow opportunities for single family units, townhouses, and flats to provide a range of housing choices in Gorst.

Gorst Policy 14. Allow horizontal and vertical mixed use development to offer greater business and housing choices and live-work arrangements.

Gorst Policy 15. Ensure zoning and design standards promote development patterns that increase open space and recreation opportunities, reduce impervious areas, and cluster in the least sensitive

areas of a property.

Gorst Policy 16. Apply streetscape, landscape, building, and site design standards for new development in order to promote shoreline views, allow for development compatibility, enhance property values, and reinforce Gorst as the southern gateway to Bremerton.

Gorst Policy 17. Allocate population to the Gorst UGA based on the Gorst Subarea Plan. Ensure allocations are also consistent with Countywide Planning Policies. Until such time as population is available for allocation to Gorst to support mine site redevelopment following reclamation, the mineral resource overlay will continue.

## Transportation, Public Services & Utilities

### Goal 4. Provide effective, efficient, and quality capital facilities and public services at the level necessary to meet the Gorst community needs and support allowed growth.

Gorst Policy 18. Work with federal, state, and local agencies to implement transportation Improvements to manage congestion.

Gorst Policy 19. Improve safety and circulation, and improve transportation mode choices including transit, bicycle, pedestrian, and automobiles.

Gorst Policy 20. Policy UGA-20. Encourage improved Kitsap Transit service such as added park and ride facilities.

Gorst Policy 21. Design roads to incorporate gateway treatments, boulevard style streetscape improvements, and access improvements to invite the community to Gorst and allow convenient travel to regional businesses.

Gorst Policy 22. Encourage public access to the shoreline along Sinclair Inlet and portions of Gorst Creek.

Gorst Policy 23. Require new development to meet Bremerton standards for water and wastewater.

Gorst Policy 24. Require application of stormwater standards in the Final Gorst Subarea Plan.

Gorst Policy 25. Ensure new developments that create a demand for parks and recreation provide such facilities onsite or contribute their fair share to provision of offsite facilities.

Gorst Policy 26. Facilitate adequate fire and emergency response in the UGA through application of

uniform fire and building codes, emergency access standards, roadway congestion management measures, and mutual aid agreements.

Gorst Policy 27. Ensure adequate police services are provided within the UGA to meet Kitsap County Sherriff and Bremerton police department response time and case load objectives.

Gorst Policy 28. Promote crime prevention through environmental design techniques to new development.

Gorst Policy 29. Provide long-range growth assumptions and new development applications to South Kitsap School District to ensure educational services can meet needs of new residents.

## Annexation

### Goal-5. Facilitate a seamless transition of services from Kitsap County governance to City of Bremerton governance when properties become annexed to the City.

Gorst Policy 30. Explore the various methods for annexation with the Gorst residents within the planning horizon. Consider annexation of the Gorst UGA to the City in the near term.

Gorst Policy 31. Conduct a fiscal analysis of annexation to ensure appropriate tiering or phasing of services.

Gorst Policy 32. Prior to and following annexation, implement the Gorst Subarea Plan to provide coordinated land use and environmental standards.

Gorst Policy 33. Prior to and following annexation, implement the Gorst Subarea Capital Facility Plan.
Levels of service should be implemented concurrent with new development.

Gorst Policy 34. Implement capital facility maintenance standards consistent with approved functional plans for transportation, stormwater, parks, and other systems prior to and following annexation.