



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682
(360) 337-7181 FAX (360) 337-4662 HOME PAGE - www.kitsapgov.com/dcd/

Larry Keeton, Director

Keyport Community Planning Process KEYPORT LAMIRD; PRELIMINARY VIEW PROTECTION

View protection was raised in the Keyport Community Survey as a very important issue with the Keyport Community Online Survey. The Survey Results are as follows:

Survey Question:	Very Important	Somewhat Important	Not Important	No Opinion	Total Answers
Protect Private views through view protection code or language.	60 % (24 of 40)	28 % (11 of 40)	12 % (5 of 40)	0 % (0 of 40)	40

The view protection proposal below is a very preliminary draft that may provide the Keyport community with a possible view protection code language and view protection overlay zone. Comments and suggestions are welcome to be included in the Draft plan.

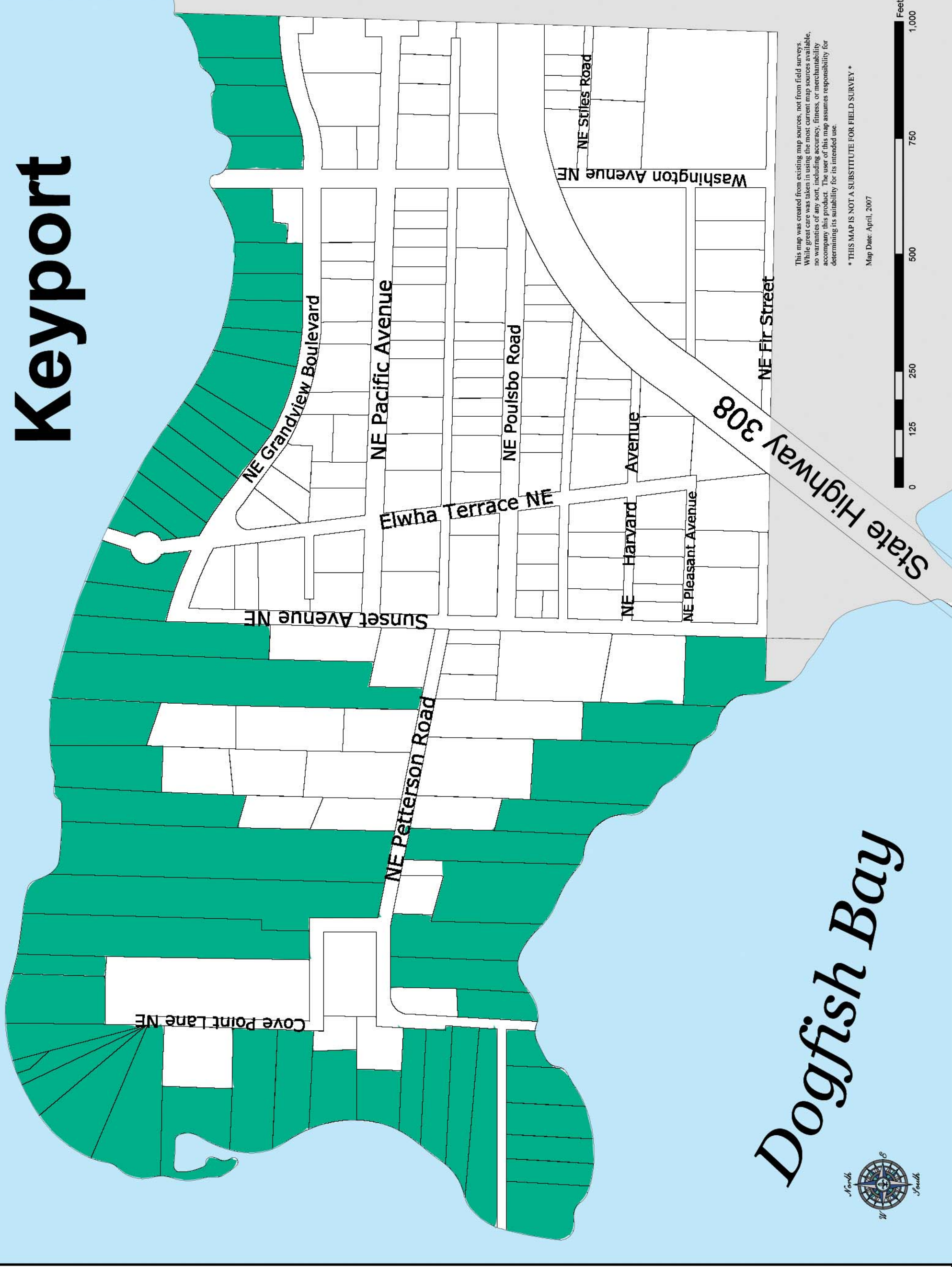
Draft KEYPORT View Protection Language Proposal:

This view protection language proposal is to be applied to all water front parcels with a limitation of maximum building height for waterfront parcels limited to 28 feet. This is consistent with and based upon the view protection language adopted for the Manchester Limited Area of more Intense Rural Development.

Within the View Protection Overlay, the maximum height shall be 28 feet. Height shall be measured from the average elevation of the property's buildable area to the structure's highest point. Buildable area is considered all portions of the property except wetlands and/or geologically hazardous areas. Properties within the View Protection Overlay Zone may build as high as 35 feet under the following circumstances:

- a. There is no existing view of Liberty Bay, the Olympic Mountains, Mt. Rainier or Dogfish Bay from the subject property or any adjacent property; or**
 - b. The owners of all adjacent properties approve the building height prior to building permit issuance; or**
 - c. It can be explicitly shown that the structure will not cause the blockage of existing views from any of the adjacent properties.**
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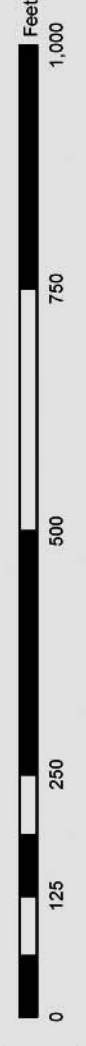
Keyport



This map was created from existing map sources, not from field surveys. While great care was taken in using the most current map sources available, no warranties of any sort, including accuracy, fitness, or merchantability accompany this product. The user of this map assumes responsibility for determining its suitability for its intended use.

* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

Map Date: April, 2007



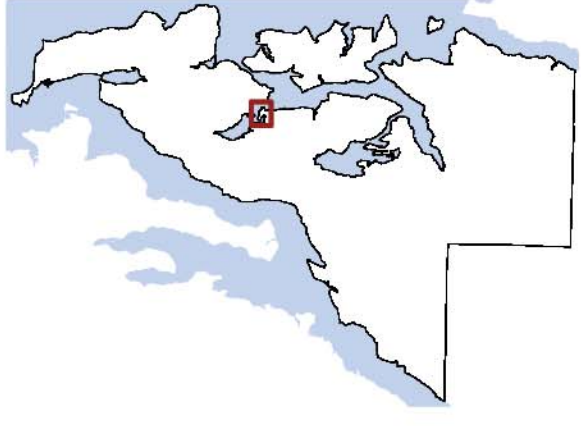
Dogfish Bay

Keyport
Kitsap County, Washington

VIEW PROTECTION OVERLAY: PROPOSAL



VIEW PROTECTION
OVERLAY: MAXIMUM
HEIGHT 28 FEET.



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of Community Development
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Port Orchard, Washington 98366
VOICE (360) 337-7181 * FAX (360) 337-4925