

# KEYPORT COMMUNITY PLAN

## TABLE OF CONTENTS

<b><u>SEPA DOCUMENT</u></b> .....	i
<b><u>ACKNOWLEDGEMENTS</u></b> .....	iii
<b><u>DEDICATION</u></b> .....	v
<b><u>ADOPTION ORDINANCE</u></b> .....	vi
<b><u>TABLE OF CONTENTS</u></b> .....	xiv
<b><u>CHAPTER 1: INTRODUCTION</u></b> .....	<b>1</b>
1.1 HISTORY OF KEYPORT .....	2
1.2 PURPOSE OF THE COMMUNITY PLAN .....	2
1.3 ORGANIZATION OF THE DRAFT KEYPORT COMMUNITY PLAN .....	3
1.4 PUBLIC PARTICIPATION.....	4
1.5 KEYPORT'S VISION.....	5
1.6 DESIGNATION AS A RURAL VILLAGE AND THE LIMITED AREA OF MORE INTENSE RURAL DEVELOPMENT .....	6
1.7 DEFINITION & CHARACTERISTICS .....	6
1.8 GUIDELINES FOR DETERMINING THE BOUNDARY OF A RURAL VILLAGE.....	6
1.9 DESCRIPTION OF PREFERRED LAMIRD BOUNDARY.....	8
<b><u>CHAPTER 2: LAND USE AND ECONOMIC DEVELOPMENT</u></b> .....	<b>9</b>
2.1 RESIDENTIAL LAND USE.....	10
2.2 HOUSING .....	16
2.3 KEYPORT HISTORIC BUILDINGS .....	17
2.4 COMMERCIAL LAND USE .....	19
2.5 ECONOMIC DEVELOPMENT .....	24
2.6 VIEW PROTECTION .....	29
2.7 LAND USE & ECONOMIC DEVELOPMENT GOALS AND POLICIES .....	30
2.8 LAND USE & ECONOMIC DEVELOPMENT KEY PROJECTS.....	32
<b><u>CHAPTER 3: TRANSPORTATION &amp; PEDESTRIAN IMPROVEMENTS</u></b> .....	<b>33</b>
3.1 VEHICULAR TRANSPORTATION INFRASTRUCTURE & SERVICES.....	34
3.1.1 Existing Roads & Infrastructure.....	34
3.1.2 Traffic Analysis .....	38
3.1.3 Parking .....	40
3.2 TRANSIT.....	40
3.3 OTHER TRANSPORTATION OPTIONS .....	43

## TABLE OF CONTENTS - CONTINUED

3.4	PEDESTRIAN IMPROVEMENTS & NON-MOTORIZED INFRASTRUCTURE & SERVICES .....	45
3.5	TRANSPORTATION GOALS AND POLICIES.....	52
3.6	TRANSPORTATION KEY PROJECTS.....	52
 <b><u>CHAPTER 4. PUBLIC FACILITIES &amp; INFRASTRUCTURE .....</u></b>		<b>55</b>
4.1	NAVAL AND OTHER FEDERAL FACILITIES .....	55
4.2	SEWER COLLECTION & TREATMENT.....	56
4.3	WATER SYSTEMS .....	58
4.4	SURFACE & STORM WATER MANAGEMENT .....	59
4.5	ELECTRICAL & NATURAL GAS SERVICE .....	62
4.6	FIRE PROTECTION & EMERGENCY MEDICAL SERVICES.....	63
4.7	LAW ENFORCEMENT.....	65
4.8	PUBLIC EDUCATION & LIBRARY SERVICES .....	66
4.9	SOLID WASTE DISPOSAL.....	67
4.10	PUBLIC FACILITIES & INFRASTRUCTURE GOALS AND POLICIES .....	68
4.11	PUBLIC FACILITIES & INFRASTRUCTURE KEY PROJECTS .....	68
 <b><u>CHAPTER 5. PORT IMPROVEMENT &amp; WATERFRONT DEVELOPMENT.....</u></b>		<b>69</b>
5.1	PORT OF KEYPORT .....	70
5.2	KEYPORT MARINE SERVICES.....	73
5.3	WATERFRONT DEVELOPMENT.....	74
5.4	SHORELINE WATERBORNE SPILL & INCIDENT RESPONSE PLANS.....	77
5.5	PORT OF KEYPORT & WATERFRONT DEVELOPMENT GOALS & POLICIES.....	80
5.6	PORT OF KEYPORT & WATERFRONT DEVELOPMENT KEY PROJECTS.....	80
 <b><u>CHAPTER 6.: NATURAL ENVIRONMENT / PARKS &amp; RECREATION .....</u></b>		<b>81</b>
6.1	NATURAL ENVIRONMENT .....	81
6.2	KITSAP COUNTY CRITICAL AREAS.....	85
6.3	PARKS & RECREATION .....	89
6.4	MEETING FACILITIES.....	92
6.5	NATURAL ENVIRONMENT/PARKS & RECREATION GOALS AND POLICIES .....	93
6.6	NATURAL ENVIRONMENT/PARKS & RECREATION KEY PROJECTS .....	93
 <b><u>CHAPTER 7: ARTS &amp; CULTURE .....</u></b>		<b>95</b>
7.1	ARTS.....	95
7.2	CULTURE .....	96
7.3	ART & CULTURE GOALS AND POLICIES .....	97
7.4	ART & CULTURE KEY PROJECTS .....	98

# TABLE OF CONTENTS - CONTINUED

<b>CHAPTER 8: SUSTAINABILITY.....</b>	<b>99</b>
8.1 SUSTAINABILITY (GREEN BUILDING, ETC.).....	99
8.2 SUSTAINABILITY GOALS AND POLICIES.....	100
8.3 KEY PROJECTS FOR SUSTAINABILITY IN KEYPORT.....	100
<b>CHAPTER 9: COMMUNITY BUILDING / PLAN IMPLEMENTATION .....</b>	<b>101</b>
9.1 KEYPORT COMMUNITY BUILDING.....	101
9.2 IMPLEMENTATION .....	102
9.3 COMMUNITY BUILDING / PLAN IMPLEMENTATION GOALS AND POLICIES .....	102
9.4 COMMUNITY BUILDING / PLAN IMPLEMENTATION KEY PROJECTS .....	102
9.5 IMPLEMENTATION STRATEGIES MATRIX.....	103
<b>CHAPTER 10: GLOSSARY OF TERMS &amp; REFERENCES .....</b>	<b>109</b>
10.1 GLOSSARY OF TERMS.....	109
10.2 REFERENCES.....	113

## **APPENDICIES:**

APPENDIX A:	SURVEY RESULTS
APPENDIX B:	AMENDMENTS TO ZONING ORDINANCE
APPENDIX C:	KEYPORT HISTORIC BUILDINGS
APPENDIX D:	KITSAP COUNTY PEDESTRIAN / BICYLCE COLLISION DATA
APPENDIX E:	MOSQUITIO FLEET TRAIL PLAN- KEYPORT EXERPTS
APPENDIX F:	VIEW PROTECTION
APPENDIX G:	DESIGN GUIDELINES
APPENDIX H:	ZONING MAPS & KEYPORT LAND USE CAPACITY ANALYSIS
APPENDIX I:	KEYPORT PARK – TRANSFER OF DEVELOPMENT CREDITS