



KEYPORT, WA

CHAPTER 16

# Keyport Neighborhood Plan

# Keyport Neighborhood Plan

## 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 residents 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.

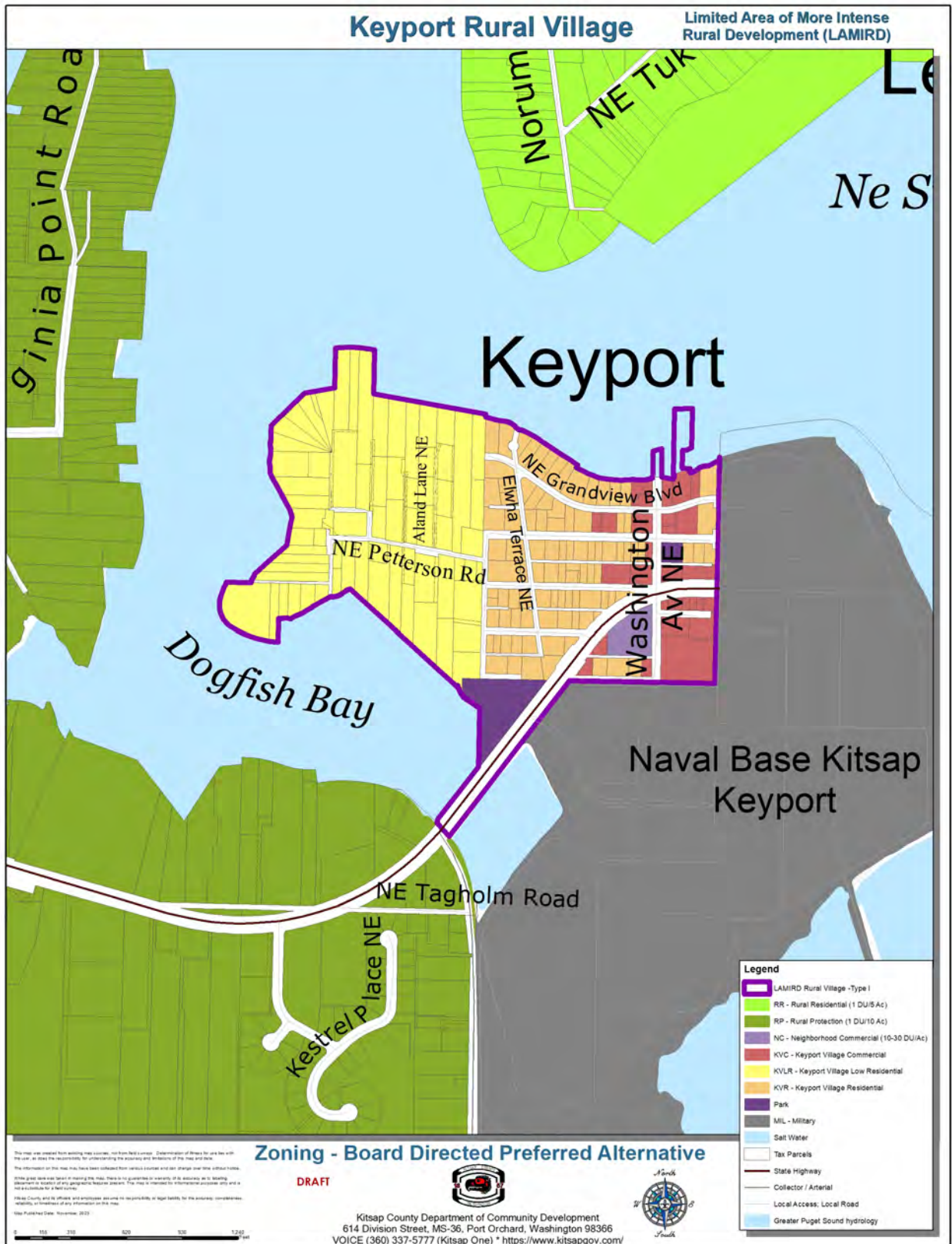
The Keyport community desires to reestablish certain historic commercial zoning and to establish appropriate land use zoning to maintain historic rural character where it is consistent with historical public services. The community would like to establish development patterns, including lot sizes, which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



Figure 48. Keyport Zoning Map, Board Directed Preferred Alternative



# LAND USE AND ECONOMIC DEVELOPMENT

## Keyport Goal 1.

*Protect and enhance the Keyport Village character.*

**Keyport Policy 1.1.** Promote architecture and site amenities consistent with the historic character of Keyport.

## 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 2.1.** Set minimum lot sizes, setbacks, heights, and densities for residential development.

**Keyport Policy 2.2.** 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 3.1.** 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 4.1.** Establish a commercial zone appropriate for the population and transportation network of the Keyport Village.

**Keyport Policy 4.2.** 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 5.1.** Modify County parking requirements to levels appropriate for the Keyport Village.



**Keyport Policy 5.2.** Encourage the development of design standards for the Keyport Village Commercial zone.

**Keyport Policy 5.3.** 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 6.1.** 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 7.1.** 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 7.2.** If feasible, 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 8.1.** 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 9.1.** 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 9.2.** Developments abutting County rights-of-way within the Keyport Village Commercial zone should include sidewalk construction.

**Keyport Policy 9.3.** Set minimum lot sizes, setbacks, heights, and densities for residential development.

**Keyport Policy 9.4.** Require application of Design Standards for all new commercial development in Keyport.

## Keyport Goal 10.

*Provide residents the opportunity to participate in the development of transportation planning policy.*

**Keyport Policy 10.1.** Encourage Keyport resident participation, organizations, or individuals, in County and State transportation planning efforts within or adjacent to the Keyport Village.

**Keyport Policy 10.2.** Analyze accident data to determine where safety-related improvements are necessary. Prioritize and implement safety-related improvements during the transportation planning process.

## Keyport Goal 11.

*Minimize negative environmental impacts by the transportation system.*

**Keyport Policy 11.1.** 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 12.

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

**Keyport Policy 12.1.** 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 12.2.** Immediately address failed septic systems.

**Keyport Policy 12.3.** Encourage property owners on shorelines or near other critical areas to connect to the sewer system.

**Keyport Policy 12.4.** Consider establishing a Local Improvement District for properties west of Sunset Avenue.

### Keyport Goal 13.

*Encourage enhanced Library Services in Keyport.*

**Keyport Policy 13.1.** Work with Kitsap Regional Library to encourage regular service of the Kitsap Regional Library Bookmobile within Keyport.

## PORT IMPROVEMENTS AND WATERFRONT DEVELOPMENT

### Keyport Goal 14.

*Work with the Port of Keyport to encourage expansion of the existing Port of Keyport Facilities.*

**Keyport Policy 14.1.** Work with the Port of Keyport to update the Port of Keyport Master Plan.

**Keyport Policy 14.2.** Work with the Port of Keyport to identify specific projects for a Port of Keyport funding measure.

**Keyport Policy 14.3.** Work with the Port of Keyport to research grant opportunities for shoreline improvement or replacement of marine facilities.

### Keyport Goal 15.

*Minimize additional private docks in Keyport.*

**Keyport Policy 15.1.** Encourage joint use docks for any new dock development.

## **NATURAL ENVIRONMENT AND PARKS AND RECREATION**

### **Keyport Goal 16.**

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

**Keyport Policy 16.1.** Encourage permanent preservation of lots with significant critical areas or wildlife habitat.

**Keyport Policy 16.2.** 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 16.3.** Encourage the replanting of native tree and plant species on all properties, especially those publicly held.

**Keyport Policy 16.4.** 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 16.5.** Coordinate with the Keyport Village community on any development plans for public facility improvements and additions.

**Keyport Policy 16.6.** Pursue creative funding strategies, grants, and opportunities to leverage federal, state, local, and volunteer sources for maintenance and capital improvement budgets.

### **Keyport Goal 17.**

*Provide facilities to serve the variety of ages and needs in the community.*

Keyport Policy 17.1. Explore the planning and construction of a community center within the Keyport Village boundary.





## ARTS AND CULTURE

### Keyport Goal 18.

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

**Keyport Policy 18.2.** 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 19.

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

**Keyport Policy 19.2.** 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 19.3.** 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 20.

*Encourage sustainable practices and green building in Keyport.*

**Keyport Policy 20.1.** Implement Low Impact Develop Standards for Keyport Stormwater development and improvements.

**Keyport Policy 20.2.** Promote Solar, Wind, Tidal, Wave Generation and other renewable energy generation infrastructure to serve the Keyport Community.

**Keyport Policy 20.3.** Promote installation of energy efficient fixtures (both electric and water based).

**Keyport Policy 20.4.** 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 21.

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

**Keyport Policy 21.1.** Ensure that Keyport residents have access in the community to information regarding future land uses and activities.

**Keyport Policy 21.2.** Encourage the support and maintenance of the Keyport Improvement Group to represent the residents of Keyport in furthering of the Plan's goals and policies.

