



Illahee Neighborhood Plan

Vision for Illahee

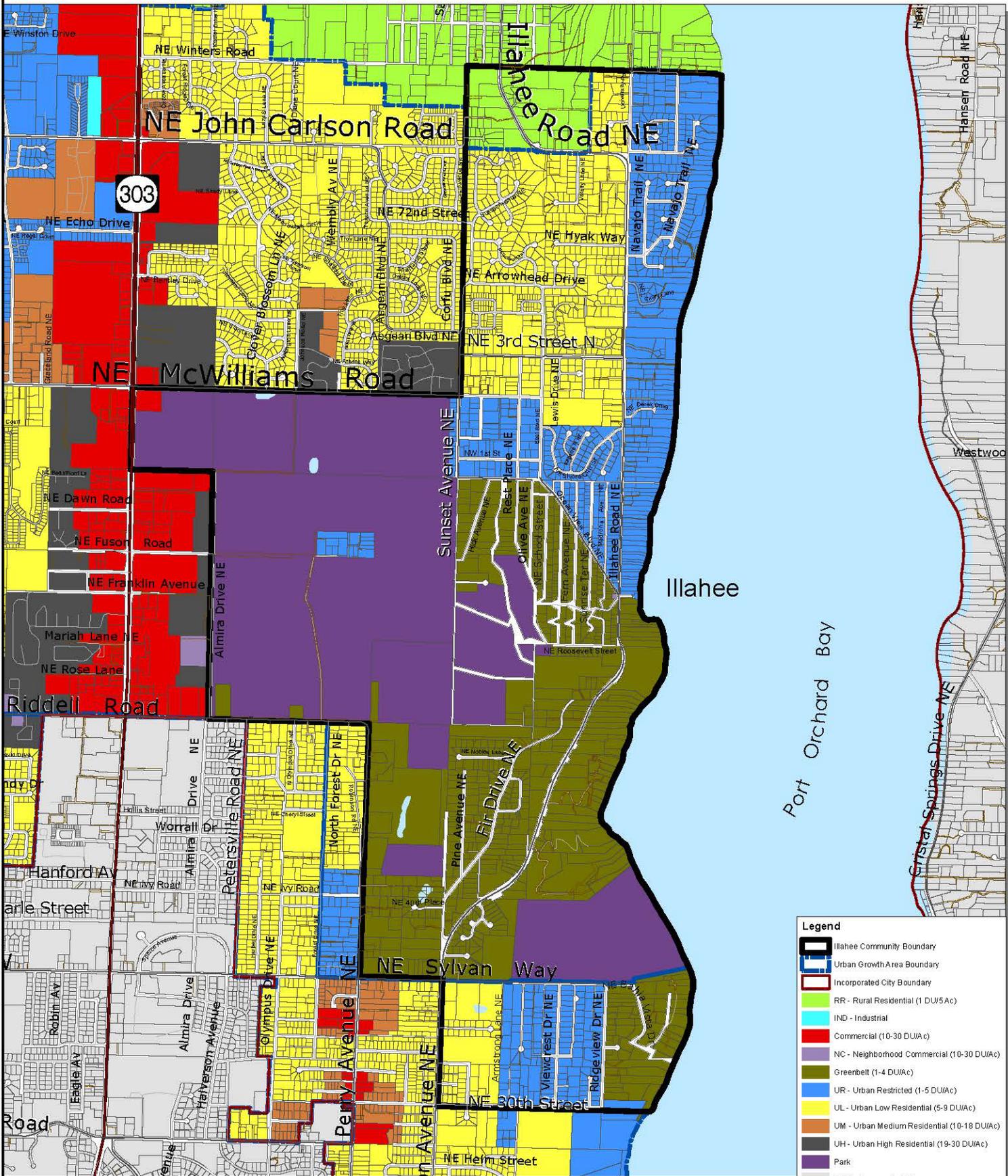
The Illahee Community Plan is a statement reflecting the civic pride and community involvement that has existed for more than 120 years. The community shares a proud sense of accomplishment in many environmental and community projects. More importantly, many residents share a real concern for the future 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 vision 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.

Figure 1.32. Illahee Zoning Map, Alternatives 2 and 3

Illahee Community



Legend

- Illahee Community Boundary
- Urban Growth Area Boundary
- Incorporated City Boundary
- RR - Rural Residential (1 DU/5Ac)
- IND - Industrial
- Commercial (10-30 DU/Ac)
- NC - Neighborhood Commercial (10-30 DU/Ac)
- Greenbelt (1-4 DU/Ac)
- UR - Urban Restricted (1-5 DU/Ac)
- UL - Urban Low Residential (5-9 DU/Ac)
- UM - Urban Medium Residential (10-18 DU/Ac)
- UH - Urban High Residential (19-30 DU/Ac)
- Park
- CITY - Incorporated City
- Tax Parcels
- State Highway
- Collector / Arterial
- Local Access; Local Road
- Greater Puget Sound hydrology

Zoning - Alternatives 2 & 3

FINAL DRAFT



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0 400 800 1,600 2,400 3,200 Feet

Illahee Goals and Policies

Land Use

Illahee Goal 1.

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

Illahee Policy 1.1. Notify Illahee community groups that request notice of proposed land use actions and zoning changes within Illahee.

Illahee Policy 1.2. 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 Policy 2.1. Maintain the Greenbelt (GB) zone with its environmentally sensitive densities and development standards.

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 3.1. Utilize the View Protection Overlay Zone for the Illahee community.

Illahee Goal 4.

Promote safety and improve views by using underground utilities where applicable.

Illahee Policy 4.1. 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 5.1. Use infiltration as a method of stormwater, flow control, within the Illahee Creek Aquifer Recharge Area.

Illahee Policy 5.2. 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 5.3. 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 6.1. Continue to 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 7.1. 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 8.1. 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 8.2. 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 9.1. Examine, and if feasible, create a safe multimodal transportation option for Illahee Road.

Illahee Policy 9.2. 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 9.3. 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 10.1. 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 11.1. Facilitate the planning and construction of a community center at this location, which may also support a business.

Illahee Policy 11.2. Facilitate the planning and construction of a marine park at this location.