



## Chapter 16. Rural Villages and LAMIRDs

### 16.1. Manchester Community Plan

Manchester is Kitsap County's largest Limited Area of More Intensive Rural Development (LAMIRD), encompassing approximately 1,133 gross acres of land and housing approximately 6,000 residents. It is located in southern Kitsap County east of the City of Port Orchard and consists of a small variety of commercial businesses and services, the Manchester Library, the Manchester Post Office, two public docks, several single-family residences and a handful of multifamily residences. The Manchester Community Plan was adopted in 2002 (Figure 16-1).



Below are Manchester Sub-Area Plan's goals and policies for zoning, natural systems and transportation. For additional information on the sub-area, its planning process, and capital facilities, please refer to Manchester's Sub-Area Plan in its entirety.

#### 16.1.1. Vision

The Manchester Community Plan is a statement of the community values and aspirations for the future. This is an effort to recognize what originally attracted visitors in the past combined with a phasing process of improvements to enhance the atmosphere and visual character of the area.

When posed with the question, "What would the perfect Manchester look like?" residents envisioned a village center that acts as a social center with restaurants and cafes, augmented by a food or general store to provide basic needs. It would strive to maintain the small-town charm and quaintness that Manchester currently offers. Of parallel importance is the preservation of the spectacular views of the Puget Sound, the cosmopolitan city of Seattle, the snow-capped Olympics and Cascade mountain ranges, and the breathtaking view of Mount Rainier. Residents wish to maintain and enhance their high quality of life as well as the quality of the natural environment. Protection of wetlands, streams and wildlife habitat is highly emphasized. This can be accomplished by permitting growth that provides infrastructure enhancements and environmental protections while maintaining Manchester's Village atmosphere for visitors and a safe and inviting home for residents.

**Figure 16-1. Manchester Comprehensive Plan Land Use Map**

## 16.1.2. Goals and Policies

### Land Use

#### Residential Zoning

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

**Goal 2. Provide zoning that is consistent with Manchester’s existing built environment and lot sizes that allow for financially viable sewer extensions.**



Policy Man-1 Set minimum lot sizes for residential development shown in Table 16-1.

Policy Man-2 Set minimum lot sizes for residential property subdivision shown in Table 16-1.

**Table 16-1. Lot Requirements and Setbacks for Manchester Village Residential and Manchester Village Low Residential Zones**

	Manchester Village Residential	Manchester Village Low Residential
Minimum Developable Lot Size (the smallest size existing lots may be to be developed)*	.25 acre (10,890 sq. ft.)	.25 acre (10,890 sq. ft.)
Minimum Divisible Lot Size (the smallest size in which parcels can be divided after the adoption of this Plan)	.25 acre (10,890 sq. ft.)	.50 acre (21,780 sq. ft.) w/clustering .25 acre (10,890 sq. ft.)
Minimum Lot Width	60 feet	60 feet
Minimum Lot Depth	60 feet	60 feet
Front yard Setback	20 feet	20 feet
Side yard Setback	5 feet	5 feet
Rearward setback	5 feet	5 feet

\*See the Nonconforming Lots section for exceptions

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

Policy Man-3 Provide a density bonus for all future clustered developments of five (5) lots or more.

## Commercial Zoning

### **Goal 4. Promote the establishment of a vital Manchester Village Commercial zone.**

- Policy Man-4 Establish a commercial zone appropriate for the population and transportation network of the Manchester Village.
- Policy Man-5 Allow land uses consistent with the County's Neighborhood Commercial zoning designation.

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

- Policy Man-6 Modify County parking requirements to levels appropriate for the Manchester Village.
- Policy Man-7 Encourage the development of design standards for the Manchester Village Commercial zone.
- Policy Man-8 Allow structures within the Manchester Village Commercial zone to achieve a height of 35 feet.

## View Protection

### **Goal 6. Protect Manchester's existing views of Mt. Rainier, the Cascade Mountain Range, Puget Sound and the Seattle skyline.**

- Policy Man-9 Establish a View Protection Overlay Zone for the Manchester Village.

### **Goal 7. Encourage development that creates the least impact to existing views.**

- Policy Man-10 Establish a maximum structure height for residential development within the View Protection Overlay Zone. A structure's height will be measured from the average elevation of a property's buildable area to encourage development downslope.

## Natural Systems

### **Goal 8. Maintain and enhance the biological diversity and habitats of fish, birds, wildlife, and plant life within the Manchester Village through critical areas protections.**

- Policy Man-11 Strictly enforce the regulations of the Kitsap County Critical Areas Ordinance (CAO) to protect wetlands, geologically hazardous areas, streams and wildlife habitat.

- Policy Man-12 Adapt all existing regulations as may be necessary to meet future Endangered Species Act (ESA) requirements for critical area and watershed protection.
- Policy Man-13 Identify and protect current wildlife habitats and restore and enhance other areas for future use.
- Policy Man-14 Encourage public ownership and permanent preservation of lots with significant critical areas or wildlife habitat.

**Goal 9. Protect, restore, and enhance the shoreline resources that add to the unique character of the Manchester Village.**

- Policy Man-15 Monitor and publicize the quality of the treated sewage effluent from the Manchester sewage treatment plant.
- Policy Man-16 Protect the shorelines from animal waste contamination through the encouragement of a Conservation District Farm Plan development.
- Policy Man-17 Coordinate with Manchester Port Commission to achieve a balanced use of their public shoreline facilities to create minimal environmental impact.

**Goal 10. Preserve and enhance air quality for the benefit of all species and inhabitants of Manchester.**

- Policy Man-18 Increase opportunities for multimodal transportation options in the Manchester Village.
- Policy Man-19 Encourage the replanting of native tree and plant species on all properties, especially those publicly-held.
- Policy Man-20 Create land use regulations to discourage the removal of native trees and plant life.

**Goal 11. Educate the public on issues of wildlife habitat, critical area and shoreline protection, stormwater management and air quality.**

**Transportation**

**Goal 12. Encourage development of an efficient multimodal transportation system and develop a funding strategy and financing plan to meet its needs.**

- Policy Man-21 All future County paving projects along Beach Dr., Colchester Dr., Madrone St., Alaska Ave. and California Ave., shall include continuous 5-foot paved walkways for pedestrian use. These walkways shall be coordinated with the Mosquito Fleet Trail Plan as necessary.

- Policy Man-22 Developments abutting County rights-of-way within the Manchester Village Commercial boundary necessitate sidewalk construction.
- Policy Man-23 Developers shall install sidewalks on all interior roadways in all new developments of four or more parcels. These sidewalks should be on the uphill side of the street when possible to allow for grassy swales to filter pollutants.
- Policy Man-24 The County shall facilitate the development of the Mosquito Fleet Trail improvements within the Manchester Village Boundary.
- Policy Man-25 Transit travel should be facilitated in all ways reasonable. Encourage the expansion of Kitsap Transit’s route number 86 to increase trip frequency within the Manchester Village Boundary.
- Policy Man-26 Provide sufficient flexibility in the funding process to maximize the ability for local government to develop partnerships with the private sector to optimize funding sources for transportation projects.

**Goal 13. Provide the citizens the opportunity to participate in the development of transportation planning policy.**

- Policy Man-27 Encourage citizen participation, organizations or individuals, in County transportation planning efforts within the Manchester Village.

**Goal 14. Establish minimum Level of Service standards for transportation facilities in accordance with the requirements of the Growth Management Act.**

- Policy Man-28 Transportation improvements shall be available to support planned growth at adopted levels of service concurrent with development.

**Goal 15. Reduce accidents and potential accidents by providing a safe transportation system through good design practices.**

- Policy Man-29 Analyze accident data to determine where safety–related improvements are necessary. Prioritize and implement safety-related improvements during the transportation planning process.

**Goal 16. Minimize negative environmental impacts by the transportation system.**

- Policy Man-30 Maintain environmental standards and mitigation requirements that are the same or higher than those placed upon the private sector.

**Goal 17. Protect existing private residential lanes from commercial traffic impacts.**

Policy Man-31 Prohibit commercial development from utilizing private residential lanes as access points.

## Public Facilities and Utilities

**Goal 18. Provide the availability of sewer service to all residents within the Manchester Village boundary without expansion of the existing sewer treatment plant.**

Policy Man-32 Prohibit, under this Plan, the expansion of the current sewer treatment plant beyond 650,000 gallons per day.

**Goal 19. Encourage expansion of the existing sewer distribution system to all properties within the Manchester Village boundary.**

Policy Man-33 Require 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.

Policy Man-34 Encourage property owners on shorelines or near other critical areas to connect to the sewer system.

**Goal 20. Support development of a comprehensive approach to stormwater management that encourages coordination between transportation, wastewater, stormwater, and private development projects.**

Policy Man-35 Review all new developments to ensure that the projects are coordinated with ongoing regional stormwater system planning and meet the requirements of applicable stormwater regulations.

Policy Man-36 Use structural and non-structural methods to enhance runoff quality and control runoff rates.

Policy Man-37 Involve the Manchester Village community in the assessment and prioritization of stormwater capital facilities projects.

Policy Man-38 Schedule the capital facilities projects identified in the Manchester Area Drainage Improvements Preliminary Design Report for construction by 2022.

Policy Man-39 Continue to identify areas needing improved stormwater infrastructure within the Manchester Village.

**Goal 21. Encourage stormwater management systems that utilize and preserve natural drainage systems, such as streams and construct facilities that complement these systems by taking**

**advantage of opportunities for filtration, infiltration, and flow control where feasible and reasonable.**

- Policy Man-40 Preserve stream and natural drainage systems.
- Policy Man-41 Identify the remaining areas of the natural drainage system in the County as critical drainage areas.

**Goal 22. Limit the amount of impervious surface that can be created on individual residential lots to reduce future increases in stormwater runoff.**

- Policy Man-42 Limit impervious surface for each residentially zoned lot to a maximum of 50% on lots less than .0 acre and 40% on lots more than .0 acre.
- Policy Man-43 Encourage the use of permeable surfaces and other new technologies in building construction and property development.

**Goal 23. Maintain current public facilities and add new facilities when determined by the community.**

- Policy Man-44 Coordinate with the Manchester Village community on any development plans for public facility improvements and additions.

**Goal 24. Provide facilities to serve the variety of ages and needs in the community.**

- Policy Man-45 Facilitate the planning and construction of a community center within the Manchester Village boundary.
- Policy Man-46 Encourage the inclusion of community support agencies in all new public buildings.
- Policy Man-47 The County should consider opportunities for multiple uses in construction of the Alaska Avenue Regional Detention Facility. These uses should be compatible with the neighborhood and the proposed facility. Site amenities should include, at the minimum, appropriate buffering, and clusters of natural vegetation.

## 16.2. Suquamish Rural Village Sub-Area Plan

Suquamish is a rural, historic waterfront community on the Port Madison Indian Reservation located in northern Kitsap County east of the City of Poulsbo along the western shore of Port Madison Bay. There are approximately 470 gross acres of land contained within the Suquamish LAMIRD consisting primarily of single-family homes, a few small businesses, open space and parklands (Figure 16-2).



**Figure 16-2. Suquamish Comprehensive Plan Land Use Map**

Below are goals and policies from the Suquamish Sub-Area Plan adopted in 1999 and amended in December 2005. For more detailed discussion and implementation recommendations, please refer to the Suquamish Sub-Area Plan in its entirety.

## Vision

Suquamish is a rural, historic waterfront community on the Port Madison Indian Reservation, which is defined by strong natural borders in northeast Kitsap County. The Port Madison Indian Reservation is located on the western and northern shore of Port Madison Bay. The reservation also fronts Agate Pass on the western side. Bainbridge Island is located on the eastern side of the Pass. The Agate Pass Bridge connects Bainbridge Island with the Reservation on the Kitsap Peninsula.

Increased growth pressures are threatening the Suquamish Village's natural boundaries. Increased development was beginning to exceed the capacities of the infrastructure systems. Transportation infrastructure and drainage systems were no longer adequate, open space diminished and the rural character of the town changed. Tribal members living in Suquamish and non-Indian residents who moved to Suquamish for its rural qualities and remote location found their chosen lifestyle at risk. However, any vision for Suquamish must balance the preservation of the rights of Tribal members and of non-Indian property owners to enjoy the reasonable use of their land.

The Suquamish Village will make its visitors feel welcome, but not rely solely on tourism as a mechanism for economic health. Economic and cultural diversity shall be celebrated and enhanced for the benefit of all residents of Suquamish. The Suquamish Village's native Indian history and presence shall be enhanced and remain a visible part of the Suquamish experience.

The downtown should remain the heart of Suquamish where residents and visitors will gather together to celebrate traditions and experience daily living. Suquamish will offer small business districts for small-scale neighborhood convenience stores or public services.

It shall become a community where one can enjoy its open spaces and recreational opportunities as well as safe and pleasurable walks along a system of public roadways, which link the neighborhoods to each other and to the commercial districts. The Suquamish Rural Village shall welcome all social and economic groups. It shall provide a sense of community, and the Tribe and the County shall work cooperatively.

### 16.2.1. Goals and Policies

#### Land Use

- Goal 1. Protect and enhance the Suquamish Village character.**
- Goal 2. Protect the entryway of green corridors and surrounding greenbelts of the Suquamish Village.**

**Goal 3. Protect the natural environment and the natural drainage system.**

- Policy Su-1 Work with the citizens of Suquamish to develop land use regulations that preserve the “Rural Village” character of Suquamish.
- Policy Su-2 Work to attract appropriate businesses to assist in the revitalization of downtown core and improve the district’s image.
- Policy Su-3 Establish land uses that support economic diversity in meeting the needs of the Suquamish residents.
- Policy Su-4 Provide affordable housing, as defined by the Kitsap County Consolidated Housing Authority.

**Historic Preservation**

**Goal 4. Preserve, highlight and integrate the rich native and nonnative history of Suquamish in all community planning and development.**

**Goal 5. Create guidelines and policies that recognize the influence of the past, but allow history to be written now and evolve over time.**

- Policy Su-5 Immediately notify the Suquamish Tribe and the Washington State Office of Archaeology when a possible historic site is located.
- Policy Su-6 Buildings and roads should aid in the preservation of historic structures and landscapes, respecting the cultural and historic significance of Suquamish.
- Policy Su-7 Promote the visibility of native Indian culture in the design of public places by integrating Suquamish Tribal symbols, colors and names through coordination with the Tribe.
- Policy Su-8 Develop building and site design guidelines based on the historic character of the Suquamish Village.

**Natural Systems**

**Goal 6. Preserve the biological diversity in Suquamish.**

**Goal 7. Minimize human interference of natural systems in and around Suquamish.**

**Goal 8. Protect, enhance and restore aquatic habitat areas.**

- Policy Su-9 The County, community and Tribe will work together to develop conservation plans for the Suquamish Village, including upcoming ESA mandates.

- Policy Su-10 Consider the impacts on shoreline habitat, conservation areas, and fish and wildlife population when issuing building permits.
- Policy Su-11 Encourage the protection of continuous corridors of native vegetation, as feasible, and to enhance or restore wildlife habitat by transplanting or planting native vegetation in the disturbed landscape.
- Policy Su-12 Encourage voluntary protection of species and habitats by homeowners and on public lands and through use of conservation easements, land trusts, etc.
- Policy Su-13 Use native plants to assist in the restoration of original landscapes.

## Transportation

**Goal 9. Encourage an efficient multimodal transportation system for the Suquamish Rural Village, in coordination with the Tribe and County.**

**Goal 10. Ensure public involvement in transportation planning.**

**Goal 11. Minimize negative environmental impacts created by improvements to the transportation system.**

**Goal 12. Coordinate land use and transportation planning to help manage growth.**

- Policy Su-14 Develop a public involvement program to include neighborhood group interaction.
- Policy Su-15 Consider land use, scenic values, neighborhood impacts and natural features in the review of road improvement projects.
- Policy Su-16 Establish design guidelines for streets in Suquamish to ensure consistent Village character and safety for pedestrians.
- Policy Su-17 Promote bicycle paths, pedestrian paths and greenbelt links in coordination with the Kitsap County Greenways Plan.
- Policy Su-18 Acquire needed rights-of-way based on the County’s rural roadway design standards.
- Policy Su-19 Provide a safe, comfortable and reliable transportation system.
- Policy Su-20 Integrate drainage and stormwater control systems in the design of roadways and pathways.

## Capital Facilities

**Goal 13. Add new meeting and recreational facilities that have been determined by the community.**

**Goal 14. Provide multi-use facilities to serve the variety of ages and needs in the community.**

Policy Su-21 County, Tribe and community should work together on the development of plans for public facility improvements and additions.

Policy Su-22 Encourage and assist the Tribe in the continuation of the downtown revitalization project.

Policy Su-23 Develop areas for youth to meet. Provide recreational and educational opportunities and activities for Tribal and non-Tribal children and youth, including means of transportation to activities in adjacent communities.

## Parks and Open Space

**Goal 15. Coordinate efforts among the community, the Suquamish Tribe and the County to utilize parks and open space within and surrounding the Suquamish Village to their fullest potential. Develop and maintain both existing and new facilities to enhance the natural character of the land, provide visual interest, and present an attractive appearance to the community.**



**Goal 16. Preserve open space that contributes to community character; protects resources and ecologically sensitive areas; and enhances recreational, educational and aesthetic opportunities.**

**Goal 17. Protect existing parklands, potential recreation areas and natural scenic areas from encroachment of incompatible uses.**

**Goal 18. Provide diversified park and recreational facilities and programs with maximum accessibility and safety for potential users, while maintaining flexibility to meet changing needs and preference.**

**Goal 19. Provide for coordination among the community residents, the Suquamish Tribe, and the County in order to acquire additional properties (lots and/or acreage) for parks, green space/green belts, natural buffers, and open space.**

**Goal 20. Provide a system of mini parks and neighborhood/community parks with facilities appropriate to the needs of residents.**

**Goal 21. Work on developing arts in our parks and public places.**

- Policy Su-24 Organize community efforts to work with the Suquamish Tribe and the County to maintain existing parks and open space within and surrounding the Suquamish Village area.
- Policy Su-25 Organize community groups to work with the County and Suquamish Tribe to further plans, develop and implement Parks and Open Space goals and support policies.
- Policy Su-26 Establish a prioritized list of Parks and Open Space and scenic viewpoint projects throughout the Suquamish Village.
- Policy Su-27 Research available funding and possible sites to create new neighborhood park(s), and open space.
- Policy Su-28 Encourage public ownership and permanent preservation of lots/lands with significant critical areas or wildlife habitat.
- Policy Su-29 Strictly enforce Kitsap County's CAO to protect wetlands, geologically hazardous areas, streams, and wildlife habitat.
- Policy Su-30 Encourage the replanting of native trees and plant species on all properties especially those publicly held; discourage the removal of native trees and plant life.

## Stormwater

**Goal 22. To support development of a comprehensive approach to stormwater management that will identify, prioritize, and implement projects to control flows, reduce flooding, and enhance water quality by:**

- Preserving natural drainage channels, wetlands, and riparian corridors.
- Identifying opportunities and encouraging coordination between Road, Wastewater, Stormwater and private land development projects.
- Providing information and making recommendations that assist the County in developing policy and implementing programs.
- Providing community input into the County's mapping and data gathering efforts to better identify and prioritize potential community improvements.

**Goal 23. Create a stormwater management system that is based on the utilization of natural drainage ways to the maximum extent practicable.**

**Goal 24. Augment the natural system with constructed facilities that complement the natural system by taking advantage of opportunities for filtration, infiltration, and flow control where feasible and reasonable.**

**Goal 25. Develop the system in a manner that uses all known and reasonable technology to ensure that flow rates are controlled and runoff quality is enhanced with the goal of ensuring that stormwater discharges meet applicable standards.**

- Policy Su-31 Preserve the natural drainage system to the maximum extent possible and reasonable.
- Policy Su-32 Identify the remaining areas of the natural drainage system in the County’s GIS as critical drainage areas and restrict land development as necessary to ensure that the natural systems capacity for flow control and water quality enhancement are not compromised.
- Policy Su-33 Retain natural vegetation by limiting the amount of clearing and grading on individual lots to that necessary for construction of proposed improvements.
- Policy Su-34 Limit the amount of impervious surface on individual lots to reduce future increases in stormwater runoff.
- Policy Su-35 Continue to review proposed land development projects to ensure that the projects are coordinated with ongoing regional stormwater system planning and development.
- Policy Su-36 Continue to ensure that new development meet the requirements of applicable stormwater regulations.
- Policy Su-37 Use structural and non-structural methods to provide for increased treatment of runoff from urbanized areas.
- Policy Su-38 Schedule the construction of capital projects identified and prioritized in the regional stormwater study currently underway in Suquamish over a ten-year period.

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