

**Port of Illahee  
P.O. Box 2357  
Bremerton, WA. 98311**

## **2018 COMPREHENSIVE PLAN October 2017**

### **VISION:**

To create, promote and support economic development and community based initiatives within the Port district.

### **GOALS:**

- Provide a site for Port functions at the former and abandoned Illahee Store site, if and when it becomes available for purchase.
- Provide commercial space at the proposed new Port site, if purchased.
- Provide a community center at the proposed new Port site, if purchased.
- Provide a waterfront park on the Port property north of the Illahee dock.
- Provide continued maintenance and upkeep of the Illahee dock.
- Provide a safe and clean environment for fishing, crabbing, shellfish harvesting and squidding at Illahee dock.
- Provide safe, well maintained and enjoyable environment for swimming, scuba diving and observation at the Port waterfront property and the Illahee dock.
- Provide facilities for health, safety, and comfort at all Port sites.
- Enhance the economic and environmental well being of the community.
- Preserve and restore the environmental, aesthetic, biological, cultural, and economic functions and values of marine and upland resources within the Port district for the use and enjoyment of present and future generations.
- Work with other governmental, private, and community entities to accomplish these goals in a cost effective and timely manner.

### **OBJECTIVES:**

- Maintain structural integrity, cleanliness and appearance of Port properties and structures.
- Maintain and beautify landscaping of parking lot and adjacent areas.
- Provide restroom facilities, garbage collection, running water and lighting at Port facilities.
- Maintain an attractive destination for the community to visit for water activities and marine education.
- Support the Illahee specific goals and objectives in the Kitsap County Comprehensive Plan.

- Support the Illahee Creek Watershed Preservation and Restoration Project that summarizes the recommended actions for storm water and aquifer controls listed in the DOE/Port funded Parametrix Illahee Surface Water Management Plan (SWMP) report.

## **PORT DESCRIPTION & PORT PROPERTIES**

The Port of Illahee was established on March 21, 1922. The legal description of the Port District is: All of fractional Section 6, Township 24N, Range 2E; All of fractional Sections 30 and 31, Township 25N, Range 2E; and All of Section 36, Township 25N, Range 1E, W.M.

Illahee Dock Tidelands. On August 19, 1922 the Port acquired “That portion of tidelands in front of Government Lot three (3), Section 31, Township 25 north, Range 2 east, W.M. which is located east of the east end of a certain street, its West end of which intersects With Rose Street, All View Boulevard and Ocean View Boulevard, according to the recorded plat of Illahee on tile in the County Auditor’s office of Kitsap County, State of Washington, situated in the County of Kitsap, Washington Was transferred to the Port of Illahee by a quit claim deed.”

Property at 5560 Ocean View Blvd. In December of 2009, the Port purchased the property at 5560 Ocean View Blvd (tax parcels: 44290160430208 and 4429016036009) for a Port office and meeting space.

Property at 5500 Illahee Road. In July of 2011, the Port purchased the property at 5500 Illahee Road (tax parcel: 4429-001-011-0000) for future use by the Port of Illahee. The property, adjacent to the Port dock and parking area, included a boat ramp providing access to the beach for hand launched boats. The building structure provided use as an upper level rental option (providing a security presence near the dock) and the lower level as a Port storage area and meeting space.

## **PORT FUNCTIONS**

Commissioners of the Port of Illahee meet regularly to discuss the current and future status of the Port and Port business at their monthly public meeting, held at the Port’s meeting room at 5500B Illahee Road, on the 2nd Wednesday of each month at 5:00 pm, Note: Meetings are also held at alternate sites that are ADA accessible such as 5507 Illahee Road and the Kitsap County Sylvan Way Branch Library when requested by those with disabilities.

Commissioners also support the Illahee Community in functions for social and educational interaction.

## **CAPITAL IMPROVEMENT PROGRAM**

The Illahee Port District has identified the following capital improvement acquisition opportunities for possible purchase, gifting, or for grant assistance. Additional opportunities may also be considered to support recommendations identified in the Port/DOE funded Parametrix Illahee Surface Water Management Plan (SWMP).

Illahae Store Property Purchase. “In keeping with the 15 year vision of past Port Commissioners’ the Illahee Store property should be purchased, if and when it may become available, for a multi-purpose Community Center. Subsequent to that original vision, the following issues have been further identified increasing the need to acquiring the property:

- (a) Increased usage of Port facilities has resulted in the need for additional parking which the purchase of the property will help alleviate.
- (b) Statutorily, the acquisition allows the Port of Illahee to move forward with compliance to the American Disabilities Act (ADA) requirement that its meetings be accessible to people with disabilities.”

The above statement is from Port of Illahee Resolutions 2016-4 “Comprehensive Plan Amendment 2010-1” and 2016-6 “Authorization to Purchase the Illahee Store Property Pending: (1) Securing Clear Title, and (2) Successful UST (Underground Storage Tank) Tests”. Both resolutions were passed in 2016.

Community Center Commercial Enterprise/Economic Development. Economic development is the reason Port districts were established, and the purchase of the Illahee Store Property will provide sufficient square footage for a commercial venture at the facility. Furthermore, a commercial use will be an asset for a future waterfront park, and is also compatible with the proposed multi-purpose Community Center.

Waterfront Park. The Port of Illahee has previously discussed the development of the 5500 Illahee Road property as a waterfront park. The park site is adjacent to the dock, the county right-of-way leading to the dock, and the anticipated new Port facilities planned directly across the street. The Port had the 5500 Illahee building inspected for environmental contamination, which was found, and has been cleaned up. Grant funding is proposed to assist with the demolition of the existing building on the property and the construction of a waterfront park.

Port Acquisition Master Plan. With the proposed purchase of the Illahee Store site and the proposed establishment of a waterfront park, the increase in use of those facilities will likely require the Port to look for additional property, primarily, but not limited to

securing more available parking spots. At such time as adjacent and nearby parcels become available, the Port is authorized to consider the purchase of these properties.

Commercial/Recreational Economic Development. Within the Illahee Port district boundary is a 120 acre commercial district along State Route 303. The Port supports economic development on these commercial sites and recreational development and opportunities on the 600+ acres of parks and open space properties within the district.

The Port district includes three miles of shorelines waterfront and uplands with unique natural land features, such that the Illahee area has become a recreational destination of local, regional, and state significance, meeting one of the required objectives of Washington State Port Districts to promote economic development, which includes recreational facilities.

Illahee recreational facilities include: Illahee State Park - a major regional waterfront park with beach access and dock, Rolling Hills Golf Course - a world class golf course serving local and outlying communities, The Illahee Preserve Heritage Park - a 400 plus acre Park and Wildlife Preserve serving the region, and the Port of Illahee Community Dock, another fishing dock and waterfront beach access open to the public.

The Port of Illahee supports the use and development of the above recreational destinations and specifically supports the Illahee Preserve's efforts to continue to complete its acquisition and development plans, which not only support additional recreational opportunities for the public, but also help contain the storm water surges that adversely impact Illahee Creek and Puget Sound, as noted in the Port/DOE supported and funded Parametrix Illahee Surface Water Management Plan (SWMP) and as summarized in the Illahee Creek Watershed Preservation and Restoration Project document.

**ADOPTION:**

The Port of Illahee Commissioners, after a special meeting and public hearing held on September 11, 2017, and after consideration of additional responses during the four weeks of open record written input following the hearing; hereby adopt the above Port of Illahee 2018 Comprehensive Plan on \_\_\_\_\_.

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George Schaefer  
Commissioner

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Cassie Magill  
Commissioner

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James Aho  
Commissioner