

## ENVIRONMENTAL STEWARDSHIP

### GOAL NE-1

*Protect, sustain, and provide for healthy and diverse ecosystems within the Liberty Bay watershed.*

#### **Policy NE-1.1**

The City shall protect critical areas, habitat and the natural ~~environmental quality~~ through land use plans, surface water management plans and programs, comprehensive park plans, development regulations and site-specific project review. {to address PSRC Vision 2050 consistency checklist}

#### **Policy NE-1.2**

The City shall maintain regulations such as the Critical Areas Ordinance (CAO), which provide protection for all regulated critical areas – a) wetlands; b) areas with a critical recharging effect on aquifers (aquifer recharge areas); c) frequently flooded areas; d) fish and wildlife habitat conservation areas; and e) geologically hazardous areas.

- The City's CAO development standards shall incorporate and utilize appropriate and applicable best available science for purposes of designating and protecting all regulated critical areas and give "special consideration" to conservation and protection measures for anadromous fisheries. {to address Commerce Periodic Update checklist}
- The City shall continue to require, as set forth in the CAO, completion of environmental studies by qualified professionals to assess the impact of proposed development on critical areas. {consolidated from NE-1.4}
- The City's CAO shall include penalties to be imposed on property owners or developers who degrade the function or values of wetlands. {consolidated from NE-2.4}

#### **Policy NE-1.3**

The City shall coordinate planning with adjacent jurisdictions, tribes, countywide planning groups and watershed groups, ~~should work in concert with state and regional agencies, as well as with neighboring jurisdictions and tribes,~~ to protect critical area habitat and water quality ~~sensitive areas and the City's natural environment.~~ The City will participate ~~cooperate~~ in watershed planning efforts and consider watershed impacts during decision making. {to address PSRC Vision 2050 consistency checklist}

#### **Policy NE-1.4**

~~The City will continue to require completion of environmental studies by qualified professionals to assess the impact of proposed development on critical areas. The Critical Areas Ordinance shall set forth when and how the environmental studies shall be required.~~ {consolidated into NE-1.2}

#### **Policy NE-1.4.5**

The City shall ~~continue to implement low impact development~~ promote innovative and environmentally sensitive practices ~~techniques~~ in site planning, design, materials selection, construction, and maintenance. ~~for storm water management and mitigation.~~ {to address PSRC Vision 2050 consistency checklist}

#### **Policy NE-1.5-6**

The City shall support ~~encourage~~ environmental stewardship on private and public lands through partnerships and voluntary efforts ~~where appropriate, public private partnerships and voluntary efforts~~ to protect, restore and enhance the quality and functions of the City's critical areas and ~~their~~ associated buffers. {to address PSRC Vision 2050 consistency checklist}

***Policy NE-1.6***~~7~~

~~City regulated environmental protection cannot constitute a legal “takings” of land and~~ The City shall must provide provisions for reasonable use of property according to legal precedent and laws.

***Policy NE-1.8***

~~Critical areas within the shoreline shall be protected by the standards in the CAO, unless the SMP provides for a critical area that is more stringent than that provided in the CAO, in which case the more stringent protection shall apply.~~ {moved under Shoreline section as Policy NE-7.5.}

***Policy NE-1.7***

Support integrated and interdisciplinary approaches for environmental planning and assessments. {to address PSRC Vision 2050 consistency checklist}

***Policy NE-1.8***

Support hydrological functions and water quality, including restoring shorelines and estuaries, removing fish-blocking culverts, reducing use of toxic products, and retrofitting basins to manage stormwater. {to address PSRC Vision 2050 consistency checklist}

## **CRITICAL AREAS**

### **Wetlands**

#### **GOAL NE-2**

**Protect the water quality, flows and ecological integrity of wetlands by appropriately regulating land uses and storm water, through the development review process.**

#### ***Policy NE-2.1***

The City’s Critical Areas Ordinance shall protect existing wetland functions in order to maintain water quality, retention, and wildlife habitat. New development adjacent to protected wetlands shall be subject to vegetative buffers as identified in the Critical Areas Ordinance and other applicable development standards that ensure protection of the wetland and buffer during development. {consolidated from NE-2.3}

#### ***Policy NE-2.2***

The City shall continue to update its existing wetland database using the most recent information available. Wetland identification and delineations completed in conjunction with a land use permit will be entered into the database.

#### ***Policy NE-2.3***

~~Use of fencing, flagging, or tape to mark wetland boundaries and buffers during construction shall be required as a land use permit condition. No construction activity or mechanical equipment shall be allowed in these delineated areas.~~ {consolidated into NE-2.1}

#### ***Policy NE-2.4***

~~The City’s Critical Areas Ordinance shall include penalties to be imposed on property owners or developers who degrade the function or values of wetlands.~~ {consolidated into NE-1.2}

#### ***Policy NE-2.3***~~5~~

Wetland identification, delineation and rating shall be as according to Washington State Department of Ecology’s currently adopted manual and rating system, or as amended hereafter. The City’s Critical Areas Ordinance identifies these documents as the appropriate documents for wetland identification, delineation, and rating.

## Aquifer Recharge Areas

### GOAL NE-3

*Ensure safe and adequate water supplies and protect groundwater quality from potential contaminant sources.*

#### **Policy NE-3.1**

*The City, Kitsap Public Utility District, Kitsap County Health Department, and Kitsap County will continue to be responsible for coordinating water quality protection and planning in multi-jurisdictional watersheds.*

#### **Policy NE-3.2**

*The City, in cooperation with the Kitsap Public Utility District, should continue to identify and map aquifer recharge areas within the city and its urban growth area. Such areas shall be subject to regulations to protect the integrity of identified aquifer recharge areas.*

#### **Policy NE-3.3**

*Proposed development in areas identified as a Critical Aquifer Recharge Area may be required to prepare a hydrogeological report. The City's Critical Areas Ordinance shall set forth the criteria for when such a report is required and the information to be included.*

#### **Policy NE-3.4**

*The City shall include regulations in its Critical Areas Ordinance to enhance recharge of the Poulsbo aquifer. These regulations should include low impact development standards that provide for infiltration of storm water; and small-scale, Best Management Practices required for smaller development that is exempted from requirements for constructed storm water facilities.*

## Frequently Flooded Areas

### GOAL NE-4

*Reduce the risk of damage to life, property, and the natural environment from flooding through appropriate regulatory means.*

#### **Policy NE-4.1**

*The City shall preserve the natural flood storage functions of 100-year floodplains where feasible. The City shall encourage and emphasize non-structural methods for flood prevention and damage reduction, as appropriate. No blockage of floodwaters shall be allowed that could impact neighboring properties.*

#### **Policy NE-4.2**

*Encourage maintenance of natural vegetation in floodplains to minimize runoff into streams and reduce the damage caused by increased stream flow, stream velocity, and flooding.*

## Geologically Hazardous Areas

### GOAL NE-5

*Manage development in geologically hazardous areas to protect public health and safety.*

#### **Policy NE-5.1**

*The Critical Areas Ordinance shall provide standards that assist in protecting human life, property, and essential services from potential geologically hazardous areas. Site-specific studies submitted with development proposals in areas mapped as geologically hazardous shall be required to evaluate the risk, potential impacts and identify necessary mitigations of the proposed development.*

***Policy NE-5.2***

The City shall classify and map ~~of~~ all known geologically hazardous areas and areas of geologic concern. Incorporate information from site-specific geotechnical reports and erosion problems into the City's Geographic Information System to ensure the map remains relevant.

***Policy NE-5.3***

Protect geologically hazardous areas, especially forested steep slopes, recognizing that these areas provide multiple critical area functions, such as preserving vegetated areas for wildlife habitat, linking habitats to valley riparian areas, stabilizing slopes, and allowing for groundwater infiltration providing a water source to wetlands and streams.

***Policy NE-5.4***

Minimize and control soil erosion during and after development through the use of best available technology, best management practices, and other development restrictions. Allow the City to place additional conditions when determined necessary in identified Geologically Hazardous Areas.

**Fish And Wildlife Habitat Conservation Areas**

**GOAL NE-6**

***Protect biological diversity by appropriately regulating fish and wildlife habitat conservation areas.***

***Policy NE-6.1***

The City's Critical Areas Ordinance shall require vegetative buffers along surface waters to protect anadromous fish and wildlife habitat. New development shall be subject to buffers or resource management areas, as identified in the Critical Areas Ordinance and other applicable development standards.

***Policy NE-6.2***

The City shall protect the natural habitat functions of listed or candidate Endangered Species. The City's Critical Areas Ordinance shall establish appropriate protection measures and procedures for habitat conservation.

***Policy NE-6.3***

The City shall continue acquiring appropriate land when it becomes available and affordable, primarily to preserve its function as fish and wildlife habitat. The Dogfish Creek estuary shall continue to be a priority habitat area for acquisition.

***Policy NE-6.4***

Encourage public-private partnerships and voluntary efforts to protect, restore, and enhance fish and wildlife habitat. Support these efforts on public lands by continuing the successful Parks and Recreation Department work parties, and other approved volunteer coordination efforts.

***Policy NE-6.5***

Encourage informational and educational programs and activities dealing with the protection of wildlife. An example of such a program is the Backyard Wildlife Sanctuary program established by the State's Department of Fish and Wildlife.

***Policy NE-6.6***

The City's Critical Areas Ordinance shall include penalties to be imposed on property owners or developers who degrade the habitat function or values of streams or stream buffers.

***Policy NE-6.7***

*Use of fencing, flagging, or tape to mark stream buffer boundaries during construction shall be required as a land use permit condition. No construction activity or mechanical equipment shall be allowed in these delineated areas.*

***Policy NE-6.8***

*Avoid/minimize fine sediment inputs to creeks by eliminating or controlling sediment sources by requiring best management practices and the preparation of an erosion and sediment control plan for sites where vegetation clearing, earth movement, or other soil disturbing activities are proposed to occur.*

***~~Policy NE-6.9~~***

*~~Recommendations from two stream corridor ecological analyses should be reviewed for any appropriate inclusion in the City's storm water management programs or development regulations. These reports have been prepared by P.A. Fishman of SWCA Environmental Consultants, and include:~~*

- ~~▪ "Ecological Condition and CAO Recommendations for North Fork Johnson Creek Corridor, Poulsbo, Washington."~~*
- ~~▪ "Proposed Natural Resource Buffers for Lemolo Creek Corridor, Poulsbo, Washington."~~ (deleted as a more recent (2021) best available science report will be used to review Fish and Wildlife Habitat Conservation Areas development regulations.)*

***Policy NE-6. ~~9-10~~***

*The City shall implement as appropriate the "Dogfish Creek Restoration Project Master Plan," prepared by ICF International, July 2010. The City shall coordinate with the Suquamish Tribe on the planting plan and scheduling of the habitat rehabilitation installation.*

***Policy NE-6. ~~10-11~~***

*Encourage best management practices in the use of herbicides and pesticides near surface waters.*

**SHORELINES AND LIBERTY BAY**

**GOAL NE-7**

***Ensure no net loss of shoreline ecological values and functions, as required by the Shoreline Management Act 90.58 RCW.***

***Policy NE-7.1***

*Proposed development projects shall be reviewed for consistency with the no net loss policy, taking into account (1) the environmental limitations and sensitivity of the shoreline area; (2) proposed mitigation for anticipated impacts; (3) the level of infrastructure and services available; and (4) other comprehensive planning considerations.*

***Policy NE-7.2***

*New development and redevelopment in all shoreline environment designations shall be consistent with the "preferred use" and "priority use" provisions as set forth in 90.58.020 RCW and WAC 173-26-201, or their successors.*

***Policy NE-7.3***

*The City should identify potential opportunities within City-owned shoreline properties for offsite mitigation of shoreline impacts, through restoration of native vegetation and/or habitat functions within the shoreline buffer area.*

***Policy NE-7.4***

*The City should encourage appropriate multiple users and uses to share current and future over-water and in-water facilities and structures, to minimize the need for new, individual over-water and in-water facilities and structures.*

**Policy NE-7.5**

Designated critical areas within the shoreline shall be protected by the standards in the Critical Areas Ordinance (CAO), unless the SMP provides for protection that is more stringent than provided in the CAO, in which case the more stringent protection shall apply. {moved from Policy NE-1.8.}

**GOAL NE-8**

*Manage the City's shorelines by implementing specific policies, use regulations, and development standards for each of the shoreline environments identified in the City's Shoreline Master Plan.*

**Shoreline Residential (SR)**

***Policy NE-8.1***

New development and redevelopment in the ~~Shoreline Residential (SR)~~ environment shall be of a type consistent with a residential environment and shall be compatible with surrounding residential land uses.

***Policy NE-8.2***

In the SR-1 environment, the existing natural environment should be preserved as much as possible, with new development and enlargement of existing structures within the buffer area being limited to water-dependent use, reasonable use, and/or limited expansion.

***Policy NE-8.3***

The SR-2 environment use regulations shall provide a transition between the preservation focus of the SR-1 environment, to the adjacent residential development outside of the shoreline jurisdiction.

***Policy NE-8.4***

When new development or redevelopment is proposed with more than four dwelling units, designated public access and designated public views shall be preserved, and enhanced when possible.

**High Intensity (HI)**

***Policy NE-8.5***

As set forth in WAC 173-26-211(5)(d) or as subsequently amended, new uses in the HI environment should be prioritized. First priority should be given to water-dependent uses. Second priority should be given to water-related uses and third priority to water-enjoyment uses. New non-water-oriented uses are allowed under the following circumstances: as a minor part of mixed-use development that includes water-dependent uses; when accessory to uses that are water-dependent, water-related or for water-enjoyment; when the site is physically separated from the shoreline from another property or public right-of-way; or when there is no direct access to the shoreline from the site.

***Policy NE-8.6***

Full utilization of the area designated as the HI environment should be achieved before further expansion of the HI environment is allowed unless it is demonstrated that the demand for water-oriented commercial uses cannot be satisfied within the existing HI environment designation.

***Policy NE-8.7***

Existing non-water-oriented uses in the HI environment, such as restaurants and retail shops, may continue to operate under the provisions of the City's zoning ordinance. Redevelopment should be encouraged as water related

*or water enjoyment uses that will take advantage of water views and provide public views and public access where feasible.*

***Policy NE-8.8***

*Compatibility of adjacent land uses and activities in the HI environment shall be encouraged through the design and location of new development and redevelopment, as well as landscaping, visual screening, signage, and lighting, to minimize potential adverse impacts to neighboring properties and protect the aesthetic qualities of the shoreline.*

***Urban Conservancy (UC)***

***Policy NE-8.9***

*New development, or redevelopment or change of land use on commercially zoned property in the UC environment shall not increase the existing density or intensity of land use, exceed the size and scale of existing structures within the shoreline buffer and setback, or extend further waterward than the existing development.*

***Policy NE-8.10***

*Standards should be established for shoreline stabilization measures, vegetation conservation, and shoreline modification in the UC environment, with the intent to protect against further degradation of shoreline values and functions.*

***Policy NE-8.11***

*In the UC environment, water-oriented uses shall be encouraged over nonwater-oriented uses for new development or redevelopment.*

***Policy NE-8.12***

*Restoration of shoreline ecological functions, maintenance of designated public views, and establishment/maintenance of public access shall be priorities when new development or redevelopment is proposed in the UC environment.*

***Policy NE-8.13***

*The City should explore opportunities to acquire property from willing landowners within the UC areas where there are opportunities for expanding public park lands, improving shoreline and estuary restoration and protection efforts, and increasing public access.*

***Natural (N)***

***Policy NE-8.14***

*The N environment in public shoreline parks should be retained for public recreation and public access, and managed to maximize environmental preservation, with a focus on retaining and restoring natural shoreline and habitat functions.*

***Policy NE-8.15***

*Within the N environment, scientific, historical, cultural, and educational research uses, and low-intensity recreational access uses, may be allowed provided that no net loss of shoreline values and functions will result.*

***Policy NE-8.16***

*N areas along the Dogfish Creek estuary shall continue to be preserved and restored, and the establishment and maintenance of public access, public enjoyment, and public views shall be encouraged where a net loss of ecological functions will not occur.*

***Policy NE-8.17***

*The City should explore opportunities to acquire property or obtain public use easements from willing landowners within 0-100 feet of the shoreline, when such acquisition would benefit existing and proposed shoreline public access paths and/or would adjoin existing public shoreline parks.*

**Aquatic (A)**

***Policy NE-8.18***

*Regulations for the A environment should promote preservation and restoration of nearshore ecological function, and preservation and restoration of identified critical saltwater habitat areas.*

***Policy NE-8.19***

*Overwater or in-water development and uses on navigable waters or submerged lands should be located and designed to minimize interference with surface navigation; to minimize adverse visual impacts; and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration or on the nearshore environment.*

***Policy NE-8.20***

*Uses and activities in the A environment should be reviewed for compatibility with adjacent upland uses and environments.*

***Policy NE-8.21***

*New or expanded overwater or in-water structures should not be allowed except as part of a permitted water-dependent use that requires the specific overwater or in-water structure to function correctly.*

***Policy NE-8.22***

*Public recreational use of state uplands and submerged lands shall be protected against competing uses that would interfere with or restrict these uses.*

***Policy NE-8.23***

*Future aquaculture uses are not anticipated within the City's shoreline jurisdiction, for reasons including geographical limitations (shallow, tidal bay), potential conflicts with navigation, and water-quality concerns. However, some scale or form of ~~aquaculture in support of future restoration or enhancement efforts~~ may be appropriate and may be considered ~~by the City on a case-by-case basis~~ through a Shoreline Conditional Use permit. {to address recent amendments to SMP regarding aquaculture}*

**Public Access**

**GOAL NE-9**

*The City shall develop a shoreline public access plan, consistent with the requirements of WAC 173-26-221(4)(c), which identifies existing and proposed public shoreline access points, requirements for dedication of public shoreline access with new shoreline development or redevelopment, and other opportunities for increasing and improving public access to the City's shorelines and the waters of Liberty Bay.*

***Policy NE-9.1***

*The shoreline public access plan should be consistent with and supportive of other relevant comprehensive plan elements, especially the transportation and recreation elements, and with other approved plans and projects for public shoreline access, circulation, and recreation.*

### **Policy NE-9.2**

Public participation and input shall be invited, in accordance with the requirements of WAC 173-26-201 (3)(b)(i), to identify and prioritize in the shoreline access plan the preferences of the City's residents for new and improved access points and other amenities that will increase the public's ability to enjoy the City's shorelines and the waters of Liberty Bay.

Shoreline Features {moved from Goal/Policies NE-11}

### **GOAL NE-10-11**

*Protect the historic, archaeological, and cultural features and qualities of the Poulsbo shoreline.*

#### **Policy NE-10.11.1**

Where possible, identified archaeological areas and historic sites along the City's shorelines should be permanently preserved.

#### **Policy NE-10.11.2**

Consideration should be given to the National Historic Preservation Act of 1966 and Chapter 43.51 RCW to provide for the protection, rehabilitation, restoration and reconstruction of sites, buildings, and structures located along the shoreline that are significant to history, architecture, archaeology or culture.

### **LIBERTY BAY**

### **WATER QUALITY AND BASIN PLANNING**

{new section to address ongoing water quality and watershed basin efforts/planning}

### **GOAL NE-11-10**

*Protect the water quality and ecological integrity of Liberty Bay by appropriately regulating land uses and storm water through the development review process, and by participating in watershed planning efforts.*

#### **~~Policy NE-10.1~~**

~~Protect shoreline ecological processes and functions through regulatory and non-regulatory means, including acquisition of key properties on the Liberty Bay estuary and shoreline; regulation of new development through the City's Shoreline Master Program; and incentives to encourage ecologically sound design.—{Addressed in other policies}~~

#### **~~Policy NE-11.1-10.2~~**

~~Protect critical saltwater habitats in recognition of their importance to the marine ecosystem of Liberty Bay and Puget Sound. These habitats can provide critical reproduction, rearing and migratory nursery areas for fish, juvenile salmon, mollusks such as oysters, marine plants and animals. Habitats of special concern include kelp beds; marine vegetation areas including eelgrass beds; spawning areas for herring, smelt and sand lance; juvenile salmonid migration corridors; rock sole spawning beds; rockfish settlement and nursery areas; and lingcod settlement and nursery areas.~~

#### **~~Policy NE-10.3~~**

~~The City shall, provide regulations to sustain shoreline ecological functions and natural resources, and to encourage and facilitate the restoration of existing impaired ecological functions.—{Addressed in other policies}~~

#### **~~Policy NE-11.2-10.4~~**

The City will continue to implement as appropriate, recommendations of the City of Poulsbo Liberty Bay TMDL Implementation Plan (2016).

**Policy NE-11.3**

Cooperate with regional and local agencies to monitor surface water quality and implement measures to identify and address any sources of pollution. {Added to acknowledge water quality improvement work by City and Health Dept.}

**Policy NE-11.4**

Cooperate with regional and state governments and agencies in the development and implementation of watershed management plans or other types of basin plans which are upstream or downstream from Poulsbo. {Added to acknowledge on-going watershed and basin planning}.

**CLIMATE CHANGE** {New Section to address Vision 2050 Consistency Checklist}

**GOAL NE-12**

Support achievement of regional and state greenhouse gas emissions reduction goals.

**Policy NE-12.1**

Collaborate with other government agencies (such as Puget Sound Regional Council, Puget Sound Clean Air Agency, Washington State Department of Ecology, Kitsap County, other cities) and the private sector to develop and implement strategies for addressing climate change and greenhouse gas reductions.

**Policy NE-12.2**

Encourage conservation by use of alternative energy sources and energy management technologies.

**Policy NE-12.3**

Protect natural resources that sequester and store carbon such as wetlands, estuaries, stream buffers and urban tree canopy.

**Policy NE-12.4**

Reduce vehicle miles traveled and driving alone through land use and transportation strategies that provide opportunities and access to walking, biking, and transit. Support regional and state efforts to electrify the transportation system.

**Policy NE-12.5**

Reduce building energy consumption through green building and promote the adaptive reuse of existing buildings recognizing the emission-reduction benefits of retaining existing buildings.

**GOAL NE-13**

Support regional, state, and local efforts to increase climate resilience by participating in resilience planning and climate preparedness.

**Policy NE-13.1**

Support state, regional and countywide actions that support resilience by identifying and addressing the impacts of climate change and natural hazards on land, water, infrastructure, and health.

**Policy NE-13.2**

Address rising sea water by planning the siting of hazardous industries and essential public services away from the 500-year floodplain.

**Policy NE-13.3**

Assess potential vulnerabilities of the City's infrastructure to climate change impacts, such as flooding, storm surge, sea-level rise, and land hazards.

**Policy NE-13.4**

Enhance the City's urban tree canopy to support community resilience, mitigate urban heat and stormwater runoff. This can be accomplished through a program of tree planting in public areas, including street trees, public parks, public open spaces, and public facilities. Consider programs that create incentives for residents and business to plant trees on their private property, in addition to any required applicable landscaping standards.

**AIR QUALITY** {New Section to address Vision 2050 Consistency Checklist}

**GOAL NE-14**

Support compliance with federal, state, regional and local air quality standards through coordinated, long-term strategies that address the many contributors to air pollution.

**Policy NE-14.1**

Improve air quality through continued coordinated land use and transportation planning and management.

**Policy NE-14.2**

Promote alternatives to the single-occupancy vehicle, including telecommuting/teleworking, car sharing, and transit, as strategies for reducing trips and vehicle-related air pollution.

**Policy NE-14.3**

Reduce airborne particulates through a street sweeping program, dust abatement on construction sites, covered loads of hauled materials, and other methods to reduce dust sources.

**Policy NE-14.4**

Consider purchasing policies and programs for clean and efficient fuels for vehicles and equipment.

**URBAN FORESTRY** (Moved from Land Use Chapter w/proposed edits in red)

**GOAL NE-15**

**Recognize that trees provide many important benefits to our natural and built community - such as reducing erosion, moderating the temperature, cleaning the air, providing wildlife habitat, producing oxygen, and beautifying the community. The City shall recognize and enhance these benefits by encouraging the preservation and management of trees on public and private lands, protecting trees from unnecessary removal or damage during development, and promoting the planting of new trees.**

**Policy NE-15.1 ~~LU-14.1~~**

Continue to support and assist the City's Tree Board in its efforts for the promotion, preservation and enhancement of Poulso's public tree resources.

**Policy NE-15.2 ~~LU-14.2~~**

Maintain or increase the tree canopy in the City through tree retention and/or replacement by:

- Implementing educational programs for property owners and managers;
- Provide incentives for tree retention and planting, including the City's Heritage Tree program;
- Prohibit or limit the amount of significant tree removal on undeveloped property without an approved land use development permit;
- Protect healthy stands or groves of trees on property proposed for development;
- Require where appropriate, financial assurances for required tree planting and maintenance.

**Policy NE-15.3 ~~LU-14.3~~**

Street trees shall be a priority for any public improvement on the City's Urban Collector, Commercial Collector and Neighborhood Collector street classifications. Further, street trees will be required for all Residential Collector streets created through new residential developments. Types, sizing and space requirements shall be as established in the City's Master Public Street Tree Plan. Street trees should be installed in planter strips or tree wells located between the curb and any sidewalk where feasible. Where streets are not a practical location, consider designating areas within the development where trees will be required to be planted on developable lots or separate tracts of land.

**Policy NE-15.4 ~~LU-14.4~~**

Existing trees within a proposed development project is an important factor in its site planning, including determination of building, parking, open space and other feature locations. Tree preservation provisions that encourage the early consideration of tree protection during design and planning of development proposals shall be developed for inclusion in the City's Development Regulations. ~~Maximum tree retention and a treed appearance will be achieved when development occurs through the following:~~

- ~~Establish a minimum tree retention requirement of significant trees and other applicable development standards within the City's zoning ordinance.~~
- ~~Prioritize the retention of viable tree clusters, forested slopes, treed gullies, and trees that are of a species that are long-lived, well-shaped to shield wind, and located so they can survive within a development without other nearby trees.~~
- ~~Establish best management practices based on current landscape industry standards.~~ {deleted to be less specific and determine appropriate standards through development regulations process}.

**Policy NE-15.5 ~~LU-14.5~~**

Appropriate native tree species or non-native trees naturally adapted to local conditions, should be encouraged and incorporated, in all new public project landscaping. City public projects and capital improvement projects should be designed to preserve trees to the maximum extent possible.

**Policy NE-15.6 ~~LU-14.6~~**

~~Except as required by regulations adopted by the Department of Natural Resources, No forest harvesting of property (i.e. forest practice conversion type activity) or tree cutting/clearing shall be approved or authorized by the City until such time as the City has approved a land use development permit. Further, the City shall not approve a clearing and/or grading permit until such time as the City has approved a land use development permit.~~ {edited to reflect new process in Tree Cutting Ordinance}.

**Policy NE-15.7 ~~LU-14.7~~**

Identify and plant suitable native trees and native vegetation within degraded stream and wetland buffers. Provide for the retention and new plantings suitable as native trees and vegetation on steep slopes.

**Policy NE-15.8 ~~LU-14.8~~**

*Encourage and incorporate into the City's tree canopy adequate species diversity and an appropriate mix of tree types (evergreen vs. deciduous) to protect the health of the urban forest.*

**Policy NE-15.9 ~~LU-14.9~~**

*Acknowledge that the addition and retention of trees may impact public views. Maintenance practices of trees and shrubs should maintain or enhance designated shoreline public views.*

**Policy NE-15.10**

*Upon consultation with the City Arborist, consider additional planning or resource documents (such as tree stewardship guide) related to ongoing tree stewardship and protection.* {new policy that considers potential resource documents that could be developed}