

Updated Exhibit List – Noll Pointe PRD and Preliminary Plat  
September 18, 2026

| Exhibit | Description                                                               |
|---------|---------------------------------------------------------------------------|
| 1       | Staff Report, dated June 16, 2026                                         |
| 2       | Planned Residential Development and Preliminary Subdivision Application   |
| 3       | Application Narrative                                                     |
| 4       | Planned Residential Development and Preliminary Subdivision Civil Drawing |
| 5       | Open Space Plan                                                           |
| 6       | Landscaping Information                                                   |
| 7       | Preliminary Landscape Plan                                                |
| 8       | 12' Wood Gazebo                                                           |
| 9       | Play Structure                                                            |
| 10      | In Ground Slides                                                          |
| 11      | Wood Fence Detail                                                         |
| 12      | Amenity Information                                                       |
| 13      | Color Palette and Designs                                                 |
| 14      | Amenity Design                                                            |
| 15      | 'Lot Fit' Sample                                                          |
| 16      | Wetland and Stream Determination Report                                   |
| 17      | Peer Review                                                               |
| 18      | Preliminary Tree Protection Plan                                          |
| 19      | Peer Review                                                               |
| 20      | Geotechnical Engineering Study                                            |
| 21      | Drainage Report                                                           |
| 22      | Traffic                                                                   |
| 23      | Traffic Concurrency                                                       |
| 24      | Traffic Impact Analysis                                                   |
| 25      | Interlocal Agreement with Kitsap County for Poulsbo Urban Growth Area     |
| 26      | Neighborhood Meeting Packet                                               |
| 27      | Comment 1: Lockhart                                                       |
| 28      | Comment 2: Float                                                          |
| 29      | Comment 3: The Suquamish Tribe                                            |
| 30      | Applicant Response to Comment 1 and 2                                     |
| 31      | Applicant Response to Comment 3                                           |
| 32      | Notice of Application and noticing materials                              |
| 33      | SEPA Threshold Determination                                              |
| 34      | Commented Checklist                                                       |
| 35      | Kitsap County Request for Roadway Improvements                            |
| 36      | Driveway Relocation Private Agreement                                     |
| 37      | Poulsbo Engineering SEPA Review Memo                                      |
| 38      | Planning Commission Public Meeting Notice and noticing materials          |
| 39      | Planning Commission Draft Meeting Minutes                                 |
| 40      | Planning Commission Findings of Fact, Conclusion and Recommendation       |
| 41      | SEPA Mitigated Determination of Nonsignificance                           |
| 42      | Commented Checklist                                                       |
| 43      | Kitsap County Request for Roadway Improvements                            |
| 44      | Driveway Relocation Private Agreement                                     |
| 45      | Poulsbo Engineering SEPA Review Memo                                      |
| 46      | Affidavit of Public Notice                                                |
| 47      | Confirmation SEPA Record Published                                        |

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|    |                                                                                             |
|----|---------------------------------------------------------------------------------------------|
| 48 | Hearing Examiner Public Hearing Notice and noticing materials                               |
| 49 | Hearing Presentation                                                                        |
|    | <b>NEW EXHIBITS</b>                                                                         |
| 50 | Staff Report Addendum No. 2 dated September 3, 2026                                         |
| 51 | Order Reopening Record and Directing Limited Supplemental Submissions dated August 26, 2026 |
| 52 | Tree Retention/Replanting Staff Interpretation (and Attachments) dated September 1, 2026    |
| 53 | Washington Forestry Consultants, Inc. – City Comment Response dated September 1, 2026       |
| 54 | Comments Received Following Hearing Examiner Public Hearing                                 |
| 55 | City Response to Public Comment Received Following Supplemental Public Comment              |
| 56 | Applicant Response to Public Comment Received Following Supplemental Public Comment         |
|    |                                                                                             |



## **PLANNING AND ECONOMIC DEVELOPMENT**

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### **STAFF REPORT ADDENDUM NO. 2**

**To:** Hearing Examiner  
**From:** Edie Berghoff, Senior Planner  
**Subject:** Noll Pointe Planned Residential Development | P-09-10-25-01  
**Date:** September 18, 2026

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The Noll Pointe staff report was distributed to the Planning Commission on June 16, 2026. The Planning Commission Public Meeting was held June 23, 2026. Staff Report Addendum 1 was provided to the Hearing Examiner for the Public Hearing held July 16, 2026.

The following items are provided per the Order Reopening Record and Directing Limited Supplemental Submissions dated August 26, 2026.

1. New Exhibit 50: This Staff Report Addendum No. 2 dated September 3, 2026
2. New Exhibit 51: Order Reopening and Directing Limited Supplemental Submissions dated August 26, 2026.
3. New Exhibit 52: Tree Retention/Replanting Staff Interpretation (and Attachments) dated September 3, 2026,
4. New Exhibit 53: City Comment Response, Washington Forestry Consultants, Inc, dated September 1, 2026.
5. New Exhibit 54: Comment Received Following Hearing Examiner Public Hearing
6. New Exhibit 55: City Response to Comment Received dated September 18, 2026
7. New Exhibit 56: Applicant Response to Comment Received dated September 18, 2026

**BEFORE the HEARING EXAMINER for the CITY of POULSBO**

**In the Matter of the Application for  
Noll Pointe Planned Residential Development  
and Preliminary Subdivision**

**Planning File No. P-09-10-25-01**

**ORDER REOPENING RECORD AND DIRECTING LIMITED SUPPLEMENTAL  
SUBMISSIONS**

**I. Authority**

This is a Type III project-permit proceeding in which the Hearing Examiner is the final decision authority. PMC 19.40.040(F). The Examiner must approve or approve with modifications if the Applicant demonstrates compliance with the applicable decision criteria and may impose conditions necessary to ensure compliance. PMC 19.40.040(F)(1). If information, analysis, revisions, or other material needed to satisfy applicable law or code requirements have not been provided, the Examiner may remand the matter for submission of the required material while retaining jurisdiction. PMC 19.40.040(F)(2)(a). Any material submitted must be made available to all parties, who must be afforded an opportunity to review and rebut it. PMC 19.40.040(F)(2)(b).

Rule 1.17(d) of the City of Poulsbo Hearing Examiner Rules of Procedure authorizes the Examiner, before issuing a decision, to reopen a closed record for good cause. The Rule authorizes the Examiner to limit the scope of additional evidence or testimony and to limit the reopened proceeding to written submissions. Rules 1.4(f) and 1.17(b) further authorize the Examiner to request additional information or legal briefing and to allow participants to respond to matters raised. Rule 3.2 authorizes post-hearing written responses, and Rule 3.9 places the burden on the Applicant to establish by a preponderance of the evidence that the proposal complies with applicable state law and City codes and standards.

**II. Good Cause for Limited Reopening**

Good cause exists to reopen the record for the limited purpose identified below.

During the recent hearing and post-hearing proceedings concerning Cedar View at Glennwood Planned Residential Development and Preliminary Subdivision, Planning File No. P-11-04-25-02, the application of the tree-retention and replacement provisions of Chapter 18.180 PMC was examined more closely. The Cedar View record applied the alternative-retention provision by equating the number of replacement trees with twenty-five percent of the existing healthy significant trees. *See Cedar View Staff Report* at 12–13. City staff indicated that Noll Pointe and Cedar View were among the first applications in which this particular code language had been applied. The discussion indicated that the provisions requiring consideration of equivalent diameter inches, and not merely the number of trees retained or replaced, had not been squarely addressed. (*Staff testimony during Cedar View hearing*).

The official records further reflect that KPFF Consulting Engineers was involved on the applicant side in both proceedings, although different individual representatives appeared at the respective hearings. In Noll Pointe, KPFF is identified as the Applicant's agent and engineering consultant. *Noll Pointe Staff Report* at 6. In Cedar View, KPFF is identified as the applicant and served as the principal applicant-side consultant. *Cedar View Staff Report* at 5.

Given KPFF's involvement in both matters, the equivalent-diameter issue and the need for a supporting calculation should not be wholly unfamiliar to the Noll Pointe Applicant team. The Examiner anticipates that the Applicant and its consultants have reviewed, or can promptly review, the discussion and supplemental submissions concerning the same or substantially similar code provisions in the Cedar View proceeding. Identification of the Cedar View project and file number in this Order is intended to facilitate that review and allow the Noll Pointe Applicant to supplement its record efficiently with the benefit of the issues identified during the Cedar View hearing.

The Examiner does not presume that the individual representatives who appeared for Noll Pointe participated in, reviewed, or had actual knowledge of the Cedar View proceedings. Nor has the Examiner reached any conclusion concerning the proper interpretation of the cited code provisions or whether either application satisfies them. This limited reopening is intended to provide the City, the Applicant, and all parties of record notice of the precise issue and a fair opportunity to address it before a final decision is issued.

Pursuant to Hearing Examiner Rule 1.14(d), the Examiner takes official notice of the City's published code and the existence and official City record of the Cedar View proceeding. The City shall make the relevant Cedar View materials reasonably available for review by the Noll Pointe Applicant and parties of record during the supplemental-submission period.

### **III. Applicable Tree-Retention Provisions**

PMC 18.180.030(B) provides in its entirety:

#### **B. Tree Retention Requirement.**

1. At least twenty-five percent of the existing trees which are six inches in diameter or greater measured four feet six inches above grade, and meet the priorities in subsection A of this section, shall be retained.
2. The review authority may approve retention of trees which do not meet the size requirement above as a contribution toward the sum of the diameter inches required if a group of trees and its associated undergrowth can be preserved and falls within one of the priorities identified in subsection A of this section.

PMC 18.180.040 authorizes the review authority to approve an alternative tree-retention option. Subsection A provides:

- A. Incorporates the replacement of trees equal in equivalent diameter inches as required in Section 18.180.030(B).

In addition, PMC 18.180.060(A)(1) requires the project-specific tree-retention plan and narrative to “detail how the proposal meets the requirement of this chapter.”

#### **IV. Existing Noll Pointe Record**

The Noll Pointe Tree Protection Plan identifies approximately 2,631 significant trees on the site, ranging from six to thirty-eight inches DBH, of which 1,991 are classified as healthy. *Ex. H1, Preliminary Tree Protection Plan* at 3–4 and Table 1. The Tree Protection Plan calculates the twenty-five-percent retention requirement as 498 significant trees and identifies 268 significant trees proposed for retention, producing a numerical shortfall of 230 trees. *Id.* at 4–5.

The Tree Protection Plan also identifies 87 retained trees measuring less than six inches DBH and assigns those trees a total credit of 304 diameter inches. *Id.* at 4, 6. It nevertheless concludes, without a displayed equivalent-diameter calculation, that the numerical shortfall of 230 significant trees requires 230 replacement trees. Those replacement trees are described as two-inch-caliper deciduous trees or six-foot-tall evergreen trees. *Id.* at 5–6.

The City Arborist stated that he agreed with the replacement calculations and final quantity of 230 replacement trees. *Ex. H2, Third City Arborist Review* at 1. The City Arborist further described tree retention as a combination of retained significant trees, smaller trees measured in equivalent inches, and replacement trees, and again concluded that a minimum of 230 replacement trees would be required. *Id.* at 2. The City Arborist did not include the underlying equivalent-diameter calculation.

The Staff Report similarly states that the required tree retention consists of retained significant trees, smaller trees contributing equivalent inches, and replacement trees. It identifies 230 replacement trees as the required minimum but does not display an equivalent-diameter calculation. *Staff Report* at 15–16. Proposed Condition P19 repeats that a minimum of 230 replacement trees is required and allows a combination of six-foot-tall evergreen trees and two-inch-caliper deciduous trees. *Staff Report, Conditions of Approval*, P19 at 29. The hearing presentation referenced tree retention and the proposed conditions but supplied no additional equivalent-diameter calculation. *Ex. 49, Hearing Presentation* at 11, 17.

A quick review of the existing record shows some detailed tree-count information, DBH ranges, and partial diameter-inch information. It does not appear to contain a calculation demonstrating how the retained significant trees, the 304 diameter inches attributed to the smaller retained trees, and the proposed replacement trees collectively provide the equivalent diameter inches required by PMC 18.180.030(B) and PMC 18.180.040(A). In particular, the record does not appear to clearly identify:

1. The sum of the diameter inches represented by the retention required under PMC 18.180.030(B);
2. The diameter inches provided by the 268 retained significant trees;
3. How the 304 diameter inches attributed to the 87 smaller retained trees are applied to the requirement;

4. The remaining equivalent-diameter obligation after crediting retained significant and smaller trees;
5. The equivalent diameter inches provided by the proposed replacement trees; or
6. How a six-foot-tall evergreen tree, specified by height rather than caliper, is converted into equivalent diameter inches.

Clarification of these matters will assist the Examiner in determining whether the Applicant has demonstrated compliance with the code as written.

## **V. Order**

The record is reopened, and the matter is remanded for limited supplemental submissions addressing the application of PMC 18.180.030(B), PMC 18.180.040(A), and PMC 18.180.060(A)(1).

The City and Applicant shall each submit a written response addressing:

1. How the “sum of the diameter inches required” under PMC 18.180.030(B) should be determined;
2. How the “equivalent diameter inches” requirement of PMC 18.180.040(A) applies when fewer than twenty-five percent of the qualifying existing trees are retained;
3. How credits for smaller trees were / are credited (presumably 304 diameter inches attributed to the 87 smaller retained trees);
4. How the proposed deciduous and evergreen replacement trees are converted into equivalent diameter inches;
5. Whether the Noll Pointe proposal satisfies the cited provisions, including a complete calculation and citations to supporting evidence; and
6. Whether any revision to the Tree Protection Plan, Landscape Plan, or proposed conditions of approval is necessary.

The City and Applicant may submit any supplemental calculation, table, arborist explanation, or other limited supporting material reasonably necessary to address these questions.

### ***Coordinated Submission Schedule***

To promote consistent review of the same or substantially similar code issues and to facilitate efficient participation by City staff, the consulting teams, and interested parties, the submission dates in this proceeding are being set to coincide with the corresponding submission dates established in the Cedar View proceeding. If the Cedar View schedule is modified, the Examiner may issue a corresponding order modifying the deadlines in this proceeding.

The City and Applicant shall file their initial responses no later than Friday, September 4, 2026. All submissions shall be served on the other responding party and provided to the City for inclusion in the official record and posting on the City’s website.

After the submissions have been posted, the City shall notify all parties of record that the materials are available for review. All parties of record may submit written comments limited to the tree-retention and equivalent-diameter issues identified in this Order. Such comments shall be filed no later than Monday, September 14, 2026 at 3:00 p.m.

The City and Applicant may submit written replies addressing the other's initial submission and any timely comments received from parties of record. Replies shall be filed no later than Friday, September 18, 2026, shall be confined to matters raised in the initial submissions or comments, and shall not introduce unrelated evidence or issues.

The Examiner retains jurisdiction over the application and reserves the authority to request additional information, establish further written-response periods, or reconvene the public hearing if the supplemental submissions disclose a material factual or legal issue that cannot fairly or adequately be resolved on the written record. If the public hearing is reconvened, the City shall provide notice as directed by the Examiner and consistent with PMC 19.40.040(E)(5)(a), PMC 19.50.030, and applicable law.

The record is reopened solely for the discrete issues identified in this Order. No submissions addressing unrelated matters will be accepted. Unless otherwise ordered, the record shall close automatically upon expiration of the final reply deadline.

DATED this 26<sup>th</sup> day of August, 2026.

*Transmitted without signature to expedite delivery.*

Gary N. McLean  
Hearing Examiner for the City of Poulsbo



# PLANNING AND ECONOMIC DEVELOPMENT

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## MEMO

**To:** Hearing Examiner  
**From:** Edie Berghoff, Senior Planner  
**Subject:** Application of Alternative Tree Retention/Replanting Option, Noll Pointe PRD (P-09-10-25-01)  
**Date:** September 3, 2026

### Purpose

The purpose of this memorandum is to document the City's interpretation and application of [PMC Chapter 18.180](#), Tree Retention, to the Noll Pointe Planned Residential Development and Preliminary Subdivision (Noll Pointe). Specifically, this memorandum addresses the project's use of the alternative tree retention provisions authorized by [PMC 18.180.040](#) and explains the basis for determining that the project-specific combination of existing significant tree retention, retention of additional smaller trees and natural vegetation, and establishment of 230 replacement trees, together with the approved landscape plan, tree protection measures, establishment requirements, and maintenance assurance, satisfies the requirements and intent of [PMC Chapter 18.180](#) for this project.

This interpretation is based upon the specific conditions present at the Noll Pointe site; the April 23, 2026, Tree Protection Plan prepared by Washington Forestry Consultants, Inc. (WFCI) (Attachment 1); the City's prior independent arborist peer reviews (Attachments 2-4); and the September 2, 2026, Supplemental City Arborist Memorandum prepared by Peninsula Environmental Group (Peninsula Environmental) (Attachment 5). The prior peer reviews document the City's iterative technical review of the project's tree-retention proposal, while the September 2, 2026, memorandum provides the primary technical basis for the City's interpretation of the current Tree Protection Plan, including the replacement-tree methodology, appropriate stocking and planting area, long-term forest health, replacement-tree location, and establishment and maintenance requirements. All referenced documents are attached to this memorandum.

### Applicable Code

[PMC 18.180.010](#) establishes the purpose of the City's tree retention requirements, including retaining clusters of existing trees that contribute to community character, maintaining and protecting property values, enhancing the City's visual appearance, reducing development impacts to stormwater and water resources, and providing transitions between land uses.

For development subject to [PMC Chapter 18.180](#), [PMC 18.180.030](#) establishes priorities that the review authority is to consider when determining appropriate tree retention. These priorities include:

- Trees located within healthy, vegetated groups and stands rather than isolated trees;
- Trees having a reasonable chance of survival following development;
- Trees that can be incorporated into landscaping, setbacks, critical area buffers, perimeter buffers, open space, or recreational areas;
- Trees having a land stability function;
- Trees that will not pose a threat to persons or property; and
- Conifers providing stormwater interception benefits.

[PMC 18.180.030\(B\)\(1\)](#) establishes the City's baseline quantitative requirement: at least 25% of existing trees six inches or greater in diameter that meet the priorities identified by the section are to be retained.

[PMC 18.180.040](#) expressly authorizes the review authority to approve an alternative tree retention option and identifies four alternatives through subsections (A) through (D). As discussed below, Noll Pointe utilizes a combination of retained trees and supplemental or replacement trees to satisfy the City's tree retention requirements. The replacement component of the proposal is evaluated under Alternative C, which addresses supplemental or replacement trees in lieu of retention. Because the Noll Pointe proposal includes replacement trees, it also provides the maintenance assurance device identified in Alternative D.



Accordingly, [PMC Chapter 18.180](#) does not require preservation of existing trees without consideration of their condition, location, long-term viability, or potential risk. Rather, the chapter directs the review authority to consider both the quantity of trees and the quality and long-term viability of the vegetation that would remain following development.

### **Noll Pointe Existing Tree Conditions**

Noll Pointe consists of approximately 15.05 acres containing a mature stand of native, second-growth trees. The project arborist estimates approximately 2,631 significant trees within the stand, ranging from 6 to 38 inches DBH, of which 1,991 are classified as healthy significant trees. The stand includes bigleaf maple, Douglas-fir, red alder, western redcedar, western white pine, and western hemlock. Tree conditions range from dead to very good, with most trees described as being in good condition or better.

Applying the 25% requirement of [PMC 18.180.030\(B\)\(1\)](#) to the 1,991 healthy significant trees results in a baseline retention requirement of 498 trees. Under the April 23, 2026, Tree Protection Plan, the project identifies 268 trees for purposes of retention and protection within the designated tree retention tracts. The retention areas also contain 87 trees smaller than six inches DBH representing 304 equivalent diameter inches, which provide additional retained vegetation within those areas. The remaining numerical shortfall from the 498-tree baseline is 230 trees, which the applicant proposes to address through replacement planting.

Noll Pointe does not propose removal and replacement of the existing forest stand as a whole. Instead, the project utilizes a combination of retained significant trees, retained smaller trees and natural vegetation, and supplemental replacement trees to satisfy the requirements and purposes of [PMC Chapter 18.180](#).

The project arborist further identified the importance of maintaining retained trees in groups to reduce potential windthrow and established tree protection measures for the retained areas. The Tree Protection Plan requires protection of the critical root zones, restrictions on root-disturbing activity, and continued arborist involvement where construction activity may affect retained trees.

### **Alternative Tree Retention Option**

[PMC 18.180.040](#) expressly authorizes the review authority to approve an alternative tree retention option and identifies four alternatives, one of which must be met for the review authority to approve an alternative tree retention proposal. The alternatives are:

- A. Incorporates the replacement of trees equal in equivalent diameter inches as required in [PMC 18.180.030\(B\)](#).
- B. Incorporates the retention of other trees and natural vegetation in equivalent diameter inches as required in [PMC 18.180.030\(B\)](#) and is in consolidated locations that promote the natural vegetated character of the site.
- C. Where an alternative proposal includes supplemental or replacement trees in lieu of retention, the applicant shall utilize plant materials which complement the natural character of the Pacific Northwest, and which are adaptable to the climatic, topographic, and hydrologic characteristics of the site. A landscape plan is required to be submitted.
- D. Where an alternative proposal includes supplemental or replacement trees in lieu of retention, the application shall be required to provide a maintenance assurance device, as set forth in [PMC 18.130.060\(C\) or \(D\)](#).

Noll Pointe uses a combination of existing tree retention and replacement planting to satisfy the City's tree retention requirements. The project does not rely exclusively upon replacement trees in lieu of retention. Of the 498 trees that otherwise would be required to be retained, 268 trees are identified for retention and protection within designated tree tracts, resulting in a numerical shortfall of 230 trees. The retention areas also contain 87 smaller trees representing 304 equivalent diameter inches, which contribute additional retained vegetation and screening within the designated tree tracts. The applicant proposes 230 replacement trees to address the remaining numerical shortfall.

For the replacement component of the proposal, Noll Pointe relies upon [PMC 18.180.040\(C\)](#), which separately addresses proposals using supplemental or replacement trees in lieu of retention. Under Alternative C, replacement plant materials must complement the natural character of the Pacific Northwest, be adaptable to the climatic, topographic, and hydrologic characteristics of the site, and be shown on a landscape plan.

The April 23, 2026, Tree Protection Plan proposes a minimum of 230 replacement trees, consisting of two-inch-caliper deciduous trees and/or six-foot-tall evergreen trees. The Tree Protection Plan identifies these trees as intended to reflect the composition of the existing forest. Staff finds that the 230 replacement trees proposed to address the remaining tree-retention shortfall may be evaluated under Alternative C of [PMC 18.180.040](#) rather than the equivalent-diameter-inch replacement methodology identified in Alternative A.

The September 2, 2026, Supplemental City Arborist Memorandum provides technical support for this project-specific approach. The City Arborist recommends application of a tree-to-tree replacement methodology for the current proposal, under which the 230 replacement trees correspond to the remaining numerical deficiency from the 498-tree baseline. The City Arborist further concludes that application of an equivalent-diameter-inch methodology would result in

substantially greater planting density and land-area requirements and, where adequate growing space is unavailable, would result in excessive competition inconsistent with long-term forest health.

Because the Noll Pointe proposal includes replacement trees, it also provides the maintenance assurance device identified in [PMC 18.180.040\(D\)](#). Consistent with the conditions of project approval and the September 2, 2026, City Arborist recommendation, tree-retention replacement plantings will be subject to a five-year establishment and maintenance assurance period. The City Arborist recommends the extended period to provide additional opportunity to identify establishment failures, irrigation deficiencies, unsuitable planting locations, mortality, or other problems and to require corrective action or replacement where necessary. The five-year period exceeds the City's typical two-year maintenance period for other landscaping.

### **Project-Specific Tree Retention and Replacement Approach**

Of the approximately 2,631 significant trees identified on the property, 640 were classified as unhealthy and 1,991 were identified as healthy significant trees. Applying the 25% requirement of [PMC 18.180.030\(B\)\(1\)](#) results in a baseline retention requirement of 498 significant trees.

The tree-retention proposal was reviewed through several iterations of the Tree Protection Plan. Sound Urban Forestry and Peninsula Environmental provided earlier peer-review comments regarding the project's tree-retention calculations, preservation areas, replacement planting, and long-term forest health. Those reviews informed revisions to the proposal and ultimately led to the April 23, 2026, Tree Protection Plan (Attachment 1) now under consideration. The September 2, 2026, Supplemental City Arborist Memorandum (Attachment 5) evaluates the current proposal and provides the City Arborist's final technical recommendation regarding the applicable replacement-tree approach.

Under the current Tree Protection Plan, Noll Pointe proposes to satisfy the 498-tree baseline through a combination of retention and replacement. The current plan identifies 268 trees for retention and protection, together with additional smaller trees and natural vegetation within the designated retention areas. The remaining numerical deficiency is 230 trees, which the applicant proposes to address through 230 replacement trees.

In the September 2, 2026, Supplemental City Arborist Memorandum, the City Arborist recommends a tree-to-tree replacement approach for the current proposal. Under this approach, the 230 replacement trees correspond to the remaining numerical deficiency from the applicable 498-tree threshold. The City Arborist further clarifies that the 230-tree quantity does not represent the maximum number of trees that could physically be planted on the site; rather, it represents the replacement quantity necessary to address the remaining deficiency under the current Tree Protection Plan.

Accordingly, staff finds that the Noll Pointe proposal may utilize Alternative C of [PMC 18.180.040](#) for the replacement component of the project. The 230 replacement trees do not replace the entirety of the project's tree-retention obligation; rather, they supplement the trees and natural vegetation retained and protected under the current Tree Protection Plan and address the remaining numerical shortfall.

### **Forest Health and Replacement-Tree Stocking**

The September 2, 2026, Supplemental City Arborist Memorandum further evaluates the relationship between replacement-tree quantity, available planting area, and long-term forest health. The City Arborist explains that appropriate stocking must account for available growing space, species composition, mature tree size, competition, and long-term survivability.

At the stocking level evaluated by the City Arborist, approximately 1.7 acres of suitable planting area would be required for 230 replacement trees. By comparison, application of an equivalent-diameter-inch methodology would result in approximately 1,122 replacement trees and require approximately eight acres of suitable planting area at the same stocking level, or approximately 56 percent of the project parcel.

The City Arborist concludes that attempting to accommodate the greater replacement quantity within substantially less land would result in excessive stocking, increased competition, and stagnant forest conditions. Accordingly, the ability to physically plant a greater number of trees does not establish that the resulting density would provide a healthy and sustainable long-term forest condition.

This project-specific forest-health analysis further supports staff's determination that the replacement component may appropriately be evaluated under Alternative C rather than through application of the equivalent-diameter-inch methodology identified in Alternative A.

### **City Arborist Peer Review**

The Noll Pointe tree-retention proposal has been subject to multiple independent City Arborist reviews. Sound Urban Forestry conducted the initial peer review in November 2025, and Peninsula Environmental subsequently reviewed

revised project materials and issued additional comments in March and May 2026. These earlier reviews document the City's iterative technical review of tree-retention calculations, preservation areas, replacement planting, plan consistency, and forest-health considerations and informed subsequent revisions to the proposal.

On September 2, 2026, Peninsula Environmental prepared a Supplemental City Arborist Memorandum addressing the current Tree Protection Plan and providing the primary technical support for the City's present interpretation. The supplemental memorandum evaluates the applicable replacement-tree methodology, appropriate stocking and planting area, long-term forest health, replacement-tree location, and establishment and maintenance requirements.

The City Arborist recommends application of the tree-to-tree replacement approach reflected in the current proposal. Under this approach, 230 replacement trees are required to address the remaining numerical deficiency from the 498-tree baseline.

The City Arborist also concludes that the 230 replacement trees must be planted outside the healthy retained forests. Implanting additional mitigation trees within an existing healthy native forest could exceed the carrying capacity of the forest ecosystem and result in a net loss of forest function rather than additional ecological benefit. The healthy retained forests should therefore remain protected and undisturbed, while the replacement trees are provided adequate growing space in separate planting areas.

The City Arborist does not prescribe the specific configuration necessary to accommodate the replacement trees. Whether compliance requires redistribution of planting areas, modification of tracts, or other changes to the proposed development configuration remains a project-design matter for the applicant and shall be demonstrated through the final landscape plan and applicable Tree Cutting and Clearing, Grading, and/or civil permit submittals.

#### **Consistency with the Purpose of [PMC Chapter 18.180](#)**

The Noll Pointe approach maintains a substantial component of existing forest while supplementing that retention with replacement planting. The proposal identifies 268 trees for retention and protection within consolidated tree tracts, preserves additional smaller trees and natural vegetation within those areas, and requires establishment of 230 replacement trees to address the remaining tree-retention shortfall.

This approach is consistent with the priorities of [PMC 18.180.030\(A\)](#), including retention of trees within healthy vegetated groups and stands, incorporation of retained trees into open space and landscaping areas, consideration of long-term tree survivability, and avoidance of conditions that may create future threats to persons or property.

The City's review also recognizes that successful tree retention involves more than achieving a numerical requirement at the time of development. The retained forest areas must remain viable following construction, while replacement trees must be located and established in areas capable of supporting long-term survival. Excessive stocking may increase competition for growing space, light, water, and soil resources and may diminish rather than enhance long-term forest health.

Staff therefore support the project-specific combination of retained trees and natural vegetation and 230 appropriately located replacement trees as a means of achieving the purposes of [PMC Chapter 18.180](#). Consistent with the September 2, 2026, City Arborist recommendation, the healthy retained forest shall remain protected from additional mitigation-tree planting, and the replacement trees shall be provided sufficient growing space and appropriate conditions for establishment and long-term survival.

#### **Determination**

Based upon the project-specific Tree Protection Plan, the City's independent arborist peer-review record, and particularly the September 2, 2026, Supplemental City Arborist Memorandum, the PED Department finds that Noll Pointe may utilize the alternative tree retention provisions provided by [PMC 18.180.040\(C\)](#) and [\(D\)](#) for the 230 replacement trees required to address the remaining tree-retention shortfall. Alternative C provides the basis for the supplemental replacement-tree component of the proposal, while Alternative D requires the maintenance assurance device associated with those replacement plantings.

For Noll Pointe, the applicable baseline tree-retention requirement is 498 trees. Under the current Tree Protection Plan, 268 trees are identified for retention and protection, together with additional smaller trees and natural vegetation within the designated retention areas. The remaining numerical deficiency is 230 trees.

The PED Department supports and relies upon the September 2, 2026, City Arborist recommendation to apply a tree-to-tree replacement approach to that deficiency. Under this approach, 230 appropriately located replacement trees are required in addition to the trees and vegetation retained and protected under the current Tree Protection Plan. The 230-tree quantity is therefore a project-specific replacement calculation based upon the current Noll Pointe retention configuration and shall not be construed as establishing a generally applicable one-for-one replacement standard under [PMC 18.180.040](#).

Consistent with the September 2, 2026, City Arborist recommendation, the 230 replacement trees shall be installed outside the healthy retained forests and shall be provided sufficient growing space based upon species composition, mature tree size, appropriate stocking, and long-term survivability. Whether compliance requires redistribution of planting areas, modification of tracts, or other changes to the proposed development configuration remains a project-design matter for the applicant and shall be demonstrated through the applicable final plans and permits.

The replacement component shall utilize plant materials appropriate to the natural character and environmental conditions of the site and shall include a final landscape plan, required tree-protection measures, adequate growing space, appropriate species selection, irrigation during establishment, monitoring, and replacement of mortality or unsuccessful plantings as necessary. Pursuant to [PMC 18.180.040\(D\)](#), a maintenance assurance device shall be provided for the replacement plantings. Consistent with the September 2, 2026, City Arborist recommendation, tree-retention replacement plantings shall be subject to a five-year establishment and maintenance assurance period.

This determination is site-specific and does not establish a generally applicable numerical replacement formula or planting methodology for future alternative tree retention proposals. Future requests must be evaluated based upon the applicable provisions of [PMC Chapter 18.180](#), the amount and quality of existing vegetation proposed for retention, site and forest conditions, development configuration, long-term viability of retained trees, appropriate replacement-tree stocking and location, and, where applicable, review and recommendation of the City Arborist.

#### **Additional Context – Long-Term Viability of Retained Tree Stands**

The Noll Pointe proposal retains a portion of the existing mature forest within designated tree retention tracts. Because retained trees will remain adjacent to areas of clearing, grading, and development, long-term viability of those retained stands is an important component of the City's review.

The project arborist identified potential increased wind exposure to trees along portions of the site following clearing and established measures intended to protect retained trees and their critical root zones during construction. The Tree Protection Plan includes tree-protection fencing, restrictions on root-disturbing activity, and continued arborist involvement where construction activity may affect retained trees.

The September 2, 2026, City Arborist review further emphasizes that healthy retained forest areas should remain protected and should not be used to accommodate mitigation-tree planting where doing so could exceed the carrying capacity of the existing forest. Accordingly, the City's determination relies upon continued protection of the retained forest, appropriate stocking and placement of the 230 replacement trees, adequate growing space, establishment and monitoring measures, replacement of mortality as necessary, and the five-year establishment and maintenance assurance period. Collectively, these measures are intended to support sustainable long-term tree and forest condition following development.

#### **Attachments:**

1. Washington Forestry Consultants, Inc. Tree Protection Plan, dated April 23, 2026
2. Sound Urban Forestry Peer Review, dated November 18, 2025
3. Peninsula Environmental Peer Review, dated March 13, 2026
4. Peninsula Environmental Peer Review, dated May 12, 2026
5. Peninsula Environmental Supplemental City Arborist Memorandum, dated September 2, 2026

# WASHINGTON FORESTRY CONSULTANTS, INC.

FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



O: 360/943-1723  
C: 360/561-4407

## - Preliminary Tree Protection Plan-

### NOLL POINTE

NE Lincoln Road & Noll Road NE  
Poulsbo, Washington

Prepared for: Trumark Homes Washington LLC  
Prepared by: Washington Forestry Consultants, Inc.  
Date of Report: April 23, 2026

### Introduction

The project proponent is planning to construct a new 69-lot single-family home plat on one parcel totaling 15.05-acres between NE Lincoln Road and Noll Road NE in Poulsbo, WA. The proponent has retained WFCI to:

- Evaluate all significant ( $\geq 6$  inches diameter) trees on the site pursuant to the requirements of Chapter 18.180 of Poulsbo Municipal Code.
- Make recommendations for tree removal and retention.
- Complete the required minimum stocking and tree replacement calculations.

### Methodology

The significant (6-inches DBH and larger) trees on the parcel were inventoried using standard forestry sampling methodology. Twelve variable area plots were installed on a systematic grid across the parcel. The plot locations are marked in the field with pink flagging. Data from the counts of significant trees were entered into SuperAce<sup>®</sup>, a forest inventory software program that projected the total number of significant trees of the project. This plot data will be used to determine the 25% tree retention requirement. Sampling was designed to and achieved a 95% confidence level for the projection of the population of significant trees. The evaluation used methodology developed by the International Society of Arboriculture and Matheny and Clark (1998)<sup>1</sup>.

<sup>1</sup> Nelda Matheny and James R. Clark. (1994). A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas (2nd Edition). International Society of Arboriculture, Champaign, IL.

## Observations

### Site Description

The site is made up of 1 parcel, legally described as parcel #: 132601-1-018-2008. The parcel is moderately sloped to the east. The site is bordered by single-family homes to the north and south, Noll Road NE to the east, and NE Lincoln Road to the west. There are no improvements on the site.

### Soils

According to the USDA Web Soil Survey there are three soil types on the project site.

The first two soils are variants of the Poulsbo gravelly sandy loam located on the site. These soil types are a moderately deep, moderately well drained soil found on glacial terraces. A weakly cemented hardpan is at a depth of 20 to 40 inches. Permeability is moderately rapid above the hardpan and very slow in the pan. Available water capacity is very low. Effective rooting depth is 20-40 inches. A perched seasonal high-water table is at a depth of 12-30 inches from November to March. The potential for windthrow of trees is moderate under normal conditions. New trees require irrigation for establishment.

The third soil type is the Kapowsin gravelly ashy loam, a very deep, moderately well drained soil. It is formed in glacial till under conifers. A water table is perched above the very slowly permeable, weakly cemented, and compact substratum during the rainy season. The available water capacity for plants is low to moderate. The effective rooting depth for trees is 40 inches. Some windthrow trees can be expected during the winter months when the soil is saturated.

**Figure 1: Noll Pointe Project Soil Map.**



22 – Kapowsin gravelly ashy loam 0 – 6% slope  
39 – Poulsbo gravelly sandy loam 0 – 6% slope  
40 – Poulsbo gravelly sandy loam 6 – 15% slope

## Existing Tree Conditions

There is one forest cover type on the parcel for the purposes of description, see Attachment #1.

**Type I.** -- Cover Type I covers the entire 15.05-acre parcel. The type is a mature stand of native, second growth trees. Tree species include bigleaf maple (*Acer macrophyllum*), Douglas-fir (*Pseudotsuga menziesii*), red alder (*Alnus rubra*), western redcedar (*Thuja plicata*), western white pine (*Pinus monticola*), and western hemlock (*Tsuga heterophylla*). There are projected to be 2,631 trees in this type, ranging in size from 6 to 38 inches DBH. Tree conditions range from 'Dead' to 'Very Good' with most trees described as being in 'Good' condition or better. One thousand nine hundred and ninety-one (1,991) of the 2,631 trees are healthy significant trees.



**Photo 1. View of typical trees in Type I on Noll Pointe site.**

The understory vegetation is moderately dense shrubs including evergreen huckleberry (*Vaccinium ovatum*), salal (*Gaultheria shallon*), western sword fern (*Polystichum munitum*), Indian plum (*Oemleria cerasiformis*), salmon berry (*Rubus spectabilis*), and creeping Oregon grape (*Mahonia repens*).

**Table 1. Summary of Trees in Cover Type I.**

| <b>Species</b>     | <b>DBH Range (in.)</b> | <b># of Healthy Trees</b> | <b># of Unhealthy Trees</b> | <b>Total # of Trees</b> |
|--------------------|------------------------|---------------------------|-----------------------------|-------------------------|
| Bigleaf Maple      | 9 – 15                 | 247                       | 0                           | 247                     |
| Douglas-fir        | 6 – 38                 | 1,367                     | 222                         | 1,589                   |
| Red Alder          | 9 – 15                 | 67                        | 418                         | 485                     |
| Western Redcedar   | 14 – 30                | 157                       | 0                           | 157                     |
| Western Hemlock    | 18 – 22                | 59                        | 0                           | 59                      |
| Western White Pine | 16 - 28                | 94                        | 0                           | 94                      |
| <b>Summary</b>     | <b>6 - 38</b>          | <b>1,991</b>              | <b>640</b>                  | <b>2,631</b>            |

### **Potential Tree Retention**

The site plan shows tree retention in three tree tracts totaling 1.76-acres. A PSE powerline easement totaling 0.82-acres runs through two of the tracts. This brings the total area of trees being saved to 0.94-acres. A 100% inventory of the save areas found 268 significant trees growing in the tracts. The inventory also found 87 trees less than 6” DBH totaling 304 diameter inches that are part of the tracts that screen the site from adjacent properties.

### **Impacts to Off-Site Trees**

Trees on the parcels to the north will be exposed to additional winds after the site is cleared. Property lines need staking to properly inventory the edge trees.

## **Discussion**

There are 1,991 healthy significant-sized trees currently growing in the project area. The City of Poulsbo requires 25% significant trees to be retained.

The following is a summary of the proposed tree retention:

|                                                  |                       |
|--------------------------------------------------|-----------------------|
| Total Trees on Site:                             | 2,631 Trees           |
| Number of Unhealthy Trees:                       | <u>640 Trees</u>      |
| Number of Healthy Trees:                         | 1,991 Trees           |
| Required Tree Retention<br>(25% of 1,991 trees): | 498 Significant Trees |
| Planned Tree Retention:                          | 268 Significant Trees |
| Shortfall of Tree Retention Requirement:         | 230 Trees             |

Required Replacement Trees:                      230 Replacement Trees

The proposed site plan is retaining 355 trees in three save tree areas on the site. The site is 230 trees under the required 25% retention. Two hundred and thirty 2”-caliper or 6’ tall evergreen replacement trees are required to meet the tree retention condition.

### **Tree Protection Measures**

Trees to be saved should be protected during site grading and construction with high visibility NGPA fencing on driven posts (see Attachment #4) located at the edge of the critical root zone. This zone is described as a distance of 5 feet outside of the dripline of the save tree unless otherwise specified by WFCI. The fences should be installed after logging and pruning, but prior to the start of land clearing.

There should be no root disturbing activity within the critical root zone of save trees. This includes irrigation line installation, rototilling, equipment operation, trenching, cuts or fills. If roots are encountered outside of the established root protection zone, they should be cut cleanly with a saw and covered immediately with moist soil. If grading or fill soils must impact tree, then the tree should be re-evaluated by WFCI to determine if the tree can be saved. Mitigation to save the tree can then be prescribed, or tree removal may be necessary.

### **Pruning**

Tree pruning may be required where trails, sidewalks, access roads, or other improvements occur near saved trees. Crown raising should be done to a height of 8’ over sidewalks, and 15’ over driveways or streets to allow vehicles to pass without damaging branches. All new buildings should have at least 10 feet of clearance to tree branches. Pruning should be completed prior to construction to avoid tree damage by construction contractors cutting or breaking branches for clearance.

All pruning on save trees should be completed according to the ANSI A300 (2001) standards for proper pruning, and be completed by, or supervised by an International Society of Arboriculture Certified Arborist®.

## Conclusions

### Timeline for Activity

1. The approved tree protection plan map should be included in the construction drawings for bid and construction of the project.
2. Contact WFCI to attend pre-job conference and discuss tree protection issues with logging and clearing contractor. WFCI can verify all trees to be saved and/or removed are adequately marked for retention.
3. Complete logging and removal of any hazard trees within reach of homes or other targets within the project and outside of the project area.
4. Complete all necessary pruning to provide at least 8' of ground clearance near sidewalks and trails, and 15' above all driveways or access roads.
5. Complete land clearing. Do not excavate stumps within 10' of trees to be saved. These should be individually evaluated by WFCI to determine method of removal.
6. Remove any invasive species within tree protection areas. No equipment should enter the tree protection areas.
7. Install tree protection fences along the perimeter landscape and around all interior trees to be saved. The fences should be located at the edge of grading. Maintain fences throughout construction.
8. Complete grading and construction of the project.

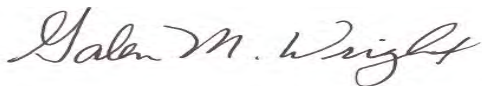
## Summary

There are 1,991 healthy significant trees on the subject parcel. At least 498 significant trees are required to be retained to meet the 25% tree retention requirement. Two hundred and sixty-eight (268) significant trees in three tree tracts are planned to be retained. Three hundred and four (304) diameter inches of 87 non-significant trees are contributing to the tree replacement. At least 230 replacement trees are required to replace the number of trees short of the minimum requirement.

Please give us a call if you have any questions.

Respectfully submitted,

Washington Forestry Consultants



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Certified Forester No. 44  
ISA Tree Risk Assessor Qualified  
ASCA Tree and Plant Appraisal Qualified



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ISA Certified Arborist  
Urban Forest Professional, PN-5939AM  
ISA Tree Risk Assessor Qualified

## Attachment 1. Aerial Photo of Noll Pointe Project Area

(Kitsap County Parcel Viewer 2021)



— Project & Forest Cover Type Boundary

## Attachment 2. Noll Pointe Preliminary Site Plan



 Potential Tree Retention Areas

 Tree Protection Fence Location

**Attachment 3. Stand Summary Reports by Type**  
**(2 pages attached)**

# Stand Summary Report

State, County:

Project: KITSAP COUNTY

Tract: NOLL POINTE

Stand: 0001

Acres: 15.05

# Plots: 12

# Trees: 53

# Measured Trees: 0

# Count Trees: 53

Species: GEN WEST

Sort: ACI SORTS-SPECIES

Grade: NW SCALE GRADES

Price: ACI-2018

Cost: ACI-2023

Page: 1/2

Date: 06/27/2025

Cruised: 03/26/2025

Grown To:

Edited: 03/26/2025

| Spp  | St | Dbh | Smpl Trees | Avg Age | Avg FF | Avg Total Ht | Trees /Ac | BA /Ac | Logs /Ac | Ht/D Inches | Net Per Log |      | Net Per Acre |      |      | BdFt Def % | Total Net |     |     |
|------|----|-----|------------|---------|--------|--------------|-----------|--------|----------|-------------|-------------|------|--------------|------|------|------------|-----------|-----|-----|
|      |    |     |            |         |        |              |           |        |          |             | CuFt        | BdFt | Tons         | CuFt | BdFt |            | Tons      | Ccf | Mbf |
| DF   | 0  | 12  | 0          | 50      | 90     | 0            | 5.240     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 0  | 13  | 0          | 50      | 90     | 0            | 4.465     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 0  | 15  | 0          | 50      | 90     | 0            | 3.353     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF-0 |    |     | 0          | 50      | 90     | 0            | 13.058    | 12.35  | 0.000    | 0.0         | 0           | 0    |              |      |      | 0.0        |           |     |     |
| DF   | 2  | 21  | 0          | 50      | 90     | 0            | 1.711     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF-2 |    |     | 0          | 50      | 90     | 0            | 1.711     | 4.12   | 0.000    | 0.0         | 0           | 0    |              |      |      | 0.0        |           |     |     |
| DF   | 3  | 6   | 0          | 50      | 90     | 0            | 20.959    | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 3  | 9   | 0          | 50      | 90     | 0            | 9.315     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 3  | 10  | 0          | 50      | 90     | 0            | 7.545     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 3  | 13  | 0          | 50      | 90     | 0            | 4.465     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 3  | 15  | 0          | 50      | 90     | 0            | 3.353     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 3  | 17  | 0          | 50      | 90     | 0            | 2.611     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 3  | 24  | 0          | 50      | 90     | 0            | 1.310     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 3  | 38  | 0          | 50      | 90     | 0            | 0.523     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF-3 |    |     | 0          | 50      | 90     | 0            | 50.080    | 32.92  | 0.000    | 0.0         | 0           | 0    |              |      |      | 0.0        |           |     |     |
| DF   | 4  | 9   | 0          | 50      | 90     | 0            | 9.315     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 4  | 15  | 0          | 50      | 90     | 0            | 3.353     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 4  | 16  | 0          | 50      | 90     | 0            | 2.947     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 4  | 18  | 0          | 50      | 90     | 0            | 2.329     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 4  | 19  | 0          | 50      | 90     | 0            | 4.180     | 8.23   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 4  | 20  | 0          | 50      | 90     | 0            | 1.886     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 4  | 22  | 0          | 50      | 90     | 0            | 1.559     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 4  | 24  | 0          | 50      | 90     | 0            | 1.310     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 4  | 26  | 0          | 50      | 90     | 0            | 1.116     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 4  | 28  | 0          | 50      | 90     | 0            | 0.962     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF-4 |    |     | 0          | 50      | 90     | 0            | 28.958    | 45.27  | 0.000    | 0.0         | 0           | 0    |              |      |      | 0.0        |           |     |     |
| DF   | 5  | 18  | 0          | 50      | 90     | 0            | 2.329     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 5  | 24  | 0          | 50      | 90     | 0            | 2.620     | 8.23   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 5  | 25  | 0          | 50      | 90     | 0            | 1.207     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 5  | 26  | 0          | 50      | 90     | 0            | 2.232     | 8.23   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 5  | 28  | 0          | 50      | 90     | 0            | 2.887     | 12.35  | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF   | 5  | 38  | 0          | 50      | 90     | 0            | 0.523     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| DF-5 |    |     | 0          | 50      | 90     | 0            | 11.798    | 41.15  | 0.000    | 0.0         | 0           | 0    |              |      |      | 0.0        |           |     |     |
| RA   | 0  | 9   | 0          | 50      | 90     | 0            | 9.315     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| RA   | 0  | 10  | 0          | 50      | 90     | 0            | 15.090    | 8.23   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| RA   | 0  | 15  | 0          | 50      | 90     | 0            | 3.353     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| RA-0 |    |     | 0          | 50      | 90     | 0            | 27.759    | 16.46  | 0.000    | 0.0         | 0           | 0    |              |      |      | 0.0        |           |     |     |
| RA   | 3  | 13  | 0          | 50      | 90     | 0            | 4.465     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| RA-3 |    |     | 0          | 50      | 90     | 0            | 4.465     | 4.12   | 0.000    | 0.0         | 0           | 0    |              |      |      | 0.0        |           |     |     |
| BM   | 4  | 10  | 0          | 50      | 90     | 0            | 7.545     | 4.12   | 0.000    | 0.0         |             |      |              |      |      | 0.0        |           |     |     |
| BM-4 |    |     | 0          | 50      | 90     | 0            | 7.545     | 4.12   | 0.000    | 0.0         | 0           | 0    |              |      |      | 0.0        |           |     |     |

# Stand Summary Report

State, County:

Project: KITSAP COUNTY

Tract: NOLL POINTE

Stand: 0001

Acres: 15.05

# Plots: 12

# Trees: 53

# Measured Trees: 0

# Count Trees: 53

Species: GEN WEST

Sort: ACI SORTS-SPECIES

Grade: NW SCALE GRADES

Price: ACI-2018

Cost: ACI-2023

Page: 2/2

Date: 06/27/2025

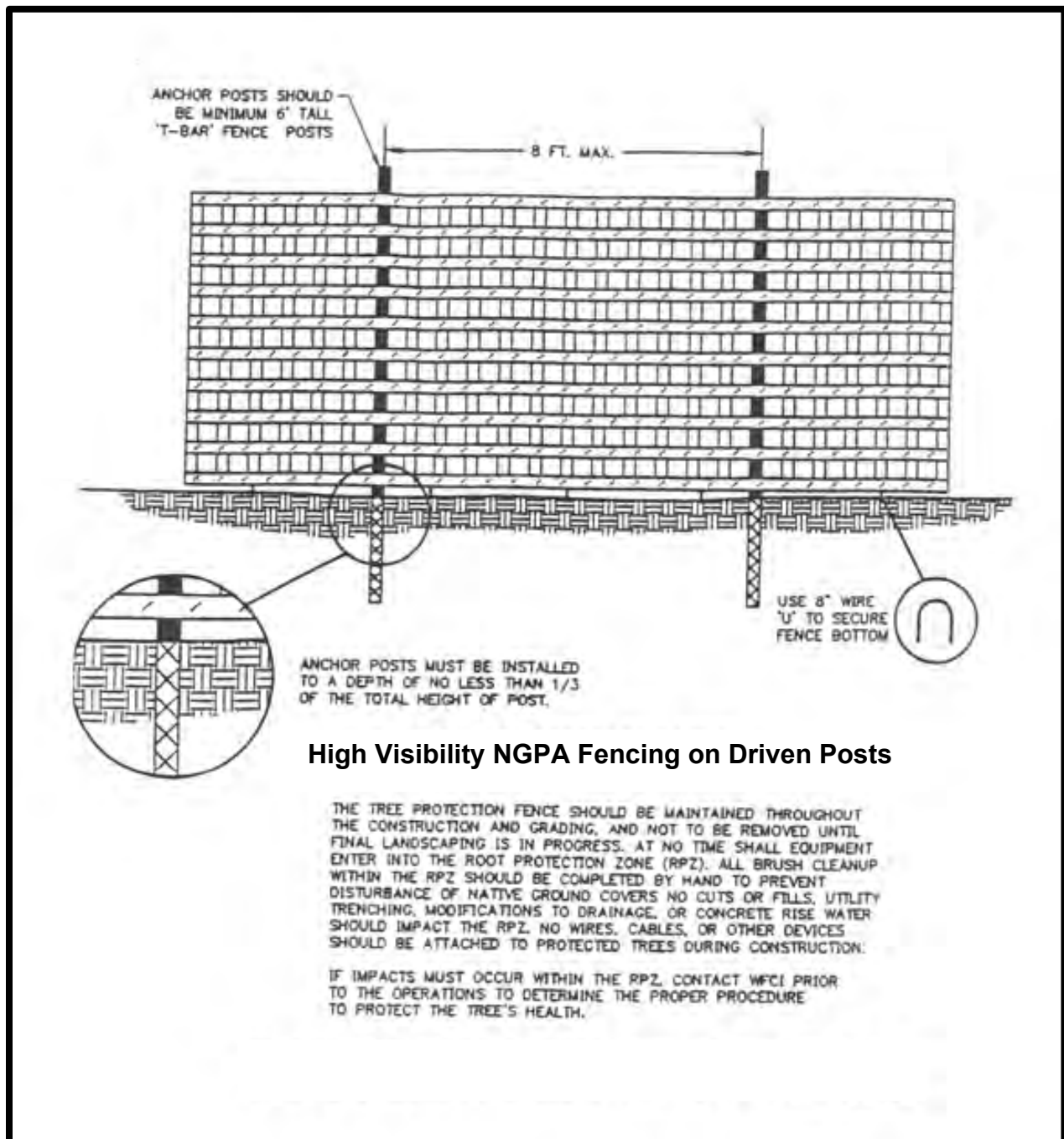
Cruised: 03/26/2025

Grown To:

Edited: 03/26/2025

| Spp             | St | Dbh | Smpl<br>Trees | Avg<br>Age | Avg<br>FF | Avg<br>Total<br>Ht | Trees<br>/Ac | BA<br>/Ac | Logs<br>/Ac | Ht/D<br>Inches | Net Per Log |      | Net Per Acre |      |      | BdFt<br>Def | Total Net |     |     |
|-----------------|----|-----|---------------|------------|-----------|--------------------|--------------|-----------|-------------|----------------|-------------|------|--------------|------|------|-------------|-----------|-----|-----|
|                 |    |     |               |            |           |                    |              |           |             |                | CuFt        | BdFt | Tons         | CuFt | BdFt | %           | Tons      | Ccf | Mbf |
| BM              | 5  | 11  | 0             | 50         | 90        | 0                  | 6.236        | 4.12      | 0.000       | 0.0            |             |      |              |      |      | 0.0         |           |     |     |
| BM              | 5  | 17  | 0             | 50         | 90        | 0                  | 2.611        | 4.12      | 0.000       | 0.0            |             |      |              |      |      | 0.0         |           |     |     |
| BM-5            |    |     | 0             | 50         | 90        | 0                  | 8.846        | 8.23      | 0.000       | 0.0            | 0           | 0    |              |      |      | 0.0         |           |     |     |
| RC              | 3  | 14  | 0             | 50         | 90        | 0                  | 3.850        | 4.12      | 0.000       | 0.0            |             |      |              |      |      | 0.0         |           |     |     |
| RC-3            |    |     | 0             | 50         | 90        | 0                  | 3.850        | 4.12      | 0.000       | 0.0            | 0           | 0    |              |      |      | 0.0         |           |     |     |
| RC              | 4  | 25  | 0             | 50         | 90        | 0                  | 1.207        | 4.12      | 0.000       | 0.0            |             |      |              |      |      | 0.0         |           |     |     |
| RC-4            |    |     | 0             | 50         | 90        | 0                  | 1.207        | 4.12      | 0.000       | 0.0            | 0           | 0    |              |      |      | 0.0         |           |     |     |
| RC              | 5  | 19  | 0             | 50         | 90        | 0                  | 2.090        | 4.12      | 0.000       | 0.0            |             |      |              |      |      | 0.0         |           |     |     |
| RC              | 5  | 24  | 0             | 50         | 90        | 0                  | 1.310        | 4.12      | 0.000       | 0.0            |             |      |              |      |      | 0.0         |           |     |     |
| RC              | 5  | 26  | 0             | 50         | 90        | 0                  | 1.116        | 4.12      | 0.000       | 0.0            |             |      |              |      |      | 0.0         |           |     |     |
| RC              | 5  | 30  | 0             | 50         | 90        | 0                  | 0.838        | 4.12      | 0.000       | 0.0            |             |      |              |      |      | 0.0         |           |     |     |
| RC-5            |    |     | 0             | 50         | 90        | 0                  | 5.354        | 16.46     | 0.000       | 0.0            | 0           | 0    |              |      |      | 0.0         |           |     |     |
| WP              | 4  | 16  | 0             | 50         | 90        | 0                  | 2.947        | 4.12      | 0.000       | 0.0            |             |      |              |      |      | 0.0         |           |     |     |
| WP-4            |    |     | 0             | 50         | 90        | 0                  | 2.947        | 4.12      | 0.000       | 0.0            | 0           | 0    |              |      |      | 0.0         |           |     |     |
| WP              | 5  | 18  | 0             | 50         | 90        | 0                  | 2.329        | 4.12      | 0.000       | 0.0            |             |      |              |      |      | 0.0         |           |     |     |
| WP              | 5  | 28  | 0             | 50         | 90        | 0                  | 0.962        | 4.12      | 0.000       | 0.0            |             |      |              |      |      | 0.0         |           |     |     |
| WP-5            |    |     | 0             | 50         | 90        | 0                  | 3.291        | 8.23      | 0.000       | 0.0            | 0           | 0    |              |      |      | 0.0         |           |     |     |
| WH              | 4  | 18  | 0             | 50         | 90        | 0                  | 2.329        | 4.12      | 0.000       | 0.0            |             |      |              |      |      | 0.0         |           |     |     |
| WH              | 4  | 22  | 0             | 50         | 90        | 0                  | 1.559        | 4.12      | 0.000       | 0.0            |             |      |              |      |      | 0.0         |           |     |     |
| WH-4            |    |     | 0             | 50         | 90        | 0                  | 3.888        | 8.23      | 0.000       | 0.0            | 0           | 0    |              |      |      | 0.0         |           |     |     |
| Stands/Project: |    |     | 0             | 50         | 90        | 0                  | 174.756      | 213.99    | 0.000       | 0.0            | 0           | 0    |              |      |      | 0.0         |           |     |     |

## Attachment 4. Tree Protection Fence Detail



## **Attachment #5. Assumptions and Limiting Conditions**

- 1) Any legal description provided to the Washington Forestry Consultants, Inc. is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- 2) It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, unless otherwise stated.
- 3) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Washington Forestry Consultants, Inc. can neither guarantee nor be responsible for the accuracy of information.
- 4) Washington Forestry Consultants, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 5) Loss or alteration of any part of this report invalidated the entire report.
- 6) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc.
- 7) Neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc. -- particularly as to value conclusions, identity of Washington Forestry Consultants, Inc., or any reference to any professional society or to any initialed designation conferred upon Washington Forestry Consultants, Inc. as stated in its qualifications.
- 8) This report and any values expressed herein represent the opinion of Washington Forestry Consultants, Inc., and the fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence neither of a subsequent event, nor upon any finding in to reported.
- 9) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 10) Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or other plant or property in question may not arise in the future.

*Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.*

## Memo

To: Edie Berghoff, City of Poulsbo Associate Planner  
 From: Kevin M. McFarland, City of Poulsbo Contracted Arborist  
 Date: 11/18/2025  
 Re: Noll Pointe PRD Review, Project #P-09-10-25-01

Upon the request of the City of Poulsbo, Sound Urban Forestry has conducted a review of the submitted materials associated with the proposed Noll Pointe residential project. This includes the Tree Retention Plan from Washington Forestry Consultants, the Landscape Plans and the Civil Plans. I visited the site on November 10, 2025.

### Tree Protection Plan

- The forest type description and methodology for the tree inventory are accurate and satisfactory.
- Clarification is needed on how the project arborist calculated the total acreage of tree retention. In Attachment 2, accommodations are made for grading along the entrance road but the grading for drainage away from this road and the lack of trees within the entire length of the 50' PSE easement also need to be considered. It appears that the area of tree retention is inflated.
- As stated in the report, the boundaries of tree retention areas have not been staked. This will be necessary to determine the final number of trees to be retained as well as conduct assessments on the new edge trees.
- The plan states that the required significant tree retention is 498 and the applicant is proposing the retention of 205 trees within Tracts B, C & E. They are short by 293 trees but proposing to replant only 147 trees. This only meets half of the requirement and this discrepancy needs to be addressed and be consistent throughout all submitted materials. The plan also states the requirement would be met planting 2" caliper trees. This is not true in the case of conifers which are based on height.
- Regardless of the math, this project is substantially short of meeting the minimum 25% significant tree retention. The project could meet or get closer to their minimum requirement with the trees on site and I recommend more efforts be made to increase their areas of retention.

### Landscape Plans

- The Plans show only Tract E as an area of tree retention. These plans need to match with the Tree Protection Plan and Civil Plans to include Tracts B & C.
- A replanting plan will be required if this project does not meet the minimum significant tree retention. These numbers will need to match those indicated in the Tree Protection Plan and the Civil Plans. Street trees do not count toward this requirement.
- More diversity should be offered with the street trees. Eighty-nine trees of one type is too limited.

**Civil Plans**

- Tree protection fencing meeting the City's standards will need to be indicated on the Civil and Landscape Plans per the recommendations of the project arborist.

If you should have questions, please feel free to contact me at 360-870-2511 or [suf1234@comcast.net](mailto:suf1234@comcast.net)

# TECHNICAL MEMORANDUM

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**Date** March 13, 2026  
**To** Edie Berghoff  
City of Poulsbo  
**From** John Bornsworth, Principal Consultant  
Peninsula Environmental  
**Subject** Noll Pointe PRD & Pre Platt P-09-10-25-01

---

## 1 Summary

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Peninsula Environmental (“City Arborist”) conducted a review of submitted materials in association with the proposed Noll Pointe PRD & Pre Platt (P-09-10-25-01) at the request of the City of Poulsbo (“City”). City Arborist plans to visit proposed project site on Thursday February 19, 2026. The following summarizes the material reviewed and presents the City Arborist’s findings, opinions, and comments.

Information reviewed:

- 1) Tree Protection Plan version 1 and 2
- 2) Noll Pointe Civil Plan from 09/10/2025, 10/31/2025, and 02/09/2026
- 3) Noll Pointe Landscape plans
- 4) Critical Areas Report and Revision 1
- 5) Open Space Plans

### 1. Comments on Tree Protection Plan (TPP):

- 1.1. Tree retention tracts J and K are roughly 20 feet wide. While these trees are not shown on the TPP as being preserved, they are on the Landscape Plans. If the intent is to preserve these trees, please provide an assessment of tree preservability in this area. It appears to be too narrow of a site to retain native trees within without tree loss due to windthrow and excavation of lots 1-11. Critical Root Zones of trees in Tract J and K will likely be damaged due to development of lots 1-11 and 41. Potentially reduce tracts J and K to replanting zones, or stipulate Tree Protection Fencing within the lots to ensure the Critical Root Zones of the preserved trees are not injured through site development.

If tree removal occurs in Tract T and K, street trees must be installed at 40-feet on center. If the native trees within the tracts are retained, street trees are not required.

In summary, consider removal of trees in this area, replanting with native trees and vegetation to assist in meeting tree retention requirements, and installing street trees. Or otherwise, provide analysis on viability of trees within Tract T and K if they are preserved in place.

- 1.2. Provide pricing details for replacement trees per 18.180.040. This includes quantity, size, price per tree, and installation labor.



- 1.3. City does not require replacement of tree diameter applying the 18.180.040 Alternative Tree Retention Option. Doing so would result in an overstocked forest. The SUF City Arborist comment from 11/18/2025 noted the 25% calculations were incorrect. The accurate calculation is 498 significant trees on site subtract 124 retained trees in preserved tracts equals a 374 tree deficiency. This 374 is the final number of replacement trees required, provided only 124 trees can be preserved.
- 1.4. I recommend discussing with the applicant the potential lack of current area that may support an additional 374 new trees. To meet the City standards, additional tree preservation tracts may be necessary.
- 1.5. 1.5. Discuss with the applicant the feasibility of dividing Tract A into two separate tracts: one to remain designated as the Stormwater Tract (Tract A) and a second tract to accommodate additional plantable area. The stormwater pond is currently surrounded by a 21-foot-wide buffer. Tract A, which will be dedicated and transferred to the City, should not include trees; however, there appears to be available space outside the stormwater pond fencing. If the applicant is able to reduce the width of the stormwater tract buffer (currently 21 feet), additional tree planting opportunities may be created around Tract A.
- 1.6. Provide 5-year long maintenance plan for trees installed for 18.180.040. These must be incorporated into the Landscape Plan.

## 2. Comments on Landscape Plan:

- 2.1. Previous City Arborist report noted that planting 89 *Acer grandidentatum* street trees lacked diversity, yet the updated Landscape Plans dated 01/27/2026 now shows 92 *A. grandidentatum* trees as street trees. Please revise so that the *Acer* genus of street trees is no greater than 30% of the street trees on site (28 trees maximum). Options include *Cornus*, *Carpinus*, *Styrax* and others. Review the City of Poulsbo Approved street tree list at:  
<https://cityofpoulsbo.com/wp-content/uploads/2024/04/2024PoulsboStreetTreeList.pdf>
- 2.2. 18.130.030 (J) requires description of mature height and spread to be shown on landscape plans. Currently only juvenile size is shown on Landscape Plans.
- 2.3. The southwestern edge of the property appears to have overhead utilities. See notes in our Landscape Plan comments. Review the width of the utility easement here and suitability of tree installation. No trees should be installed within the utility easement here, as is currently shown on the plans.
- 2.4. Please include table of tree retention tract sizes on Landscape Plans. See note on the landscape drawing. Include tract label, size and number of retained trees.
- 2.5. Landscape Plans show all tree retention tracts being replanted. The TPP shows tree retention tracts being retained, not replanted. It would not be possible to install the number of plants shown in the Landscape Plans into existing forests.



- 2.6. Landscape Plans do not show Tree Protection Fencing, Tree Protection Fencing Signage, or Tree Protection Fencing Specifications meeting City standards. Consult with Project Arborist for this information. See Note on L3.
- 2.7. Attachment 2 of the TPP indicates tract B, C, and E as “Potential Tree Retention Areas” yet the Landscape Plans appear to include tract D, F, G, J, and K as tree protection areas. Tracts J and K may not be suitable for tree preservation. See comment 1.1 comments above. Consult with Project Arborist about preservability of these trees.
- 2.8. In addition to temporary tree protection fencing, permant fencing along tree retention areas must be installed. See 18.180.080. Please include details on this permant fencing.
- 2.9. Landscape Plans will need to contain Tree Protection Specifications/Measures from Project Arborist. See 18.180.070.
- 2.10. General Landscaping Notes should stipulate 18.130.050 (2) requirement for adherence to ANSI Z60 standards.
- 2.11. 18.130.030 (H) requires curbs to be shown as required in 18.130.050 (4).
- 2.12. 18.130.050 (B) requires 4" min depth of mulch. See comment on L3.

### **3. Civil Plans**

- 3.1. Sheet C1.10 Tract Summary Table does not match Landscape Plans or TPP. Tract Summary Table shows only Tract B and C as Tree Retention, when the Landscape Plans and TPP include others. Please revise to be consistent.
- 3.2. Civil Plans do not indicate location of Tree Protection Fencing. This information is also missing from the Landscape Plans. When the Landscape Plans correctly show this information, amend that information into the Civil Plans so non-landscaping contractors can see the Tree Protection Fencing.

### **4. Overall Recommendations:**

- 4.1. All areas of tree retention will need to be flagged in the field. Flag the peripheral edge of the tree retention areas so they can be readily assessed by City Arborist.
- 4.2. Please verify consistency among the TPP, the Landscape Plans, and the Civil Plan Set.
- 4.3. Current plans do not demonstrate adequate tree retention meeting City of Poulsbo Municipal Code 18.180.
- 4.4. The current Landscape Plan shows restoration planting in areas designated by TPP for native tree protection. Planting additional trees in the currently forested areas is not consistent with existing forest ecology or the TPP.
- 4.5. The project is still short of the 25% minimum tree retention. The project could meet or get closer to their minimum requirement with the trees on site and I recommend more efforts be made to



increase their areas of retention. This may include retaining new tracts of trees not currently shown on the preliminary site plans and additional trees in the stormwater tract.

## 2 Closing

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Thank you for the opportunity to evaluate your development project. If you have questions, please contact us.

Respectfully,

John Bornsworth | Principal

ISA Board Certified Master Arborist PN-7955BM

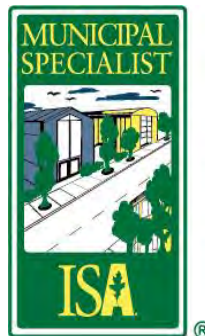
Registered Consulting Arborist #724

Tree Risk Assessment Qualified

Tree & Plant Appraisal Qualified and ASCA Approved Instructor

Certified Erosion & Sediment Control Lead

WSDA Pesticide Operator w/ Aquatics, right-of-way and orinimetal endorsements



Peninsula Environmental Group, Inc.

824 E. 8th St. Suite D | Port Angeles WA 98362

(360) 504-3825 | [www.peninsulaeg.com](http://www.peninsulaeg.com)

Port Angeles | Petoskey

WA Contractor ID: PENINEG813MC

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| REPLACEMENT TREES LEGEND |      |                                                           |                        |
|--------------------------|------|-----------------------------------------------------------|------------------------|
| SYMBOL                   | QTY  | DESCRIPTION                                               | SIZE                   |
| TREES                    |      |                                                           |                        |
|                          | 167  | Cornus nuttallii Replacement Tree<br>Pacific Dogwood      | 2 Gal. Min.<br>@10' OC |
|                          | 224  | Crataegus douglasii Replacement Tree<br>Western Hawthorne | 2 Gal. Min.<br>@10' OC |
|                          | 224  | Picea sitchensis Replacement Tree<br>Sitka Spruce         | 2 Gal. Min.<br>@10' OC |
|                          | 223  | Pseudotsuga menziesii Replacement Tree<br>Douglas Fir     | 2 Gal. Min.<br>@10' OC |
|                          | 223  | Thuja plicata Replacement Tree<br>Western Red Cedar       | 2 Gal. Min.<br>@10' OC |
|                          | 1061 |                                                           |                        |

Code requires  
- 5' minimum heights on conifers  
- 1.5" minimum caliper on deciduous

All tree retention tracts here are currently forested. These areas are stipulated in the TPP as "Tree Retention", not replanting areas.

Show table of Tract Sizes. All tree retention tracts will need to show total size of conserved forest and total number of preserved significant trees per tract.

This should be similar to the Tract Summary Table on Sheet C1.10 on civil plans, but include tree retention numbers per tract.

Consult with Project Arborist to identify total number of trees per tract. If direct count is not known, extrapolating trees per acre is acceptable.

It appears there are overhead utilities here, and a utility easement that stretches 20-feet into this Tract. Verify location of overhead utilities and suitability of tree installation.

Conifer tree shown planted in front of sign.

If possible, retain trees in this strip, as was done in Tract D.

Show Tree Protection Fencing and Signage on Landscape Plan and provide for inclusion on Civil Plan.

Potential planting opportunity in this area. Planting must be in separate tract outside of the Stormwater Tract. See comment 1.5.

Review comment 1.1. Strip is likely too narrow to retain trees. Possibly clear Tract K and J, replant native trees to meet Tree Retention needs.  
  
If these areas are cleared, follow up with installation of street trees at 40-ft spacing (arterial road requirement).

| PLANT LIST |     |                                                                     |                                 |                   |
|------------|-----|---------------------------------------------------------------------|---------------------------------|-------------------|
| SYMBOL     | QTY | DESCRIPTION                                                         | SIZE                            |                   |
| TREES      |     |                                                                     |                                 |                   |
|            | 5   | Pseudotsuga menziesii<br>Douglas Fir                                | 5' Ht. Min.<br>Compact/Full     |                   |
|            | 6   | Fagus sylvatica 'Dawycck Purple'<br>Dawycck Columnar Purple Beech   | 1 1/2" Cal. Min.<br>Well-formed |                   |
|            | 7   | Pinus contorta<br>Shore Pine                                        | 5' Ht. Min.<br>Compact/Full     |                   |
|            | 3   | Ginkgo biloba 'Princeton Sentry'<br>Columnar Princeton Sentry Ginko | 1 1/2" Cal. Min.<br>Well-formed |                   |
|            | 92  | Acer grandidentatum*<br>Rocky Mountain Glow Maple                   | 1 1/2" Cal. Min.<br>Well-formed | Small Street Tree |
|            | 25  | Cercis canadensis 'Forest Pansy'*<br>Eastern Redbud                 | 1 1/2" Cal. Min.<br>Well-formed | Small Street Tree |
|            | 4   | Acer ginnala<br>Amur Maple Flame                                    |                                 |                   |
|            | 142 |                                                                     |                                 |                   |

See notes in both City Arborist memos. 92 street trees of the same species lacks diversification. Increase representative genus.

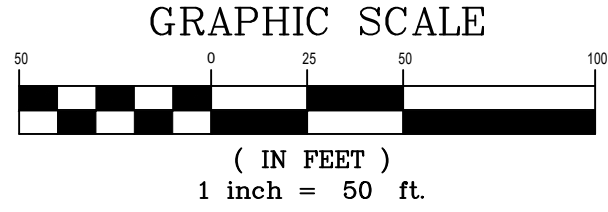
| SHRUBS |    |                                           |                                            |  |
|--------|----|-------------------------------------------|--------------------------------------------|--|
|        | 14 | Rhus pentalobus<br>Brambleberry           | 5 Gal. Min.                                |  |
|        | 10 | Vaccinium x Bush Blueberry                | 5 Gal. Min.                                |  |
|        | 6  | Ribes sanguineum<br>Flowering Currant     | 3 Gal. Min.                                |  |
|        | 10 | Vaccinium x Dwarf Blueberry               | 3 Gal. Min.                                |  |
|        |    | Fragaria chiloensis<br>Coastal Strawberry | 1 Gal. Min. @ 24"<br>OC Triangular Spacing |  |

Mature tree height and spread to be listed for each species.

- NOTE:\*
- Street Trees must be from the approved street tree list of SMALL TREES with the City of Poulsbo. Any substitutions shall be approved by the Landscape Architect.
  - All Street Trees in Planter Strips shall have Root Barrier per detail on sheet L3.
  - Street trees shall be spaced from utilities and driveways per table on sheet L3.

| Hydrosseed for Typical Lawn Areas        |                   |             |
|------------------------------------------|-------------------|-------------|
| SUNMARK NATIVE ECOTURF                   |                   |             |
| Sunmark Seeds www.sunmarkseeds.com       |                   |             |
| Botanical Name                           | Common Name       | % by Weight |
| Festuca rubra                            | Native Red Fescue | 45%         |
| Bouteloua gracilis                       | Blue Grama        | 25%         |
| Buchate dactyloides                      | Buffalograss      | 20%         |
| Koeleria macrantha                       | Prairie Junegrass | 7%          |
| Trifolium fragiferum                     | Strawberry Clover | 3%          |
| 1 lbs per 1,000 SF or 43.67 lbs per acre |                   |             |

## LANDSCAPE PLAN



Preliminary Landscape & Park Plan  
Development of a Preliminary Landscape and park plan and notes for the project based on the provided site plan. The plans shall show symbols for Street trees and Site Furnishings and a legend with the symbols and descriptions of elements. 15% Open Space will be shown for the development. We will incorporate the required elements into the design in collaboration with Entitle Fund Four, LLC.  
Per the City code 18.260.100: we will need:  
(1) Group 1 amenities and (1) Group 2 amenities for 51-80 units.  
• Park area with benches, tables and play toy structure or sport court, Group 1 Active.  
• Scenic sitting area with interpretive sign, Group 2 Passive.

FROM WFC ARBORIST REPORT:

There are 1,991 healthy significant trees on the subject parcel. At least 498 significant trees are required to be retained to meet the 25% tree retention requirement. One hundred and twenty-four (124) trees in three tree tracts are planned to be retained. This is 374 trees short of the required minimum. At least 1,122 replacement trees are required to replace the number of trees short of the minimum requirement. The tracts should be staked to confirm the number and conditions of the trees within the tracts.  
1,061 Trees are proposed leaving a shortfall of 61 trees that will need to be replaced. A formal timber cruise of the areas is scheduled for February 2026. The final numbers will be determined during final engineering.



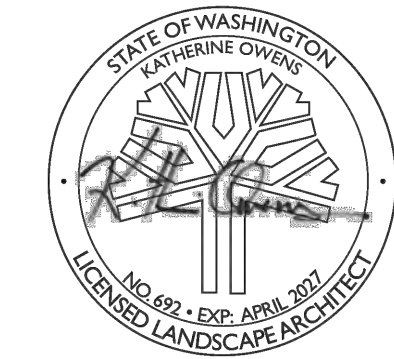
Noll Pointe  
xxx Noll Rd NE  
Poulsbo, WA  
Entitle Four Fund, LLC

## REVISIONS:

C. REVISED PER NEW SITE BASE

## AGENCY REVIEW

DATE: JANUARY 27, 2026



PROJECT NO: 25075  
FILE NAME: 25075LSC  
DRAWN BY: KLO  
CHECKED BY: KLO  
X-REFS: CIVIL  
PLOT SCALE: 1:1  
DRAWING SCALES: 1:50

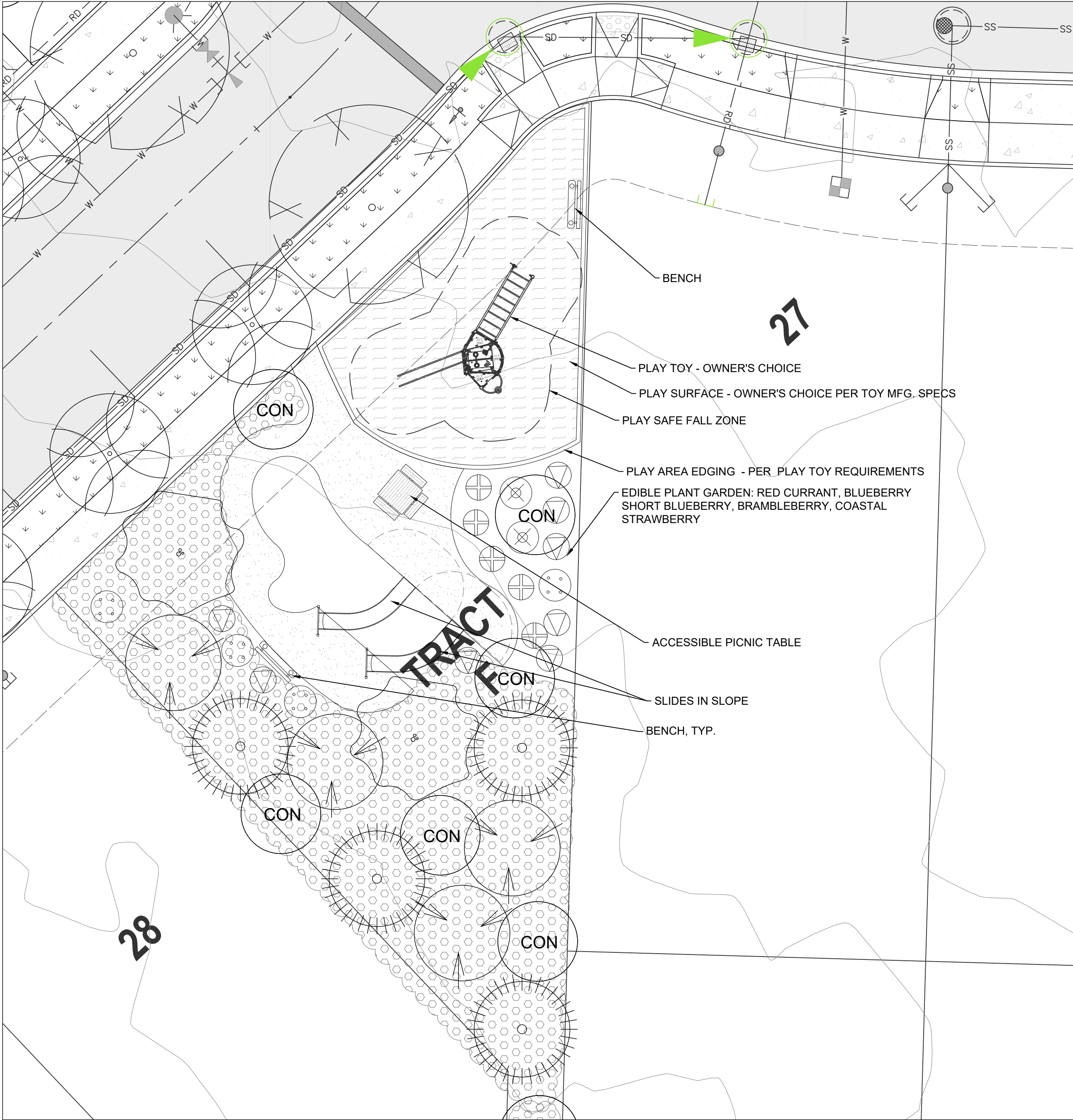
## DRAWING CONTENTS

## LANDSCAPE PLAN

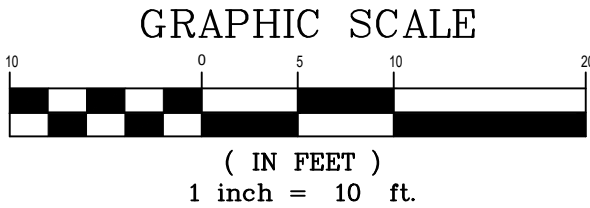
DRAWING NO.:

L1

1 OF 3



ENLARGED PARK  
TRACT PLAN



SE-5165 6ft Poly Bench



Traditional 6' contour-back park bench with powder coated 2"x2" vertical frames and 3/8"x4" steel seat backs. Seat options include 2"x4" recycled plastic. Mounting options include direct bury or surface mount.

Installation Type: In-Ground Mount, Surface Mount  
Finish Type: Powder Coat, HDPE Poly

SE-5335 Four-Sided Poly Table



Popular heavy duty four sided steel table with HDPE poly table tops and seats. The ADA version includes three seats to accommodate wheelchair access. Finish is powder coated. Surface or in-ground mount.

Installation Type: In-Ground Mount, Surface Mount  
Finish Type: Powder Coat, HDPE Poly

SE-5335 ADA Poly Table



Installation Type: In-Ground Mount, Surface Mount  
Finish Type: Powder Coat, HDPE Poly

| SITE FURNISHINGS |     |                                                                                                          |
|------------------|-----|----------------------------------------------------------------------------------------------------------|
| SYMBOL           | QTY | DESCRIPTION                                                                                              |
|                  | 1   | PE-7830 - 32' X 34' PARK STRUCTURE FOR KIDS AGE 5-12 YEARS WITH CAPACITY FOR 26-34 KIDS - OWNER'S CHOICE |
|                  | 2   | HILL SLIDE - SET INTO GRADE WITH CLIMBING ALONG SIDE                                                     |
|                  | 3   | SE-5165 - 6' AND 4' POWDER COATED SURFACE MOUNT OR IN-GROUND MOUNT BENCH - OWNER'S CHOICE                |
|                  | 1   | SE-5330 - SUPER DUTY J-FRAME FREE-STANDING PARK TABLE, ADA ACCESSIBLE - OWNER'S CHOICE                   |

PARK LAYOUT IS SUBJECT TO CHANGE DUE TO THE OWNER SELECTION OF AMENITIES, GRADING AND OTHER ENTITIES BEING INSTALLED IN THE PARK. AN AS-BUILT WILL BE DONE UPON COMPLETION BY CONTRACTOR INSTALLING.

- PLAY GROUND NOTES:
1. ANY PLAY EQUIPMENT SHALL BE CONNECTED TO THE GROUND WITH POSTS MOUNTED IN CONCRETE OR ANOTHER PERMANENT METHOD.
  2. PLAY AREA SHALL BE SURFACED WITH IMPACT RESISTANT MATERIAL PER PLAY EQUIPMENT MANUFACTURER'S RECOMMENDATIONS MINIMALLY.
  3. ALL PLAY EQUIPMENT SHALL MEET MINIMUM CLEARANCES AROUND EQUIPMENT - PER MFG. SPECS.
  4. THE PLAY GROUND SURFACE SHALL BE SMOOTH WITHOUT LOOSE ROCKS, DEPRESSIONS, HOLES OR HILLS.
  5. ALL RECREATION EQUIPMENT SHALL BE OWNER'S CHOICE IN STYLE AND MANUFACTURER.
  6. ALL SITE FURNISHINGS AND AMENITIES SHALL BE COMMERCIAL GRADE QUALITY.

Preliminary Landscape & Park Plan  
Development of a Preliminary Landscape and park plan and notes for the project based on the provided site plan. The plans shall show symbols for Street trees and Site Furnishings and a legend with the symbols and descriptions of elements. 15% Open Space will be shown for the development. We will incorporate the required elements into the design in collaboration with Entitle Fund Four, LLC.  
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(1) Group 1 amenities and (1) Group 2 amenities for 51-80 units.  
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• Scenic sitting area with interpretive sign, Group 2 Passive.



Noll Pointe  
xxx Noll Rd NE  
Poulsbo, WA  
Entitle Four Fund, LLC

REVISIONS:

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REVIEW

DATE: JANUARY 27, 2026



PROJECT NO: 25075  
FILE NAME: 25075LSC  
DRAWN BY: KLO  
CHECKED BY: KLO  
X-REFS: CIVIL  
PLOT SCALE: 1:1  
DRAWING SCALES: 1:10

DRAWING CONTENTS

ENLARGED  
PARK PLAN

DRAWING NO.:

L2



Know what's below.  
Call before you dig.

GENERAL LANDSCAPE NOTES

1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
5. **Grade Preparation:**
- a. Slopes used for grass plantings or turf shall be less than 3:1 or 33 percent. Otherwise plantings should not require mechanized mowing equipment. Any invasive / toxic vegetation shall be removed and treated with herbicide (hand applied to minimize treatment to specific plant) prior to any new planting. Native vegetation shall not be disturbed.

Soil Preparation.

- a. Where soils are compacted and in informal grassy play areas, planting beds should be deep tilled to a depth of at least 12 inches. Soils shall be enhanced through the addition of the following materials: bark and forestry by-products, organic matter such as composted yard waste, organics and other amendments as needed through a soils test. Soils that meet a balanced PH between 6-8PH, do not required amending. Where Pit Planting, see planting detail for planting ring sizes and depths. Scarify the edges of planting pits to encourage root expansion.
  - b. On project sites where topsoil is limited or nonexistent, a minimum depth of 6 (six) inches of sandy loam topsoil should be tilled into the soil to a depth of 12 inches through all planting areas with compacted soils.
  - c. For all newly planted areas, three cubic yards of composted organic matter per 1,000 square feet of landscape area should be added to a depth of four inches to the top of the soil and Tilled in.
  - d. Seeded areas shall be fine graded and rolled. New Soil depths in lawn areas shall be 4 Inches.
  - e. Native undisturbed areas with new trees shall be pit planted per tree planting details.
  - f. In order to utilize on site Top Soil, contractor shall submit a soil test showing the PH (acid) level of existing Top Soil on site. A ziploc type bag of soil can be delivered to Spectra Lab in the Tacoma Tidells - 2221 Ross Way, Tacoma, WA 98421 or a similar testing lab to measure PH level in soils.
- 18.130.050 (B) requires 4" min depth of mulch.
6. Mulching of Newly Planted or Replanted Areas.
- a. Mulches must be applied to the following depths: a minimum 3 (three) inches over bare soil, and two inches where plant materials will cover.
  - b. Mulches must include organic materials, such as wood chips and shredded bark.
  - c. Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
  - d. Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.
7. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
8. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
9. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
10. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
12. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
14. When planting 'Balled and Burlapped' product, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in tact Rootbal into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.
15. Fertilizer Tablets: Apply 1 per gallon of plant size. 5 per 1.5" cal. tree and 6" tree. Agriform 20-10-5 long lasting planting fertilizer tablet with minors. An excellent way to ensure tree crops have a good start. Easy way to feed newly planted trees, shrubs and container plants. Contains the necessary nutrients to feed your plants for up to 2 years. These tablets break down slowly through the action of soil bacteria which converts the tablet nitrogen to forms that can be absorbed by plant roots. Tablets provide consistent nutrition to plants. Tablets contain micronutrients derived from sulfates which are generally more plant available than those derived from oxides. Contains 500 tablets of 21-gram each.
16. Street trees shall be high branching with canopy that starts at least 6" above finish grade.
17. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
18. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.
19. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
20. Plant material selected is drought tolerant or native species. The project proponent (property Owner) shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought.

Permanent Irrigation shall be supplied to Park Tracts and Street Tree Frontage along Mesford Rd. See Irrigation Plans.

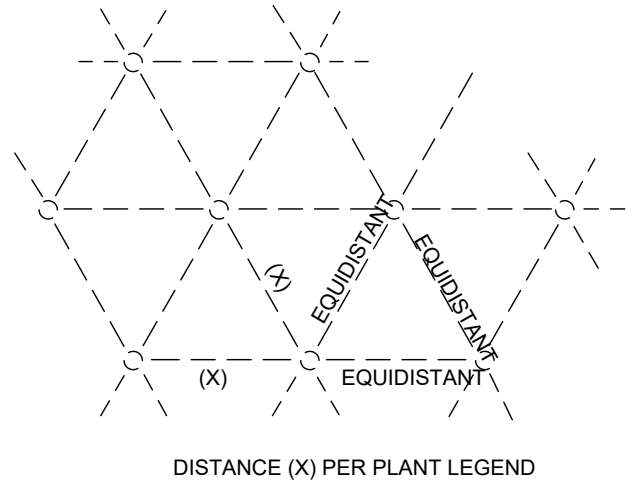
It is recommended to install the landscaping in the Spring (February - April) or Fall (October - December)when dormant but before hard freeze.

TEMPORARY IRRIGATION

The project proponent shall ensure that a minimum of **one (1) inch of water is supplied each week** to the restoration area between May 1 and October 15 for a least the first two years following initial planting. The calculated amount of required water shall include both natural rainfall and temporary irrigation.



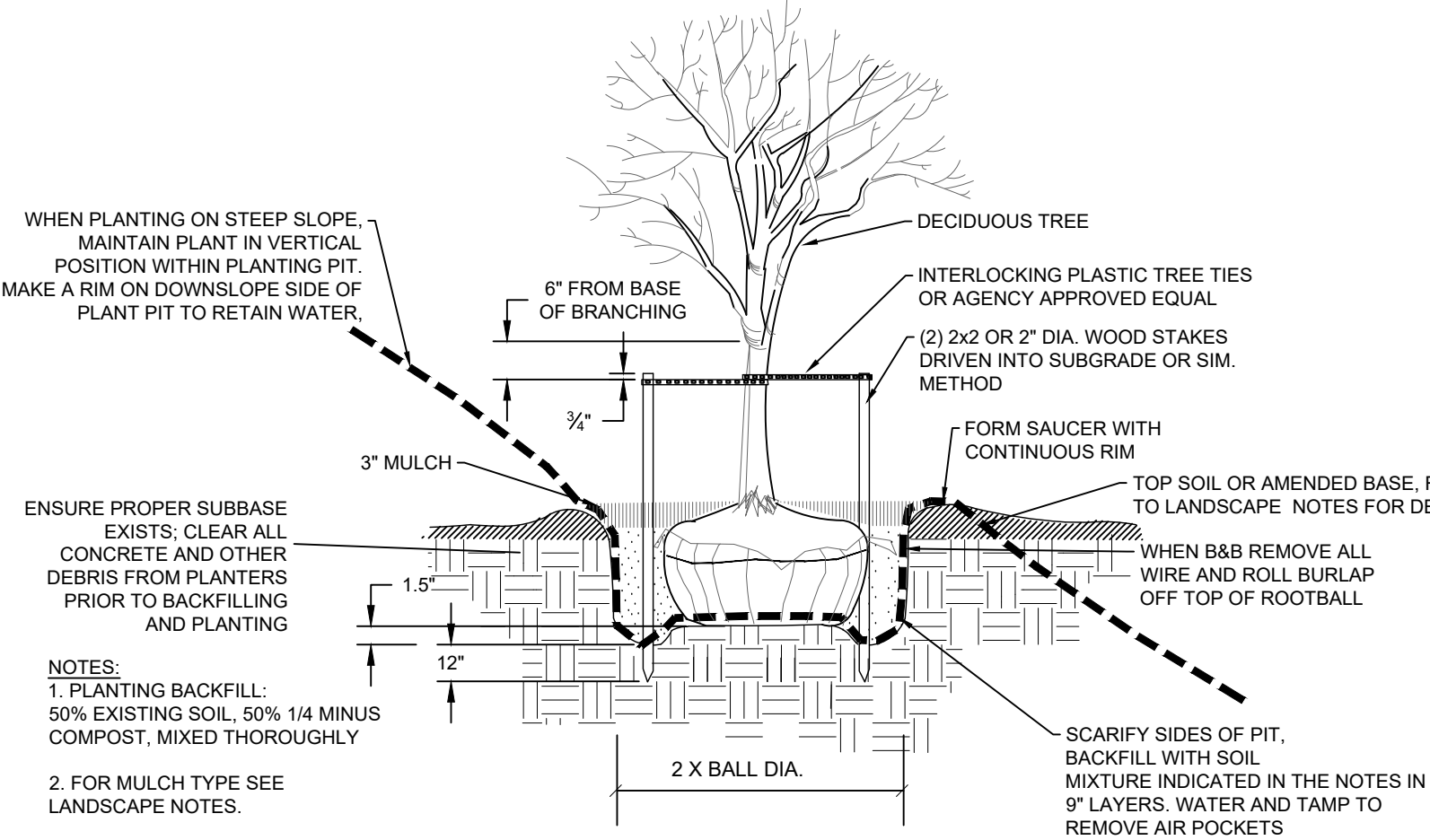
Know what's below.  
Call before you dig.



NOTES:  
ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN THE PLANT LEGEND.  
LOCATE GROUNDCOVER ONE-HALF OF SPECIFIED ON-CENTER SPACING FROM ANY CURB, SIDEWALK OR OTHER HARD SURFACE.

GROUNDCOVER PLANTING DETAIL

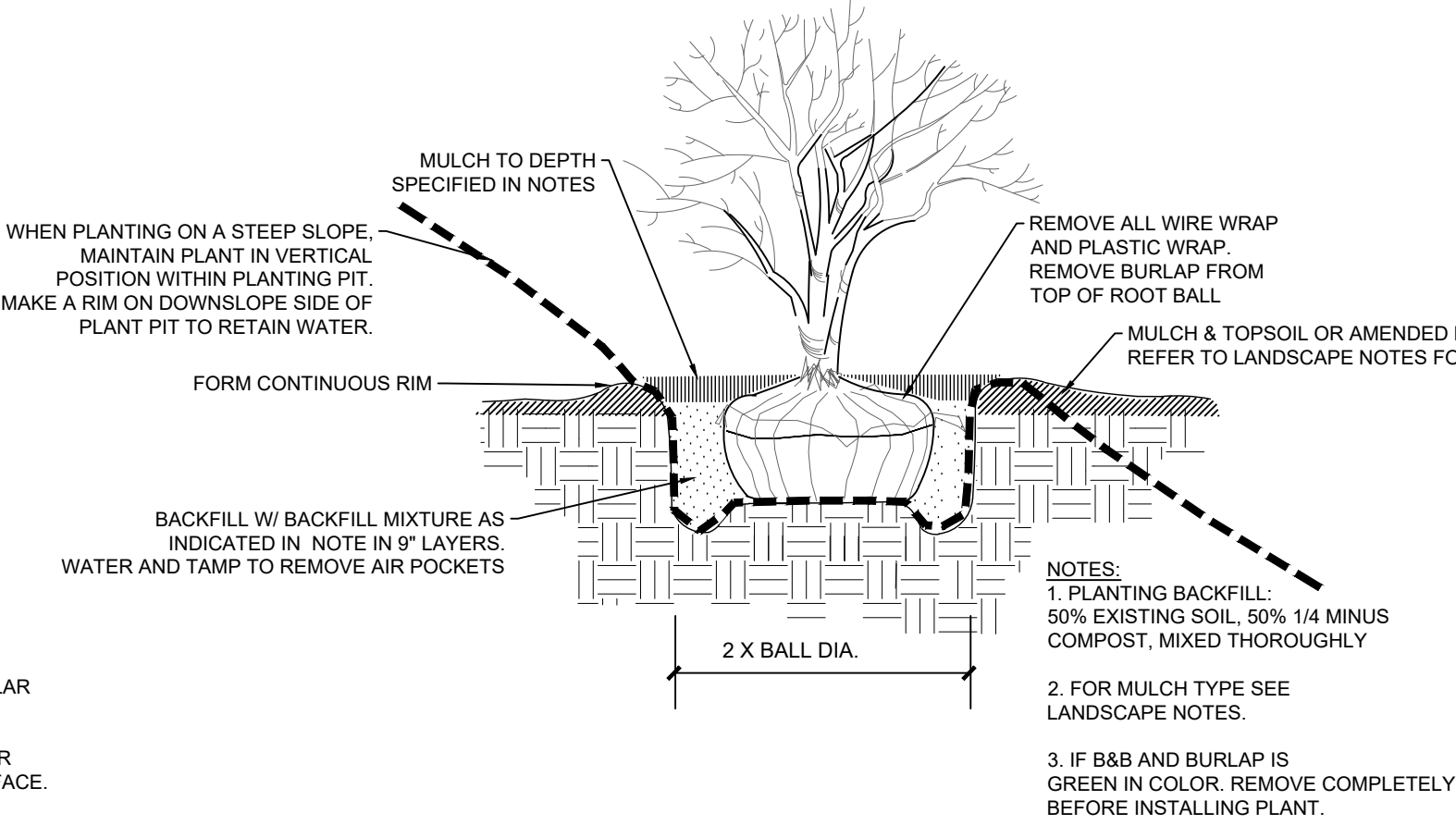
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DECIDUOUS TREE PLANTING & STAKING DETAIL

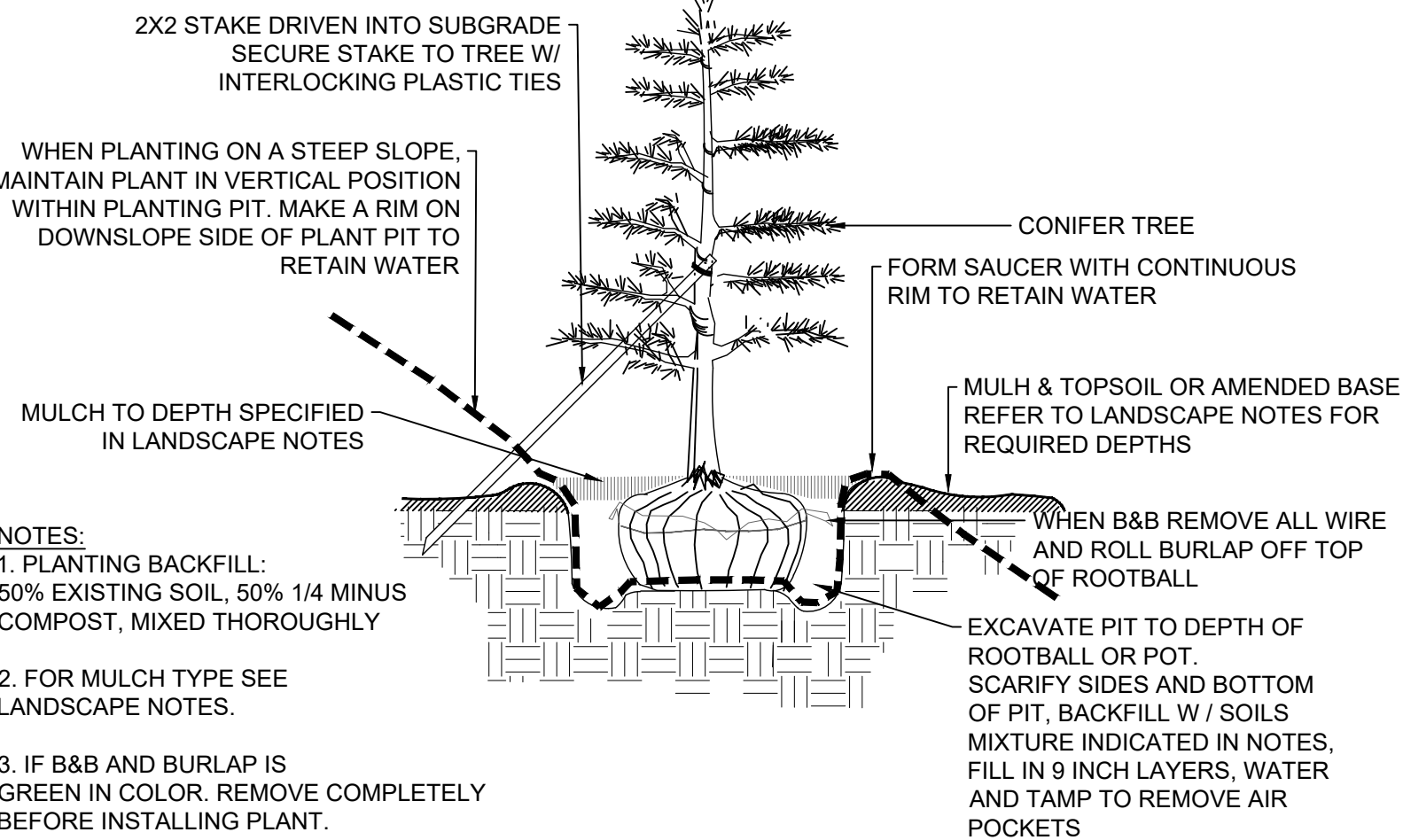
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Need Tree Protection Fencing and Signage details, Need details for permanent tree protection area fencing.



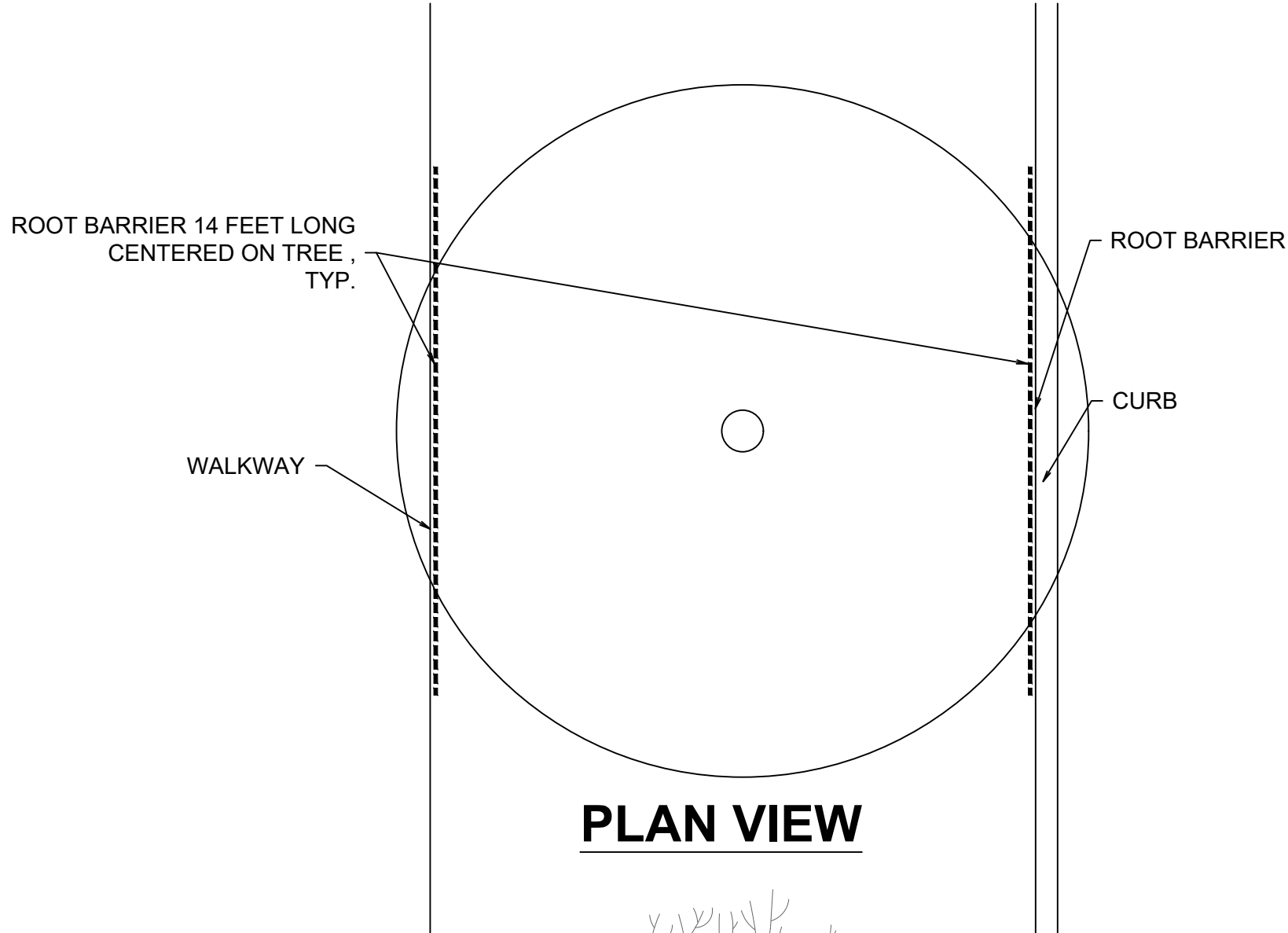
SHRUB PLANTING DETAIL

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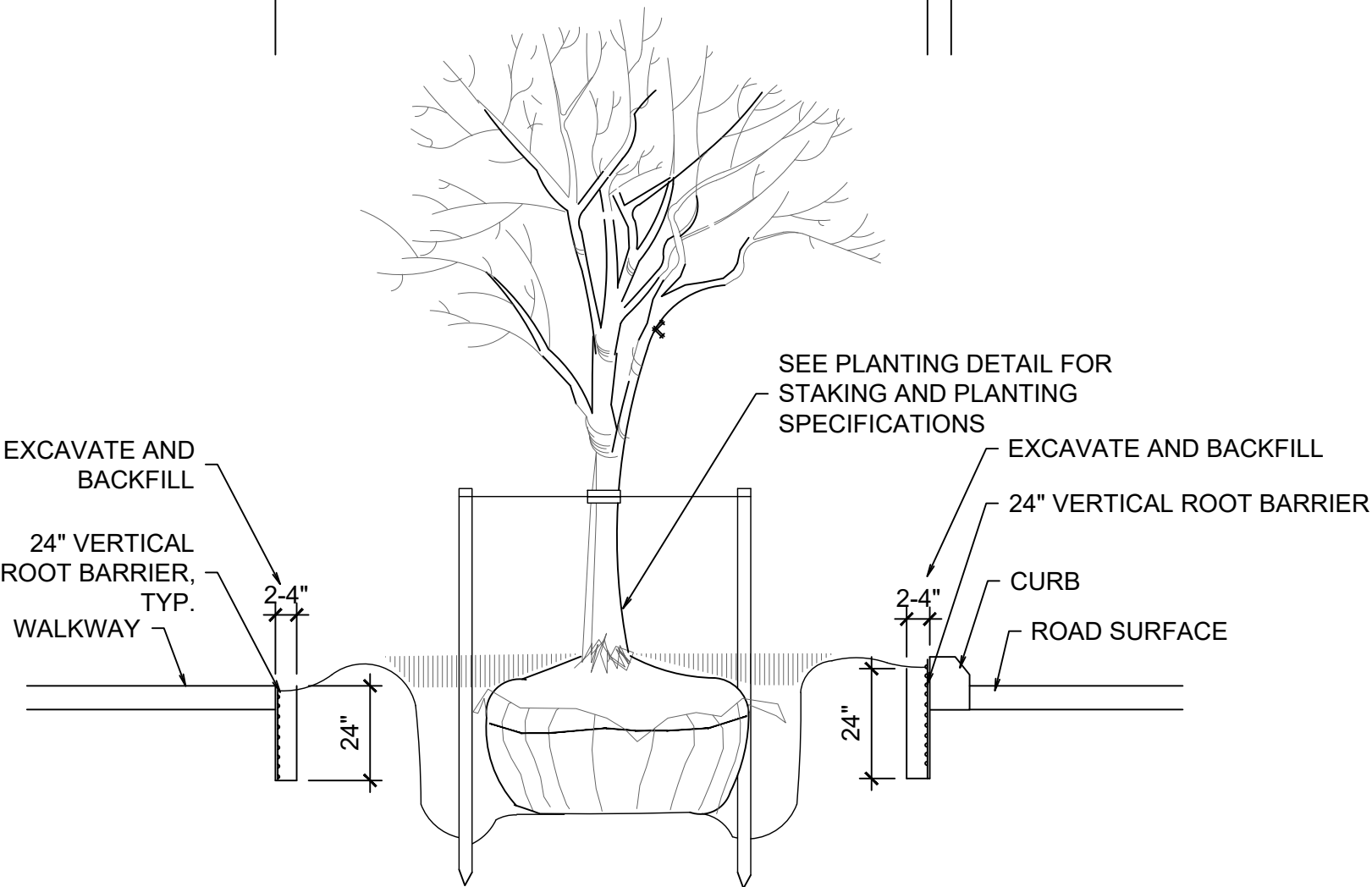


EVERGREEN TREE STAKING & PLANTING DETAIL

No Scale



PLAN VIEW



ROOT BARRIER PLANTING DETAIL PANELS - 24" DEPTH

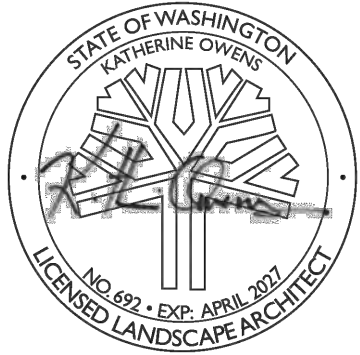
RIGID ROOT BARRIER  
ROOT BARRIER SHALL BE RIGID TYPE ROOT BARRIER MODULE PANELS AND SHALL BE AT LEAST 75% RECYCLED POLYPROPYLENE OR HIGH IMPACT POLYSTYRENE WITH ADDED ULTRAVIOLET INHIBITORS. MATERIAL SHALL HAVE .060 INCH TO .075 INCH WALL THICKNESS, 24 INCH HEIGHT. PANELS SHALL HAVE REINFORCING RIBS 1/2 INCH DEEP, RAISED VERTICAL RIBS RUNNING PERPENDICULAR TO SHEET, 6 INCHES ON CENTER



Noll Pointe  
xxx Noll Rd NE  
Poulsbo, WA  
Entitle Four Fund, LLC

REVISIONS:  
C. REVISED PER NEW SITE BASE

AGENCY  
REVIEW  
DATE: JANUARY 27, 2026



PROJECT NO: 25075  
FILE NAME: 25075LSC  
DRAWN BY: KLO  
CHECKED BY: KLO  
X-REFS: NONE  
PLOT SCALE: 1:1  
DRAWING SCALES: N.T.S.

DRAWING CONTENTS

LANDSCAPE  
DETAILS &  
NOTES

DRAWING NO.:

L3

3 OF 3

ORIG. SHEET SIZE 22X34

# TECHNICAL MEMORANDUM

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**Date** May 12, 2026  
**To** Edie Berghoff  
City of Poulsbo  
**From** John Bornsworth, Principal Consultant  
Peninsula Environmental  
**Subject** Noll Pointe PRD & Pre Platt P-09-10-25-01 – Third City Arborist Review

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## 1 Summary

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Peninsula Environmental (“City Arborist”) conducted a review of submitted materials in association with the proposed Noll Pointe PRD & Pre Platt (P-09-10-25-01) at the request of the City of Poulsbo (“City”). City Arborist visited proposed project site on Thursday February 19, 2026. Consultant reviewed documents and provided comments on 03/13/2026 in second City Arborist Review. This letter dated 05/12/2026 is the third City Arborist review.

The following summarizes the material reviewed and presents the City Arborist’s findings, opinions, and comments.

Information reviewed:

- 1) Tree Protection Plan dated 04/23/2026
- 2) Noll Pointe Civil Plan dated 04/29/2026
- 3) Noll Pointe Landscape dated 04/29/2026

### 1. Comments on Tree Protection Plan (TPP):

- 1.1. Updated TPP reflects Trees in Tract K and Tract J are to be removed. City Arborist agrees with this action.
- 1.2. City Arborist agrees with replacement calculations and final quantity of 230 Replacement Trees.
- 1.3. TPP meets City requirements.

### 2. Comments on Landscape Plan:

- 2.1. Street tree species diversity is sufficient.
- 2.2. Updated TPP reflects Trees in Tract K and Tract J are to be removed. City Arborist agrees with this action. Provided the area is being cleared, Noll Rd to the east will require street trees installed at 40-ft spacing. See City Arborist notes in 2<sup>nd</sup> and 3<sup>rd</sup> review of Landscape Plan.
- 2.3. The Landscape Plans still show trees as planted within the Tree Retention Areas (Tract B, C, and E). As noted in the prior City Arborist review, healthy retained forests cannot sustain additional implanted trees without recommendations from the Project Arborist documenting this need. The TPP does not indicate the *retained* forests should be implanted with additional trees. City Arborist



has reviewed the retention areas and has the opinion that installing additional trees into the retained forests would create a net loss of forest functions and values due to an oversaturation.

Retained Tracts are preserved trees. The Replanting Areas will need to be separate locations. This could occur in Tract D, portions of Tract A, Tract K, Tract H and Tract J.

- 2.4. Tract A could be divided into two separate tracts: one Tract to remain designated as the Stormwater Tract (Tract A) with no trees, and a second tract surrounding Tract A where trees can be installed. The stormwater pond is currently surrounded by a ~21-foot-wide buffer. Tract A, which will be dedicated and transferred to the City, should not include trees. However, the creation of a separate tract that includes the space outside the Stormwater Pond Fencing could sustain trees to reach the required planting density.

### 3. Recommended Conditions of Approval

- 3.1. Pricing details for replacement trees shall be shown in TPP or Landscape Plans, per PMC 18.180.040. This includes tree species, quantity, size, price per tree, and installation labor.
- 3.2. Civil Plans shall show the location for Tree Protection Fencing as shown on the Landscape Plans.
- 3.3. Street trees for Noll Rd shall be shown on Landscape Plans and be incorporated into the 5-year maintenance timeline currently shown on the Landscape Plans.
- 3.4. Tree retention is a combination of retained trees 6-inches and greater measured 4 ½ feet above ground (DBH), smaller trees measuring in equivalent inches, and replanting trees. A minimum of 230 replanting trees are required. Replanting trees may be a combination of 6-foot tall evergreen or 2-inch caliper deciduous trees similar to the makeup of the existing site forest. Street trees do not contribute to tree retention requirements.
- 3.5. The proposal indicates the 230 replanting trees will be implanted within healthy retained forests. Healthy retained forests generally cannot sustain additional trees. Currently, no documentation from the Project Arborist demonstrates such implanting is necessary or that implanting will not negatively impact retained trees or forest function. The Tree Protection Plan does not identify a need for installing additional trees within the retained forests.

Documentation from the Project Arborist demonstrating need to install an additional 230 trees within Tracts B, C, and E is appropriate and will not negatively impact the healthy retained forests shall be submitted with Tree Cutting and Clearing Permit and Grading Permit submittals.

Alternatively, replanting shall occur in separate locations outside the retained forests. Submitted information shall be peer reviewed as required by the PED Director, in consultation with the City Arborist, at the expense of the applicant.



## 2 Closing

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Thank you for the opportunity to evaluate your development project. If you have questions, please contact us.

Respectfully,

John Bornsworth | Principal

A handwritten signature in black ink, appearing to read 'J Bornsworth'.

ISA Board Certified Master Arborist PN-7955BM

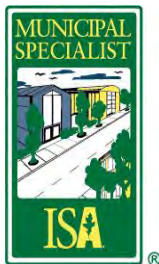
Registered Consulting Arborist #724

Tree Risk Assessment Qualified

Tree & Plant Appraisal Qualified and ASCA Approved Instructor

Certified Erosion & Sediment Control Lead

WSDA Pesticide Operator w/ Aquatics, right-of-way and orinimetal endorsements



# TECHNICAL MEMORANDUM

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**Date** September 2, 2026  
**To** Edie Berghoff  
City of Poulsbo  
**From** John Bornsworth, Principal Consultant  
Peninsula Environmental  
**Subject** Supplemental City Arborist Memorandum/Noll Ponte (PRD P-09-10-25-01)

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## 1 Purpose

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At the request of the City of Poulsbo, Peninsula Environmental Group, Inc. (“City Arborist”, PEN) provides this supplemental memorandum summarizing the technical basis and understanding for our previous peer reviews regarding application of PMC 18.180 to the Noll Pointe PRD. This memorandum supplements our March 13 and May 12, 2026, peer reviews, as well as the prior City Arborist (Sound Urban Forestry, SUF) memorandum dated November 18 2025.

## 2 Existing Stand Conditions

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PMC 18.180 establishes priorities for tree retention, including retaining trees within healthy vegetated groups and stands, trees having a reasonable chance of survival following development, and trees that will not pose a threat to persons or property. The Project Arborist’s (Washington Forestry Consultants, Inc.; WFCI) forest inventory identifies approximately 2,631 Significant Trees (6 inches DBH or greater), of which 1,991 were classified as healthy.

PMC 18.180.030(B)(1) establishes a baseline retention requirement of at least 25 percent of qualifying Significant Trees. Twenty-five percent of the 1,991 healthy Significant Trees is 498 trees.

## 3 Tree Replacement Quantities Through TPP Revisions

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The original WFCI proposed TPP included a 25% calculation resulting in 498 Significant Trees required for retention. This quantity was proposed to be met through preservation of 205 trees and replanting of 147 trees, leaving a retention shortfall of 146 trees (WFCI, 7/17/2025). Sound Urban Forestry commented on November 18, 2025, that the calculations in the proposed TPP should be corrected to account for this shortfall (SUF, 11/18/2025).

In the subsequent WFCI revision to the proposed TPP (12/31/2025), WFCI reaggregated the required 498 Significant Trees to include retention of 124 Significant Trees and planting of 1,122 replacement trees. This 1,122 replacement trees were calculated using the equivalent-diameter-inches method from Alternative A of PMC 18.180.040. This resulted in retention or replacement of 1,246 trees, equivalent to more than 60% of the currently existing healthy Significant Trees on site, while proposing development of roughly 70% of the usable land.

The subsequent PEN review memorandum (3/13/2026) identified this quantity as unachievable on site while adhering to the long-term preservation, health, and safety criteria described in PMC



18.180. Instead, a more reasonable approach was to replant the number of Significant Trees deficient from the proposed retention, or 374 replacement trees. This quantity is derived by subtracting the 124 retained and protected trees from the required 498 trees ( $498 - 124 = 374$ ).

The following WFCI revision, dated 4/23/2026), modified the number of retained and protected trees to 268, while replanting 230 trees. This brought the total number of retained or replanted trees to 498.

The Project Arborist increased the quantity of protected trees (from 174 to 268) by incorporating an additional 304 diameter inches of retained trees from non-Significant Trees in tree retention tracts. This inclusion of diameter-inches from non-Significant Trees within retained tracts is noted in PMC 18.180.030(B)2.

## 4 Diameter-Equivalent-Inches Calculation

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PMC 18.180.040 Alternative Option A reads: *Incorporates the replacement of trees equal in equivalent diameter inches as required in Section 18.180.030(B).*

This can be calculated by first identifying the shortfall in Significant Trees required for retention. In the matter of Noll Pointe, this shortfall was 374 trees. Typically, the equivalent-diameter-inches are calculated using the minimum size of a Significant Tree, or 6-inches. The product of 374 trees and 6 diameter inches is 2,244 diameter-inches. The 2,244 required replacement diameter-inches are then divided by the physical diameter of the proposed replacement trees, which under the applicable PMC criteria is generally 2-inches. This results in 1,122 two-inch-diameter replacement trees to replace the 374-tree retention shortfall.

The additional 748 replacement trees this calculation creates at Noll Pointe would generally require another 5-6-acres of preserved and undeveloped land, if those trees were intended to become a healthy, sustainable forest.

Accordingly, requiring replacement based upon the equivalent-diameter-inches methodology previously evaluated for Noll Pointe would not result in an appropriate or sustainable planting density within the available replacement planting areas. Attempting to accommodate this quantity within substantially less area would result in excessive stocking and competition for growing space, light, water, and soil resources.

## 5 Forest Health

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The last Noll Pointe revision that I reviewed identified 268 Significant Trees or non-Significant Tree diameter-inches for retention and protection. Based upon the tree-to-tree replacement approach recommended herein, the remaining deficiency from the required 498 trees is therefore 230 trees ( $498 - 268 = 230$ ). The recommended quantity of 230 replacement trees is based upon this calculation and represents the number of replacement trees necessary to address the deficiency between the required 25% threshold and the Significant Trees currently proposed for retention.



This calculation does not represent a determination that 230 trees are the maximum number of trees that could physically be planted within the project site. Rather, the 230-tree quantity is based upon the number of retained Significant Trees versus the number of replacement trees necessary to reach the 498-tree threshold. The appropriate planting locations and necessary tract dimensions for those 230 replacement trees within the development configuration is not explicitly defined by the City Arborist.

A condition of approval I recommended in my last review was that trees planted for mitigation purposes to reach the required 25% threshold cannot be installed within an existing healthy retained forest. In particular, the healthy retained forests within Tracts B, C, and E should not be used as planting areas simply to accommodate additional mitigation trees. This manual implanting of species into a native ecosystem can rapidly exceed the carrying capacity of the forested ecosystem. The retained forest itself should remain as it is: healthy and untouched.

Accordingly, the 230 replacement trees must be planted elsewhere in appropriate locations. Whether accommodating these trees requires redistribution of planting areas, modification of Tracts, or other changes to the proposed development configuration is a project-design decision for the applicant. My recommendation is limited to the arboricultural requirement that the replacement trees be provided with sufficient growing space and appropriate conditions for establishment, development, and long-term survival.

Trees per acre (TPA) directly informs forest health. Too high a TPA results in highly competitive, stagnant forests that can take many decades to grow just a few inches in diameter. This is partly why implanting mitigation trees into an existing healthy forest can cause a net loss of function to that original forest rather than providing additional ecological benefit. Appropriate stocking must account for available growing space, species composition, mature tree size, competition, and long-term survivability.

Using the tree-to-tree calculation, the 230 replacement trees would require approximately 1.7 acres of suitable planting area at the stocking level used for this analysis.

By comparison, the equivalent-diameter-inches calculation would require 1,122 replacement trees. At the same stocking level, approximately 8 acres of suitable planting area would be required to accommodate these trees as a healthy, sustainable forest. This is approximately 56% of the entire project parcel. The additional 748 trees created by the diameter-equivalent-inches calculation alone would require approximately another 5-6 acres of suitable planting area beyond that required for the tree-to-tree replacement quantity.

Trying to fit this additional tree quantity into less land simply to achieve a threshold number of tree stems would result in excessive stocking, increased competition, and stagnant forest conditions. The fact that trees can physically be planted at a particular density does not mean that density provides for a healthy and sustainable long-term forest condition.

The tree-to-tree approach therefore requires 230 replacement trees under the current TPP, in addition to the 268 Significant Trees identified for retention. The combination results in 498 retained or replacement Significant Trees, provided that the 230 replacement trees are installed in



appropriate locations with adequate growing space and are not implanted within the healthy retained forests.

## 6 Establishment and Maintenance

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As with Cedarview at Glennwood PRD, I recommended a 5-year maintenance assurance period for the replacement trees, as opposed to the typical 2-year maintenance period. PMC 18.180.040(D) requires a maintenance assurance device where supplemental or replacement trees are proposed in lieu of retention.

Urban forest scientific research has shown time and time again that appropriate maintenance and establishment of trees is paramount over planting a higher quantity of trees with reduced maintenance. Successful mitigation depends not merely upon installation of replacement trees, but upon their establishment and survival for decades to come. The size of the trees required under PMC 18.180 for tree retention replacement, generally 3–5 feet tall, requires more time for establishment where the desired outcome is a self-sustaining, resilient tree population.

The replacement trees should be provided with adequate growing space, appropriate species selection for the planting location, irrigation during establishment, monitoring, and replacement of mortality as necessary. These establishment measures are particularly important where the replacement trees are being relied upon to meet the required tree retention threshold.

Further, when applying a diameter-equivalent-inch replacement criterion, in which all diameter inches of removed Significant Trees are replaced through equivalent diameter inches of newly installed trees, one might expect the resulting high-density tree population to undergo natural attrition, with 30-40% of the reinstalled tree population naturally dying to “self-thin.” This may occur, but natural attrition takes multiple decades in our region. Instead, what occurs in the interim is the perpetuation of stagnant, low-quality trees, rather than those trees naturally attritioning at a rate sufficient to create an appropriately stocked tree population.

Extending the assurance period beyond the City’s typical 2-year period provides substantially greater opportunity to identify establishment failures, irrigation deficiencies, unsuitable planting locations, mortality, or other problems and to require replacement where necessary.

## 7 Conclusion

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Based on my review of the existing forest conditions, project Tree Protection Plan, landscape plans, and proposed development configuration, I recommend application of the tree-to-tree replacement approach described herein. Under the current TPP, retention of 268 Significant Trees combined with 230 appropriately located replacement trees provides a total of 498 retained or replanted Significant Trees, equivalent to the 25% tree retention threshold established under PMC 18.180.030(B)(1).

The 230 replacement trees should be installed outside of the healthy retained forests and provided sufficient growing space based on species composition, mature tree size, and long-term stocking requirements. Combined with the existing trees and vegetation retained within the protected forest



areas and the recommended 5-year establishment and maintenance period, this approach provides for a sustainable long-term tree and forest condition following development. Conversely, application of the diameter-equivalent-inches calculation would require substantially greater planting density and land area or would create excessive competition where sufficient growing space is unavailable. The tree-to-tree approach provides the appropriate balance of tree retention, replacement, establishment, and long-term forest health.

## 8 Closing

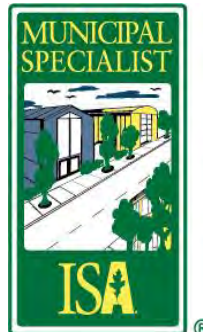
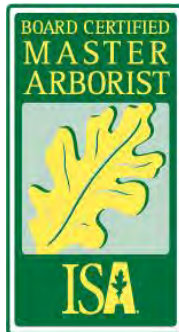
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Thank you for the opportunity to evaluate this project. If you have questions, please contact us.

Respectfully,

John Bornsworth | Principal

ISA Board Certified Master Arborist PN-7955BM  
Registered Consulting Arborist #724  
ISA Urban & Community Forestry Professional (2014-2025)  
Tree Risk Assessment Qualified  
Tree & Plant Appraisal Qualified and ASCA Approved Instructor  
Certified Erosion & Sediment Control Lead  
WSDA Pesticide Operator w/ Aquatics, right-of-way and orinimetal endorsements



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(360) 504-3825 | [www.peninsulaeg.com](http://www.peninsulaeg.com)  
Port Angeles | Petoskey  
WA Contractor ID: PENINEG813MC

# WASHINGTON FORESTRY CONSULTANTS, INC.

FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



W F C I

O: 360/943-1723

C: 360/561-4407

9136 Yelm Hwy SE

Olympia, WA 98513

**MEMO TO:** Geoff Sherwin  
Trumark Homes Washington, LLC  
612 Harrison Street Suite 100  
Sumner, WA 98390

**FROM:** Joshua Sharpes  
Galen Wright  
Washington Forestry Consultants, Inc.

**DATE:** September 1, 2026

**RE:** Noll Pointe City Comment Response

Dear Mr. Sherwin:

We have reviewed the City of Poulsbo's comments regarding conditions for approval on the Noll Pointe project. The City is requiring the following items be addressed prior to project approval. They are as follows:

*1. How the "sum of the diameter inches required" under PMC 18.180.030(B) should be determined;*

*PMC 18.180.030(B) does not discuss trees in terms of "sum of the diameter inches" Instead, the code discusses the number of trees which are six inches in diameter or greater measured four feet six inches above grade, . . .*

*In this case the tree report has identified 1,991 healthy trees. The 25% tree retention requirement would require 498 save trees. However, due to the topography of the site and the grading needed to meet general engineering requirements, only 268 trees have been identified for preservation. Therefore, 230 two-inch deciduous and/or 6' tall conifer trees are proposed for replacement in areas consistent with PMC 18.180.030(A).*

*2. How the "equivalent diameter inches" requirement of PMC 18.180.040(A) applies when fewer than twenty-five percent of the qualifying existing trees are retained;*

PMC 18.180.040(A) is not the only way to implement the Alternative tree retention option. PMC 18.180.040 begins with "The review authority may approve an alternative tree retention option, when the alternative is ONE of the following alternatives."

In this case, the 230 replacement trees being proposed to meet the 498 save tree requirement is implementing code section 18.180.040(C) & (D). Implementing sub-section (A) is not required.

*3. How credits for smaller trees were / are credited (presumably 304 diameter inches attributed to the 87 smaller retained trees);*

Per PMC 18.180.030(B)(2) the tree tracts were 100% inventoried by species and diameter to determine significant tree numbers and diameter inches of non-significant trees that will be retained, see table 1 in Attachment 1 for the tract inventory summary. This inventory identified 87 non-significant trees totaling 304 diameter inches. These 304 diameter inches are being utilized to help supplement the requirement of PMC 18.180.030(B)(1).

*4. How the proposed deciduous and evergreen replacement trees are converted into equivalent diameter inches;*

As explained above, tree replacement does not have to have an equivalent diameter inches calculation. Instead, the applicant has proposed replacing the number of trees outlined in PMC 18.180.030(B)(1) per the alternative outlined in PMC 18.180.040(C).

*5. Whether the Noll Pointe proposal satisfies the cited provisions, including a complete calculation and citations to supporting evidence; and*

Below is an excerpt from the April 23, 2026 Tree Protection Plan by WFCI providing the calculations. Please keep in mind that tree calculations are based on tree count per PMC 18.180.030(B)(1) and not by equivalent diameter inches.

There are 1,991 healthy significant-sized trees currently growing in the project area. The City of Poulsbo requires 25% significant trees to be retained.

The following is a summary of the proposed tree retention:

|                                                  |                       |
|--------------------------------------------------|-----------------------|
| Total Trees on Site:                             | 2,631 Trees           |
| Number of Unhealthy Trees:                       | <u>640 Trees</u>      |
| Number of Healthy Trees:                         | 1,991 Trees           |
| Required Tree Retention<br>(25% of 1,991 trees): | 498 Significant Trees |
| Planned Tree Retention:                          | 268 Significant Trees |
| Shortfall of Tree Retention Requirement:         | 230 Trees             |

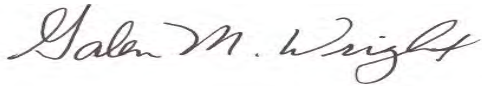
*6. Whether any revision to the Tree Protection Plan, Landscape Plan, or proposed conditions of approval are necessary.*

This memo showing the required and proposed tree retention render revisions to the Tree Protection Plan unnecessary.

Please give us a call if you have any questions.

Respectfully submitted,

Washington Forestry Consultants, Inc.



Galen M. Wright, ACF, ASCA  
ISA Bd. Certified Master Arborist PN-129BU  
Certified Forester No. 44  
ISA Tree Risk Assessor Qualified (2014-24)  
ASCA Tree and Plant Appraisal Qualified



Joshua Sharpes  
Professional Forester  
ISA Certified Arborist®,  
Urban Forest Professional, PN- 5939AM  
ISA Tree Risk Assessor Qualified

### **Attachment 1. Assumptions and Limiting Conditions.**

- 1) Any legal description provided to the Washington Forestry Consultants, Inc. is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- 2) It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, unless otherwise stated.
- 3) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Washington Forestry Consultants, Inc. can neither guarantee nor be responsible for the accuracy of information.
- 4) Washington Forestry Consultants, Inc. shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 5) Loss or alteration of any part of this report invalidated the entire report.
- 6) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc.
- 7) Neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of Washington Forestry Consultants, Inc. -- particularly as to value conclusions, identity of Washington Forestry Consultants, Inc., or any reference to any professional society or to any initialed designation conferred upon Washington Forestry Consultants, Inc. as stated in its qualifications.
- 8) This report and any values expressed herein represent the opinion of Washington Forestry Consultants, Inc., and the fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence neither of a subsequent event, nor upon any finding in to reported.
- 9) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 10) Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or other plant or property in question may not arise in the future.

***Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.***

**From:** [djlockhart@verizon.net](mailto:djlockhart@verizon.net)  
**To:** [Nikole CH. Coleman](#)  
**Subject:** Noll Pointe Planned Residential Development - Opportunity to Comment on Additional Exhibits  
**Date:** Saturday, September 12, 2026 4:54:07 PM

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September 12, 2026

Ms. Nikole Coleman  
Planning Manager  
Planning and Economic Development Department  
City of Poulsbo  
200 NE Moe Street  
Poulsbo, WA 98370

Re: Noll Pointe Planned Residential Development – Opportunity to Comment on Additional Exhibits

References:

1. Lockhart email dated 11/26/2025, Re: File No. P-09-10-25-01- Noll Pointe Planned Residential Development (PRD) (“Lockhart Email”) (Staff Report Exhibit N)
2. Planning and Economic Development Memo dated September 3, 2026, with subject: Application of Alternative Tree Retention/Replanting Option, Noll Pointe PRD (P-09-10-25-01) (“Tree Retention/Replanting Memo” or “Memo”) (Staff Report Exhibit 52)

Dear Ms. Coleman,

I have received your email of September 3, 2026, with the same subject as above. I appreciate the opportunity to provide comments on the additional exhibits transmitted with your email.

I refer to the Lockhart Email (Ref. (1)). In the Lockhart Email I proposed that the Noll Pointe PRD plan be redesigned to incorporate a minimum 25-foot vegetated buffer around the entire perimeter of the proposed subdivision.

I have read the Tree Retention/Replanting Memo and understand that it addresses a requirement for the Noll Pointe plan to be revised to reflect the planting of 230 replacement trees, with a determination that those trees be installed outside of the healthy retained forests at the project site. Further, I note that one calculation derived from the analysis in the Memo is that “approximately 1.7 acres of suitable planting area would be required for 230 replacement trees.” The question seems to be where in the project layout can that much area be found? Looking at the preliminary plat plan for the project it would appear that a significant number of project lots would need to be sacrificed to meet all of the planting requirements discussed in the Memo.

I take this opportunity to renew my suggestion that more area in the project plan be devoted to a 25-foot vegetated buffer, as contemplated by Poulsbo Municipal Code Section 18.260.070(B). I further suggest that Lots 41-51 represent an appropriate area to consider planting a portion of the 230 replacement trees in the form of such a buffer. Given that those

eleven lots are shown to have widths of seventy feet, a 25-foot vegetated buffer incorporating a portion of the 230 replacement trees would, in the aggregate, require a little more than 19,000 square feet. This would represent a little more than 25 percent of the 1.7 acres of planting area to be found, a significant fraction. Perhaps such a buffer could be structured as an easement on each of those lots, so as to not require redrawing the dimensions of those lots.

To use a portion of the areas of lots 41-51 for a replanted tree buffer might be seen as a “win-win” strategy:

- The abutting property owners in the Avondale Glen subdivision would certainly appreciate that the future held the prospect of the replanted trees maturing into a partial replacement of the missing forest, one that would contain a mix of tree species that “complement the natural character of the Pacific Northwest.”
- The future owners of the Noll Pointe lots should warmly welcome the developer funding the installation of significant new trees that will be long-term enhancements to their properties.
- The Noll Pointe developer should appreciate not having to sacrifice other buildable lots to accomplish the obligation to replant trees.

I respectfully request that the PED consider the suggestions made herein as the PED and the Noll Pointe applicant work to resolve the tree replacement issues described in the Memo.

Sincerely,  
Dana J. Lockhart

**From:** [Jeff & Jan Float](#)  
**To:** [Nikole CH. Coleman](#)  
**Cc:** [Edie Berghoff](#)  
**Subject:** RE: Noll Pointe Planned Residential Development - Opportunity to Comment on Additional Exhibits  
**Date:** Monday, September 14, 2026 11:50:19 AM  
**Attachments:** [9.14.26 City of Poulsbo PED Letter.pdf](#)  
[2776 NE Noll Valley Loop Trees @ lot line.msg](#)  
[.msg](#)

---

Hello Nikole,

Please find attached our review, comments and photos regarding the Noll Pointe Planned Residential Development Washington Forestry Consultants Inc matter.

Jeff and Jan Float

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**From:** Nikole CH. Coleman <ncoleman@poulsbo.gov>  
**Sent:** Thursday, September 3, 2026 4:26 PM  
**To:** Edie Berghoff <eberghoff@poulsbo.gov>  
**Cc:** Heather Wright <hwright@poulsbo.gov>; Tiffany Simmons <tsimmons@poulsbo.gov>  
**Subject:** Noll Pointe Planned Residential Development - Opportunity to Comment on Additional Exhibits

Good afternoon,

You are receiving this email as a party of record for the Noll Pointe Planned Residential Development matter.

Attached are new Exhibits 50-53. All documents are also available online here:

<https://poulsbo.gov/hearingexaminer/>

The Hearing Examiner has provided parties of record an opportunity to review and comment on these new materials. Any comments must be submitted by **3:00 p.m. on Monday, September 14, 2026.**

Please send any comments or questions directly to me or to [information@cityofpoulsbo.com](mailto:information@cityofpoulsbo.com).

Best,

**Nikole Coleman, AICP (she/her/hers)**

Planning Manager

City of Poulsbo | 200 Moe Street | Poulsbo, WA 98370

PED General Line: (360) 394-9748

[Planning and Economic Development | City of Poulsbo](#)

[Click here](#) to sign up for our monthly newsletter

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JEFF & JAN FLOAT  
2776 NE Noll Valley Loop | Poulsbo, WA 98370  
Jeff 916.217.7149 | [jj@jefloat.com](mailto:jj@jefloat.com) | Jan 916.202.0123

9.14.26

Via Emailed Transmission

CITY OF POULSBO PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Attn: EDIE BERGHOFF | [eberghoff@cityofpoulsbo.com](mailto:eberghoff@cityofpoulsbo.com)

Senior Planner

NIKOLE COLEMAN, AICP

Planning Manager | [ncoleman@cityofpoulsbo.com](mailto:ncoleman@cityofpoulsbo.com)

Re: FORMAL OBJECTION NOLL POINTE DEVELOPMENT

File No. P-09-10-25-01 | Windthrow Hazards

Dear MS. EDIE BERGHOFF & MS. NIKOLE COLEMAN,

This letter is intended to follow up from the Public Meeting regarding the Noll Pointe Development [NPD] held eight weeks ago on July 16 at Poulsbo City Hall. I was preparing to press the Send button on a letter addressing the multiple inconsistent applications and interpretations of the Washington Forestry Consultants Inc. [WFCI] reports when your email came through on Friday that answered quite a few questions. I will attempt to keep this short and to the point.

I will start off by stating the remaining stand of trees and scenery of Sandstone Ridge Tract "C" along NE Mesford Road/Noll Rd between Langaunet Lane NE and Noll Road looks like an absolute horror show. Attached are photos showing a wide variety of the tree types and remaining conditions of this roadside stand of trees. While it is a work in progress there appears to be no continuity of care taken into any consideration here at all with the appearance of quite a few unhealthy trees in the mix.

As the above titled property owners of Lot #28 within Avondale Glen on 2776 NE Noll Valley Loop, we are writing to register our **FORMAL OBJECTION** to the complete ignorance regarding the environmental impacts to the neighboring trees within Avondale Glen in the WFCI Tree Protection Plans for the proposed Noll Pointe subdivision. A **6-foot fence is completely ineffective** at mitigating severe windthrow caused by a nearby clear cutting of a forest for the creation of lots #1-17 plus lots #30 to 51 immediately to the north of the contiguous lot line with Avondale Glen. One only needs to be reminded of the key extreme wind events that occurred this past fall/winter from the Atmospheric River Gale (50-55 mph), the Christmas Eve Windstorm (50-60 mph) and again on January 6 (40-50mph) **which actually blew over a 50' section of fencing**

**along our westerly property line.** The April 23, 2026 WFCI report indicates the tree retention has been restricted entirely to 3 tracts, completely excluding all of the contiguous 800 linear feet of common boundary line with Avondale Glen.

The Avondale Glen lots feature 25+ year old significant tall, healthy trees and vegetation spanning most of the 72' within each of their own property lines. A vast majority of this vast strand of mature trees measure within a 5'-10' setback range from the lot lines and will remain tall standing trees within each of the Noll Valley Loop Private Property lots and homes. In our case, planning to clear cut the bordering substantial trees plus the rest of the trees on the new lots, a 75' wide vacancy will create a windthrow funnel through a gauntlet directly into our yard and home. The potential for severe uprooting effect through our property landscaping along with the remaining trees in all of our backyards will be extremely high. None of this is addressed in any of the reports under the heading: **Impacts To Offsite Trees**

**Regardless of the tentative map plans, specifically Noll Pointe lots #41-51, there are between 8-10 healthy and substantial trees located within 5'-10' directly behind us from our property line that are being excluded from consideration of retention.** These trees are in better condition and proportionate in size than the Tract "C" trees remaining at Sandstone Ridge. I have provided 2 proposals, 1 in writing last December and 1 orally at the July 16 City Hall meeting to retain these healthy trees and count them towards the shortfall of the mandated tree retention requirement. This approach is consistent with the priorities of PMC 18.180.030(A), including retention of trees within healthy vegetated groups and stands, incorporation of retained trees into open space and landscaping areas, consideration of long-term tree survivability, and **avoidance of conditions that may create future threats to persons or property.** Neither one of our suggestions have been taken seriously or into account with the Developer having chosen the easier Poulsbo City code option of a 6' fence over a 25' landscape buffer.

**Statement of Environmental Fact - Windthrow Multiplier-** To provide context, the only language in the WFCI Tree Protection Plans from page 2 states the following: "Trees on the parcels to the North will be exposed to additional winds after the site is cleared. Property lines need staking to properly inventory edge trees" That's it. There is already a substantial 15 + ft open space easement that runs the whole length of the north property line. The rest of the northern boundary line will have an abundance of tree coverage all along the 4 larger private property lots in addition to the storm retention basin and through to the frontage all along Lincoln Ave.

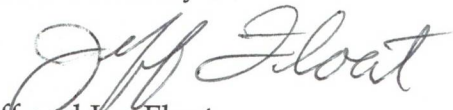
Why the attention to the north and not to the south boundary line? This is by far a greater exposure than the open 100' from the 2 lot numbers 11& 12 to the north. There is not one mention anywhere in any report that references the southern common lot line with Avondale Glen's 11 homes. The effect to the vast majority of retained trees within

Avondale Glen along 800 linear feet immediately south adjacent to Noll Valley Loop Lots #18 through #29 will be greatly compounded due to the huge volume of proposed clearing, grading and development of new housing. In the Sept. 2 report, the project arborist identified potential increased wind exposure to trees **along portions of the site** (where?) following clearing and established measures intended to **protect retained trees** and their critical root zones. All 3 WTCI reports that the tree retention plans have been restricted entirely to 3 tracts, thereby completely excluding the boundary line of Avondale Glen. As we understand the September 2, 2026 City Arborist review further stipulates the 3 tracts should remain protected and will not be used to accommodate 230 mitigation tree planting where doing so could exceed the carrying capacity of the existing forest. Tree retention is a combination of retained trees 6-inches and greater measured 4 ½ feet above ground (DBH), smaller trees measuring in equivalent inches, and replanting trees. A minimum of 230 replanting trees are required. Replanting trees may be a combination of 6-foot tall evergreen or 2-inch caliper deciduous trees similar to the makeup of the existing site forest. Street trees do not contribute to tree retention requirements. What is very noticeable in the Sandstone Ridge tree protection plan is the fact the whole project consists of landscape and tree buffer around the complete perimeter of the development, but Avondale Glen is getting the short end of the stick here at Noll Valley Loop?

With this Formal Objection, we are including a Formal Demand that up to 10 six foot tall Evergreen trees be planted along the southern boundary line contiguous to our lot #28 at 2776 NE Noll Valley Loop. If this is not amenable to you, then perhaps they can be installed just inside our property line for maintaining consistency with the overall landscape plans and tree replacement type of the Noll Pointe subdivision.

Your attention to this important and urgent matter is warranted.

Our Best Always,



Jeff and Jan Float



# PLANNING AND ECONOMIC DEVELOPMENT

200 NE Moe Street | Poulsbo, Washington 98370  
 (360) 394-9748 | fax (360) 697-8269  
[www.cityofpoulsbo.com](http://www.cityofpoulsbo.com) | [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

## MEMO

**To:** Hearing Examiner  
**From:** Edie Berghoff, Senior Planner  
**Subject:** Noll Pointe – City Response to Public Comment Received Following Supplemental Exhibits  
**Date:** September 18, 2026

On August 26, 2026, the Hearing Examiner issued an Order Reopening Record and Directing Limited Supplemental Submissions (Exhibit 51) for the Noll Pointe Planned Residential Development and Preliminary Subdivision. The Order reopened the record for the limited purpose of addressing the application of [PMC 18.180.030\(B\)](#), [PMC 18.180.040\(A\)](#), and [PMC 18.180.060\(A\)\(1\)](#), including the City's interpretation and application of the tree-retention and equivalent-diameter provisions.

In response, the City submitted Exhibit 52, Tree Retention/Replanting Staff Interpretation, and Exhibit 53, Washington Forestry Consultants, Inc., together with the supporting arborist materials.

The Hearing Examiner then provided all parties of record an opportunity to review the supplemental materials and submit written comments limited to the tree-retention and equivalent-diameter issues identified in the Order through September 14, 2026. The City received supplemental comments from Dana Lockhart and Jeff and Jan Float, which are included in Exhibit 54.

This memorandum responds to the substantive issues raised in those comments and identifies where those issues have already been addressed in the project record. These supplemental comments do not change staff's previous findings or recommendations.

### 1. Location of the 230 Replacement Trees

#### Comment – Dana Lockhart

Mr. Lockhart notes that Exhibit 52 identifies approximately 1.7-acres of suitable planting area as necessary to accommodate 230 replacement trees at the stocking level evaluated by the City Arborist. He questions where that area can be accommodated within the proposed project and whether doing so will require elimination or modification of proposed lots.

#### City Response

This issue is expressly addressed in Exhibit 52 and the September 2, 2026, Supplemental City Arborist Memorandum. The 1.7-acre figure represents the City Arborist's estimate of suitable growing area necessary to support approximately 230 replacement trees at an appropriate long-term stocking level. The City Arborist's analysis was intended to demonstrate that replacement-tree quantity must be considered together with available growing space, species composition, mature tree size, competition, and long-term survivability.

Exhibit 52 does not determine that 1.7 acres must be established as one contiguous tract, nor does it prescribe the final configuration of those planting areas. The City Arborist specifically does not prescribe the configuration necessary to accommodate the replacement trees. Whether compliance requires redistribution of planting areas, modification of tracts, or other changes to the proposed development configuration remains a project-design matter for the applicant.

The applicant must demonstrate through the final Landscape Plan and applicable Tree Cutting and Clearing, Grading, and/or civil permit submittals that all 230 replacement trees can be provided with adequate growing space and in locations consistent with the City Arborist's recommendations.

Preliminary approval therefore does not guarantee that the current conceptual location or configuration of every lot or planting area can remain unchanged if modification is necessary to satisfy the tree-replacement requirement.



## 2. Request to Locate Replacement Trees Along Lots 41–51

### Comment – Dana Lockhart

Mr. Lockhart renews his earlier request for a 25-foot vegetated buffer around the project perimeter and specifically suggests using portions of Lots 41 through 51 to accommodate some of the 230 replacement trees adjacent to Avondale Glen.

He estimates that a 25-foot-wide area across those lots could provide approximately 19,000 square feet of replacement-tree planting area and suggests that the area could potentially be established through easements rather than modification of the underlying lot dimensions.

### City Response

Staff appreciates the suggestion and agrees that the final replacement-tree configuration may appropriately consider perimeter areas where those locations provide adequate growing conditions and are consistent with the applicable landscape, setback, utility, access, and other development requirements.

However, neither [PMC Chapter 18.180](#) nor the City Arborist's recommendation requires the 230 replacement trees to be located within a continuous 25-foot perimeter buffer.

The September 2 City Arborist review emphasizes that the replacement trees must be located outside of healthy retained forest areas and provided sufficient growing space to support long-term survival. Exhibit 52 therefore intentionally does not prescribe a specific configuration.

The applicant may consider portions of Lots 41–51 as part of the final replacement-tree planting plan if those areas are suitable. However, staff does not recommend requiring the specific configuration proposed by Mr. Lockhart as a condition of preliminary approval. The applicant remains responsible for demonstrating a compliant final Landscape Plan containing all required replacement trees.

## 3. Request for a 25-Foot Vegetated Perimeter Buffer

### Comment – Dana Lockhart

Mr. Lockhart references [PMC 18.260.070\(B\)](#) and renews his previous request that the project incorporate a minimum 25-foot vegetated buffer around the subdivision.

### City Response

This request was previously raised during review of the underlying application and is not a new requirement resulting from the Hearing Examiner's supplemental tree-retention inquiry.

The supplemental analysis in Exhibit 52 addresses compliance with [PMC Chapter 18.180](#) and does not modify the landscaping and perimeter-buffer standards otherwise applicable to the PRD.

The need to provide 230 replacement trees does create an additional final-design requirement for the applicant, and perimeter areas may be appropriate locations for some replacement trees. However, that requirement does not independently create a mandatory 25-foot vegetated buffer around the entire project.

Staff therefore does not recommend modifying the Conditions of Approval to require a continuous 25-foot vegetated perimeter buffer.

## 4. Existing Trees Along the Avondale Glen Boundary

### Comment – Jeff and Jan Float

The Floats object to removal of trees adjacent to Avondale Glen and specifically identify trees near proposed Lots 41–51 that they believe should be retained. They state that approximately 8–10 substantial trees are located within approximately 5–10 feet of their property line and request that those trees be retained and counted toward the project's tree-retention requirement.

They also argue that the current Tree Protection Plan concentrates retention within three tracts while providing little retained vegetation along the approximately 800-foot common boundary with Avondale Glen.

### City Response

The location and configuration of retained trees have been evaluated through multiple iterations of the Tree Protection Plan and independent City Arborist peer review.

[PMC 18.180.030](#) does not require that every healthy significant tree be retained or that retained trees be distributed evenly around the project perimeter. The code establishes priorities for retention, including trees within healthy vegetated groups and stands, trees having a reasonable chance of long-term survival, trees that can be incorporated into open space and landscaping areas, and trees that will not create future threats to persons or property.

Under the current Tree Protection Plan, 268 significant trees are identified for retention and protection within designated tree-retention tracts, together with 87 smaller trees representing 304 diameter inches and associated natural vegetation. The remaining numerical deficiency from the 498-tree baseline is addressed through 230 replacement trees.

The City's independent arborist has reviewed the current Tree Protection Plan and recommends the tree-to-tree replacement approach reflected in Exhibit 52. Staff therefore does not recommend requiring individual trees along Lots 41–51 to be added to the designated retention areas solely because of their proximity to the Avondale Glen boundary.

As discussed above, however, portions of this area may potentially be used for replacement planting if the applicant demonstrates that the locations provide appropriate growing conditions and are otherwise consistent with the final project design.

## **5. Windthrow and Impacts to Off-Site Trees**

### *Comment – Jeff and Jan Float*

The Floats express significant concern that removal of the existing Noll Pointe forest adjacent to Avondale Glen will increase wind exposure to mature trees located on neighboring properties. They cite recent wind events and argue that creation of a substantially more open area north of their property could increase the potential for windthrow.

They also question why the project materials discuss increased wind exposure to trees north of the project but, in their view, do not adequately address trees along the southern Avondale Glen boundary.

### *City Response*

Windthrow and long-term tree viability have been considered throughout the project's arborist review.

The April 23, 2026, Tree Protection Plan acknowledges that site soils have a moderate potential for windthrow under normal conditions and that some windthrow may occur during winter conditions when soils are saturated.

The City's supplemental analysis also recognizes that retained trees will remain adjacent to areas of clearing, grading, and development and that long-term viability of those retained stands is an important component of the City's review. The Tree Protection Plan includes tree-protection fencing, restrictions on root-disturbing activity, and continued arborist involvement where construction may affect retained trees.

The City's tree-retention requirements apply to trees located on the Noll Pointe project site. The supplemental record does not establish a requirement under [PMC Chapter 18.180](#) for the applicant to retain additional on-site trees solely for the purpose of providing wind protection to all off-site trees.

Staff therefore does not recommend modifying the approved tree-retention configuration based upon the supplemental comment. Applicable protections for off-site trees and their root systems remain required where construction activity could directly affect those trees.

## **6. Adequacy of a Six-Foot Fence Along Avondale Glen**

### *Comment – Jeff and Jan Float*

The Floats state that a six-foot fence is not an adequate substitute for the existing forest or an effective measure for mitigating windthrow. They request additional evergreen planting along the southern boundary.

### *City Response*

The proposed fence is a landscaping and screening element; it is not intended or relied upon by the City as a windthrow mitigation measure.

The City's determination regarding tree retention and forest health relies upon the Tree Protection Plan, City Arborist peer review, protection of retained forest tracts, appropriate location and stocking of replacement trees, tree-protection requirements, and establishment and maintenance measures. It does not rely upon the proposed six-foot fence as a means of preventing windthrow.

Accordingly, staff agrees that the fence should not be characterized as windthrow mitigation. However, that does not establish a requirement to retain additional existing trees or install a continuous forested buffer along the Avondale Glen boundary.

## **7. Request for Evergreen Trees Along the Southern Boundary**

### *Comment – Jeff and Jan Float*

The Floats request that up to ten six-foot-tall evergreen replacement trees be planted along the southern project boundary adjacent to their property. They suggest that, if planting cannot occur on the Noll Pointe property, the trees could potentially be installed just inside their property line.

### City Response

The City's September 3 interpretation requires a minimum of 230 replacement trees and expressly leaves their final configuration to the applicant, subject to City review and the recommendations of the City Arborist.

Replacement trees must be installed outside healthy retained forests and provided adequate growing space based upon species composition, mature tree size, appropriate stocking, and long-term survivability. The final Landscape Plan must also address appropriate species selection, irrigation during establishment, monitoring, and replacement of unsuccessful plantings.

The applicant may consider the southern perimeter as a location for some of the required replacement trees where appropriate. Staff does not recommend requiring the specific ten-tree configuration requested by the Floats because the final distribution of replacement trees should be based upon the overall site design and City Arborist recommendations.

The City also would not recommend satisfying the project's required tree replacement through planting on privately owned off-site property unless an appropriate permanent legal mechanism existed to ensure that those trees remain part of the project's required mitigation.

## **8. Five-Year Establishment and Maintenance Requirement**

### Comments – Jeff and Jan Float / Dana Lockhart

The supplemental comments raise concerns about whether newly planted trees will successfully establish and ultimately provide meaningful replacement vegetation.

### City Response

This issue is specifically addressed in Exhibit 52 and the September 2 City Arborist memorandum.

Because Noll Pointe relies upon replacement trees under Alternative C, the project is also subject to the maintenance assurance requirements identified in [PMC 18.180.040\(D\)](#). The City Arborist recommends a five-year establishment and maintenance assurance period, rather than the City's typical two-year period for other landscaping.

The extended period is intended to provide additional opportunity to identify mortality, irrigation deficiencies, unsuitable planting locations, establishment failures, and other problems and to require corrective action or replacement where necessary.

The final requirements will include adequate growing space, appropriate species selection, establishment irrigation, monitoring, replacement of mortality or unsuccessful plantings, and the required maintenance assurance device.

## **9. Alternative Tree-Retention Methodology and 230-Tree Requirement**

### Comments – Supplemental Comments Generally

Both sets of comments ultimately relate to how the City proposes to satisfy the tree-retention requirement where fewer than 25 percent of the existing healthy significant trees are retained.

### City Response

This issue is addressed comprehensively in Exhibit 52 and the September 2, 2026 Supplemental City Arborist Memorandum.

Noll Pointe contains approximately 1,991 healthy significant trees, resulting in a baseline retention requirement of 498 trees. The current Tree Protection Plan identifies 268 significant trees for retention and protection, together with 87 smaller trees and associated natural vegetation within the retention areas. The remaining numerical deficiency is 230 trees.

For the replacement component, the City interprets [PMC 18.180.040\(C\)](#) as providing a separate alternative for supplemental or replacement trees in lieu of retention. The City therefore does not apply the equivalent-diameter-inch methodology of Alternative A to the replacement component of this proposal.

The City Arborist recommends a tree-to-tree replacement approach under which the 230 replacement trees correspond to the remaining numerical deficiency. The City Arborist further concludes that application of the Alternative A equivalent-diameter methodology would produce approximately 1,122 replacement trees, requiring approximately eight acres at the evaluated stocking level and potentially resulting in excessive competition and unhealthy forest conditions if accommodated within substantially less area.

Staff therefore continues to support and rely upon the September 2 City Arborist recommendation and the determination contained in Exhibit 52 that Noll Pointe may utilize Alternatives C and D for the replacement component of the proposal.

## Conclusion

Staff has reviewed the supplemental comments submitted by Dana Lockhart and Jeff and Jan Float pursuant to the Hearing Examiner's August 26, 2026, Order reopening the record for the limited tree-retention and equivalent-diameter issues identified in that Order.

The comments provide additional suggestions regarding the location of replacement trees, perimeter buffering, retention of trees adjacent to Avondale Glen, and potential windthrow impacts. Staff finds that these concerns have been addressed through the existing Tree Protection Plan, multiple City Arborist peer reviews, Exhibit 52, Exhibit 53, and the applicable Conditions of Approval.

Importantly, the City's determination does **not** approve a specific final location for each of the 230 replacement trees. The applicant must demonstrate through the final Landscape Plan and applicable subsequent permits that all required replacement trees can be accommodated outside healthy retained forests, with adequate growing space and appropriate conditions for long-term establishment and survival. Whether this requires redistribution of planting areas, modification of tracts, or other changes to the development configuration remains the responsibility of the applicant.

Based upon the supplemental comments and the existing record, staff continues to support the determination in Exhibit 52 and does not recommend further modification of the tree-retention interpretation or Conditions of Approval at this time.

# WASHINGTON FORESTRY CONSULTANTS, INC.

FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



O: 360/943-1723  
C: 360/561-4407

9136 Yelm Hwy SE  
Olympia, WA 98513

**MEMO TO:** Geoff Sherwin  
Trumark Homes Washington, LLC  
612 Harrison Street Suite 100  
Sumner, WA 98390

**FROM:** Joshua Sharpes  
Galen Wright  
Washington Forestry Consultants, Inc.

**DATE:** September 17, 2026

**RE:** Noll Pointe Float Public Comment Response

Dear Mr. Sherwin:

We have reviewed the public comments from Jeff and Jan Float regarding conditions for approval on the Noll Pointe project. The Floats have multiple concerns regarding the project that will be addressed in this response.

The health of the save trees within the designated tree tracts were questioned by the Floats. Our inventory found that tree conditions are consistent across the entire site. The location of Tracts B, C, & E were chosen to provide screening between NE Lincoln Road and the proposed development. The powerline rights-of-way also limited development in that area. The tracts are native stands with different species, age, and condition classes. All hazardous trees in the tracts will be removed during the land clearing phase of the project.

The City of Poulsbo municipal code 18.260.070(B) requires a 25-foot vegetation buffer **or** a 6-foot-tall sight-obscuring fence to be placed on the perimeter of planned development on edges adjacent to single-family residential zones. The project proponent is choosing to meet this requirement using a wooden fence along the boundary between the project and the existing Avondale Glen subdivision. The purpose of the fencing is to provide a visual barrier between the homes, not provide mitigation to windthrow. The high-wind events mentioned in the Float's letter are considered normal weather patterns in Washington. Tree failure can occur during these events and even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.

The Avondale Glen lots were cleared to the property line when the site was developed in 2005, similar to what is being proposed for the Noll Pointe project. Any new trees planted on the

Avondale Glen lots have grown and adapted to the site. Prevailing winds during storm events are generally from the S-SW direction which would put new homes on Noll Pointe in the target zones of any trees left along the southern boundary of the site. A 25-foot buffer would not provide enough tree protection zone for the larger trees in this area. Required grading outside the buffer could damage critical roots, increasing the potential for windthrow. Leaving trees in this area on the Noll Pointe site would create future risk to homes in both subdivisions. Removal will mitigate the risk of future tree failure.

Trees along the northern property line will have new wind exposure from the south due to the clearing of the Noll Pointe site, which is why those trees were called out in the WFCI report. Those trees should be assessed by a Certified Arborist<sup>®</sup> hired by the landowner to identify any trees hazardous to their property.

The homeowners in Avondale Glen can plant trees on their own property to create a screen if desired. The required replacement trees for Noll Pointe will be established in appropriate designated tracts identified during the site development process.

Respectfully submitted,

Washington Forestry Consultants, Inc.



Galen M. Wright, ACF, ASCA  
ISA Bd. Certified Master Arborist PN-129BU  
Certified Forester No. 44  
ISA Tree Risk Assessor Qualified (2014-24)  
ASCA Tree and Plant Appraisal Qualified



Joshua Sharpes  
Professional Forester  
ISA Certified Arborist<sup>®</sup>,  
Urban Forest Professional, PN- 5939AM  
ISA Tree Risk Assessor Qualified

## **Attachment 1. Assumptions and Limiting Conditions.**

- 1) Any legal description provided to the Washington Forestry Consultants, Inc. is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
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***Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.***

# WASHINGTON FORESTRY CONSULTANTS, INC.

FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



O: 360/943-1723  
C: 360/561-4407

9136 Yelm Hwy SE  
Olympia, WA 98513

**MEMO TO:** Geoff Sherwin  
Trumark Homes Washington, LLC  
612 Harrison Street Suite 100  
Sumner, WA 98390

**FROM:** Joshua Sharpes  
Galen Wright  
Washington Forestry Consultants, Inc.

**DATE:** September 17, 2026

**RE:** Noll Pointe Lockhart Public Comment Response

Dear Mr. Sherwin:

We have reviewed the public comments from Dana Lockhart regarding conditions for approval on the Noll Pointe project. Ms. Lockhart asks for a 25-foot vegetated buffer to be established on the southern property line of the Noll Pointe site as an area to replant the 230 replacement trees.

The City of Poulsbo municipal code 18.260.070(B) requires a 25-foot vegetation buffer **or** a 6-foot-tall sight-obscuring fence to be placed on the perimeter of planned development on edges adjacent to single-family residential zones. The project proponent is choosing to meet this requirement using a wooden fence along the boundary between the project and the existing Avondale Glen subdivision. The homeowners in Avondale Glen can plant trees on their own property to create a screen if desired. The required replacement trees for Noll Pointe will be established in appropriate designated tracts identified during the site development process.

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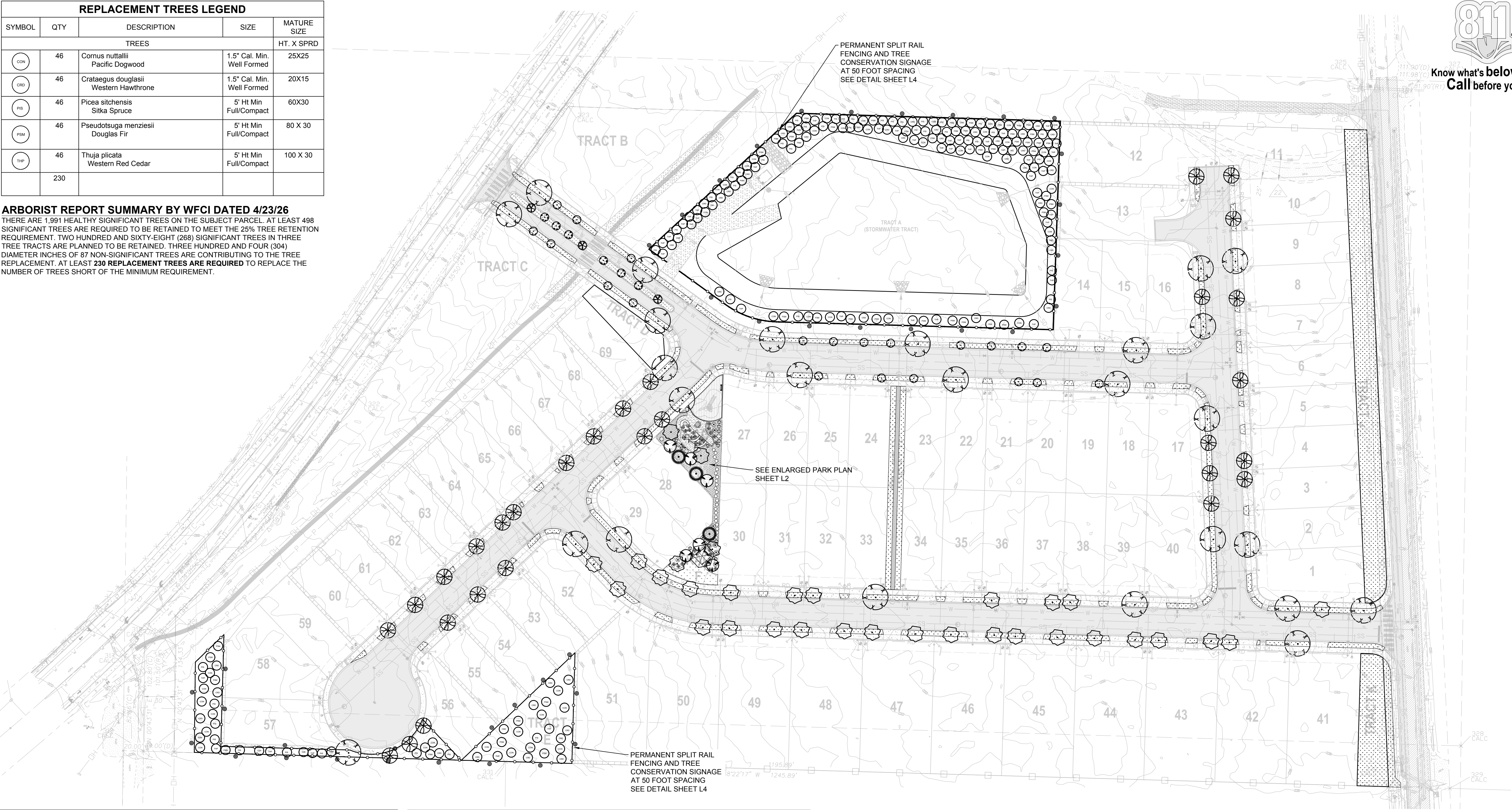
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| REPLACEMENT TREES LEGEND                                                         |     |                                          |                               |             |
|----------------------------------------------------------------------------------|-----|------------------------------------------|-------------------------------|-------------|
| SYMBOL                                                                           | QTY | DESCRIPTION                              | SIZE                          | MATURE SIZE |
| TREES                                                                            |     |                                          |                               | HT. X SPRD  |
|  | 46  | Cornus nuttallii<br>Pacific Dogwood      | 1.5" Cal. Min.<br>Well Formed | 25X25       |
|  | 46  | Crataegus douglasii<br>Western Hawthorne | 1.5" Cal. Min.<br>Well Formed | 20X15       |
|  | 46  | Picea sitchensis<br>Sitka Spruce         | 5' Ht Min<br>Full/Compact     | 60X30       |
|  | 46  | Pseudotsuga menziesii<br>Douglas Fir     | 5' Ht Min<br>Full/Compact     | 80 X 30     |
|  | 46  | Thuja plicata<br>Western Red Cedar       | 5' Ht Min<br>Full/Compact     | 100 X 30    |
|                                                                                  | 230 |                                          |                               |             |

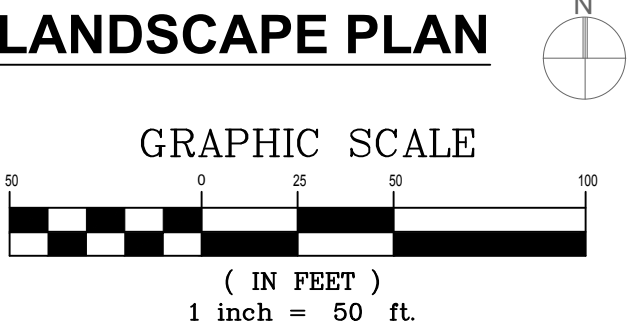
**ARBORIST REPORT SUMMARY BY WFCI DATED 4/23/26**  
THERE ARE 1,991 HEALTHY SIGNIFICANT TREES ON THE SUBJECT PARCEL. AT LEAST 498 SIGNIFICANT TREES ARE REQUIRED TO BE RETAINED TO MEET THE 25% TREE RETENTION REQUIREMENT. TWO HUNDRED AND SIXTY-EIGHT (268) SIGNIFICANT TREES IN THREE TREE TRACTS ARE PLANNED TO BE RETAINED. THREE HUNDRED AND FOUR (304) DIAMETER INCHES OF 87 NON-SIGNIFICANT TREES ARE CONTRIBUTING TO THE TREE REPLACEMENT. AT LEAST 230 REPLACEMENT TREES ARE REQUIRED TO REPLACE THE NUMBER OF TREES SHORT OF THE MINIMUM REQUIREMENT.



| PLANT LEGEND                                                                       |     |                                                                     |                               |                                     |           |
|------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------|-------------------------------|-------------------------------------|-----------|
| SYMBOL                                                                             | QTY | DESCRIPTION                                                         | SIZE                          | LOCATION                            | MATURE SZ |
| TREES                                                                              |     |                                                                     |                               |                                     | HT X SPRD |
|  | 3   | Pseudotsuga menziesii<br>Douglas Fir                                | 5' Ht. Min.<br>Compact/Full   | Park                                | 80 X 30   |
|  | 6   | Fagus sylvatica 'Fastigiata'<br>Columnar Beech                      | 1.5" Cal. Min.<br>Well-formed | Medium Narrow<br>Street Tree        | 45 X 15   |
|  | 6   | Pinus contorta<br>Shore Pine                                        | 5' Ht. Min.<br>Compact/Full   | Park                                | 40 X 25   |
|  | 3   | Ginkgo biloba 'Princeton Sentry'<br>Columnar Princeton Sentry Ginko | 1.5" Cal. Min.<br>Well-formed | Medium Street<br>Tree (10 wd plntr) | 45 X 25   |
|  | 29  | Acer grandidentatum*<br>Rocky Mountain Glow Maple                   | 1.5" Cal. Min.<br>Well-formed | Small Street Tree<br>(4' wd plntr)  | 25 X 25   |
|  | 21  | Sorbus americana<br>Red Cascade Mt. Ash                             | 1.5" Cal. Min.<br>Well-formed | Small Street Tree<br>(4' wd plntr)  | 30 X 20   |
|  | 26  | Cercis canadensis 'Forest Pansy'*<br>Eastern Redbud                 | 1.5" Cal. Min.<br>Well-formed | Small Street Tree<br>(4' wd plntr)  | 25 X 25   |
|  | 32  | Acer gannala<br>Amur Maple Flame                                    | 1.5" Cal. Min.<br>Well-formed | Small Street Tree<br>(4' wd plntr)  | 20 X 20   |
|                                                                                    | 126 | TOTAL STREET & PARK TREES                                           |                               |                                     |           |

| PLANT LEGEND                                                                                                                                                 |     |                                           |                                               |          |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------|-----------------------------------------------|----------|-----------|
| SYMBOL                                                                                                                                                       | QTY | DESCRIPTION                               | SIZE                                          | LOCATION | MATURE SZ |
| SHRUBS                                                                                                                                                       |     |                                           |                                               |          |           |
|                                                                           | 29  | Rhus pentalobus<br>Brambleberry           | 1 Gal. Min.                                   |          |           |
|                                                                           | 12  | Vaccinium x Bush Blueberry                | 5 Gal. Min.                                   |          |           |
|                                                                           | 6   | Ribes sanguineum<br>Flowering Currant     | 3 Gal. Min.                                   |          |           |
|                                                                           | 12  | Vaccinium x Dwarf Blueberry               | 3 Gal. Min.                                   |          |           |
|                                                                           |     | Fragaria chiloensis<br>Coastal Strawberry | 1 Gal. Min. @ 24"<br>OC Triangular<br>Spacing |          |           |
| <b>Hydroseed for Typical Lawn Areas</b><br>SUNMARK NATIVE ECOTURF-<br>Sunmark Seeds www.sunmarkseeds.com<br>Botanical Name      Common Name      % by Weight |     |                                           |                                               |          |           |
|                                                                           |     | Festuca rubra                             | Native Red Fescue                             | 45%      |           |
|                                                                                                                                                              |     | Bouteloua gracilis                        | Blue Grama                                    | 25%      |           |
|                                                                                                                                                              |     | Buchate dactyloides                       | Buffalograss                                  | 20%      |           |
|                                                                                                                                                              |     | Koeleria macrantha                        | Prairie Junegrass                             | 7%       |           |
|                                                                                                                                                              |     | Trifolium fragiferum                      | Strawberry Clover                             | 3%       |           |
|                                                                                                                                                              |     | 1 lbs per 1,000 SF or 43.67 lbs per acre  |                                               |          |           |

- NOTE:\*
- Street Trees must be from the approved street tree list of SMALL TREES with the City of Poulsbo for trees in 4' wide planter strips. Any substitutions shall be approved by the Landscape Architect.
  - All Street Trees in Planter Strips shall have Root Barrier per detail on sheet L3.
  - Street trees shall be spaced from utilities and driveways per table on sheet L3.





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Noll Pointe  
xxx Noll Rd NE  
Poulsbo, WA  
TRUMARK HOMES  
612 HARRISON ST, SUITE 100  
SUMNER, WA

REVISIONS:  
C. REVISED PER NEW SITE BASE  
D. REVISED TREE REPLACEMENT PER  
ARBORIST REPORT 4/23/26  
E. REVISED MOVED TREES TO STORM TRACT

AGENCY  
REVIEW  
DATE: SEPTEMBER 17, 2026



PROJECT NO: 25075  
FILE NAME: 25075LSE  
DRAWN BY: KLO  
CHECKED BY: KLO  
X-REFS: CIVIL  
PLOT SCALE: 1:1  
DRAWING SCALES: 1:50

DRAWING CONTENTS

**LANDSCAPE PLAN**

DRAWING NO.: **L1**

1 OF 6