

2.5 Goals and Policies

The following goals and policies are intended and will facilitate Poulsbo moving into its future in a manner that is consistent with the City's Vision Statement and Guiding Principles, while ensuring it is meeting the requirements of the Growth Management Act and its regional share of future population and employment allocations.

The Land Use Chapter is divided into the following sections:

- Growth Accommodation **and Regional Planning**
- **Centers of Growth**
- **General Land Use**
- Residential Land Use
- Commercial Land Use
- Light Industrial and Business Park Land Use
- Master Planning
- Annexations
- Urban Growth Area Adjustment and Expansion
- Drainage, Flooding and Storm Water
- ~~Urban Forestry~~
- Groundwater Protection

Growth Accommodation **and Regional Planning**

GOAL LU-1

Provide orderly growth that enhances and respects the City's character, natural and small city setting, while **planning for accommodating** the population **and employment allocation, and housing growth targets** allocated to the City by Kitsap Regional Coordinating Council in its Kitsap Countywide Planning **Policies Policy Appendix B-4**, and the requirements of the Growth Management Act.

Policy LU-1.1

Achieve appropriate urban residential densities within the city and urban growth areas in order to practically plan for and accommodate the ~~total~~ population allocation of 5,646 new residents and 1,977 new housing units by the year 2044 in the year 2036 of 14,808. ~~The population allocation represents the City's commitment to provide the zoning and plan for the infrastructure necessary to accommodate this level of growth;~~ the allocation is not a commitment that the market will deliver the growth during the defined planning period. {to address PSRC Vision 2050 consistency checklist and Kitsap Countywide Planning Policies}

Policy LU-1.2

Support coordinated planning efforts among jurisdictions, agencies, tribes, ports, and Kitsap County. Coordinate Poulsbo's growth consistent with Puget Sound Regional Council's Vision 2050, Kitsap Countywide Planning Policies, and state requirements. {to address PSRC Vision 2050 consistency checklist and Kitsap Countywide Planning Policies}

Policy LU-1.3

Develop as a high-quality, compact city that imparts a sense of place, provides for mixed uses and choices in housing types, and encourages walking, bicycling and transit use. {to address PSRC Vision 2050 consistency checklist}

Policy LU-1.4

Ensure the necessary public services and capital facilities are provided through the development review process to support the City's planned urban growth at its adopted levels of service, consistent with state and local law.

Policy LU-1.3

~~Confirm public services and capital facilities necessary to support the City's planned urban growth at its adopted levels of service are provided through the development review process, consistent with state and local law.~~

Centers of Growth

GOAL LU-2

Consistent with PSRC's Centers Framework, Regional Growth Strategy and Kitsap Countywide Planning Policies, a Center of Growth shall be designated which provides for compact, mixed-use development through increased density providing for additional housing capacity. {to address PSRC Vision 2050, Regional Growth Strategy, PSRC Centers Framework and Kitsap Countywide Planning Policies}

Policy LU-2.1

~~SR 305 Corridor has been identified as the location of Poulsbo's Center of Growth designation. The SR 305 Corridor Center shall be identified on Figure LU-1 City's Comprehensive Land Use Map.~~ {to address PSRC Vision 2050, Regional Growth Strategy, PSRC Centers Framework and Kitsap Countywide Planning Policies}

Policy LU-2.2

~~Focus employment and housing growth in the SR 305 Corridor Center at densities that maximize potential transit ridership.~~ {to address PSRC Vision 2050, Regional Growth Strategy, PSRC Centers Framework and Kitsap Countywide Planning Policies}

Policy LU-2.3

~~Promote SR 305 Corridor Center as a prioritized location for a variety of businesses - including retail, office, services, cultural and entertainment uses, and residential that combined support a vibrant mixed-use urban environment.~~ {to address PSRC Vision 2050, Regional Growth Strategy, PSRC Centers Framework and Kitsap Countywide Planning Policies}

Policy LU-2.4

~~Identify within development regulations, incentives and performance-related standards to allow stand-alone residential uses and mixed-use developments within the SR-305 Center, providing opportunities where residents can walk to transit, services, and employment. Consider application of the multifamily tax exemption program (MFTE) for the SR 305 Corridor Center.~~ {to address PSRC Vision 2050, Regional Growth Strategy, PSRC Centers Framework and Kitsap Countywide Planning Policies}

Policy LU-2.5

~~Development within the SR 305 Corridor Center shall incorporate urban character and design attributes that contribute to an attractive vibrant urban environment:~~

- ~~High quality building/architectural design~~
- ~~Feature public spaces in the areas between building frontages and public streets, for plazas, cafes, gathering areas, public art, fountains, landscaping, and trees.~~
- ~~Maximize shared parking opportunities.~~

Policy LU-2.6

~~Infrastructure plans and public investments within the SR 305 Corridor Center shall be prioritized in the City's Capital Facilities Plan.~~ {to address PSRC Vision 2050, Regional Growth Strategy, PSRC Centers Framework and Kitsap Countywide Planning Policies}

Policy LU-2.7

~~Work with Kitsap Transit to provide a full range of transit services to and within the SR 305 Corridor Center. Identify at least one transit stations and provide shelters and other amenities that support transit service. Support~~

a ½ mile walkshed to transit services within the center. {to address PSRC Vision 2050, Regional Growth Strategy, PSRC Centers Framework and Kitsap Countywide Planning Policies}

Policy LU-2.8

Increase mobility with the SR 305 Corridor Center and provide convenient pedestrian and bicycle routes to key destinations. Identify improved vehicular circulation and safety improvements within the Center. {to address PSRC Vision 2050 consistency checklist}

Policy LU-2.9

Evaluate planning within the SR 305 Corridor Center for potential displacement of marginalized residents and businesses. Use a range of strategies to address any identified or potential displacement impacts. {to address PSRC Vision 2050 consistency checklist}

Policy LU-3.1

~~The City shall support and build upon the Kitsap Countywide Planning Policy designations for Poulsbo Town Center and Olhava Mixed Use Center (Centers of Growth, Element C), and provide an abundant mix of shopping, service, employment, and cultural opportunities. The City shall continue to support future KRCC Center designations for areas within Poulsbo that meet the Centers of Growth criteria in the Kitsap Countywide Planning Policies. The City's Capital Facilities Plan and 6-year Capital Improvement Program shall prioritize capital improvements, non-motorized travel modes and other public improvements for Poulsbo's designated centers.~~

General Land Use

GOAL LU-3

Policy LU-1.2 Create **a vibrant community through a** balanced mix of land uses, **which includes including** residential, commercial, industrial, recreational, public use, and open space, to serve the City's current and future residents.

Policy LU-3.1 1-5

Create a pattern of land use that encourages alternative methods of transportation such as transit, walking, rolling, and bicycling for daily activities and reduces reliance on automobiles. Participate in local, regional, and statewide efforts to plan and provide for a multitude of mobility options for the city and larger community residents. {to address PSRC Vision 2050, Regional Growth Strategy, PSRC Centers Framework and Kitsap Countywide Planning Policies}

Policy LU-3.2 1-6

Utilize subarea or neighborhood plans to identify smaller geographic areas within the city limits, in order to provide for site specific and intensive land use and design planning.

Policy LU-3.3 1-7

Recognize Poulsbo's attractive natural setting and the importance topography, ridges and critical areas have in creating a patchwork of open space throughout Poulsbo that contributes to the City's "small town" appearance, while maintain its ability to accommodate population growth. As it is within the City's legal authority, encourage the retention of forested areas remain in natural vegetation through critical area protection or other appropriate regulatory authority.

Policy LU-3.4

Provide development standards for all zoning districts that identify appropriate uses, building heights, setbacks, access, landscaping, signage, parking, screening, and other appropriate dimensional and aesthetic standards. Architectural building design standards shall also be included for multifamily and nonresidential zoning districts that result in high quality building design and creative site design. {one policy that addresses all zoning districts, and delete similar policy that was included in each of the zoning districts section}

Policy LU-3.5

Promote land use development patterns that support the equitable delivery of, and access to, human service facilities and spaces. {to address PSRC Vision 2050 consistency checklist}

Policy LU-3.6

Provide land use regulations that give opportunities for the community to have fair access to livelihood, education, and resources. Conduct community planning that includes and considers the City's diversity and different needs and does not negatively impact historically marginalized populations. {to address PSRC Vision 2050 consistency checklist}

Policy LU-3.7

Support the development and/or redevelopment of underutilized lands that supports infill within all zoning districts. {to address PSRC Vision 2050 consistency checklist}

Policy LU-3.8

Preserve regional historic, visual and cultural resources and consider potential impacts to culturally significant sites and tribal treaty fishing, hunting and gathering grounds. {to address PSRC Vision 2050 consistency checklist}

Policy LU-3.9

Support services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities. {to address PSRC Vision 2050 consistency checklist}

Residential Land Use

GOAL LU-4.2

Provide residential land use designations that encourage a variety of housing types and densities for all stages of life and economic segments throughout the city.

Policy LU-4.1 2.1

The City shall designate residential land use designations on its Comprehensive Plan Land Use Map that are sufficient to accommodate its mandated population allocation. The following shall be the land use designations and minimum and maximum densities:

- Low Density Residential (RL) minimum 4 du/net acre to 5 units/gross acre;
- Medium Density Residential (RM) minimum 6 du/net acre to ~~14~~ 10 units/gross acre;
- High Density Residential (RH) minimum ~~15~~ 11 du/net acre to ~~22~~ 14 units/gross acre.
- Minimum density for each residential land use designation shall be required for new development unless critical area protection regulations preclude the ability to achieve the minimum density.

Policy LU-4.2 2.2

Encourage higher density and more intense development in areas that are more conducive to be served by urban facilities and services, such as public transportation, employment, commercial services, recreational opportunities, and other supporting amenities. All residential land use designations shall be encouraged to maximize the density allowed in these zones.

Policy LU-4.3 2.3

Encourage a variety of housing sizes, densities, and types, facilitate a more economically diverse housing stock, and provide for innovation, creativity, and diversity in site design, by identifying flexible development standards. Examples include planned residential development, infill incentives, cluster/cottage developments, zero lot line developments, floor area ratio, and lot averaging, to be identified as appropriate in the City's development regulations.

Policy LU-~~4.4~~ 2-4

~~Promote Consider~~ infill and/or redevelopment of underutilized ~~blighted, or distressed~~ properties within residential areas, where new development would maintain the height and bulk that characterizes the area, while allowing a wider range of housing types, such as cottage developments, townhomes, duplexes and triplexes. ~~Infill provisions that provide an appropriate density increase for smaller parcels that have been bypassed in the residential development of urban areas and which maximize utilization of public services, utilities, and facilities, shall be identified in the City's Zoning Ordinance that allow for a wider range of housing options.~~ Development shall be reviewed for compatibility with existing and established neighborhoods. *{to address PSRC Vision 2050, Regional Growth Strategy, Commerce guidance to consider variety of housing types especially in single-family zoning district.}*

Policy LU-2.5

~~Locate complementary land uses near to one another to maximize opportunities for people to work or shop near to where they live and provide for the most efficient use of land.~~ *{Replaced by new Policy 1.3}*

Policy LU-~~4.5~~ 2-6

Support unobtrusive and compatible home business and service providers using their homes as a business base.

Policy LU-~~4.6~~ 2-7

To the extent possible, new residential development amenities, such as walkways, paths, or bike paths, should be connected and open to the general public.

Policy LU-~~4.7~~ 2-8

Encourage mixed uses in neighborhoods, such as corner store retail and personal services to locate at appropriate locations where local economic demand and design solutions demonstrate compatibility with the neighborhood. The City's development regulations shall identify proper permit process including design review, as well as locational criteria, appropriate site design standards, landscaping, and architectural design standards.

Policy LU-~~4.8~~ 2-9

Support transit-oriented development by promoting residential land uses and development which are within walking distances of transit facilities. Encourage Require safe pedestrian and bicycle access and facilities from residential developments to transit facilities.

Commercial Land Use

GOAL LU-5 3

Encourage a mix of **commercial** land uses that serve the needs of the city residents, businesses, and visitors, while providing an attractive commercial setting also accommodating residential development in livable environments.

Policy LU-~~5.1~~ 3-2

The City shall designate sufficient land for anticipated commercial land uses on its Comprehensive Plan Land Use Map, considering its population allocation, employment forecasts, housing targets, and the local and regional needs of the North Kitsap community.

Policy LU-~~5.2~~ 3-3

Provide for a mix of activities including retail, office, social, recreation, local services and as appropriate residential, within the commercial designations.

Policy LU-3.4

~~There is one Commercial land use designation identified on the Comprehensive Plan Land Use map. The City's zoning ordinance designates specific commercial zoning districts, and identifies uses and development standards as appropriate for each commercial zoning district.~~ *{New policies 5.4 and 3.4 address this policy}*

Policy LU- 5.3 1-4

Support the City's four commercial ~~districts cores, which provide providing~~ the service and retail ~~commercial~~ needs of the city and greater North Kitsap community, while also fostering business and industry uses to provide sustainable family wage jobs that create jobs in proximity to residential uses and transit opportunities.

Policy LU-5.4 3-5

In order to retain the pedestrian-friendly scale in the C-1 (Downtown/Front St) zoning district, the City's zoning ordinance shall identify appropriate development standards for height and scale of new development and redevelopment in this district.

Policy LU-3.6

~~Provide development standards that identify appropriate uses, building heights, setbacks, access, landscaping, signage, parking and other appropriate standards, for commercial development. {Combined with new 3.4}~~

Policy LU-5.5 3-7

Design standards for the commercial land use designation shall be used to continue the northwestern architectural style of the existing commercial areas, and the Scandinavian small fishing village scale architectural style of the C-1 Zoning District.

Policy LU-5.6 3-8

Encourage the infill, renovation or redevelopment of existing commercial areas and discourage expansion of linear commercial "strips."

Policy LU-5.7 3-9

Encourage mixed use by allowing residential units to be located within commercial buildings ~~combination with existing and new street frontage commercial~~ in all commercial zoning districts, that can provide opportunities where residents can walk or bike to transit, services and employment. Identify within development regulations standards for mixed use commercial and residential structures.

Policy LU-5.8 3-10

Encourage new mixed commercial and residential uses within planned developments in commercial zoning districts by providing provisions in the City's development regulations for Planned Mixed Use Developments. These provisions shall include development and design standards, identify residential use percentage cap, minimum site size, and other appropriate regulations, to facilitate larger mixed-use development projects where residential units can be incorporated into the overall project design, and not necessarily restricted to being located above or below commercial uses.

Policy LU-3.11

~~Evaluate the need for additional commercially designated land after Kitsap County releases its Kitsap Buildable Lands Report. Monitor the City's capacity to accommodate its employment forecasts by Kitsap County, and designate additional land if warranted. {For 2024 comp plan update, there is sufficient land capacity for the employment allocation}~~

Business and Employment Land Use

GOAL LU-6 4

Support emerging economic development opportunities and new jobs by providing for light industrial and business park uses within the City. Facilitate increased market interest and job opportunities by providing land use flexibility that includes a variety of commercial, office and light industrial uses.

Policy LU-6.1 4-1

The City shall provide an adequate supply of land designated for light industrial, office commercial industrial, and business park to provide a range of uses and development which plan for and accommodate the number of jobs allocated.

Policy LU-~~6.2~~ 4-2

Encourage new businesses and industrial uses to locate in areas that can maximize available and planned infrastructure, have reasonable access to major transportation corridors, and have few natural limitations.

Policy LU-~~6.3~~ 4-3

Land uses other than industry should generally be discouraged from locating within the light industrial and business park land use designations with the exception of worker convenience uses, such as some limited retail sales, restaurants intended to serve industry workers, live/work units or other ancillary or supportive uses.

Policy LU-~~6.4~~ 4-4

Provide a variety of land uses for the office commercial industrial land use classification to support a combination of commercial/office/industrial uses that could facilitate new job creation and commerce. Residential uses, in addition to live/work units, should be allowed in the OCI classification in order to enhance the potential for viable mixed-use projects.

Policy LU-4.5

~~*Development regulations shall include at a minimum, provisions such as setbacks, landscaping, berms, walls or other appropriate measures to screen light industrial, office commercial industrial, and business park uses from adjacent uses.*~~ {Combined with new 3.4}

Policy LU-~~6.5~~ 4-6

Live/work units shall be encouraged as the appropriate development of units that incorporate both living and working space. Live/work units can be incorporated into residential uses allowed in the commercial and office commercial industrial designations, to facilitate the potential for viable mixed-use projects. Development standards for live/work units shall be identified in the City's Zoning Ordinance.

Parks

GOAL LU-~~7~~ 5

Designate on the City's land use map, City owned parks as a Park (P) land use designation. This designation's intent is to identify and preserve park land that provide the citizens of Poulsbo recreation opportunities, open space functions and protection of environmentally sensitive areas. The City's zoning map shall also identify a Park zoning district.

Policy LU-~~7.1~~ 5-1

~~*The following City owned parks shall be designated with a Park (P) land use classification and Park zoning district: Net Shed Park, Forest Rock Hills Park, Betty Iverson Kiwanis Park, Austurbruin Park, Nelson Park, Frank Raab Park, American Legion Park, Muriel Iverson Williams Waterfront Park, Myreboe Wilderness Park, Poulsbo's Fish Park, Centennial Park, College Market Place, Lions Park, Poulsbo Pump Track, Morrow Manor Park, and Hattaland Park. In addition, any All land dedicated to the City for the purpose of a public park, and/or any future land acquisition made by the City intended for park use, shall receive the Park (P) designation at the first available comprehensive plan annual amendment cycle.*~~ {Delete specific names of parks to eliminate the need to amend policy each time a new park is acquired. Specific parks are identified in the Capital Facilities Plan (Section 2)}

Master Planning

GOAL LU-~~8~~ 6

Encourage Allow master planning as a tool for areas in the City where large-scale site development coordination is necessary or beneficial to the City and property owner(s).

Policy LU-8.1 6-1

Provisions within development regulations shall be included to provide for master planning zoning overlay. These areas may be proposed by the City or property owner and shall be identified where coordination of areas which are proposed for large-scale new development, or for substantial renovation or reconstruction.

Annexations

GOAL LU-9-7

Ensure orderly transition within the City's designated urban growth area over the 20-year planning period and facilitate development of this area through appropriately planned and efficient delivery of urban services.

Policy LU-9.1 7-1

The City shall neither propose to annex nor accept requests to annex unincorporated territory located outside of its Urban Growth Area.

Policy LU-9.2 7-2

Annexation of large areas is encouraged, although individual property owners should not be prevented from pursuing annexation. Annexations should include both sides of streets and roads, including right-of-way.

Policy LU-9.3 7-3

Evaluation of proposed annexations will be based upon consideration of the following:

- 1. The ability of the City to provide public services as set forth in the City's adopted Comprehensive Plan's Capital Facility Plan ~~and/or the Poulso Subarea Plan~~. The identified infrastructure provisions and/or improvements as identified shall be provided at the time of development or within 6 years as allowed by the Growth Management Act;*
- 2. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island;*
- 3. Whether the annexation would follow logical boundaries, such as streets, waterways, or substantial topographic changes;*
- 4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.*
- 5. Any other factor deemed important by the City Council.*

Policy LU-9.4 7-4

It is the City's policy not to hold itself as a public utility and therefore generally requires that properties annex to the city limits before City public utilities are to be extended. There may be circumstances, however, that the City may decide, at its sole and absolute discretion, to allow extension of utility service to property prior to annexation. The Poulso Municipal Code establishes the procedures and policies for utility extensions prior to annexation.

Policy LU-9.5

The City shall process annexations in accordance with Washington State annexation laws in a timely and efficient manner, will facilitate public notification of proposed annexations, identify annexation procedures within the City's development regulations, and develop informational materials to be available on city's website.

Goal LU-8 and Policies LU-8.1 through LU-8.4 are deleted as they are process and are now incorporated into the City's zoning ordinance. New Policy LU-9.5 establishes the framework policy for process and notifications to be included in the zoning ordinance.

GOAL LU-8

~~The City shall process annexations in accordance with Washington State annexation laws in a timely and efficient manner and will facilitate public notification of proposed annexations.~~

Policy LU-8.1

~~The initiators of a proposed annexation will be required to contact all property owners within the area proposed for annexation, and all property owners within the contiguous UGA of the proposed annexation or other area approved by the City Council, within thirty days of the City Council authorizing circulation of the annexation petition in order to inform affected property owners of the pending annexation.~~

Policy LU-8.2

~~The initiators of a proposed annexation will be required to hold a community meeting in the city limits within sixty days of the City Council authorizing circulation of the annexation petition. At this meeting, the initiators of the annexation petition shall present their concept for infrastructure placement and design necessary to support the area. The initiators of the annexation petition shall invite city staff to attend the community meeting.~~

~~If the initiators of the annexation petition have proceeded towards property development in the area to be annexed and have engaged in a pre-application conference, a summary of the pre-application conference including designs and planning directives shall be made available for review during the community meeting.~~

Policy LU-8.3

~~When a petition method annexation is proposed that includes areas with existing utility extension agreement(s), the City shall notify in writing those property owners not included at the 10% petition submittal but who have a valid utility extension agreement, that an annexation has been initiated and to transmit a copy of their utility extension agreement to them.~~

Policy LU-8.4

~~The City shall devise and implement a method to track the status of submitted and ongoing annexations to be posted on the City's website.~~

Urban Growth Area Adjustment and Expansion

GOAL LU-10.9

Adjustment and expansion of the Poulsbo Urban Growth Area shall be considered as set forth in the Kitsap Countywide Planning Policies, Element B - Urban Growth Areas.

Policy LU-10.1 ~~9.1~~

At a minimum, the City and Kitsap County shall review the Poulsbo Urban Growth Area every ten eight years as required by GMA, and/or the review shall occur through the Kitsap County buildable lands reporting efforts. Review shall include densities approved since the UGA designation and the previous buildable lands report, to determine if growth and permitted densities are occurring as planned. Results from the most recent Census and any relevant Kitsap Countywide Planning Policy amendments shall be taken into consideration when reviewing the Poulsbo UGA.

Policy LU-10.2 ~~9.2~~

Expansion and adjustment of the Poulsbo UGA may be necessary after the ten 8-year review ~~described in Policy LU-9.1~~, or if the Kitsap Regional Coordinating Council approves a new or increased population or employment allocation to Poulsbo that necessitates additional land use capacity. The criteria and required analyses for expansion and adjustment of the Poulsbo UGA shall be as set forth in the Kitsap Countywide Planning Policies Element B Urban Growth Areas Policies and any applicable state law. 1-3, including implementation of reasonable measures.—{KCPPs UGA policies were amended and renumbered in 2021, reference the whole section; state law to acknowledge amendment to GMA allowing for UGA adjustment with no expansion.}

Policy LU-~~9.3~~

~~The City and County shall enter into an Urban Growth Area Management Agreement (UGAMA) as set forth in Kitsap Countywide Planning Policy Urban Growth Areas #4.d and 2016 Kitsap County Comprehensive Plan Land Use Goals 4 and 5 and Land Use Policies 23, 24 and 26. At a minimum, the UGAMA shall provide policy guidance~~

~~and procedures for the following: the management of the Poulsbo UGA; adjustment which does not result in net gain of UGA acreage; expansion of the Poulsbo UGA after appropriate reasonable measure implementation; designation of Urban Reserve lands when appropriate, and the coordination of land use activity within the Poulsbo UGA.~~

Policy LU-10.3

~~Adjustment of the Poulsbo UGA that does not result in an expansion, may be considered outside of the ten-year review or population/employment allocation process, consistent with state law. {Acknowledges that state legislature passed in 2022 ability of County/City to adjust UGAs with no net increase.}~~

GOAL LU-11-10

The City shall identify, evaluate and enact appropriate reasonable measures to accommodate projected growth before considering expansion of the Poulsbo Urban Growth Area, as required by GMA (RCW 36.70A.215.1.b) and the Kitsap Countywide Planning Policies.

Policy LU-11.1 10.1

~~Monitor the type, location, and density of residential and commercial growth in the City to ensure that new growth continues to be consistent with the assumptions of the Poulsbo Subarea Plan and Kitsap GPPs Countywide Planning Policies growth allocation for Poulsbo. The City shall keep current the data bases created in conjunction with the comprehensive plan.~~

Policy LU-11.2 10.2

~~The City shall review annually: a) net growth remaining to be accommodated, adjusted each year by new population estimate by OFM; b) residential project densities approved; c) determine trends and identify if any significant variation from density assumptions have occurred; and d) any other relevant data.~~

Policy LU-11.3 10.3

~~The City will continue to coordinate with Kitsap County in its Buildable Lands Reporting. The City shall utilize data collected and analyzed to monitor and scrutinize development trends to ensure adequate densities are being achieved to accommodate the City's population allocation.~~

Policy LU-11.4 10.4

~~If the Buildable Lands analysis shows that the City's Comprehensive Plan growth goals are not being met, reasonable measures shall be implemented to reduce the differences between growth and development assumptions allocations and targets and actual development patterns. The City shall evaluate and enact as appropriate, reasonable measures provided in the KRCC List of Reasonable Measures or other appropriate planning resources, before expanding the Poulsbo Urban Growth Area. The City has completed a Reasonable Measures Evaluation (Chapter 13) and has identified a number of measures that may be implemented in the future. (KRCC no longer provides a list of reasonable measures. Reasonable Measure Evaluation in Chapter 13 is not planned to be updated because it is not needed at this time.)~~

Policy LU-11.5 10.5

~~Monitor the effectiveness of any enacted reasonable measures to report during in the Kitsap County Buildable Lands Report process and publication(s).~~

Drainage, Flooding and Storm Water

GOAL LU-12 11

Provide a surface and storm water management system and program that controls damage from storm water, protects and improves water quality, prevents the loss of life and property, and protects the environment.

{Recommended by Engineering staff}

Policy LU-~~12.1~~ 11-1

Implement regulations to manage storm water to a) protect human life and health; b) protect private and public property and infrastructure; c) protect resources such as water quality, shellfish beds, eelgrass beds, kelp, marine and freshwater habitat, and other resources; d) prevent the contamination of sediments from urban runoff; and e) achieve standards for water and sediment quality by reducing and eventually eliminating harm from pollutant discharges.

Policy LU-~~12.2~~ 11-2

Implement regulations that avoid, minimize, and mitigate erosion, sedimentation, and storm water runoff problems including stream and shoreline erosion, related to land clearing, grading, development and roads.

Policy LU-~~12.3~~ 11-3

Adopt an ordinance and programs to control storm water runoff through approaches including, but not limited to:

- Adopt a storm water technical manual that meets the state minimum requirements;
- Control offsite effects of runoff pollution, erosion, flooding and habitat damage;
- Protect natural drainages;
- Implement source control and treatment with Best Management Practices (BMP);
- Require adequate storm water facilities concurrent with development and roads.

Policy LU-~~12.4~~ 11-4

Design context appropriate storm water facilities that reflect the character of the neighborhood, the environmental setting of the site and help to integrate the natural and built environment.

Policy LU-~~12.5~~ 11-5

As part of periodic updates to the City's Storm Water Comprehensive Plan, inventory the City's drainage basins and sub-basins to identify existing and future storm water drainage problems. Improvements to the City's storm water drainage system shall be identified in the storm water functional plan and added to the City's Capital Facility Plan.

Policy LU-~~12.6~~ 11-6

As part of periodic updates to the City's Storm Water Comprehensive Plan and the Stormwater Management Action Plan (SMAP), identify projects and funding that will help to improve and protect Liberty Bay water quality by implementing applicable sections of the Liberty Bay TMDL Plan. *{Recommended by Engineering staff}*

Policy LU-~~12.7~~ 11-7

As part of periodic updates to the City's Storm Water Comprehensive Plan, ~~and~~ 6-year Capital Improvement Plan and Stormwater Management Action Plan (SMAP), identify projects and funding that will help to restore aquatic and riparian habitat such as streams, wetlands, and shorelines from negative effects of historic storm water runoff. *{Recommended by Engineering staff}*

GOAL LU-13 12

Implement low-impact development (LID) techniques in site planning for storm water management and mitigation with a goal of enhancing water quality. *{Recommended by Engineering staff}*

Policy LU-~~13.1~~ 12-1

Identify methods of retaining native vegetation and incorporating topographic and natural drainage features that slow, store and infiltrate storm water.

Policy LU-~~13.2~~ 12-2

Use a multidisciplinary approach to site development design that includes planners, engineers, landscape architects and architects at the initial phase of a development project.

Policy LU-~~13.3~~ 12.3

Manage storm water as close to its point of origin as possible through the use of small scale, distributed hydrologic controls.

Policy LU-~~13.4~~ 12.4

Integrate storm water controls into the development design including landscaping and open space and utilize the controls as amenities, contributing to a multifunctional, aesthetic landscape that is consistent with the neighborhood character and environmental setting.

Policy LU-~~13.5~~ 12.5

The City shall incorporate appropriate LID techniques for storm water management in its' public projects, especially road projects, as technically feasible.

Policy LU-~~12.6~~

~~*Encourage the use of pervious pavement for parking lots, and other paved areas that are not utilized as public streets or roads. {Suggested by Capital Projects Engineer staff} {Recommended by Engineering staff}*~~

Policy LU-~~13.6~~ 12.7

The City will develop and implement a program, as funding allows and where feasible, to retrofit infrastructure that was developed prior to the implementation of surface and storm water best management practices.

GOAL LU-14 ~~13~~

Encourage development and use of regional storm water facilities where feasible and consistent with the City's adopted Storm Water Comprehensive Plan.

Policy LU-~~14.1~~ 13.1

As part of periodic updates to the City's Storm Water Comprehensive Plan, the City will identify basins and sub-basins that may be suitable for development of regional storm water facilities. Regional facilities may be proposed in other locations by either the City or developer but shall be consistent with applicable City goals and policies.

Policy LU-~~14.2~~ 13.2

New development or redevelopment projects that are located within a basin that drains to an existing or proposed regional storm water facility, may be required to contribute toward the cost of planning, designing, constructing or maintaining that facility in lieu of building onsite improvements. The amount of the contribution will be proportionate to the amount of storm water being added by the property relative to the capacity of the regional facility.

Policy LU-~~14.3~~ 13.3

The City may enter into Latecomer Agreement with developers for recovery of their costs for capital improvements, which benefit other parties in accordance with State law. The City may add an administrative charge for this service.

Urban Forestry {Moved to Natural Environment Chapter}

GOAL LU-14

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

Policy LU-14.1

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

Policy LU-14.2

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

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

Policy LU-14.3

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

Policy LU-14.4

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

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

Policy LU-14.5

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

Policy LU-14.6

~~Except as required by regulations adopted by the Department of Natural Resources, no forest harvesting of property (i.e. forest practice conversion type activity) shall be approved or authorized by the City until such time as the City has approved a land use development permit. Further, the City shall not approve a clearing and/or grading permit until such time as the City has approved a land use development permit.~~

Policy LU-14.7

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

Policy LU-14.8

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

Policy LU-14.9

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

Groundwater Protection

GOAL LU-15

Safeguard the quantity and quality of long-term groundwater supply using appropriate regulatory means and conservation efforts.

Policy LU-15.1

Evaluate, minimize, and mitigate unavoidable impacts to groundwater quality and quantity during the planning and development review process. Consider the cumulative impacts of existing and future development on groundwater quantity and quality. Ensure proposed plans and project design address the extent of and mitigate for the recharge-limiting effect of impervious surfaces and other factors affecting groundwater quantity and quality.

Policy LU-15.2

Encourage public and private water purveyors to designate and manage wellhead protection areas in keeping with the Washington State Department of Health's Wellhead Protection Program.

Policy LU-15.2

Encourage the development of low-impact development standards for storm water mitigation to maximize the recharging of groundwater resources.

Policy LU-15.3

Ensure the City's public groundwater sources provide a water supply that meets all federal and Washington State Department of Health drinking water quality standards.

Policy LU-15.4

Develop and implement a proactive water use efficiency and conservation program, based upon the goals and recommendations set forth in the most current water system functional plan. Any such efficiency and conservation program shall identify incentives for water conservation.