

NATURAL ENVIRONMENT

INTRODUCTION

How to Use the Natural Environment Element

The Natural Environment Element outlines the protection and enhancement of the natural environment for present and future residents of Pacific. This element provides guidance for Pacific's Critical Areas Ordinance and is compatible with Pacific's Shoreline Master Program. Goals and policies in this element require development to better integrate with Pacific's natural features and help educate the community on potential impacts to natural systems. This element is consistent with GMA requirements, King County and Pierce County Countywide Planning Policies, and the Puget Sound Regional Council's Multicounty Planning Policies contained in Vision 2050. The Natural Environment Element has also been integrated with all other Pacific Comprehensive Plan elements to ensure consistency.

GOALS AND POLICIES

Regulatory Considerations

Goal NE-1: Protect the natural environment from the impacts of future development.

POLICIES

Policy NE-1.1: Protect natural resource lands and critical areas, including streams and rivers, wetlands, slopes, groundwater recharge areas, watersheds, floodplains, forest lands, and other critical resource areas from the detrimental effects of development and enhance them to the extent possible through development regulations and ordinances.

Policy NE-1.2: Advance the goals of the Endangered Species Act (ESA) using the Best Available Science (BAS) and encourage innovative approaches to mitigating impacts to salmon-bearing streams and other crucial habitats.

Policy NE-1.3: Consider and evaluate the immediate, long-range, and cumulative environmental impacts of policy and development decisions as part of the environmental review process.

Policy NE-1.4: Encourage the use of a variety of technologies and techniques that minimize environmental degradation and protect public health, such as utilizing Low Impact Development (LID)

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strategies that help reduce stormwater flooding and pollution, among other environmental and climate change benefits. Ensure on-going maintenance of natural features or other LID strategies to prolong the benefits of the techniques used.

Policy NE-1.5: Reduce municipal consumption and waste of energy and materials, utilize recycled products where feasible, minimize the use of toxic and polluting substances, and increase recycling and composting efforts to minimize adverse environmental impacts from City operations and increase worker safety.

Policy NE-1.6: Avoid the use of toxic pesticides, fertilizers, and other products to the extent feasible and identify alternatives to minimize risk to human health and the environment.

Policy NE-1.7: Support, promote, and lead public education and involvement programs that raise awareness of environmental issues and encourage individual and community-wide efforts to protect the environment.

Policy NE-1.8: Participate in cross-boundary planning with local, state, federal, and tribal governments, international agencies, business groups, and non-profit organizations to protect and enhance wildlife corridors, natural resources, and environmentally sensitive areas.

Environmental Stewardship

Goal NE-2: Enhance the natural environment in the community through appropriate mitigation measures and habitat restoration.

POLICIES

Policy NE-2.1: Enhance and facilitate not only the preservation, but the coordinated restoration and/or creation of new critical areas as part of the planning process.

Policy NE-2.2: Provide incentives for development that minimizes environmental impacts. Incentives may include reduced mitigation measures, density bonuses for cluster development, open space tax incentives, incentives for design, and a transfer of development rights (TDR) program.

Policy NE-2.3: Require mitigation measures that are appropriate for the type and proportionate to the magnitude of impacts for new development that creates environmental impacts.

Policy NE-2.4: Encourage the preservation of private open space and wildlife corridors in the City through methods such as density credits and criteria that connect open space corridors with adjoining properties within the City.

Policy NE-2.5: Maintain the natural hydrological functions within the City's streams and ecosystems and, where possible, restore these areas to a more natural state where they have been impacted by development or agricultural activity. Allow the restoration of riparian habitat in the City to substitute for required landscaping of new developments.

Policy NE-2.6: Restore, where appropriate, the City's freshwater shoreline along the White River to its natural condition to enhance its ecological functions. Work cooperatively with the King County Flood

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Control District to help restore the White River and adopt the “Lower White River Biodiversity Management Area (BMA) Stewardship Plan” to guide management activities.

Commented [RC11]: Not sure if this is being done or if this plan is still being used?

Policy NE-2.7: Promote efficient use of renewable resources, water, and energy using natural drainage, indigenous landscaping, energy efficient siting and building construction, and recycling that can reduce energy consumption, avoid stormwater runoff, and allow infiltration to aquifers.

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Surface Water Management

Goal NE-3: Improve surface water quality.

POLICIES

Policy NE-3.1: Prohibit development in areas where frequent surface flooding occurs, unless adequate engineering and institutional controls are implemented and allowed by the SMP.

Commented [RC14]: Specify - 100 year floodplain? 500?

Discussion: Structures built within flood hazard areas decrease flood storage capacity. Increasing building density in these areas generally results in a larger area threatened by seasonal flooding. The City may require a “no net loss” approach to maintaining floodwater storage capacity.

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Policy NE-3.2: Conduct development review for surface water compliance to ensure that the use of one property does not unreasonably infringe upon the use of neighboring properties; surface water can be retained on site or managed through community surface water systems. All costs associated with surface water review shall be recovered from development applicants.

Policy NE-3.3: Require appropriate engineering and institutional controls that comply with the Federal Emergency Management Agency’s (FEMA) requirements for development in flood hazard areas to alleviate impacts to property owners in Pacific.

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Policy NE-3.4: Ensure that erosion control measures are present during and after construction, and that approved surface water management and septic systems are installed by conducting routine building and development review inspections.

Wetlands Protection

Goal NE-4: Provide for the protection and enhancement of wetlands.

POLICIES

Policy NE-4.1: Implement a ranking and classification system for wetlands which rates wetlands based on size, vegetative complexity, ecological and hydrological function, and presence of threatened or endangered species. Partner with neighboring jurisdictions to establish a consistent regional classification system for wetlands to allow for the designation of both regionally important and locally unique wetlands that incorporates the latest state Department of Ecology’s wetland rating criteria.

Policy NE-4.2: Identify and classify the diverse functions and values of wetlands in the City. Identify all wetlands on public property and establish a voluntary program to identify wetlands on private land.

Policy NE-4.3: Achieve “no net loss” of wetland acreage, functions, and values within each drainage basin over the long term. Encourage educational opportunities that increase public understanding and appreciation for the benefits of wetlands, including their carbon sequestration potential, advise residents on how to maintain wetlands on their properties, and consider off-site mitigation for wetlands within the same drainage basin.

Policy NE-4.4: Restore existing degraded wetlands where practicable or consolidated in a drainage basin plan. Restoration of degraded wetlands or participation in a community-wide mitigation planning program may be required as a condition of new development or redevelopment.

Policy NE-4.5: Review wetland regulations outlining the degree of mitigation required and ratios to create new wetlands to ensure they conform with the latest recommendations by the Department of Ecology (DOE).

Fish and Wildlife Habitat Protection

Goal NE-5: Protect fish and wildlife habitat and native vegetation.

POLICIES

Policy NE-5.1: Develop a vegetation preservation and enhancement program to increase the quality of fish and wildlife habitat, increase stormwater management capacity, and stabilize soils in critical areas.

The City can preserve and enhance vegetation through some of the following methods:

- Encourage the use of native vegetation as an integral part of development plans.
- Limit the removal of healthy trees in critical areas and critical area buffers.
- Encourage the use of native and low maintenance vegetation in residential and commercial landscapes.
- Require tree replacement on private property as project mitigation.
- Replace removed trees on public land.
- Coordinate with King County Noxious Weed Program to remove invasive vegetation.

Policy NE-5.2: Implement measures to provide appropriate protection of fish and wildlife habitat through fish culvert replacements and planting shady vegetation.

Commented [RC19]: Staff direction from gaps analysis

Policy NE-5.3: Protect wildlife corridors as part of an open space and parks master plan, and coordinate with neighboring jurisdictions for cross-boundary wildlife corridors.

Policy NE-5.4: Actively participate in regional species protection efforts by working with resident volunteers, county, state, and federal agencies, and Tribal governments to identify, prioritize, and eliminate barriers to protecting and restoring anadromous fish spawning and rearing habitat.

Policy NE-5.5: Protect and enhance critical wildlife habitat as identified by the Washington Department of Fish and Wildlife or by the City, and where practical, preserve existing wildlife habitat through regulations, code enforcement, acquisition, incentives, and other techniques.

Policy NE-5.6: Establish buffers to preserve aquatic and riparian habitats in their natural state and restore hydrological functions.

Policy NE-5.7: Prohibit alterations to streams unless they are part of approved restoration efforts. Where practical, streams should be encouraged to return to natural channel migration patterns.

Policy NE-5.8: Incorporate the use of Best Available Science (BAS) when typing the creeks/streams within the City of Pacific. A joint effort between the City of Pacific, City of Sumner and the Muckleshoot Indian Tribe should be considered to conduct a stream assessment of Milwaukee Creek, the Government Canal (Boeing Creek) and other unnamed tributaries to the White River in Pacific and Sumner.

Commented [RC20]: Is this being done/has it been done?

Policy NE-5.9: Encourage consolidation of landscaped areas in commercial development to enhance site frontages, reduce the costs of landscaping, and promote the economic viability of small businesses.

Water Quality

Goal NE-6: Preserve and enhance the quality of surface and groundwater resources.

POLICIES

Policy NE-6.1: Prevent pollution of both surface and groundwater resources. Minimize surface and groundwater impacts through methods such as:

- Control development in areas of high-water table.
- Encourage the retention of vegetation along waterways.
- Reduce or control surface water runoff from paved and other impervious surfaces.
- Encourage the use of properly designed and maintained ditches and swales.
- Encourage innovative ditch maintenance activities, such as the rotation of segments for ditch cleanings in adjacent areas.
- Require the use and maintenance of sedimentation traps and filters to prevent the movement of silt and other materials into the surface water system. This could be done using catch basin inserts that help filter out sediments and pollutants from street and parking lots.
- Emphasize public education on how to maintain water quality in conjunction with the MS4 NPDES permit.
- Consider water quality issues in planning for parks and open space.

Policy NE-6.2: Work with neighboring jurisdictions, tribes, and other agencies and organizations to enhance and protect water quality in the region.

Policy NE-6.3: Protect areas that are critical for aquifer recharge, such as areas with highly permeable soil, from potential contaminants or polluting uses.

Policy NE-6.4: Actively pursue funding for baseline monitoring and improvement of water quality in waterways in the City, prioritizing waterways connected to salmon-bearing waters. Funding could be obtained through the Washington Wildlife Recreation Program (WWRP) administered through the Washington State Recreation and Conservation Office (WRCO).

Policy NE-6.5: Implement flood hazard reduction regulations using best available science that promote public health and safety and protect endangered fish and wildlife species.

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Geological Hazards

Goal NE-7: Reduce potential hazards associated with earthquakes, steep slopes, and volcanic hazards.

POLICIES

Policy NE-7.1: Require appropriate standards for site development in areas with moderate and steep slopes, based upon site-specific information on soil type, water content, and the degree of slopes. Mitigation can include clustering development, decreasing the percentage of impervious surfaces on the site, planting trees and other vegetation, and using appropriate erosion control measures.

Policy NE-7.2: Regulate land clearing and other significant removal of vegetation on steep slopes in identified landslide hazard areas through the City's critical areas ordinance, a significant tree ordinance, or other applicable development regulations.

Policy NE-7.3: Enforce building codes to minimize the risk of structural damage, fire, occupant injury, and prevent post-seismic collapse in areas subject to severe seismic hazard. Use the best available methods to identify and evaluate seismically hazardous areas. Require appropriate soil analysis and construction methods to minimize hazards and avoid seismic-related structural damage and injuries.

Policy NE-7.4: Promote educational efforts to inform landowners about site development, drainage, and yard maintenance practices that impact slope stability. Washington State Department of Ecology Publications 93-30, 93-31, and 95-107 are resource materials that could be utilized for this purpose.

Policy NE-7.5: Identify volcanic hazards evacuation routes from the lowland areas of Pacific to upland areas. Ensure information on evacuation routes is available to residents and clearly identify evacuation routes with signage at Jovita Boulevard E., 58th Pl. S., 56th Pl. S., and Peasley Canyon.

Air Quality

Goal NE-8: Protect and improve local and regional air quality by reducing or eliminating sources of air pollution and greenhouse gas emissions.

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POLICIES

Policy NE-8.1: Encourage the use of trees and other landscaping and the retention of existing vegetated areas to provide for filtering of suspended particulates.

Commented [RC25]: Potential climate policy.

Policy NE-8.2: Support federal, state, and regional policies intended to reduce air pollution and greenhouse gas emissions in the Puget Sound area.

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Policy NE-8.3: Support Puget Sound Clean Air Agency rules addressing reduction of construction dust particulates from new development, control of commercial and industrial businesses emissions, and

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cleaner vehicles to promote clean air. Support efforts by builders to use low emission materials and paint, adequate ventilation, and moisture-removal practices that support indoor air quality for residents and employees.

Policy NE-8.4: Support efficient land use patterns, alternative transportation modes, and collective regional action to reduce greenhouse gas emissions and help King County achieve its goal of reducing community-level sources of greenhouse gas emission by 50% by 2030, and 80% by 2050, compared to a 2007 baseline. Utilize commute trip reduction regulations and mixed-use development and promote clean energy conservation and application of the State energy code.

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Noise and Glare

Goal NE-9: Minimize excessive noise and light emitted from commercial and industrial land uses and new construction, especially those located near residences.

POLICIES

Policy NE-9.1: Establish standards for noise and light generating land uses that address acceptable amounts of noise, light, and time and frequency of activities.

Policy NE-9.2: Encourage natural or manmade barriers, such as trees and other vegetation or buffering structures to be placed between noise and light sources and residential land uses.

Biodiversity

Goal NE-10: Protect biodiversity along the White River in Pacific.

POLICIES

Policy NE-10.1: Finalize, implement actions, and track progress of the Lower White River Biodiversity Management Area (BMA) Stewardship Plan.

Discussion: The Lower White River BMA Stewardship Plan is a nonregulatory plan that can be used to guide the City to protect its biodiversity in coordination with new development. The City should adopt the plan for guidance as an appendix to the Comprehensive Plan.

Commented [RC32]: Is this being adopted again? Update this policy.

Policy NE-10.2: Identify partners and volunteer resident groups, such as the Pierce County Biodiversity Alliance (PCBA) and the Friends of the Lower White River, who can advance the Lower White River BMA Stewardship Plan.

Policy NE-10.3: Coordinate with other jurisdictions within the Lower White River BMA (Sumner, Auburn, Buckley, Pierce County, King County, Muckleshoot Tribe of Indians) and meet periodically to align goals, objectives, and strategies, and monitor progress.

Equitable Distribution

Goal NE-11: Increase equitable access to healthy communities and open spaces.

POLICIES

Policy NE-11.1: Ensure all residents regardless of race or social or economic status live in a healthy environment.

Policy NE-11.2: Prioritize historically marginalized communities for open space improvements, investments, and maintenance of existing open spaces.

Policy NE-11.3: Mitigate impacts to vulnerable communities that have been disproportionately impacted by environmental impacts such as poor air quality, water quality, or noise pollution, etc.

Policy NE-11.4: Support agricultural, farmland, and aquatic uses that enhance the food system in the region and its capacity to produce fresh and minimally processed foods that are equitably distributed while protecting natural resources.

Commented [RC33]: Drafted from gaps analysis - required for King County CWPP EN-5 and Pacific County CPP ENV-33

Commented [RC34]: Drafted from gaps analysis - required for King County CPP ENV-22 and Pacific County CPP ENV-12.2

Commented [RC35]: Drafted from gaps analysis- required for King County CWPP EN-25 and Pacific CWPP ENV 40.1.3

Commented [RC36]: New, drafted from gaps analysis for Vision 2050 MPP-DP-20, Pierce CPP EC-4.10, King CPP DP-60.

Commented [RC37R36]: Potential climate policy.

Community Resilience

Goal NE-12: Actively prepare for potential changes in precipitation or the increased intensity and frequency of heat waves or wildfires, ensuring vulnerable communities do not bear the brunt of these changes.

POLICIES

Policy NE-12.1: Review changes to the regional climate and their potential impacts on water quality and the region's hydrologic systems.

Policy NE-12.2: Reduce Pacific's contribution to greenhouse gas emissions to ensure Pacific is meeting statewide reduction goals.

Policy NE-12.3: Develop emergency preparedness programs and outreach materials to increase residents' awareness of emergency responses and make evacuation quicker and safer. Ensure that any outreach materials are translated into languages appropriate for Pacific communities, such as Spanish, Asian and Pacific Islander languages, and other Indo-European languages.

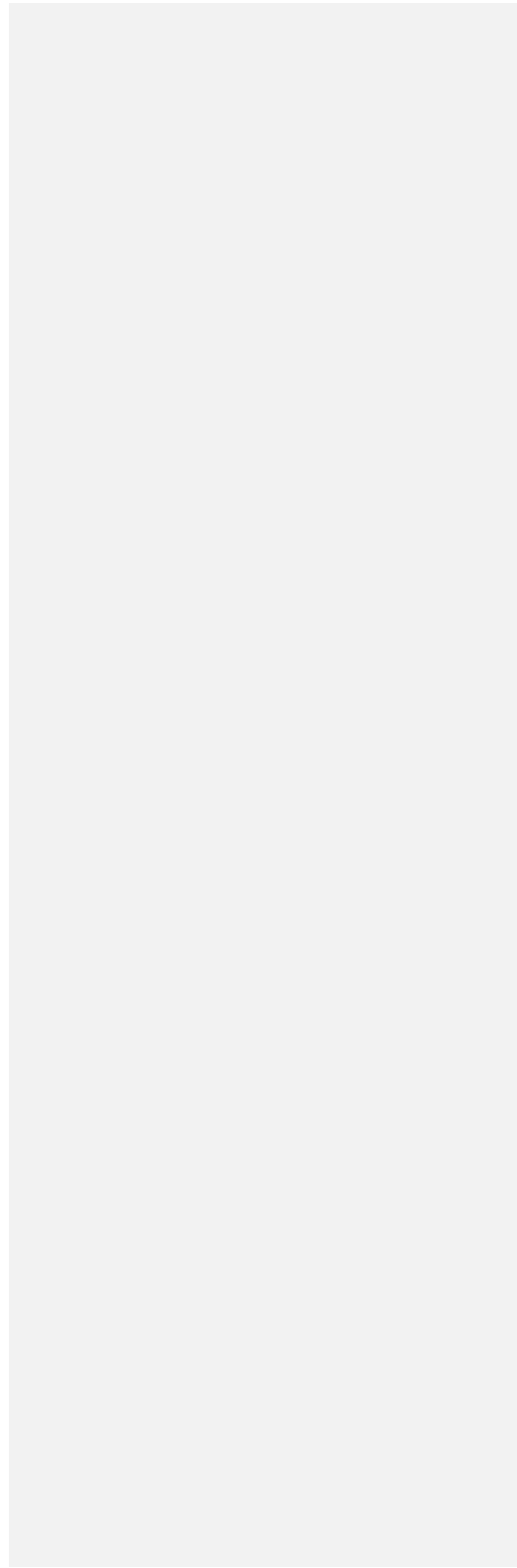
Policy NE-12.4: Promote the use of health impact assessments and other tools to address the potential impacts of increases in the frequency or intensity of heat waves, changes in precipitation, or increased wildfires, among other extreme weather events, on the health and equity of vulnerable communities in Pacific, to prioritize disaster preparedness in areas for populations that will be most affected.

Policy NE-12.5: Prioritize at-risk community members for actions that mitigate wildfire smoke, such as providing face masks and air filters or incentivizing updates to facilities that serve high-risk populations.

Policy NE-12.6: Increase Pacific's resilience to extreme weather events and natural disasters by reviewing potential vulnerable populations, infrastructure, and transportation and community facilities, and focusing emergency preparedness efforts in those areas.

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PACIFIC SHORELINE MANAGEMENT PROGRAM

Shoreline Management Program

Consistent with RCW 36.70A.480, the goals and policies of the Shoreline Master Program (SMP) are considered an element of the Comprehensive Plan and apply within SMP jurisdiction. This section includes the SMP goals and policies; SMP Regulations are found under separate cover.

Goal NE-13: Provide for Management of Shorelines in Accordance with the Shoreline Management Act RCW 90.58.

POLICIES

Policy NE-13.1: The City adopts the goals of the Shoreline Management Act as provided in RCW 90.58.020 and in particular to recognize for the City of Pacific.

- 1) The shoreline is one of the most valuable and fragile of the city's natural resources.
- 2) There is a clear and urgent demand for a planned, rational, and concerted effort, jointly performed by federal, state, and local governments, to prevent the inherent harm in an uncoordinated and piecemeal development of the city's shoreline jurisdiction.
- 3) The city's shoreline policies are intended to protect against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto.
- 4) It is essential for the city to encourage effective Flood Hazard Management while meeting goals of protecting and enhancing ecological functions.
- 5) In the implementation of the Shoreline Master Program, the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines shall be preserved to the greatest extent feasible consistent with the overall best interest of the state, the county, and the people generally. To this end, uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment or are unique to or dependent upon use of the state's shoreline.

Policy NE-13.2: Geographic Environments: Shorelines are classified into separate geographic areas known as "use environments" based upon current development pattern, biophysical capabilities, and other factors. Policies, standards, and regulations can be customized by the use environment, shoreline, and other uses depending on need.

The overlay districts in the Pacific Shoreline Master Program are classified as zoning overlay districts and include:

1. Shoreline Urban Conservancy Environment
2. Shoreline Residential Environment
3. Shoreline Recreation Environment
4. Shoreline Commercial Environment
5. Shoreline Aquatic

Commented [RC45]: Moving all Shoreline policies to the Natural Environment element. (Goals LU 27-34).

Commented [RC46]: Moved from the LU element. The SMP policies were updated with WA Dept of Ecology in 2019, and aren't being changed as part of the Comprehensive Plan update.

These environmental use classifications are described in detail in Pacific Municipal Code Title 21, Shorelines.

Shoreline Uses and Activities

Goal NE-14: Provide for use of the limited water resource consistent with the goals of the Shoreline Management Act including no net loss of ecological functions and preferring water-dependent uses.

POLICIES

Policy NE-14.1: Provide that the policies, regulations, and administration of the Shoreline Master Program ensure that new uses, development, and redevelopment within the shoreline jurisdiction do not cause a net loss of shoreline ecological functions.

Policy NE-14.2: Ensure that the policies, regulations, and administration of the Shoreline Master Program are consistent with the land use vision of the City's Comprehensive Plan.

Policy NE-14.3: The City should plan for reasonable and appropriate shoreline uses while ensuring that existing uses, new uses, and alteration of facilities do not result in a net loss of shoreline ecological functions.

Policy NE-14.4: Water-dependent and associated water-related uses are the highest priority for shorelines unless protection of the existing natural resource values of such areas precludes such uses.

Policy NE-14.5: Water-related and water-enjoyment uses that are compatible with ecological protection and restoration objectives, provided that adequate area is reserved for future water-dependent and water-related uses, are the second highest priority.

Policy NE-14.6: Limit non-water-oriented uses to those locations where access to the water is not provided or where the non-water-oriented use contributes to the objectives of the Act in providing ecological restoration and public access.

Policy NE-14.7: Recognize existing single-family residential uses and neighborhood character when determining new uses.

Policy NE-14.8: Accessory development such as parking should be designed and located outside of the shoreline where possible.

Policy NE-14.9: New developments and land divisions should avoid the need for new shoreline stabilization or flood hazard reduction measures that would cause significant impacts to other properties or public improvements or a net loss of shoreline ecological functions.

Policy NE-14.10: Aesthetic considerations should be integrated with new development, redevelopment, or shoreline enhancement according to the policies in the Public Access Element.

Policy NE-14.11: All shoreline policies, regulations, and development shall recognize and protect private rights consistent with the public interest and, to the extent feasible, shall be designed and constructed to protect the rights and privacy of adjacent property owners. Shoreline uses and activities should be

discouraged if they would cause significant nuisance or unsafe conditions that would impede the achievement of shoreline use preferences on the site or on adjacent or abutting sites.

Shoreline Conservation

Goal NE-15: To protect and preserve the resources and amenities of all shorelines and the ecological processes and functions they provide for use and enjoyment by present and future generations.

POLICIES

Policy NE-15.1: The shoreline should be classified into areas based on present and potential future use and present and potential future ecosystem processes and functions to determine conservation strategies and restoration priorities.

Policy NE-15.2: Existing natural resources should be conserved through regulatory and non-regulatory means that may include:

1. Implementation of the Comprehensive Plan, interlocal watershed plans, local development regulations, and state, tribal, and federal programs;
2. Regulation of development within the shoreline jurisdiction;
3. Ecologically sound design;
4. Restoration programs; and
5. Education programs.

Policy NE-15.3: Critical areas of the shoreline should be managed to achieve protection of existing and restoration of degraded ecological functions and ecosystem-wide processes. In protecting and restoring critical areas within the shoreline, the City will integrate the full spectrum of planning and regulatory measures.

Policy NE-15.4: The city shall encourage development and use of those means which are non-regulatory, with the particular goal of integrating shoreline ecological restoration into development projects.

Policy NE-15.5: The City of Pacific should take aggressive action with responsible government agencies to assure that surface water management in all drainage basins is considered an integral part of shoreline planning, and thereby prevent and control soil erosion, sedimentation, and pollution that could adversely affect any shoreline within the City of Pacific.

Policy NE-15.6: Shoreline areas having historical, cultural, educational, or scientific value should be identified and protected.

Policy NE-15.7: Developments and activities in the City's shoreline should be planned and designed to retain native vegetation or replace shoreline vegetation with native species to achieve no net loss of the ecological functions and ecosystem-wide processes performed by vegetation.

Policy NE-15.8: Develop an on-going program of shoreline education including residents, landowners, and recreational users.

Flood Hazard Reduction

Goal NE-16: To minimize flood hazards to human life and property while enhancing the ecological processes of the shoreline.

POLICIES

Policy NE-16.1: The City should manage flood protection through implementation of the City's Comprehensive Stormwater Management Plan, Comprehensive Plan, stormwater regulations, and the King and Pierce County flood hazard control plans.

Policy NE-16.2: Protect existing development and restore floodplain and channel migration functions.

Policy NE-16.3: Where feasible, integrate bioengineering and/or soft engineering approaches into local and regional flood control measures, infrastructure, and related capital improvement projects.

Policy NE-16.4: Discourage development within the floodplains associated with the City's shorelines that would individually or cumulatively result in an increase to the risk of flood damage.

Policy NE-16.5: Support measures, such as levee setbacks and similar programs, to increase the natural functions of the White River floodplain including flood storage, off-channel habitat, associated wetlands and buffers of native vegetation.

Policy NE-16.6: Where possible, public access should be integrated into publicly financed flood control and management facilities.

Shoreline Recreation

Goal NE-17: Encourage public use of shoreline area for recreational purposes and increase public access while maintaining no net loss of ecological functions.

POLICIES

Policy NE-17.1: Prioritize shoreline recreational development that provides public access and enjoyment and use of the water and shorelines over non-water oriented recreational uses.

Policy NE-17.2: Preserve and expand shoreline areas with the potential for providing recreation or public access opportunities to provide as wide a range of uses as feasible.

Policy NE-17.3: Shoreline areas with the potential for providing recreation or public access opportunities should be identified for this use and, wherever possible, acquired and incorporated into the park and open space system.

Policy NE-17.4: Public recreational facilities should be sited, designed and operated in a manner consistent with the purpose of the environment designation in which they are located, such that no net loss of shoreline ecological functions or ecosystem-wide processes result.

Policy NE-17.5: Shoreline recreational developments should be consistent with the City's Comprehensive Plan and Parks, Recreation, Open Space and Trails Element; and coordinated with local, state, and federal agencies.

Shoreline Public Access

Goal NE-18: Increase public accessibility to shorelines while preserving and improving the natural amenities and ecological function of shorelines and associated wetlands.

POLICIES

Policy NE-18.1: Public access should be provided consistent with the existing character of the shoreline and with consideration of opportunities and constraints for physical and visual access, as well as consideration of ecological functions, and public safety.

Policy NE-18.2: Public access to and along the water's edge should be available throughout publicly owned shoreline areas although direct physical access to the water's edge may be restricted to protect shoreline ecological values. Public access shall be provided over all public aquatic lands leased for private activity, consistent with compatibility with water-dependent uses.

Policy NE-18.3: Future residential, commercial, and industrial developments and redevelopments shall not adversely affect existing public access, and should provide new opportunities for the public to reach, touch, and enjoy the water's edge.

Policy NE-18.4: In planning for public access, emphasis should be placed on foot and bicycle paths rather than roads, except in areas where public boat launching would be desirable.

Policy NE-18.5: Development and management of public access should address adverse impacts to adjacent private shoreline properties.

Shoreline Circulation

Goal NE-19: Minimize motor vehicular traffic and encourage pedestrian traffic within the shorelines while providing opportunities for needed major circulation elements to cross the shoreline.

POLICIES

Policy NE-19.1: Plan, locate, design and construct, roads, nonmotorized systems and parking facilities where routes and design will have the least possible adverse effect on unique or fragile shoreline features, and will not result in a net loss of shoreline ecological functions. New transportation facilities should not adversely impact existing or planned water dependent uses. Where other options are available and feasible, new roads or road expansions should not be built within shoreline jurisdiction.

Policy NE-19.2: The number of river crossings should be minimized.

Policy NE-19.3: Parking facilities in shorelines are not a preferred use and shall be allowed only as necessary to support an authorized use and then as remote from the Shoreline as possible.

Policy NE-19.4: Joint use of transportation corridors within the shoreline jurisdiction for roads, utilities, and non-motorized transportation should be encouraged.

Policy NE-19.5: New railroad corridors should be allowed only if needed for regional mobility.

Shoreline Utilities

Goal NE-20: To design and locate utility facilities to assure no net loss of shoreline ecological functions, and minimize conflicts with present and planned land and shoreline uses.

POLICIES

Policy NE-20.1: Utility facilities should only be placed in the shoreline if other alternative locations are not feasible and subject to the policies below.

Policy NE-20.2: Regional utility production and processing facilities, such as power plants, sewage treatment plants, water reclamation plants, or parts of those facilities that are non-water-oriented should not be allowed in shoreline areas.

Policy NE-20.3: Utilities should be co-located with existing transportation and utilities sites, rights-of-way and corridors, whenever possible. Joint use of rights-of-way and corridors should be encouraged.

Policy NE-20.4: Transmission facilities for the conveyance of services, such as power lines, cables, and pipelines, shall be located outside of the shoreline area where feasible. Where no other option exists, utilities should be placed underground or alongside or under bridges.

Policy NE-20.5: New utility facilities should be located so as to not require shoreline protection.

Policy NE-20.6: Where storm water management, conveyance and discharge facilities are permitted in the shoreline, they should be limited to the minimum size needed to accomplish their purpose and should be sited and designed in a manner that avoids, or mitigates adverse effects to physical, hydrologic, or ecological functions.