

## **CHAPTER 4** **SHORELINE PUBLIC ACCESS PLAN**

### **Chapter 4**

Public access to the shoreline is one of the three main goals described in the Shoreline Management Act (SMA). The State requires local governments to provide opportunities for shoreline recreational development ([WAC 173-26-241\(3\)\(i\)](#)) and to increase public access to publicly owned shoreline areas within Shorelines of Statewide Significance ([RCW 90.58.020, WAC 173-26-191\(1\)\(b\)](#)).

Local shoreline master programs are to include a public access element and a recreational element. The recreational element is to provide for “the preservation and enlargement of recreational opportunities, including but not limited to parks, tidelands, beaches and recreational areas” ([WAC 173-26-191\(1\)\(c\)](#)).

The requirement for local governments to develop a public access plan is significant when considering that the SMA requires public access provisions be provided when shoreline permits, recommended projects, public entity master plans, and/or actions are taken to develop public shoreline on public property ([WAC 173-26-221 \(4\)](#)). Additionally, public access may also be required as a condition of development when certain conditions exist

The State defines public access to the shoreline as “the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations” ([WAC 173-26-221\(4\)\(a\)](#)). Public access can include:

#### **Viewing the shoreline:**

- View points and corridors
- Habitat observation points

#### **Accessing and enjoying the shoreline:**

- Fishing piers
- Interpretive trail signage
- Kayak hand launches
- Motor boat facilities
- Boardwalks and natural trails
- Pocket parks
- Swimming beaches

This Shoreline Public Access Plan (SPAP) establishes goals and policies for shoreline public access. It provides a summary of existing shoreline public access and identifies potential public access opportunities along Puyallup's shoreline. The SPAP also includes criteria for prioritizing public access projects. Finally, it includes a strategy for implementation that includes a Public Access Fund contribution program.

## A. EXISTING POLICIES AND SHORELINE ACCESS PLANS

The ~~C~~omprehensive ~~P~~lan recognizes and envisions a comprehensive trail system throughout the city that connects city parks and open space resources. Most of the city's policies regarding shoreline public access are contained within the city's Parks, Recreation and Open Space Plan Element.

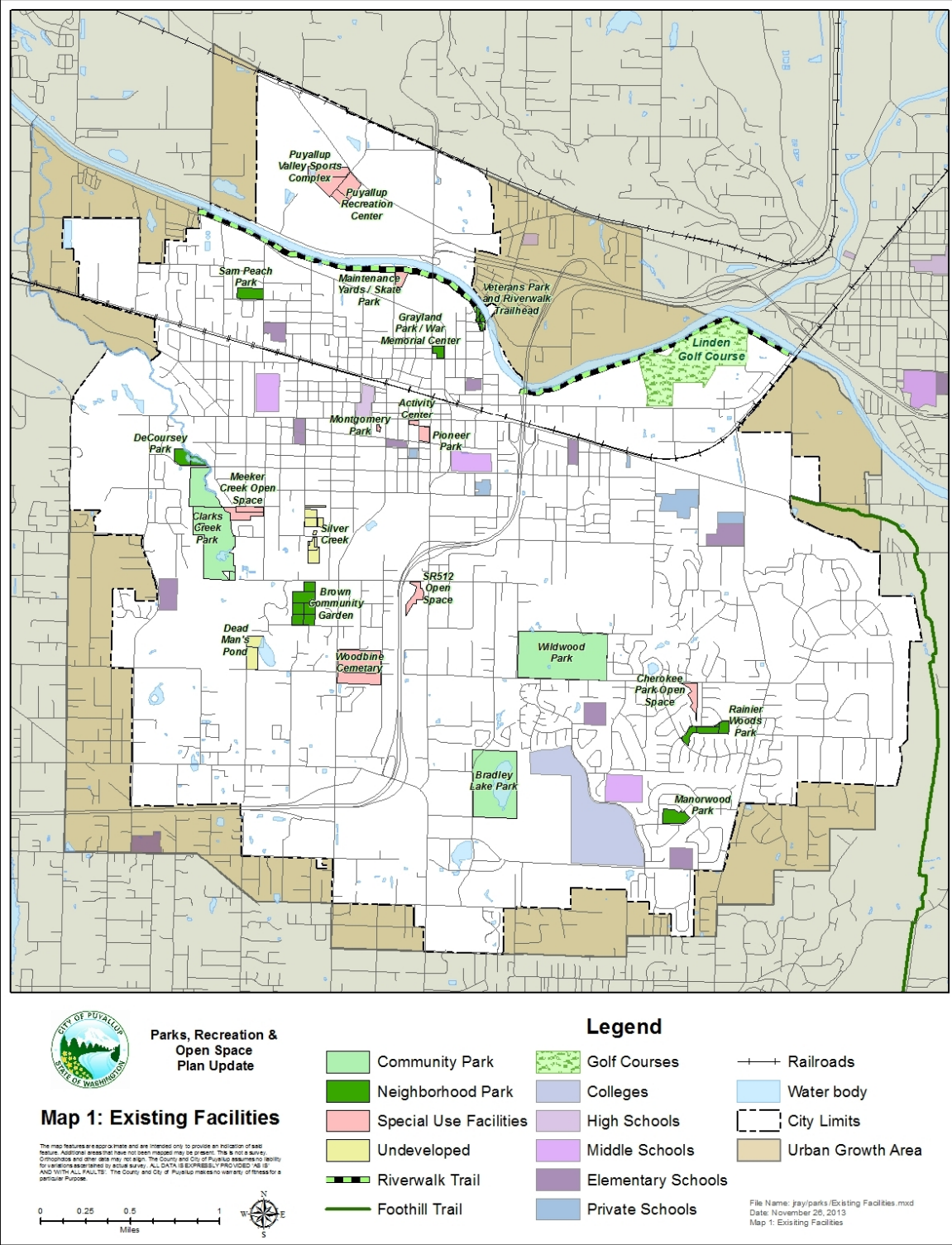
### Parks, Recreation and Open Space Plan Element

The Parks, Recreation and Open Space Plan Element provides the following vision and policies for parks, trails, and open space as they relate to shoreline public access.

- ❖ *Puyallup's park and open space system offers a wide variety of recreation experiences; serves all age groups and abilities; and links parks through a system of trails (Vision statement)*
- ❖ *Provide for a broad range of park and recreation activities, programming, and experiences for all users, addressing all community members. Include cultural programs and activities within the community (Goal 2)*
- ❖ *Promote the development of trails for bicycle and pedestrian recreational and commuter use, linking community activity areas and focusing on areas suited to interpretive activities and facilities (Objective 2.3~~e~~)*
- ❖ *Provide a visual connection to the Puyallup River through the Riverwalk Trail, and opportunities for fishing and general access through the trails system (Objective 2~~d~~.4)*
- ❖ *Promote acquisition of park land that provides maximum benefits through concurrent and compatible uses (Goal 3)*
- ❖ *Promote the development of a non-motorized circulation system providing access to park and recreation facilities (Objective 4.2~~b~~)*
- ❖ *Promote a network of off-street trails using natural open space areas, parks, utility corridors, and other features. —This network can be supplemented with on-street connections where needed to create a system of trail loops throughout the city (Objective 4.7~~g~~)*

The Parks, Recreation and Open Space Plan Element provides the following map with possible improvements to the city's current trail system. This includes areas shown for shoreline trail access improvements, particularly the Riverwalk Trail system.

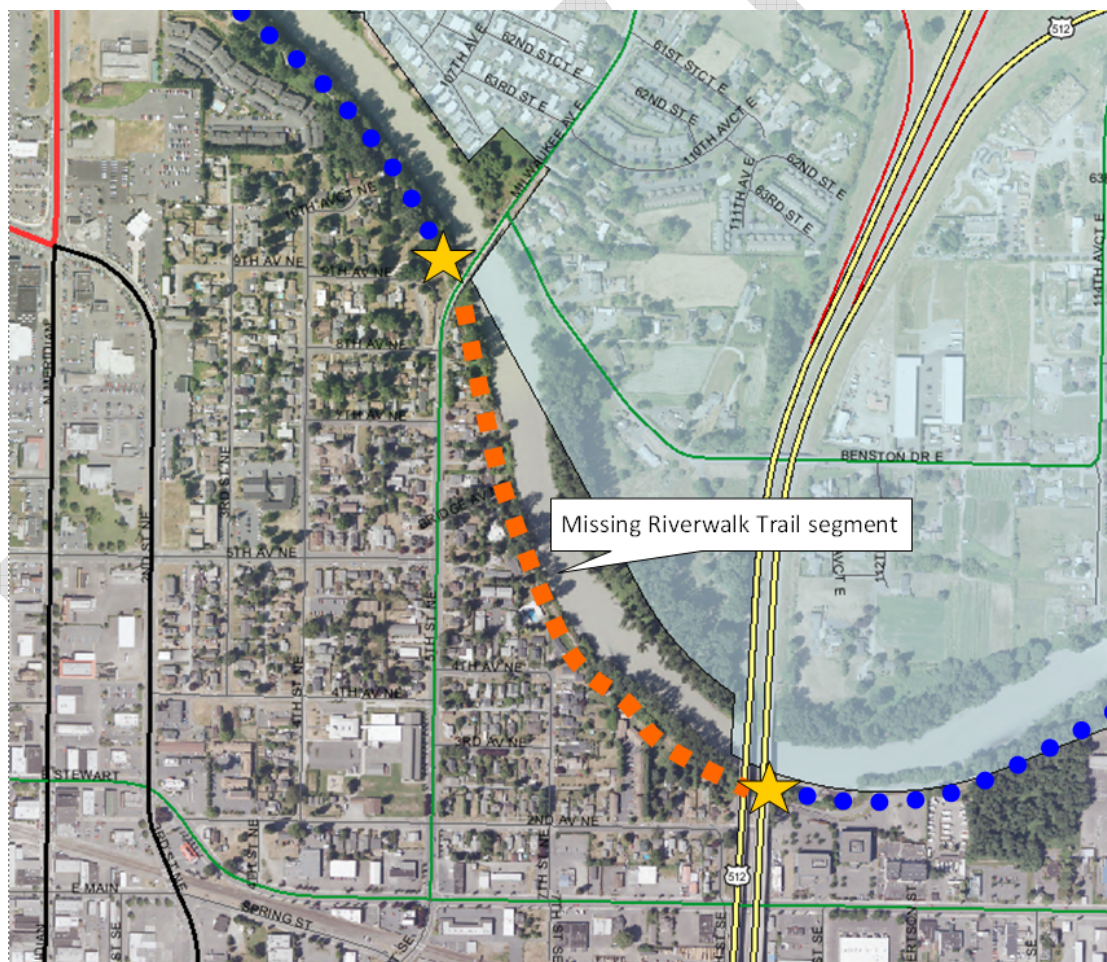
Figure 4-1. Facility map from Parks Element, Comprehensive Plan



One of the prime proposed trail improvements would be the establishment of a city-wide “loop” system that would parallel the current Riverwalk trail alignment along the southern shoreline of the Puyallup River.

Other shoreline access plans in the Parks, Recreation and Open Space Plan include the connection of missing segments of the trail and extensions beyond. One major gap in the Riverwalk Trail system is addressed in the Comprehensive Plan – the missing link between the trail head points at the Milwaukee Bridge overpass and the SR512 overpass.

**Figure 4-2. Missing link of Riverwalk Trail (Phase V – Riverwalk Trail)**



This missing segment should be a high priority for public access improvements along the Puyallup River as it would sync together the two continuous segments that currently exist in the city.

#### **B. EXISTING PUBLIC ACCESS FACILITIES**

Many improved facilities exist within the shoreline environments of the Puyallup River and Clarks Creek which provide public access and recreational opportunities to the public. These are described in both the Comprehensive Plan and the Shoreline Characterization and Inventory Report. The following descriptions represent an inventory of current shoreline public access points and facilities:

### **Clarks Creek Upper**

-This 113--acres tract of state--owned land is located entirely within the city and is located directly south and contiguous with Clarks Creek Park South.-- This land is owned and managed by the WDFW to protect the upstream watershed conditions – which provide critical spawning habitat for salmon – on Clarks Creek, given state fish hatchery inputs to this system at the Maplewood headwater facility. Portions of the hatchery are open to the public and it serves as an important educational resource for the Puyallup area with regard to conservation.

In general, WDFW encourages public access to their lands to the extent that no resource degradation would occur as a result of such access. An unimproved dirt trail system connects the headwaters of Clarks Creek at Maplewood Springs (adjacent to the fish hatchery) to Clarks Creek / DeCoursey Parks and provides a light hiking experience through untouched old growth forest to users of this access facility.

Improvements to this trail system, including interpretive signs, wildlife viewing platforms, fencing, consistent trail grading and drainage improvements would provide additional accessibility to this trail for various users. It is not expected that this trail system be upgraded to be fully ADA accessible; this natural area is expected to remain in an undeveloped state, with limited use relative to other shoreline access facilities, providing access to users able to traverse a more hiking-style of trail terrain.

### **Clarks Creek Park**

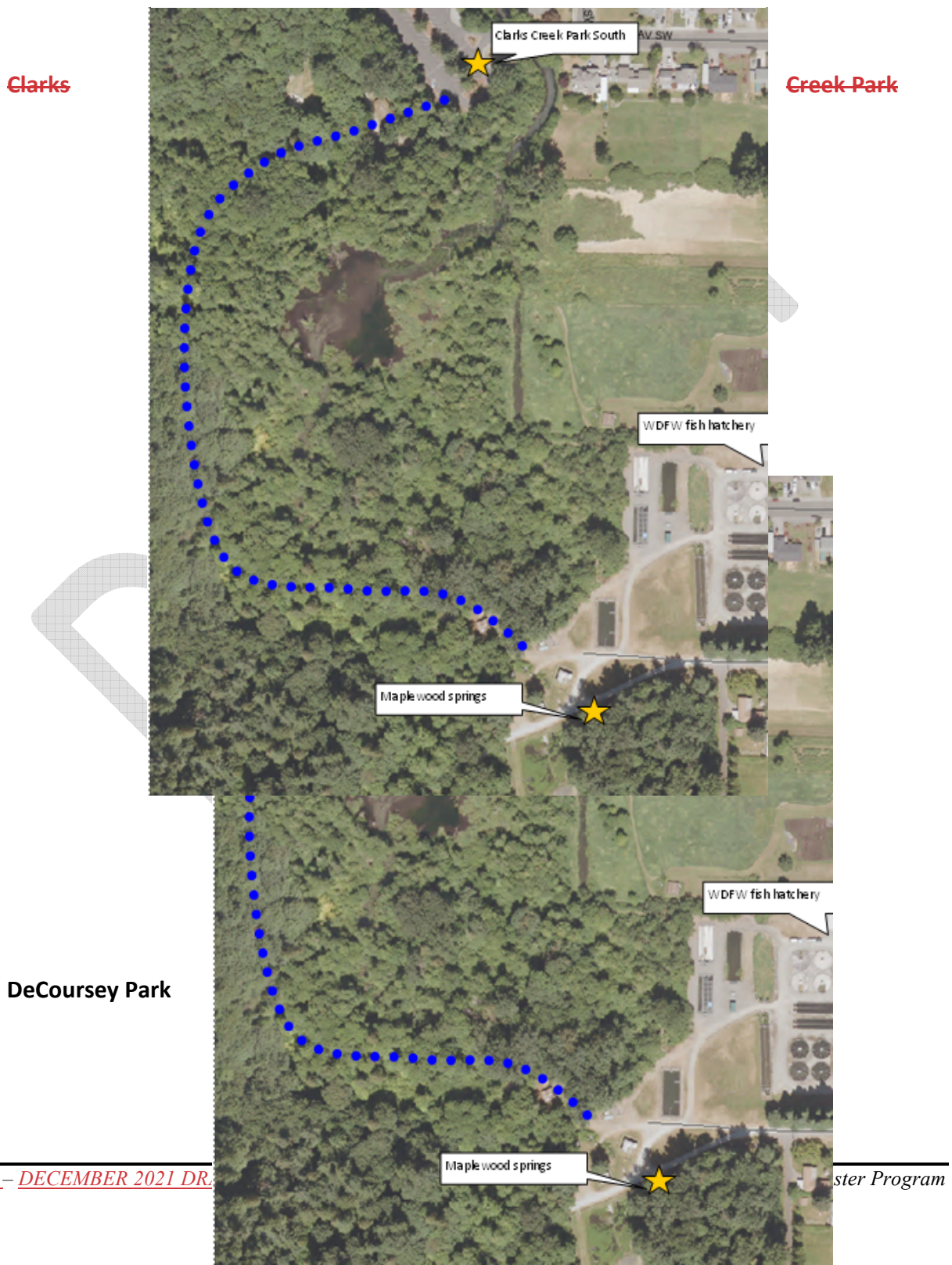
This park is a 62.8--acre park site located along Clarks Creek. The park is divided into two areas: Clarks Creek north and south. The northern portion of the park is a major activity area and includes facilities for softball, children's play equipment, tennis, picnicking, parking, and restrooms. -The southernmost portion of the park abuts the Clarks Creek upper area, owned by WDFW.

The majority of the southern park area functions as an important wildlife habitat and surrounds some active portions of the park which includes a fenced dog park area. -It has areas of open water, wetlands, and typical northwest forestlands. Much of the natural riparian buffer areas along Clarks Creek are intact and serve as important habitat areas.

Shoreline access in both parks is facilitated by the extension of the trail system originating at Maplewood Springs. This trail provides some views of the stream, with locations that are close enough to touch and interact with the water itself. Kayaking and floating tubes downstream often originate in the Clarks Creek park area, although no formal launch facility is provided.

Improvements to this trail system, including interpretive signs, wildlife viewing platforms, view corridors and hand boat/kayak boat launch areas should be provided as access enhancements in this area.

**Figure 4-3. Clarks Creek Park (South) Public Access**



This is an 8.1-acre community park immediately north of Clarks Creek Park. Park facilities consist of a man-made pond with fishing piers, a restroom building, a picnic shelter, play equipment and a path system around the pond's edge.

The man-made pond area has been a source of fecal bacteria inputs to Clarks Creek. Public access to the pond should be strategically limited to reduce incidents of duck feeding. Possible enhancements to the pond could include more native riparian plantings along the pond's edge to channel public access to specified points. These points should be enhanced further with informational signage that seeks to limit duck feeding by the public. The city has been in discussions with key stakeholders at the WSU extension campus and the community at large on implementing this public access/environmental quality enhancement project.

A neighborhood interest group – “Friends of DeCoursey Park” – has conducted extension outreach regarding the feeding of ducks and other wildlife in the park, holding a contest for school kids to design ‘Don’t feed the ducks’ signage, which is now permanently installed at various locations throughout the park. The Friends group also has conducted a number of pond edge restoration projects, utilizing soft-shore armoring techniques to establish new vegetation, thereby limiting duck access from the water landward.

### **Riverwalk Trail**

The Riverwalk Trail is the planned and partially phased multi-use trail along the south bank of the Puyallup River. It originates from the city's westerly limits and extends, generally, to its easterly limits. A key linkage is missing in the middle of the trail system, located between the trailhead point at the Milwaukee Bridge overpass (5<sup>th</sup> St NE) and the SR512 overpass trail head.

The trail will eventually serve as a key linkage to the existing Foothills Trail system. The vision for this connection would be to travel from Point Defiance Park in Tacoma to the eastern most extent of the county in Buckley. Once drafted and established, it is anticipated that this trail will be the ‘backbone’ to the City of Puyallup's non-motorized Transportation Plan.

The Riverwalk Trail was originally proposed as a part of the 1987 SMP update. The original proposal set out a 4-phase implementation plan. The first Riverwalk phase was completed in 1998. This trail section stretches 2/3 of a mile from near 4<sup>th</sup> Street NW east to 5<sup>th</sup> Street NE. The trail passes beneath Meridian via its own pedestrian bridge.

For the most part, the trail sits on top of the Puyallup River levee along the river's south bank. Future trail phases were built out from 1998 to the most recent extension in 2010. In some areas, the trail corridor widens, with trail rest stops that include benches, picnic tables and a lawn area. The trail provides access to the river for fishing. Some interpretive signage

is also along sections of the trail; public art painted on large retaining walls serve to enhance public access.

No private development is oriented toward the trail; ~~the the River Road Corridor Plan, incorporated as Chapter 13 of the Comprehensive Plan, 2011 River Road Corridor sub-area plan~~ calls for specific development standards to be implemented that would require building entrance orientation toward the Riverwalk Trail. A Riverwalk trail design manual for the River Road mixed use district is also forthcoming.

Future improvements and enhancements should focus on connecting missing trail segments within the city, extending the trail to the west toward the edge of the city's UGA at the Melroy bridge, extending the trail to the southeast to connect with the Foothills trail head, interpretive water quality/habitat covered shelter 'stations' (coordinated with WSU), public esplanade trail improvements in the area of River Road, additional scenic viewing points, viewing corridors, hand-boat launch points and public art amenities.

### **Puyallup Skate Park**

The Puyallup skate park facility is located at the end of 4<sup>th</sup> Street NW in the River Road area. The facility was opened in 2001 and is a part of a larger Parks Maintenance Yard facility located along the same stretch of roadway. The Riverwalk trail provides access as does the 4<sup>th</sup> Street roadway, where some parking is available.

Some consideration should be made in eventually relocating the skate park facility as well as the Parks Maintenance yard to enhance the area as a pocket park with other amenities that serve water oriented recreational uses.

### **Riverfront Site**

The 12.81-acre undeveloped riverfront site lies between the future Riverfront Trail, the Linden Golf Course and Riverside Village, a residential apartment complex off East Main Street. This parcel is the site of the old City landfill. This site has been identified as a candidate for a small community park along the Puyallup River, although there are no current plans to develop such a facility.

Principal concerns over development of the property as an active park are associated with the former landfill. This site is currently identified as a restoration opportunity area, with plans to potentially create a setback levee with off-channel habitat. Public access, unless overriding ecological impact concerns persist, should be incorporated into such habitat restoration areas.

### **Other access areas**

A number of bridges cross over both the Puyallup River and Clarks Creek, providing unique publicly accessible overwater viewing points in the city's shoreline planning areas.

Important viewing points along the Puyallup River include the Melroy Bridge at the edge of the city's UGA, the Puyallup River bridge on Meridian and the East Main overpass on the eastern edge of town. Improvements to these access points should be made as these facilities are rebuilt. Such improvement should seek to improve the quality of the public access experience for non-motorized users and the educational amenities on the bridge. Extended view platforms with amenities like seating areas, covered observation points, educational signage and permanently installed telescopes should be incorporated in the rebuilding process. Public access should be provided in the form of multi-use lanes (with appropriate widths) to accommodate bicyclists and pedestrian travel alike.

Of particular interest are both the Melroy Bridge and the Meridian overpass, given their age and state of deterioration. The Meridian bridge – ~~constructed in 2015 – under replacement construction which began in 2014 – will provide~~s an eight-foot (8') walkway along one side of the bridge deck for viewing. Bridge replacement projects should incorporate such pedestrian amenities described above and should, at a minimum, incorporate multi-use lanes on one side, with both sides of access for non-motorized travel being comfortably separated from vehicular traffic.

Other open space properties that are in or near the shoreline planning area include the Linden Golf and County Club. The Linden Golf and Country Club is adjacent to the south bank of the Puyallup River near the confluence with the White River. This property is considered open space and provides recreational uses but is privately owned and does not provide public access to the shoreline.

## **C. PUBLIC ACCESS, VIEWS, RECREATION AND AESTHETICS**

### **1. ~~1.~~ Goal**

To provide all available opportunities for physical and visual public access to the city's shorelines to the maximum extent feasible. Public access should be provided when such access can be reasonably accommodated without human health, safety, and/or security risks, and without adverse effects on shoreline functions, processes, and private property rights. Public access improvements should follow, to the extent practicable, the priorities of the shoreline public access plan and should avoid access of fragmented or marginal utility. Furthermore, this plan seeks to encourage and promote quality design in new developments and modifications in shoreline areas. Uses and developments should complement and enhance rather than detract from the shorelines.

### **2. ~~2.~~ Policies**

#### **2.1. Public Access:**

- a. Establish a public access system that capitalizes on Puyallup's unique and varied shorelines with a combination of vistas, view areas, view corridors, scenic drives, trails, hiking paths, and bike paths that connect to and along the City's shorelines to the maximum extent feasible

- b. Public access improvements shall be made as prioritized in this chapter. The city shall strive to provide enhancements, connect missing access linkages (both within the community and connections to other access areas) and provide educational opportunities by seeking grants and stable funding sources to initiate a public access improvement program
- c. Public access improvements should be established to provide recreational opportunities along the city's shoreline areas
- d. Public access improvements should not result in adverse impacts to the natural character and quality of the shoreline and associated critical areas without restoration efforts in combination with the access improvements
- e. Public access facilities shall utilize, to the maximum extent that is technically feasible, low impact development techniques and surfacing materials (e.g. pervious concrete/asphalt, pin pier diamond foundations for boardwalks)
- f. Recognizing that much of Puyallup's existing and planned trails follow the shoreline or connect shoreline and upland areas, partner to develop and maintain trails oriented to the shorelines. Development of trails should be coordinated with habitat restoration efforts.
- g. Public access area and/or facility requirements should be commensurate with the scale and character of the development and should be reasonable, effective, and fair to all affected parties including but not limited to the landowner and the public.
- h. Design public access improvements and amenities (such as view points, trails, etc.) to provide for public safety, respect individual privacy, and avoid or minimize visual impacts from neighboring properties. There should be a physical separation (combination of fencing and vegetation) or other means of clearly delineating public and private space in order to avoid unnecessary user conflict.
- i. Public access facilities should provide auxiliary facilities, such as parking and sanitation facilities, when appropriate, and should be designed to be ADA accessible, where feasible.
- j. Public views from the shoreline upland areas should be enhanced and preserved. Enhancement of views should not be construed to mean excessive removal of existing native vegetation that partially impairs views.
- k. Incorporate signage and informational kiosks into public access locations, where appropriate, to enhance public education and appreciation of shoreline ecology and areas of historic or cultural significance.
- l. Incorporate public access into publicly funded restoration projects where significant ecological impacts can be avoided.

- m. Opportunities for public access should be identified on publicly owned shorelines. Public access afforded by shoreline street-ends, public utilities and rights-of-way should be preserved, maintained, and enhanced.
- n. The Riverwalk Trail and, where applicable, the City's currently adopted Parks Plan Update should be implemented to provide a continuous waterfront multi-purpose trail located along the Puyallup River. Once completed, the trail will be part of a larger regional trail system that links Tacoma to Buckley.
- o. Variety in non-motorized methods of travel is encouraged to and from shoreline areas and access points. These include trails, pathways or corridors for walking, and bicycling. Incorporate pedestrian walkways within developments that are outside of the shoreline planning area but provide important connections to the shoreline from adjacent rights of way.
- p. Continue to provide, and expand wherever possible, public mural art installations along the Puyallup River to enhance the public access experience and reduce long, blank walls that can attract graffiti.

## **2.2. Recreation:**

- a. Public recreational facilities should be located, designed, and operated in a manner consistent with the purpose of the environment designation in which they are located and in such manner that no net loss of shoreline ecological functions or ecosystem-wide processes results.
- b. Shoreline recreational development should be given priority for shoreline location to the extent that the use facilitates the public's ability to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline. Where appropriate, such facilities should be dispersed along the shoreline in a manner that supports more frequent recreational access and aesthetic enjoyment of the shoreline for a substantial number of people.
- c. Plan for a mix of both passive and active water oriented recreational uses that seek to enhance the shoreline access experience and improve public health through interconnected and varied recreational opportunities throughout the city's shoreline planning areas.
- d. Locate water oriented recreational uses in the shoreline planning areas.
- e. Locate, design, manage and maintain recreational uses and facilities in a manner that protects shoreline ecological functions and processes.
- f. Design and manage recreational facilities to best promote public health improvements through amenities which promote active movement and exercise opportunities to the public.
- g. Provide recreational opportunities which meet the diverse and varied needs and demands of various user groups within the city, with particular focus on making

public access opportunities to the shoreline ADA accessible to the extent feasible and desirable.

- h. Recognize that not all access opportunities are intended to be ADA accessible in all reaches and forms. Some access opportunities are intended to include hiking and nature trail observation, which are generally not always ADA accessible in design or intent.
- i. Acquire additional lands and existing recreational opportunities which enhance, connect or complete planned public access improvements.
- j. Enhance recreational and active amenities along the city's shoreline trail system using innovative outdoor fitness equipment which create varied exercise opportunities and distance checkpoints to improve public health opportunities.
- k. Ensure that sufficient recreational opportunities are available to serve future recreational needs as Puyallup grows and develops.
- l. Incorporate educational materials, including diverse and interactive signage and resources, that inform and educate the public regarding the use of shoreline recreational amenities (e.g. calories burned walking, biking, running distances of the trail).
- m. Seek to partner with various public agencies, non-profits, advocacy organizations and private landowners and developers to diversify, increase and enhance public recreational opportunities and facilities along the city's shorelines.
- n. Recognize, protect, and promote the interests of all people of the state by providing increased recreational opportunities within shorelines of statewide significance and associated Shoreland areas.
- ~~a.~~ Encourage and promote a mixture of public and private investment in recreational opportunities and facilities.

~~o.~~

### **2.3. Views and Aesthetics:**

- a. Preserve and assure, to the greatest extent feasible, the public's opportunity to enjoy the physical and aesthetic qualities of the city's shorelines.
- b. Identify and protect areas with scenic vistas and areas where the shoreline has high visual aesthetic value.
- c. Minimize adverse impacts from new development on views from public property or views enjoyed by a substantial number of residents.
- d. Enhance public view opportunities that improve the public access experience.
- ~~a-e.~~ Protect and enhance, to the greatest extent feasible, solar access to shoreline public access areas through creative positioning of site improvements and structures.

~~e.f.~~ The shoreline areas should be planned and designed to preserve and enhance environmental characteristics. Examples of appropriate considerations are:

- i. Preservation of shoreline area views and view corridors from within and outside the development;
- ii. Preservation of existing vegetation to the extent that such vegetation contributes to overall visual quality, is unique or furnishes valuable wildlife habitat; and~~;~~
- iii. Revegetation that contributes to visual diversity, provides attractive transitions between developed and shoreline areas, enhances wildlife values or otherwise accomplishes the purposes of this policy.

~~f.~~ \_\_\_\_\_

~~g.~~ Arrangement, modulation, scale and overall relationship of site buildings and elements should be designed to achieve a balance of open space and development while protecting solar enjoyment from permanent shadowing impacts.

~~h.~~ ~~e.~~ Street furniture such as signs, lighting, and benches, etc, when used, and site circulation patterns should complement and reinforce the unique nature of riparian corridors and shoreline areas.

~~i.~~ ~~f.~~ Shoreline-view vantage points such as viewing decks, terrace gardens or view points should be considered for public use when public or commercial multi-story structures are proposed.

~~j.~~ ~~g.~~ Exterior surface colors and materials that harmonize with shoreline area vegetation and exposed soil and/or rock, should be used. Suggested colors are shades of grey and brown of values between black and white or shades of grey-greens or brown-greens of values between black and medium.

~~k.~~ ~~h.~~ River crossings and entrances to river crossings should emphasize the scenic qualities of the river and its value as a resource in the community.

### 3. Regulations

#### 3.1. Public Access

- a. Private pedestrian footbridges across Clarks Creek and the Puyallup River are prohibited. Public footbridges that would provide connections to existing public access or provide a critical future connection to planned public access improvements are allowed in accordance with the no net loss of ecological values or functions standard of Puyallup's SMP and state SMA.
- b. Public access provided by shoreline street ends, public utilities and rights-of way shall not be diminished pursuant to [RCW 35.79.035](#), Limitations on Vacations of Streets Abutting Bodies of Water; and [RCW 36.87.130](#), Vacation of Roads Abutting Bodies of Water Prohibited unless for Public Purposes or Industrial Use.

c. Except as provided in regulations ~~3-d.c.iv~~ and ~~c3.ve~~ below, shoreline substantial developments or conditional uses shall provide public access where commensurate and proportional to the development impacts, when any of the following conditions are present:

i. Where a development or use will interfere with an existing public access, the development or use shall provide public access to mitigate this impact. Impacts to public access may include blocking access or discouraging use of existing on-site or nearby public access;

~~a.~~—When a development is likely to increase the need for public access or would be a public benefit as a part of a development project;

~~ii.~~

~~iii.~~ As part of development for non-water-dependent uses (including water-enjoyment and water-related uses);

~~iv.~~ Where the development is proposed or funded by a public entity or on public lands, except where public access improvements would adversely affect publicly funded restoration actions; or

~~v.~~—Where planned for under the Shoreline Public Access Plan.

~~b-d.~~ An applicant need not provide public access where the City determines that one or more of the following conditions apply.

i. Unavoidable health or safety hazards to the public exist which cannot be prevented by any practical means;

ii. Inherent security requirements of the use cannot be satisfied through the application of alternative design features or other solutions;

iii. The cost of providing the access, easement or an alternative amenity is unreasonably disproportionate to the total long-term cost of the proposed development, as determined by the Administrator and City Attorney;

~~d.iv.~~ Significant adverse impacts to the natural character and quality of the shoreline and associated wetlands will result from the public access which cannot be mitigated; or

~~—Unavoidable health or safety hazards to the public exist which cannot be prevented by any practical means;~~

~~Inherent security requirements of the use cannot be satisfied through the application of alternative design features or other solutions;~~

~~The cost of providing the access, easement or an alternative amenity is unreasonably disproportionate to the total long-term cost of the proposed development, as determined by the Administrator and City Attorney;~~

~~Significant adverse impacts to the natural character and quality of the shoreline and associated wetlands will result from the public access which cannot be mitigated; or~~

~~i.v.~~ Significant undue and unavoidable conflict between any access provisions and the proposed use and/or adjacent uses would occur and cannot be mitigated.

e. In order to meet any of the conditions listed ~~d. i-v (IV. (a) (e))~~ above, the applicant must first demonstrate and the City determine in its findings that all reasonable alternatives have been exhausted, including but not limited to:

i. Regulating access by such means as maintaining a gate and/or limiting hours of use;

ii. Designing separation of uses and activities (e.g. fences, terracing, use of one-way glazings, hedges, landscaping, etc.); and,

iii. Developing provisions for access at a site geographically separated from the proposal such as a street end, vista, or trail system.

f. Where on-site access is determined to be infeasible per the conditions above, off-site enhancements to public access— commensurate and proportionate to the development – shall be required. Off-site enhancements shall utilize the planned public access map and consider priority improvements.

~~g.~~ Public access shall consist of a dedication of land or a physical improvement in the

~~g.~~ form of a walkway, trail bikeway, corridor, viewpoint, park, or other area serving as a means of view and/or physical approach to the shoreline and may include informational kiosks. Public access sites shall be connected directly to the nearest public street or public right-of-way and shall include improvements that conform to the requirements of the Americans with Disabilities Act (ADA).

h. Required public access sites shall be fully developed and available for public use at the time of occupancy of the use or activity.

~~a.~~ At a minimum, public access easements and permit conditions shall be recorded on the deed of title and/or on the face of a plat, binding site plan or short plat as a condition running contemporaneous with the authorized land use. Said recording with the County Auditor's Office shall occur at the time of permit approval.

~~i.~~

~~i.~~ The standard city approved signs that indicate the public's right of access and hours of access shall be constructed, installed, and maintained by the applicant in conspicuous locations at public access site.

~~j.~~

### **3.2. View and Aesthetics:**

~~a. i.~~ Design of structures and improvements shall identify key view corridors and points of visual enjoyment and make measures in the design of the site to protect and enhance those resources.

~~b. ii.~~ Design of structures shall meet or exceed the design intent and requirements of the Puyallup Municipal Code, where applicable.

~~iii.~~ In review of proposed development in the shoreline, whether such development requires a shoreline substantial development permit or statement of exemption, the Administrator shall review the proposal for compliance with the policies of this section and may establish conditions for approval.

~~c.~~

~~d. iv.~~ As required by [RCW 90.58.320](#), no permit shall be issued for any new or expanded building or structure more than thirty-five feet in height that will obstruct the view of a substantial number of residences on areas adjoining such shorelines. Height is measured according to Chapter 2, Definitions.

### **3.3. Recreational Development**

~~a.~~ Recreation development is allowed in all the shoreline environments as a permitted use. In the Natural environment such development shall only be low-intensity and in support of public access or scientific, educational, or public service needs.

~~b.~~ Recreational activities and facilities located within shoreline jurisdiction must bear a substantial relationship to the shoreline, or provide physical or visual access to the shoreline. Facilities for water-dependent recreation such as fishing, swimming, boating, and wading, and water-related recreation such as picnicking, hiking, and walking shall be located near the shoreline, while non water-related recreation facilities shall be setback from the ordinary high water mark (OHWM) as set forth in the city's Critical Areas Ordinance ([PMC 21.06](#)).

~~c.~~ Paved trails shall be located on the outer fifty percent (50%) of the riparian buffer, except for limited viewing platforms and crossings or where alignment with an existing trail segment within the inner 50% exists. Replacement of an existing access system or locating new public access trails within the inner 50% shall only be allowed through a shoreline conditional use permit. Impacts to existing riparian functions and values shall be mitigated in accordance with [PMC 21.06.1080](#), [21.06.610](#) and [21.06.620](#).

~~d.~~ Accessory development that does not require a shoreline location shall be located upland of the water-oriented portions of the development and setback from the ordinary high water mark (OHWM) in accordance with the [PMC 21.06](#) – Critical Areas. For the purposes of this subsection, accessory development may

include, but is not necessarily limited to the following: parking, restrooms, recreation halls, and gymnasiums. These areas shall be linked to the shoreline by walkways.

~~u.e.~~ \_\_\_\_\_ The removal of on-site native vegetation shall be limited to the minimum necessary for the development of picnic areas, selected views or other permitted structures or facilities.

~~v.f.~~ \_\_\_\_\_ Signs indicating the public's right of access to shoreline areas shall be installed and maintained in conspicuous locations at recreational facility points of access and entrances.

~~w.g.~~ \_\_\_\_\_ All new recreational development proposals will be reviewed by the City for ecological restoration and public access opportunities. When restoration and/or public access plans indicate opportunities exist, the City may require that those opportunities are either implemented as part of the development project or that the project design be altered so that those opportunities are not diminished.

Figure 4-5. Shoreline public access plan map

