required mitigation shall include avoidance, minimization, and compensation of impacts in accordance with the policies and regulations for mitigation sequencing in WAC 173-26-201(2)(e)(i), Comprehensive Process to Prepare or Amend Shoreline Master Programs. By including policies and regulations to address cumulative impacts, including ensuring that the cumulative effect of exempt development will not cause a net loss of shoreline ecological functions, and by fairly allocating the burden of addressing such impacts among development opportunities.

iii. By including regulations and regulatory incentives designed to protect shoreline ecological functions, and restore impaired ecological functions where such functions have been identified.

h. In light of other relevant local, state, and federal regulatory and non-regulatory programs, Puyallup should balance the policy goals of this Program to the extent consistent with the policies of the Act, per RCW 90.58.020, Legislative Findings, and these Governing Principles.

C. TITLE OF THIS DOCUMENT

1. ~~1.~~ This document shall be known and may be cited as the **Puyallup Shoreline Master Program** ("this Master Program", "SMP" or "the Master Program").

D. ADOPTION AUTHORITY

1. ~~1.~~ This Master Program is adopted under the authority granted by the Act and Chapter 173-26 of the Washington Administrative Code (WAC).

E. RELATIONSHIP TO OTHER PLANS AND REGULATIONS

1. ~~1.~~ The Puyallup Shoreline Master Program is a planning document that outlines the goals and policies for the use, development, protection, and restoration of the major shorelines of the city (Puyallup River, Clarks Creek). It is also a regulatory ordinance with regulations for development intended to implement the goals and policies.

2. ~~2.~~ In order to preserve and enhance the shorelines of the City of Puyallup, it is important that all development proposals and modifications occurring in shoreline jurisdiction be evaluated in terms of the Shoreline Master Program, and that the Shoreline Administrator be consulted. The Shoreline Master Program provides the regulatory parameters within which development may occur, or it states that the community considers a certain type of use, development, or activity is unacceptable within the City's shoreline jurisdiction, or it states that a use or activity may be considered (if a conditional review is applied for), but that the community should be able to ensure that the development is carried out in such a way that the public's interest in protecting the shoreline is retained.

3. ~~3.~~ Uses, developments and activities regulated by this Master Program may also be subject to the provisions of the Puyallup Comprehensive Plan, the Washington State Environmental Policy Act ("SEPA," Chapter 43.21C RCW and Chapter 197-11 WAC), other provisions of the Puyallup Municipal Code, including Title 20 Zoning and Title 19

Environment, and various other provisions of local, state, and federal law, as may be amended.

4. 4. This Shoreline Master Program adopts by reference, subject to the exceptions listed in Chapter 5 C 3.jxi, the following City regulations contained in the Puyallup Municipal Code (PMC) Chapter 21.06: and :

  a. PMC 21.06, Critical Areas (CAO), as adopted concurrently with this master program's final adoption (~~December 2, 2015~~placeholder for CAO adoption date).

  ~~b. , Flood Damage Protection Ordinance (as last amended by Ord. 3031), as in force on the date of this master program's final adoption (March 8, 2013).~~

  ~~c.~~ Incorporation of any subsequent amendments to the CAO will require an

  amendment to the master program and approval by the Department of Ecology pursuant to WAC 173-26-191(2)(b).

  b. ~~pursuant to~~

5. 5. PMC 21.07 Flood Damage Protection. While the Flood Damage Protection regulations apply within shoreline jurisdiction, the regulations, themselves, are not incorporated as part of this Shoreline Master Program.

6. Project proponents shall comply with all applicable laws, prior to commencing any use, development, or activity.

7. 6. Where this Program makes reference to any RCW, WAC, or other state, or federal law or regulation the most recent amendment or current edition shall apply.

F. APPLICABILITY

1. All proposed uses and development occurring within shoreline jurisdiction must conform to Chapter 90.58 RCW, the Shoreline Management Act, and this Program. The Shoreline Management Act's provisions are intended to provide for the management of all development and uses within shoreline jurisdiction, whether or not a shoreline permit is required because many activities that may not require a substantial development permit, such as clearing vegetation or construction of a residential bulkhead, can, individually or cumulatively, adversely impact adjacent properties and natural resources.

2. This Master Program shall apply to all of the lands and waters in the City of Puyallup that fall under the jurisdiction of the Act. This generally includes portions of Clarks Creek below Maplewood Springs within the City of Puyallup; and all of the Puyallup River within the City of Puyallup.

3. This Master Program shall apply to every person, individual, firm, partnership, association, organization, corporation, local or state governmental agency, public or municipal corporation, or other non-federal entity which develops, owns, leases, or administers lands, wetlands, or waters that fall under the jurisdiction of the Act.

Commented [KW1]: Planning Commission: Per WAC 173-26-191(2)(b), when adopting other codes by reference, the SMP must reference a specific dated edition of the regulations. Since we are proposing amendments to the city's critical area ordinance (PMC 21.06) concurrently with the SMP update, we wanted to make it clear that this date will be modified to reflect the date of adoption of the code and SMP amendments.