

## RESIDENTIAL MOORAGE - OPTIONS FOR COUNCIL CONSIDERATION

1. * Performance Standards for Residential Moorage (Deviation allowed with WDFW or USACE Approval)	2. Performance Standards for Residential Moorage (Flexible Design Option)
<p><u>New or Reconfigured Moorage</u>: Lake specific standards designed to meet no net loss requirements (WAC 176-26-231(3) (b))</p> <p><u>Length</u>: 150 ft (100 ft on Phantom Lake)  <u>Side Setback</u>: 10 ft from dock or structures attached to docks such as boatlifts</p> <p><u>Maximum area</u> : 480 sf (250 sf on Phantom Lake and 100 sf on Newport Canals)</p> <p><u>Walkway width</u>: 4 ft. for first 30 ft. waterward of OHWM; otherwise 6 ft. (Phantom Lk limited to 4 ft. width)</p> <p>All floats and ells must be at least 30 ft. waterward of the OHWM or in at least 9 ft. water depth.</p> <p>No piling standard</p> <p>No mitigation sequencing required</p> <p>Dock height -- no minimum height above OHWM</p>	<p><u>New or Expanded or Reconfigured Moorage</u>: Lake specific standards designed to meet USACE requirements but with maximum flexibility</p> <p><u>Length</u>: 150 ft  <u>Side Setback</u>: 10 ft from dock or structures attached to docks such as boatlifts</p> <p><u>Maximum area</u>: None prescribed for overall structure. (Platform limited to 350 sf for Lake Washington and 250 sf for Lake Samm)</p> <p><u>Walkway width</u> : 4 ft/Grating throughout            Can be widened to 6 ft. with deduction from platform and to provide reasonable accommodation</p> <p>Ell included in platform calculation of allowable square footage</p> <p>Pile size- minimum necessary.            Pile spacing-maximum feasible. Only one set allowed within 30 ft from OHWM.</p> <p>Mitigation sequencing required.</p> <p>Dock height -- no minimum height above OHWM</p>

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<p>New boathouses prohibited. Existing boathouse subject to nonconforming regulations</p> <p><u>Boat lift</u>: combined boat and watercraft lifts is limited to 4 per dock</p> <p><u>Canopy</u>: One fabric watercraft canopy per single use dock. Canopy fabric shall be light-transmitting, unless alternative materials are approved by State or Federal Agencies</p> <p>Dock expansions or reconfigurations must meet new dock standards</p> <p><u>Repair and Maintenance</u>: Existing legally-established residential docks may be repaired or replaced in the existing configuration up to 100 percent of the structure.</p>	<p>New Boathouses prohibited. Existing boathouse subject to nonconforming regulations</p> <p><u>Boat lift</u>: limited to 2 per dock.</p> <p><u>Canopy</u>: One per dock and must use translucent materials.</p> <p>Dock expansions or reconfigurations must meet new dock standards. Replaced, expanded, or reconfigured docks may retain existing moorage platform size.</p> <p><u>Repair and Maintenance</u>: May be repaired or replaced subject to following limitations and standards:</p> <ul style="list-style-type: none"> <li>• Replacement of up to and including 50 percent of existing dock piling; and</li> <li>• Repair of up to 100 percent of existing piling in the same location; and</li> <li>• Repair of the dock substructure, stringers, or joists; and</li> <li>• Repair of the dock surface.</li> </ul> <p><u>Dock Repair and Replacement Standards</u>:</p> <ul style="list-style-type: none"> <li>• Piling may be repaired by cutting, splicing, or capping the existing piling.</li> <li>• Any removal or replacement of a piling is not defined as</li> </ul>

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	<p>repair, and is considered replacement that shall comply with the standards</p> <ul style="list-style-type: none"> <li>• Grating required when the total area of the dock surface being repaired or replaced equals or exceeds 20 square feet.</li> <li>• Materials used for dock repairs shall meet requirements.</li> </ul> <p><u>Reconfiguration and Replacement of Existing Residential Docks:</u> Existing, legally-established residential docks may be reconfigured or replaced when in compliance with new dock standards.</p> <p>Proposals for repair or replacement that exceed the limits above must comply with new moorage standards.</p>
<p><u>When required:</u> When new development, reconstruction, replacement or expansion is proposed</p>	<p><u>When required:</u> When new development, reconstruction, replacement or expansion is proposed</p>
<p><u>Alternatives to Performance Standards</u></p> <ul style="list-style-type: none"> <li>• Yes—Shoreline Variance for length</li> <li>• Yes— Per approval by WDFW and USACE of alternative design and mitigation (Assumption no net loss met although these agencies operate under difference statutory standards)</li> </ul>	<p><u>Alternatives to Performance Standards</u></p> <ul style="list-style-type: none"> <li>• Yes—with special shoreline report when:               <ul style="list-style-type: none"> <li>○ No net loss demonstrated</li> <li>○ Mitigation provided and monitored</li> </ul> </li> </ul>

\*Option recommended by the Planning Commission in the SMP Update