

PIERS AND DOCKS

Piers and docks are structures which abut a shoreline and are used as a landing or moorage place for commercial and pleasure craft. Piers are built on fixed platforms above the water, while docks float upon the water.

Piers and docks may be used for recreational or commercial/industrial purposes. Recreational piers and docks may be either single use piers and docks serving one residential lot or community piers and docks serving multiple lots, individuals or families. Piers and docks containing more than ten (10) moorage spaces are considered marinas and are regulated under that section of this master program.

Recreational floats are also addressed in this section. Recreational floats are anchored offshore platforms for water-dependent recreational activities such as swimming and diving.

Exemptions:

Docks for private, non-commercial pleasure craft, and common to single family residences, and costing less than two thousand five hundred dollars (\$2,500) are exempt from the requirement for a shoreline Substantial Development Permit pursuant to RCW 90.58.030 (3-e-vii). The County, for the benefit of the lot owner, adjacent properties, and water body users, will review all proposals for piers and docks to determine if:

1. The proposal is or is not exempt from the requirement for a Substantial Development Permit; and
2. The proposal is suitably located and designed and that all potential impacts have been recognized and mitigated; and
3. The proposal is consistent with the intent, policies, and regulations of the Act (RCW 90.58.140(1)) and this plan.

A. Policies

1. The use of floating docks should be encouraged in those areas where scenic values are high and where conflicts with recreational boaters and fishermen will not be created
2. Open-pile piers should be encouraged, where shore trolling is important and where scenic values will not be impaired.
3. Priority should be given to the use of community piers and docks in all new major waterfront subdivisions. In general, encouragement should be given to cooperative use of piers and docks.
4. Address the problem of proliferation of single-purpose private piers and establish criteria for their location, spacing, and length. Delimit geographical areas where pile piers will have priority over floating docks.
5. The capacity of shorelines sites to absorb impacts of waste discharges from boats including gas and spillage should be determined before providing for boat docking facilities.
6. Piers and docks should be designed to cause minimum interference with public use of the waters surface and shoreline.
7. Piers and docks and their associated activities should conserve and enhance water quality, fish, shellfish, and wildlife resources and habitats.

B. Regulations

1. The construction of a pier or dock, designed for pleasure craft only, for the private non-commercial use of the owner, lessee, or contract purchaser of a single-family residence, the cost of which does not exceed \$2,500.00, is exempt from the permit system. (90.58.030 (3) (e) (vii) RCW).

2. Permit approval shall be subject to the approval of appropriate federal and state agencies for navigation and fish habitat.
3. Proposals for piers or docks shall include, at a minimum, the following information:
 - a. Description of the proposed structure, including its size, location, design, and any shoreline stabilization or other modification required by the project;
 - b. Ownership of shorelands or badlands;
 - c. Proposed location of piers or docks relative to property lines and ordinary high water line; and
 - d. Location and length of piers or docks on adjacent Properties.
4. Piers, docks, or floats shall be located, designed, and constructed so as to cause minimum interference with navigation and public use of the waters surface and shoreline, and so as to cause no undue harm to adjacent properties.
5. Environmental Review:
 - a. Piers and docks should be sited and designed to minimize all possible adverse environment impacts, including potential impacts on littoral drift, sand movement, water circulation and quality, and fish and wildlife habitat.
 - b. In areas identified by the Departments of Fisheries, Game, or Natural Resources, as having a high environmental value for shellfish, fish life, or wildlife, piers and docks shall not be allowed except where functionally necessary to the propagation, harvesting, testing, or experimentation of said marine fisheries or wildlife, unless it can be conclusively established that the dock or pier will not be detrimental to the natural habitat.

- c. The capacity of the shoreline site to absorb the impacts of waste discharges from boats and gas and oil spills should be considered in evaluating every proposed dock or pier.
 - d. The use of mooring buoys for small boat and pleasure craft may be required in lieu of a dock or pier if a proposed dock or pier would adversely interfere with basic geo-hydraulic processes.
6. The length, width, number, and types of docks or piers shall be limited to that which is actually needed to fulfill its purpose.
7. Docks or pier use limitations in shoreline environments:

NATURAL-Prohibited

CONSERVANCY-Conditional Use

RURAL-Conditional Use

COMMUNITY-Conditional Use

URBAN/INDUSTRIAL-Conditional Use