

Standards for Single Use and Community Use Docks
Summary of Section 21.A of the Chelan County Shoreline
Master Program

Piers and docks abut the shoreline and do not include recreational decks, storage facilities or other appurtenances. Boatlifts and similar structures are not exempt and require a permit. Piers are built on fixed platforms above the water while docks float upon the water. Platforms constructed at or near the ordinary high water mark (OHWM), having a length parallel to the shoreline that exceed the dock width standards of eight (8) feet shall not be considered under Section 21.A.

Only those docks that meet the precise terms listed below shall be considered to be exempt from the substantial development permit requirements of the Shoreline Management Act (RCW 90.58) and the Chelan County Shoreline Master Program. All other proposals require a shoreline substantial development permit, at a minimum:

1. Construction of a dock on Urban, Rural or Conservancy shoreline environments, including a community dock, designed for pleasure craft only, for the private non-commercial use of the property owner, lessee, or contract purchaser of a single-family or multiple-family residence (dock proposals upon vacant lots are not exempt from substantial development permit requirements) for which the total cost of construction does not exceed ten thousand (\$10,000.00) dollars. **But**, if subsequent construction having a fair market value exceeding two thousand five hundred (\$2,500) dollars occurs within five (5) years of completion of the prior construction, the subsequent construction shall be considered to be a substantial development.
 - 1.1 Pilings must be structurally sound and cured prior to placement in the water.
 - 1.2 Pilings employed in piers shall have a minimum vertical clearance of one (1) foot above extreme high water.
 - 1.3 All docks shall include stops which serve to keep the floats off the bottom of bedlands at low water levels.
 - 1.4 When plastics or other non-biodegradable materials are used in pier or dock construction, precautions shall be taken to ensure their containment.
 - 1.5 Overhead wiring or plumbing is not permitted on piers or docks.
 - 1.6 No structures such as living or sleeping quarters, restroom facilities, fueling facilities, covered boat moorage, or roof structures shall be constructed or installed on any dock.
2. Private and community docks and piers shall be setback a minimum of ten (10) feet from side property lines, EXCEPT that they may be located adjacent to or upon a side property line when mutually agreed to by contract or covenant with the owners of the adjacent property. Proposals for community piers and docks shall document through contract or covenant that access is provided and adequate maintenance of the structure and the associated upland area will be provided by identified responsible

parties. The resulting documents shall be recorded with the Chelan County Auditor prior to building permit issuance.

3. The applicant is responsible for submitting copies of the application materials to the Department of Fish & Wildlife for Hydraulic Project Approval (HPA) and the United States Army Corp of Engineers for Section 10 approval and the Department of Natural Resources for state-owned aquatic lands review. Contact information for these agencies is found on the Local Contacts page of this handout. Chelan County does not circulate the application materials to the other permitting agencies. Property owners on Lake Chelan and the Columbia River are advised to contact the Chelan County Public Utility District, Land & Facilities Management, 327 North Wenatchee Avenue, Wenatchee, WA 98801 509/663-8121 prior to completion of the project (the PUD's operating licenses require that they track and monitor docks, buoys, bulkheads, pumps, etc. within their flowage easements).


Single Use Docks & Piers

4. For shoreline lots legally created prior to May 3, 1994, no more than one private, non-commercial dock or pier may be permitted:
 - 4.1. **Length** Not more than forty (40) feet from the OHWM, provided that a greater length may be authorized up to the minimum length necessary to reach a depth of twelve (12) feet below OHWM at the waterward end of the pier or dock.
 - 4.2. **Width** The maximum width of the walkway shall not exceed eight (8) feet.
 - 4.3. **Area** The total area of the pier or dock shall not exceed three hundred twenty (320) square feet, provided that docks or piers in excess of forty (40) feet in length pursuant to the provisions above may add eight (8) square feet for each one (1) foot of length authorized up to a maximum of four hundred fifty (450) square feet.

Community Docks & Piers

5. For shoreline lots legally created after May 3, 1994, only community docks or piers may be permitted:
 - 5.1. **Length** Not more than forty (40) feet from the OHWM plus ten (10) feet for each residential unit with use rights in excess of two (2) residential units, up to a maximum of eighty (80) feet provided that a greater length may be authorized up to the minimum length necessary to reach a depth of twelve (12) feet below OHWM at the waterward end of the pier or dock.
 - 5.2. **Width** The maximum width of the walkway shall not exceed eight feet.

- 5.3. **Area** The total area of the pier or dock shall not exceed three hundred twenty (320) square feet provided that docks or piers in excess of forty (40) feet in length pursuant to the provisions above may add eight (8) square feet for each one (1) foot of additional length authorized and may add fifty (50) square feet for each residential unit with use rights in excess of one residential unit.
- 5.4. **Density** Community docks and piers shall include no more than one (1) permanent moorage space per dwelling unit or lot. Guest moorage shall be allowed on a case-by-case basis.

 **All proposals to be evaluated must be accompanied by a complete JARPA, vicinity map, Assessor's parcel map, scale drawings depicting elevation and plan views, dimensions of the dock, setbacks from property lines and the location of the ordinary high water mark. An environmental checklist (SEPA) is required if the proposal does not qualify for an exemption from substantial development permit requirements.**