

MASON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

426 W Cedar - P.O. Box 186
Shelton, WA 98584
www.co.mason.wa.us (360) 427-9670 ext. 352

**PIERS, DOCKS, &
FLOATS**

A pier or dock is a structure built over and/or floating upon the water that is used as a landing place for marine transportation or for commercial or recreational purposes. Mason County regulates pier and dock proposals to ensure that they are located and designed to minimize adverse effects to the public interest, wildlife, water quality, and the rights of adjacent property owners. **Most pier/ramp/float proposals located on salt water are approved with the condition that they are jointly used (see “joint use” below).**

This pamphlet applies to residential development only.

DIMENSIONAL REQUIREMENTS

In addition to requirements regarding the height of the float surface, location, distance between piles, and structural requirements, Title 17.50 Zoning - Shoreline Master Program Use Regulations limits residential pier and dock construction to the following:

<u>Maximums</u>	<u>Length</u>	<u>Depth</u>	<u>Width</u>	<u>%Fetch</u>	<u>Attached Float*</u>	<u>Float (detached)</u>
Freshwater	50' to OHW	5' to OLW	8'	15%	250 sf	250 sf
Saltwater	100' to OHW	3' to MLLW	8'	15%	400 sf	400 sf

* Note: Floats may be attached to the end of the dock in a T or L formation (not to exceed the maximum dock length of 50 feet/100 feet). The portion parallel to the shoreline may not exceed 16 feet in width.

OHW = Ordinary High Water (mark)

OLW = Ordinary Low Water (mark)

MLLW = Mean Lower Low Water (mark)

% Fetch = Length of the dock divided by the perpendicular distance across the channel or inlet (x100).

Joint Use: Community use and joint use facilities are preferred because they reduce the number of structures being built on the water, thus reducing possible environmental impacts and preserving existing views and the natural character of the shoreline. They may be located on the common property line and may be an additional 15 feet in length with an increased float size (and minus 5 feet depth at mean lower low water). The joint use contract is recorded on the title(s) of the parcel(s) to prevent one or more parcels from installing a dock, in perpetuity.

MINIMUM STATE DESIGN REQUIREMENTS

Construction of pier, ramp, floats in saltwater shall comply with Washington Administrative Code (WAC) 220-110-300. In addition, these projects shall comply with technical provisions and timing restrictions in WAC 220-110-240 through 220-110-271.

Construction of docks in freshwater shall comply with WAC 220-110-060.

State and Federal Permits

Contact the following agencies for their permit applications and requirements.

- WA Dept. of Fish and Wildlife - Hydraulic Project Approvals - (360) 902-2534
- US Army Corps of Engineers - Section 10 or Section 404 Permit - (206) 764-3495

PERMITTING

* Before submitting permits for any shoreline development, it is recommended that you submit a Site Pre-Inspection (SPI) Application. This allows a Planner to visit the site to evaluate existing conditions and inform you of the requirements for proposed development.

Repairs and Maintenance

Repairs and normal maintenance of piers and docks made within the same footprint (or smaller) require the following be submitted to the County:

- State Environmental Protection Act (SEPA) Checklist
- Shoreline Exemption (use the JARPA form)

New Freshwater Docks

New or substantially modified docks on lakefront properties containing a single family residence that are valued to be less than \$10,000.00 (or when the new or modified docks are valued less than \$5,718.00 without a residence) require the following be submitted to the County:

- State Environmental Protection Act (SEPA) Checklist
- Shoreline Exemption (use the JARPA form)
- Mason Environmental Permit
- Building Permit

New or substantially modified docks on lakefront properties containing a single family residence that are valued to be more than \$10,000.00 (or when the new or modified docks are valued more than \$5,718.00 without a residence) require the following be submitted to the County:

- State Environmental Protection Act (SEPA) Checklist
- Shoreline Substantial Development Permit (use the JARPA form) with a Public Hearing
- Mason Environmental Permit
- Building Permit

New Saltwater Pier, Ramp, and Floats

New or substantially modified pier/ramp/floats on saltwater are not commonly approved unless proposed to be for “joint use.” The following shall be submitted to the County:

- State Environmental Protection Act (SEPA) Checklist
- Shoreline Substantial Development Permit* (use the JARPA form) with a Public Hearing
- Mason Environmental Permit with Habitat Management Plan/Biological Evaluation
- Building Permit

** If valued to be under \$5,718, then a Shoreline Exemption may replace the Substantial Development Permit.*

Detached Floats

Repairing or replacing detached floats within the same footprint requires a Shoreline Exemption (use JARPA).

New detached floats on freshwater require a SEPA Checklist, a Shoreline Exemption (use JARPA form), and a Mason Environmental Permit.

New detached floats on saltwater valued at **less than \$5718** require a SEPA Checklist, a Shoreline Exemption (use JARPA form), a Mason Environmental Permit, and a Habitat Management Plan.

New detached floats on saltwater valued at **more than \$5718** require a SEPA Checklist, a Shoreline Substantial Development (use JARPA form), a Mason Environmental Permit, and a Habitat Management Plan.

** A building permit is required when the attached float is greater than 120 square feet.*

Boat Lifts

Boat lifts in freshwater valued at **less than \$5,718** require a SEPA Checklist, a Shoreline Exemption (use the JARPA form), and a Mason Environmental Permit.

Boat lifts in freshwater valued at **more than \$5,718** require a SEPA Checklist, a Shoreline Substantial Development Permit* (use the JARPA form), and a Mason Environmental Permit.

Boat lifts in saltwater valued at less than \$5,718 require a SEPA Checklist, a Shoreline Exemption (use the JARPA form), and a Mason Environmental Permit with Habitat Management Plan/Biological Evaluation.

Boat lifts in saltwater valued at **less than \$5,718** require a SEPA Checklist, a Shoreline Exemption* (use the JARPA form), and a Mason Environmental Permit with a Habitat Management Plan/Biological Evaluation.

Boat lifts in saltwater valued at **more than \$5,718** require a SEPA Checklist, a Shoreline Substantial Development Permit* (use the JARPA form), and a Mason Environmental Permit with a Habitat Management Plan/Biological Evaluation.

** Boat lifts that are attached to a dock, the land, or another structure require building permits.*

Recreational Mooring Buoys

Mooring Buoys require a SEPA Checklist and a Shoreline Exemption.

Non-Conforming Proposals

A Shoreline Variance application shall be submitted to apply to construct or modify a pier, dock, or float that does not meet the Shoreline Master Program's bulk, dimensional, or performance standards.

A Shoreline Conditional Use application shall be submitted to apply to construct or modify a pier, dock, or float that does not meet the Shoreline Master Program's use requirements.

FEES AND VALUATION

See the Mason County Community Development Fee Ordinance and the Mason County Building Department Fees for permit, publication, and review costs. Valuation is determined by the total cost or fair market value of any donated, contributed or found labor, equipment, or materials (WAC 173-27-030 (8)).

TIMELINE

Those requiring SEPA review and a Mason County Building Permit take about six weeks.

Those requiring a Substantial Development Permit take about three months (see Attachment A).

Those requiring a Conditional Use and/or Variance Permit take about five months (see Attachment A).

** State and Federal Approvals may take longer.*

GENERAL APPLICATION REQUIREMENTS

In addition to the applications noted above, the proposal should include, at a minimum, the following:

- Site Plan(s) (on letter, legal, or 11" x 17") that clearly shows:
 - The location of the proposed pier, ramp and/or float in relation to the property lines.
 - The dimensions of the proposed pier, ramp and/or float and the number of pilings to be used.
 - The existing improvements (house, existing bulkhead, sidewalk, dock, gravel driveway, etc).
 - The location of the ordinary high water mark and/or existing bulkhead, mean higher high water, and mean lower low water.
 - The location and length of adjacent piers and docks.
 - A delineation of any nearby wetland and/or marsh areas.
 - Parcel number and address.
 - The North arrow.
 - Scale.

- Cross Section(s) (on letter, legal, or 11" x 17") that clearly shows:
 - The dimensions of the proposed pier or dock.
 - The existing bulkhead (if applicable).
 - The depth of the end of the dock as measured from ordinary low water.
 - Scale.

- Structural Drawings.

- Habitat Management Plan or Biological Evaluation, if required.

- For Shoreline Substantial Development Permits, Shoreline Variances, or Shoreline Conditional Uses, please also provide:
 - A list of the names and mailing addresses of all property owners within 300 feet of property where development is proposed. These property owners will be notified of the public hearing.
 - The consent form stating that you agree to pay the Mason County Journal for the fees associated with publishing the notice of hearing.

NOTE: The information in this brochure is provided only as a general guideline. You should not rely on the brochure to identify the specific requirements for your project. To identify these requirements, contact the Planning Department.

SUBSTANTIAL DEVELOPMENT PERMIT PROCESS

The following process applies to the shoreline development proposals that require a Shoreline Substantial Development Permit, a Shoreline Conditional Use Permit, or a Shoreline Variance:

- A legal notice is placed in the “Shelton-Mason County Journal” for two consecutive weeks. Publication cost is the responsibility of the applicant. Final permit processing will not occur until advertising fees have been paid to the newspaper.
- A thirty (30) day public comment period begins from the second legal notice publication date; notices are sent to all adjacent property owners within 300 feet of applicant’s property boundary lines. A notice is also posted at the subject property.
- A public hearing is scheduled on the first available (second or fourth) Tuesday following the 30 day public comment period. Hearings are held at 1 PM, but you may have one or more hearing that precedes yours. You are not required to attend the hearing, but it is recommended that you do attend to answer questions that the Hearing Examiner or the public may have.
- The Hearing Examiner issues a Decision within two weeks of the public hearing.
- The County approves, conditionally, approves, or denies the permit based on the Hearing Examiner’s Decision. **However, construction may not proceed until after the Washington Department of Ecology and the public has had 21 days to appeal the permit decision.**
- The County submits the permit and findings to the Department of Ecology, the Attorney General, and the applicant. A twenty-one (21) day comment period for Substantial development Permits commences when the Department of Ecology receives the permit, during which appeals to local government decisions can be made. The twenty-one day comment period for Conditional Use and Variances commences when the County receives Ecology’s written decision.
- The Department of Ecology will render and transmit to the County and applicant its final decision approving, approving with conditions, or disapproving the permit within thirty (30) days of the date of submittal. Should there be an appeal, the project applied for may not begin until all appeals have been settled by the State of Washington Shorelines Hearings Board.
- If the permit decision has not been appealed, the local government’s approval of the project stands and construction pursuant to the permit can proceed (as long as no other permits are needed).
- No permit authorizing construction shall extend for a term of more than five (5) years. If actual construction of a development, for which a permit has been granted, has not begun within two years after the approval of the permit by the Hearing Examiner, the Hearing Examiner shall, at the expiration of the two year period, review the permit, and upon a showing of good cause, extend the permit for one year. Otherwise, the permit terminates. Provided, that no permit shall be extended unless the applicant has requested in writing such review and extension prior to the last regular meeting of the Hearing Examiner, coming before the permit expiration date.