



King County
Department of Permitting
and Environmental Review
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REGULATORY REVIEW COMMITTEE

- MINUTES -

MEETING DATE: January 5, 2017
Minutes finalized January 18, 2017

TO:	Jim Chan	Steve Bottheim
	Wally Archuleta	Chris Ricketts
	Sheryl Lux	Steve Roberge
	Ty Peterson	Scott Smith

John Starbard, Director
Randy Sandin, Resource Product Line Manager and RRC Co-Chair
Devon Shannon, Prosecuting Attorney's Office

FM: Lisa Verner, Legislative Coordinator and RRC Co-Chair

Present: Ty Peterson, Lisa Verner, Devon Shannon, Wally Archuleta, Randy Sandin, Steve Roberge, Sheryl Lux and Laura Casey.

1. Is a "float-lift" allowed under KCC 21A.25.180?

Background

An applicant has a buoy in the Maury Island Environmental Aquatic Reserve area and proposes a "float-lift" be allowed as an alternative connection in place of the buoy head on a seasonal basis during the year. A float-lift is a free-floating pontoon-based structure and not a fixed addition to a piling, dock or pier. The float-lift keeps the boat out of the water and keeps it clean, secure and safe.

Discussion

KCC 21A.06.469 Float. Float: a structure or device that is not a breakwater and that is moored, anchored or otherwise secured in the waters of King County and is not connected to the shoreline.

Moorage buoy and launching facility are not defined in KCC chapter 21A.06 or in WAC 173-27.

KCC 21A.25.180 is the section of shoreline code that regulates docks, piers, moorage piles or buoys, floats or launching facilities.

KCC 21A.25.180.C.1. In the High Intensity, Residential, Rural and Conservancy environments, the following standards apply:

1. Only one dock, pier, moorage pile or buoy, float or launching facility may be allowed for a single detached residential lot and only if the applicant demonstrates there is no feasible practical alternative.

KCC 21A.25.180.H.1. Boatlifts, personal watercraft lifts, boatlift canopies and moorage piles may be permitted as an accessory to piers and docks, subject to the following regulations:

1. Location
 - a. Boat lifts shall be placed as far waterward of the OHWM as feasible and safe, but not more than sixty feet from OHWM.
 - b. Boat lifts are not permitted within the Maury Island Environmental Aquatic Reserve.

Boatlifts and personal watercraft lifts may be permitted as accessory to piers and docks; the float-lift may be considered a boatlift or a personal watercraft lift but it is not proposed as accessory to a pier or dock.

Conclusion

The float-lift is not a permitted use because it is not proposed as an accessory to a pier or dock, as called for under KCC 21A.215.180.C.1.