

Staff Report for the Planning Advisory Commission:

Not Requiring HMP's for Boat Lifts on Lakes

Prepared by: Rebecca Hersha (Planner) on 6/27/2016

Per the PAC's recommendation (6/20/16), Staff has prepared some draft language that would allow for boat lifts to be added to docks on lakes without a Habitat Management Plan (HMP). Staff recommends Option 1.

Option 1

Draft SMP **Docks Policy** - MCC 17.50.070(D)(4):

Where allowed, docks, unattached floats, and boat lifts should be located, designed, constructed and operated with appropriate mitigation to avoid adverse effects on shoreline ecological functions.

Staff Comment: I'm not sure any change is needed here. (Striking "and boat lifts" would not work because that would encompass both saltwater and freshwater lifts.)

Draft SMP **Docks Regulation** - MCC 17.50.075 (D):

Applicants for new or expanded overwater structures on all marine shorelines and on lakes with species listed state or federally proposed, threatened, or endangered shall submit a Habitat Management Plan that identifies measures to protect habitats and mitigate for unavoidable impacts. However, on lakes, a boat lift and/or hoist/davit may be added to an existing dock without a Habitat Management Plan.

Draft Resource Ordinance **FWHCA Chapter** Regulation - MCC 8.52.170(D)(4):

Activities in FWHCA's or Buffers that Do Not Require a Habitat Management Plan:

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Boat Lifts on Lakes. Boat Lifts, hoists, or davits may be added to an existing freshwater dock without a Habitat Management Plan.

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Option 2

No change.