

DOCKS ON LAKE SAWYER GUIDELINES AND CHECKLIST



CITY OF BLACK DIAMOND

Community Development Dept.

24301 Roberts Drive / PO Box 599
Black Diamond, WA 98010
(360) 851-4567

GENERAL GUIDELINES:

The following are general guidelines for residential docks on Lake Sawyer:

- Piers and docks may be permitted accessory to a development provided
 - The applicant has demonstrated to the satisfaction of the Shoreline Administrator that a shared or joint-use pier is not feasible.
 - No more than one dock, moorage, or float for each residence is permitted.
- All docks, moorage, or floats shall float at all times or be of open pile construction, provided no portion of the structure shall, during the course of the normal fluctuations of the elevation of the lake, protrude more than five feet above the surface of the water.
- All pier and dock primary walkways or decks must incorporate materials and a design that allow adequate minimum of 50% of light to transmit through the material. Floats must have a minimum 2-foot strip of grating down the center that allows 50% of light to transmit through.
- No covered dock, moorage, or float is permitted. However one boat canopy with a translucent covering and one boat lift per lot is permitted.
- No dock, moorage, or float shall be located closer than 15-feet from the side property line extended.
- A docks maximum width is 4 ft. required within the first 30 feet from the OHWM, 6 feet required elsewhere.
- The total surface area of docks is 400 SF for single owner, 480 SF for joint use and 600 SF if public access is provided. A pier is 480 SF for a single owner, 600 Sf for joint use and 1,000 SF if public access is provided.
 - Joint-use docks and piers must be utilized by two or more residential property owners.
- The maximum length is the point at which 11 ft. of water depth is reached, not to exceed 60 ft. All measurements are based on the OHWM as determined in the field. The total dock length includes approach ramp and floating element(s).
- Fixed pile piers elevated at least two feet above the OHWM shall be preferred. Floating docks shall be allowed if floating elements are not located within the first 30 feet of the shoreline measured waterward of the OHWM, unless the applicant can demonstrate why adherence to this restriction is not feasible and an alternative design would result in less ecological impact.
- No portion of a deck of a pier shall, during the course of the normal fluctuations of the elevation of the water body, protrude more than six (6) feet above the OHWM.

Code References

Environment

Title 19 BDMC

Resources

King County iMap

Black Diamond Zoning Map

Shoreline Master Program

Questions?

Planning Division

Permit Status

City of Black Diamond

24301 Roberts Drive

PO Box 599

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www.blackdiamondwa.gov



REVIEW/ PERMITS

- All construction within 200-feet of the water requires a Shoreline Permit. The submittal requirements and application can be found on the Community Development – Planning page.
- A dock permit may also require SEPA Review.
- A Hydraulic Project Approval (HPA) permit must be received from the Department of Fish and Wildlife prior to Building Permit approval. The JARPA application can be found at this website:
<http://wdfw.wa.gov/hab/hpapage.htm>
 - Fish and Wildlife requirements for dock design regarding length, width, and location supersedes all City policies or codes.

SUBMITTAL REQUIREMENTS

1. ☐ Completed, signed Master Application Form - Planning Division
2. ☐ Shoreline Exemption or Shoreline Substantial Development permit, depending on scope of work
3. ☐ Construction drawings including site plans, showing framing, footing, and decking
4. ☐ Structural calculations
5. ☐ Copy of approved HPA permit
6. ☐ Complete SEPA environmental checklist, if applicable

This handout is designed for information purposes only and may not cover all code requirements. Please contact the Black Diamond Community Development Department for more detailed information.