

# CUSHMAN SHORELINE MANAGEMENT PLAN UPDATE

DEC. 9, 2017

Presented by:  
Tacoma Power and Mason County

**TACOMA**  **POWER**  
TACOMA PUBLIC UTILITIES



# TACOMA POWER

## Bret Forrester Wildlife and Lands Manager

(253) 502-8782  
[bforrest@cityoftacoma.org](mailto:bforrest@cityoftacoma.org)



# MEETING PURPOSE

- **Mason County's new shoreline regulations**
- **Updates to Tacoma Power's Shoreline Management Plan (SMP)**
  - Seeking preliminary input today.
  - Comments can be provided in any format.
  - We will provide a final draft, table of changes and comment period in 2018.
- **Ongoing communication with lessees about SMP implementation**





# KEY PERMITTING REMINDERS

## Shoreline uses need these approvals:

- Applicable regulatory agency permits  
*(as with all shoreline uses anywhere)*
- Tacoma Power (land owner)
- Lake Cushman Maintenance Company

## Reservoir fluctuations and permit timing:

- Drawn down typically between October and April



**Allow ample time for permitting to ensure you meet your desired construction timing**



## MASON COUNTY COMMUNITY SERVICES

---

Building, Planning, Environmental Health, Community Health

# Mason County Shoreline Master Program 2017 Update

Kell Rowen

Senior Planner

(360) 427-9670 ext. 365

[krowen@co.mason.wa.us](mailto:krowen@co.mason.wa.us)





## MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

# Bulkheads



- Repair and replace
- New bulkheads
- Softshore armoring



## MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

# Docks



- Repair and replace
- New Docks
- Pre/Post-1988



## MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

# Shoreline Permits & Requirements

- Substantial Development or Shoreline Exemption
- SEPA Checklist & Determination
- Geotechnical Reports
- Habitat Management Plans (HMP) or Biological Evaluations (BE)
- No more Mason Environmental Permits (MEP)
- Building Permit

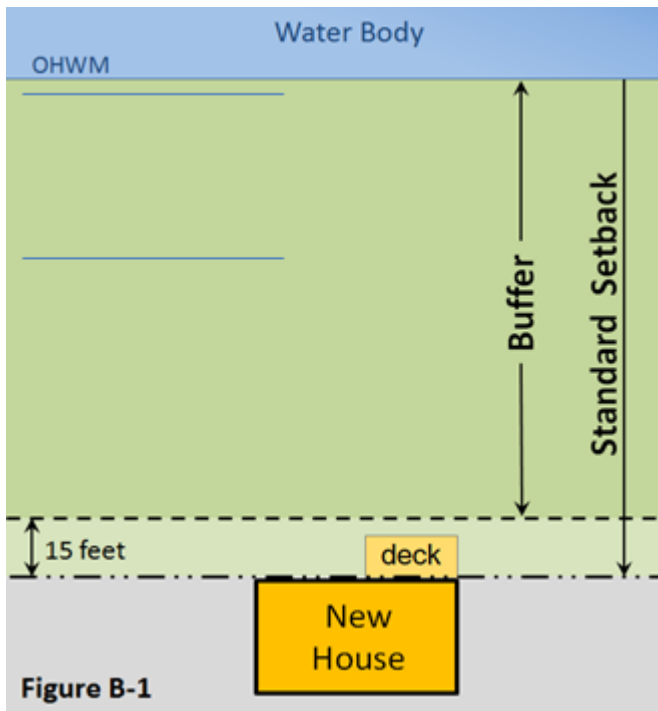




## MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

# Standard Buffers



### Shoreline Environmental Designations

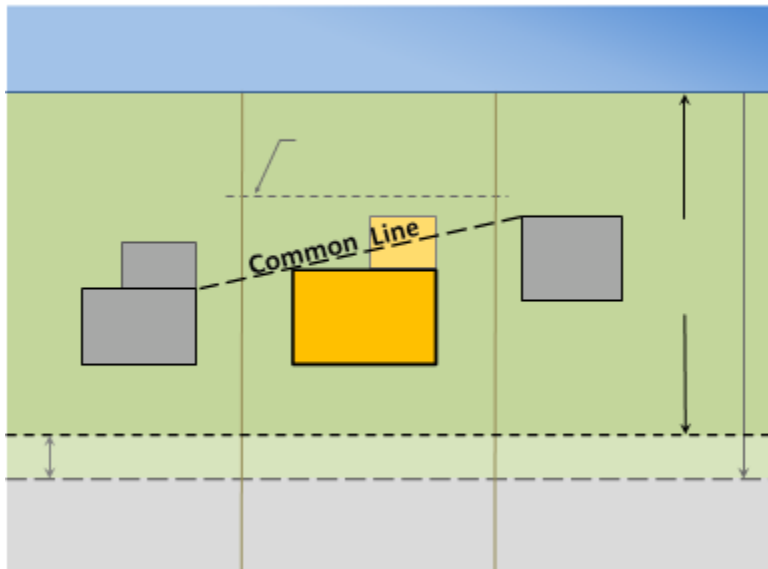
- Residential
- Rural
- Conservancy



## MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

# Common Line Setback



Adjacent neighboring structures

Minimum setback 35'

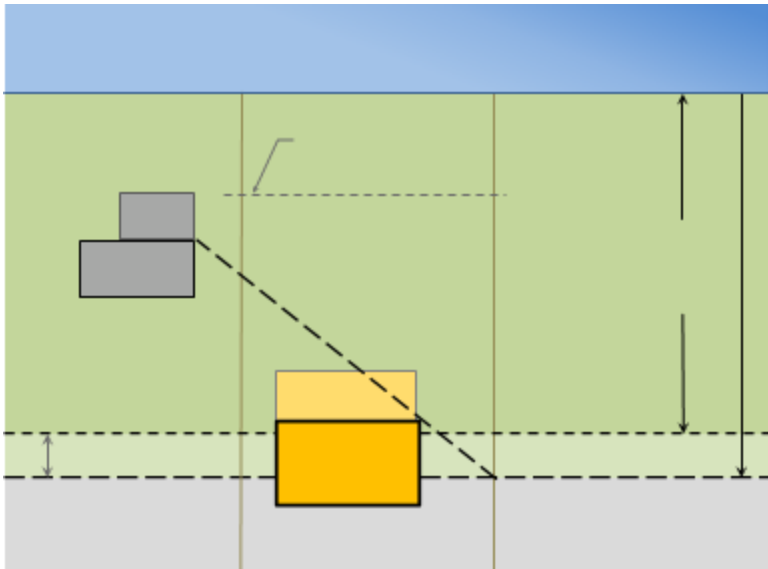
Maximum setback 200'



# MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

## Common Line Setback



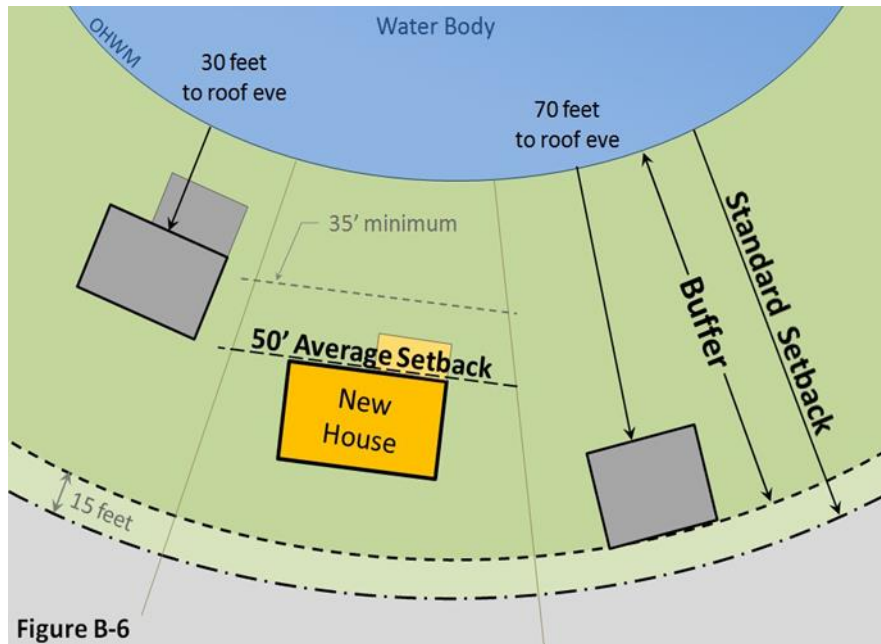
Adjacent structure and undeveloped lot



# MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

## Common Line Setback



Buffer averaging



## MASON COUNTY COMMUNITY SERVICES

---

Building, Planning, Environmental Health, Community Health

Kell Rowen

360-427-9670 ext. 365

[krowen@co.mason.wa.us](mailto:krowen@co.mason.wa.us)

# TACOMA POWER

## Wynnae Wright Shoreline and Lands Coordinator

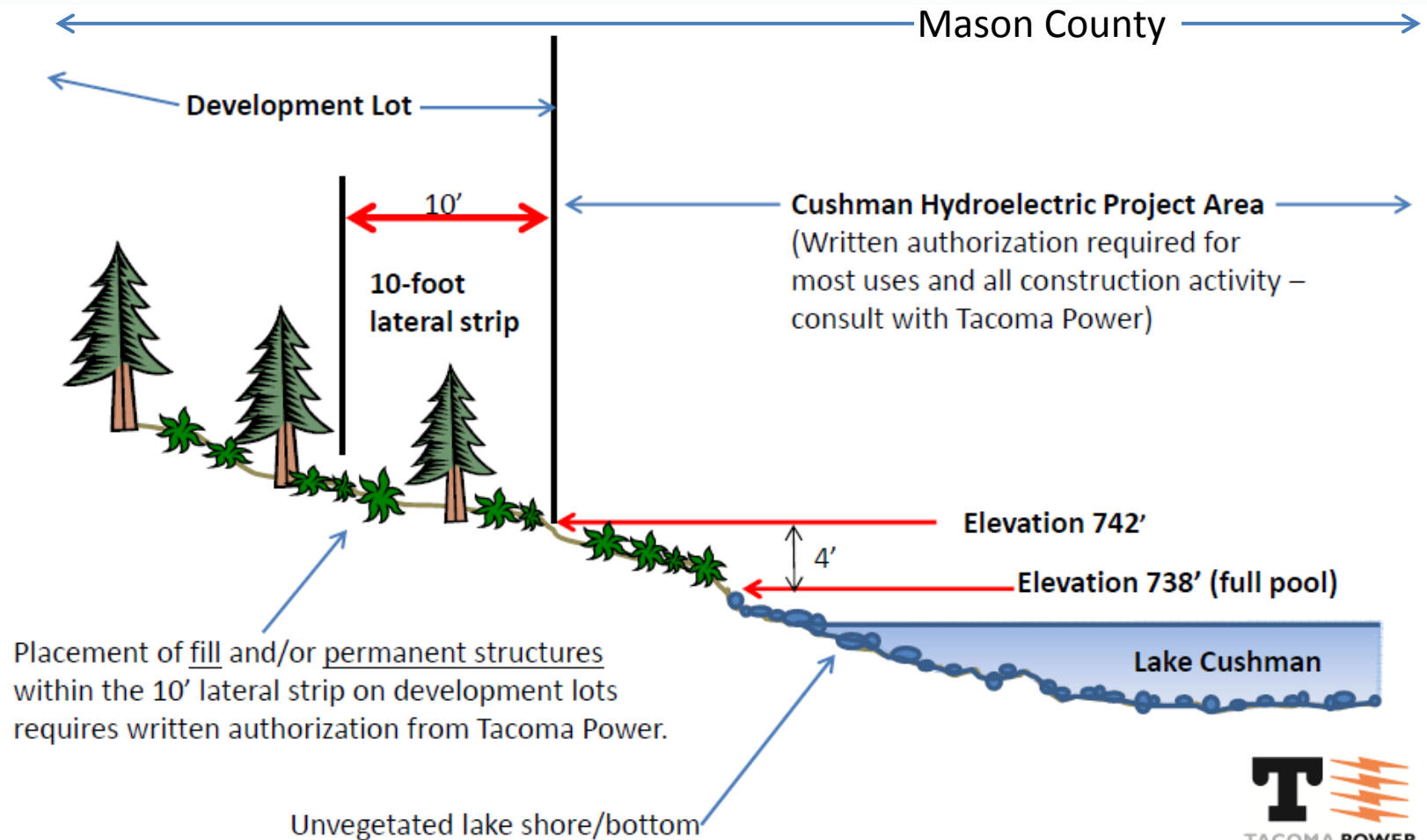


(253) 441-4180

[wwright@cityoftacoma.org](mailto:wwright@cityoftacoma.org)



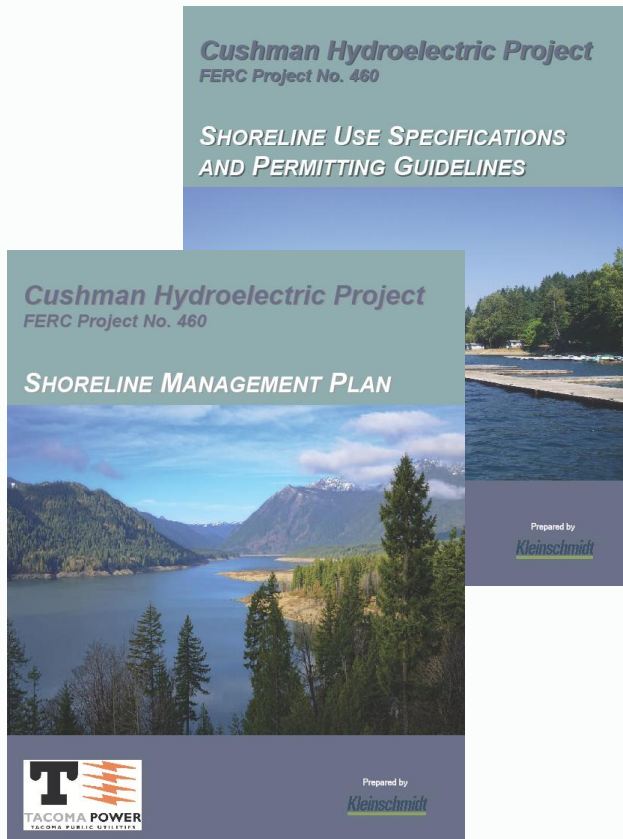
# JURISDICTION



# SMP AND SUSPG UPDATES

## Reasons for updating the SMP and SUSPG:

- Better achieve the SMP objectives
- Address situations not currently covered and/or clarify existing language
- Improve permitting process efficiency
- Better align with Mason County regulations



# BULKHEADS

## Changes being considered:

- Create geo-tech checklist.
- Allow small, justified bulkhead to protect a shoreline structure.
- Add language about toe repairs.
  - Only one toe repair allowed waterward of existing bulkhead footprint.





# DOCKS

## Changes being considered:



- Require float rest alternative analysis before allowing concrete rest.
- Require anchor lines to be within footprint of structure.
- Specify that anchoring to trees and shoreline stumps is prohibited.

# BUOYS

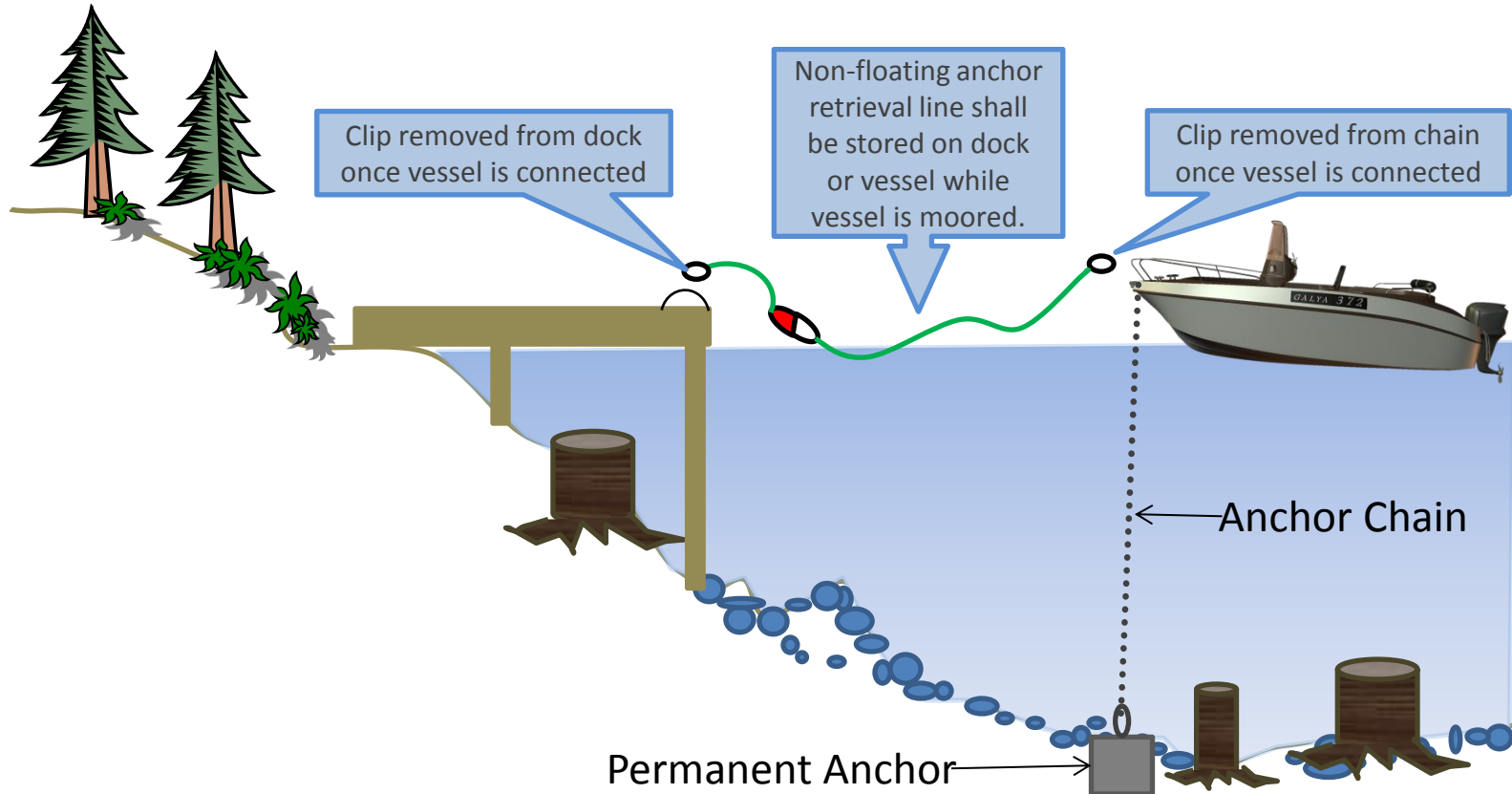
## Changes being considered:

- Allow buoy alternative AND shoreline structure.
- Clarify distance from shore only as required to reach appropriate depth during recreation season (not providing year-round moorage).
- Require permitted buoys to be marked for identification.



# Mooring Buoy Alternative: View while vessel is moored

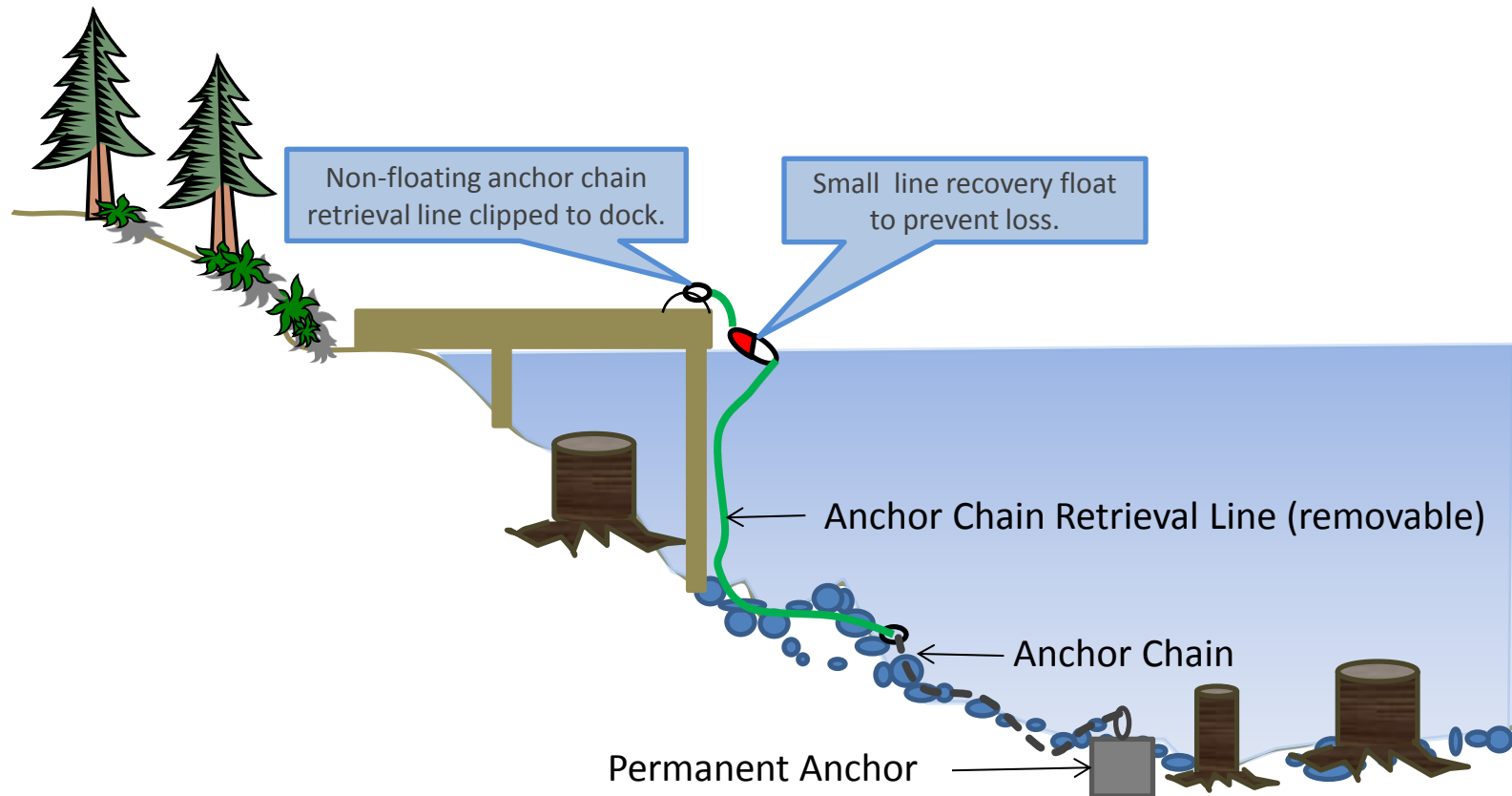
System consists of a permanent anchor, anchor chain, removable non-floating line, optional small line recovery float.





## Mooring Buoy Alternative: View while no vessel is moored

System consists of a permanent anchor, anchor chain, removable non-floating line, optional small line recovery float.



# ALLOWABLE STRUCTURES, USES AND ACTIVITIES

Table 4-1. Allowable Shoreline Structures, Uses, and Activities

SHORELINE USE/ACTIVITY	SHORELINE CLASSIFICATION		
	"A"	"B"	RESOURCE MANAGEMENT
BOAT RAMP - COMMUNITY	CONSIDERED <sup>4</sup>	PROHIBITED	PROHIBITED
BOAT RAMP - PUBLIC	ALLOWED	ALLOWED	CONSIDERED
COMMUNITY PARK	CONSIDERED	CONSIDERED	PROHIBITED
DOCK/PIER - COMMUNITY	ALLOWED	ALLOWED	PROHIBITED
DOCK/PIER - SINGLE-FAMILY	ALLOWED	ALLOWED	PROHIBITED
DOCK/PIER - COMMERCIAL	CONSIDERED	PROHIBITED	PROHIBITED
DOCK/PIER - PUBLIC	ALLOWED	CONSIDERED	PROHIBITED
DREDGING	CONSIDERED	CONSIDERED	PROHIBITED
FIRE RINGS (3' DIA. OR SMALLER)	ALLOWED	ALLOWED	CONSIDERED
FISH/WILDLIFE SUPPORT ACTIVITY & DEVICE	ALLOWED	ALLOWED	ALLOWED
IRRIGATION (SURFACE ONLY WITH OFF-SITE WATER SOURCE)	ALLOWED	ALLOWED	PROHIBITED
LIGHTING	CONSIDERED	CONSIDERED	PROHIBITED
LOG BOOM	CONSIDERED	CONSIDERED	PROHIBITED
MARINA	ALLOWED	PROHIBITED	PROHIBITED
MOORING BUOY	CONSIDERED	CONSIDERED	PROHIBITED
MULTI-BOAT SLIP	ALLOWED	CONSIDERED	PROHIBITED
PATH	ALLOWED	ALLOWED	ALLOWED
PLANTING NATIVE VEGETATION	ALLOWED	ALLOWED	ALLOWED
PLANTING ORNAMENTAL VEGETATION	CONSIDERED	PROHIBITED	PROHIBITED
RECREATION SITE - PUBLIC	ALLOWED	CONSIDERED	CONSIDERED
PUBLIC UTILITIES	CONSIDERED	CONSIDERED	PROHIBITED
SCIENTIFIC INSTRUMENTATION	ALLOWED	ALLOWED	ALLOWED
SHORELINE STABILIZATION MEASURES - STRUCTURAL	CONSIDERED	CONSIDERED	PROHIBITED
SHORELINE STABILIZATION MEASURES - NON-STRUCTURAL	ALLOWED	ALLOWED	CONSIDERED
STAIRWAY/STEPS/WALKWAY	ALLOWED	ALLOWED	PROHIBITED
SWIMMING FLOAT	CONSIDERED	CONSIDERED	PROHIBITED
TEMPORARY ACCESS	ALLOWED	ALLOWED	CONSIDERED
TEMPORARY USE	ALLOWED	ALLOWED	CONSIDERED
VEGETATION MODIFICATION	ALLOWED	ALLOWED	CONSIDERED
VISTA PRUNING	ALLOWED	CONSIDERED	PROHIBITED
WOODY DEBRIS REMOVAL (HPA ISSUED ONLY)	ALLOWED	ALLOWED	CONSIDERED

## Changes being considered:

### Lighting (Clarify):

- Electrical prohibited (incl. 12 volt)
- Solar/battery allowed

### Log boom (Clarify):

- Public considered
- Private prohibited

### Mooring buoy (Clarify):

- Alternative allowed

### Retaining walls (Add):

- Considered

### Outfalls (natural drainage) (Add):

- Considered

<sup>4</sup> Considered = typically not allowed, but the use/activity will be considered on a case-by-case basis. Tacoma will determine if the proposed use is consistent with the management classification's intent and/or the project license and Settlement Agreement requirements.

# PROHIBITED ACTIVITIES

## 5. PROHIBITED ACTIVITIES

Tacoma Power provides the following list of prohibited structures, uses, and activities within the Project Boundary for guidance purposes; it is not an exhaustive or complete list. If a proposed use is not listed in Table 5.1 of the SMP and is not listed in this section, it is assumed prohibited unless otherwise confirmed by Tacoma Power.

- Any activity or action pursued without proper permits and authorization
- Boat houses (covered moorage)<sup>6</sup>
- Boats that serve as docks or homes
- Buildings/appurtenant structures
- Buildings over water (including portable storage sheds)
- Decks
- Deposition or burning of garbage or yard waste
- Dog kennels or other animal containment areas
- Drain fields and septic systems
- Drydocks
- Excavation that would cause the reservoirs to flow or drain if raised to 742 feet elevation (Lake Cushman) and 482 feet elevation (Lake Kokanee)
- Fences, signs, or other features that inhibit or discourage public access or use of the shoreline
- Floating recreational apparatus (e.g. slides, diving platforms, water trampolines, large water toys etc.)
- Habitable structures
- In-kind replacement of existing structures (including grandfathered structures) that do not meet current SMP criteria
- Lawns
- Livestock grazing
- Long term construction material storage
- Long-term storage or parking of personal property (e.g. large woodpiles, cars, boats, trailers, building materials, topsoil, etc.)
- Marine fueling stations
- Multi-story structures
- Patios
- Permanent marine trestles, railways, trams, and lifts
- Placement of fill material (except that permitted as part of a bulkhead installation)

- Private boat ramps
- Private multi-boat slips
- Private recreation sites
- Roads and parking areas that are not specifically granted in City of Tacoma Lease No. 83
- Roofed Structures
- Rope swings, diving platforms, bungee cords, zip lines etc.
- Toilets, outhouses, and waste disposal
- Tree houses or other structures in or attached to trees

## Changes being considered:

- Clarify buildings to include sheds
- Clarify slides and diving boards on fixed piers or adjacent upland prohibited
- Add private log booms
- Add private utilities
- Add signs/advertisements

**SMP: page 5-7**

**SUSPG: pages 5-1, 5-2**

<sup>6</sup> Pursuant to Mason County ordinance

# SAMPLE ALIGNMENTS CONSIDERED

- Reduce paths to 4 feet wide maximum.
- Define skirting prohibition; allow blocking with gaps.
- Align bulkhead repair and replacement section.
- Increase dock maximum overall length allowance to 60 feet.





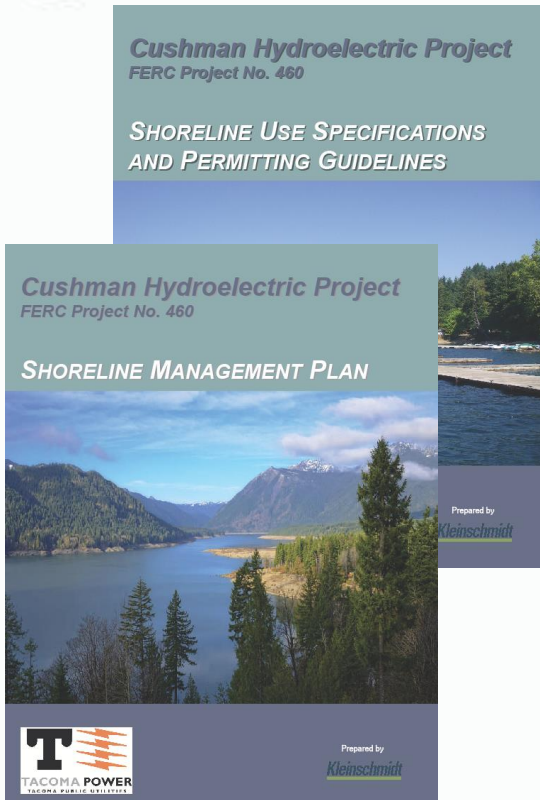
# OTHER CHANGES CONSIDERED

- **Remove “ownership change” from Prior Existing Use**  
*(Section 4.4 of SUSPG)*
- **SUSPG formatting changes:**
  - Better table of contents
  - Add index
  - Add checklists for drawings
  - Geo-tech requirements
  - Combine repetitive sections, etc.
- **Update “Permitting Process”**  
*(Section 6 of SUSPG)*



# SMP UPDATE PROCESS

- ✓ Solicit initial input from shoreline lessees
- ✓ Complete internal review and approval of proposed changes
- ✓ Draft revised document
- ✓ Public comment period
- ✓ Submit to license oversight agencies for review and comment
- ✓ Submit to FERC for approval







# RECAP OF LESSEE INVOLVEMENT

- 1. Seeking preliminary input today.**
- 2. Comments can be provided in any format.**
- 3. Tacoma will provide a final draft, table of changes and comment period in 2018.**



# Q&A WITH AGENCY REPRESENTATIVES

## Tacoma Power

- Bret Forrester
- Wynnae Wright
- Kyrra Wilson

## Mason County

- Kell Rowen
- Stephen Scott

## WDFW

- Josh Benton