



Lake Tapps

Detached Garage

House

Deck (1st floor)

KEY CONCEPTS:

60' Structural Setback from OHWM [BLMC 16.40.030.D.1]

20' Native Vegetation Zone [BLMC 16.56.060.A]

Planting Required when conditions of BLMC 16.56.030.B.1,2, or 3 are met

Ordinary High Water Mark



USEFUL TERMS and CONCEPTS:

1. Ordinary High Water Mark (OHWM): The point at which soil character changes from in-water to upland. If your property has an existing bulkhead, it is the water-side face of the bulkhead. Exact definition found in RCW 90.58.030(2)(c).

2. Native Vegetation Zone: A 20-foot buffer extending upland from the OHWM. Vegetation in this area around the Lake has special protections under the current code (found in BLMC 16.56.060), and when certain developments happen (like building a new home) the applicant must prepare a planting/re-vegetation plan.

3. Impervious Surface: Defined in BLMC 16.36.120, and the calculation method is provided in 16.56.080. Limited in BLMC 16.40.030.F to 40% of the lot area total for residential properties. Any surface that causes water falling out of the sky to run off rather than soak directly into the ground. Crushed gravel, paved walkways and driveways, and rooftops of buildings all constitute impervious surfacing.

4. Development: a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to this chapter at any state of water level, per RCW 90.58.030(3)(a).

5. Hydraulic Project Approval (HPA): An approval that is required for work at or below the OHWM. If you are repairing or replacing existing docks, boatlifts, bulkheads, etc., you will need to apply for an HPA from the Washington Department of Fish and Wildlife (WDFW), in addition to the required City approval(s).

6. Cascade Water Alliance (CWA): CWA is the property owner that owns most of the areas in and immediately adjacent to Lake Tapps. When property owners apply to do work at the OHWM or overwater, they often plan to do that work on land that actually belongs to CWA. When such development is proposed, the City will require that you get the permission of CWA in the form of a license agreement.