



Welcome to homeownership on this beautiful gem!

Cascade Water Alliance owns the Lake Tapps Reservoir and offers the following as a guide to what homeowners can and cannot do. Cascade looks forward to working with all homeowners to keep Lake Tapps clean and healthy. We hope the following information is helpful.

Questions?

Cascade is committed to getting information to homeowners in a timely manner, and uses post card mailings directly to homeowners, places ads in the local newspapers, issues press releases and posts update on Cascade www.cascadewater.org, Lake Tapps <http://laketappsnews.org/>, Facebook <https://www.facebook.com/Cascade-Water-Alliance-124223697655484/> and Twitter https://twitter.com/Cascade_Water

For quick reference guide as to who is responsible for what at and around the lake, visit Cascade's handy Who to Call reference guide at <http://cascadewater.org/lake-tapps/who-to-call>

Residents can get information at www.cascadewater.org or by calling Cascade at 1.877.299.0930

Together we will keep Lake Tapps the beautiful, healthy recreational gem it is today and tomorrow.

cascadewater.org

1.877.299.0930

Homeowner's Guide to Living on Lake Tapps 2025



What is the Cascade Water Alliance?

Cascade Water Alliance is a municipal corporation, made up of the cities of Bellevue, Redmond, Issaquah, Kirkland and Tukwila, the Sammamish Plateau Water, and the Skyway Water and Sewer District. In 2009, Cascade purchased the White River – Lake Tapps Reservoir project to provide—in a coordinated, cost-effective, and environmentally responsible manner—a safe, reliable, high quality municipal water supply for its members to meet current and projected water demands. Cascade continues to maintain and improve the project to meet this goal. Cascade funds come solely from its members, and it receives absolutely no funding from homeowners' property taxes.

Ownership of the Lake Tapps Reservoir

Cascade owns the Lake Tapps Reservoir up to elevation 545 feet. Cascade owns the water and the lakebed, as well as the shoreline between the water and the 545 foot elevation line. Cascade maintains seasonal recreational reservoir water levels at a maximum elevation of 543 feet, which is two feet lower than Cascade's property line.

Reservoir Water Levels throughout the Year

By agreement with the Lake Tapps Community Council, and as authorized under Cascade's state-issued water rights, Cascade maintains seasonal recreational reservoir levels (or normal full pool), between elevation 541.5 feet and 543.0 feet, from April 15 to Sept. 30. Cascade reduces reservoir levels each fall and winter for dike safety and maintenance purposes to approximately 533 to 539 feet. Specific projects may require the fall/winter level to be lower in a given year, for which Cascade provides notice to the Lake Tapps community well in advance. For current lake levels visit https://waterdata.usgs.gov/nwis/uv?site_no=12101000

Use of the Lake Tapps Reservoir by Homeowners

Historic property deeds originally granted in the 1950s gave many homeowners use of the reservoir for ordinary recreational purposes (swimming, fishing, and boating) and still allow certain minor improvements, such as docks, on Cascade property (below the 545 foot line) subject to limitations:

- **Licenses and Permits:** Prior to installing any new improvements or modifying existing improvements on Cascade property, property owners must obtain all appropriate city, county or state permits and a license from Cascade (which requires maintenance of specified liability insurance) prior to beginning any projects. For more details on applying for a Cascade license, see <http://cascadewater.org/lake-tapps/licenses-permits/>.
- **Access Rights to the Reservoir:** Not all properties near the reservoir have access rights. For example, the inlet leading from Printz Basin to the southeast area of the reservoir is closed to the public, and properties east of 64th Street and Vandermark Road do not have access rights under the historic deeds. At the northwest end of the reservoir, the inlet west of the Sumner Tapps Highway Bridge is also closed to the public and adjacent properties do not have access rights under historic deeds. Homeowners should consult a professional (attorney, title company, and/or surveyor) to determine whether your property has access rights to the reservoir. If your property does not have these rights, you may still use waterfront facilities at Allen York Park, Lake Tapps North Park or possibly through your homeowners association.
- **Use of Structures on Cascade Property:** Docks, lifts and other authorized structures on Cascade property are for the use of adjacent property owners only; no additional boat storage is allowed.
- **Homeowner Improvements are Not Allowed on Dikes:** Property owners adjacent to dikes are allowed to cross the dikes to access the reservoir for recreational purposes. No improvements, furniture, structures, recreational equipment, etc., are allowed on dikes at any time.
- **No Pumping of Reservoir Water:** Pumping water from the reservoir to homes is forbidden.
- **No Dumping into Lake Tapps:** There is no dumping of any materials, including grass clippings, or other yard waste, in the reservoir.

Cascade's complete Lake Tapps Reservoir Property Management Policy, including a list of improvements that may be allowed by license, can be found in chapter 7.05 of the Cascade Water Alliance Code. <http://www.codepublishing.com/WA/CascadeWaterAlliance/#!/CascadeWaterAlliance07/CascadeWaterAlliance0705.html#7.05>

Regulation of the Lake Tapps Reservoir

Boating rules and regulations (speed limits, rafting, and noise) are established and enforced by Pierce County and the City of Bonney Lake. Development activities within and adjacent to the reservoir are regulated by city, county and state agencies. Concerns about unauthorized activities occurring within the reservoir or on Cascade's property should be directed to local law enforcement (call 911) or to appropriate code enforcement agencies, such as Bonney Lake, Pierce County or the Department of Fish and Wildlife.

Logs and Stumps in the Reservoir

Cascade does not remove logs, stumps or hazards from the reservoir. Boaters should always be aware and on the look-out for hazards on the lake.

Milfoil and Other Aquatic Vegetation in Lake Tapps

Cascade works with the Washington Department of Ecology, Pierce County, the Muckleshoot Indian Tribe, and the Puyallup Tribe of Indians, and others to monitor water quality in the White River and the Lake Tapps Reservoir, as well as to assess impacts of invasive plant species in the reservoir. Invasive species, like milfoil, pose environmental and maintenance challenges and Cascade has taken measures to manage—not eradicate—milfoil growth in the reservoir since 2010. Cascade will continue to monitor and apply appropriate treatment during milfoil growing seasons. Cascade does not remove native vegetation from the reservoir. <http://cascadewater.org/lake-tapps/milfoil/>

Algae in Lake Tapps

Cascade works closely with partners and residents to ensure best practices are observed in yard care, septic maintenance and other efforts to keep Lake Tapps healthy. Homeowners can help by maintaining their septic tanks, and practicing natural yard care with phosphorous-free fertilizer and participating in free, natural yard care classes offered by Tacoma-Pierce County Health. To report an algae bloom you think may be toxic, call the Health Department at 253.798.6470. Find information about this and other tips at www.tpchd.org/healthy-places/surface-water-quality/toxic-algae and <http://cascadewater.org/lake-tapps/algae/>.

