



## Homeowner Guide to Licensing and Permitting Improvements on the Lake Tapps Reservoir

Are you planning on expanding or replacing your dock? Installing a buoy or boatlift? Repairing your bulkhead? All of these (and more) require permission from Cascade Water Alliance (Cascade) and other agencies.

### LAKE TAPPS LICENSE FROM CASCADE

Cascade owns the reservoir lakebed and shoreline up to the 545' elevation line (as a reference, note that the typical summer recreation level of the reservoir is 541.5 to 543'). A Lake Tapps License (License) is required from Cascade to modify an existing improvement or establish a new improvement on this property, including bulkheads, docks, boat lifts, boat ramps, and boat houses.

Note that not all improvements are allowed on Cascade's property. For a list of improvements that are allowed and/or require a License, see Table 1 in the Lake Tapps Reservoir Property Management Policy:

<https://www.codepublishing.com/WA/CascadeWaterAlliance/#!/CascadeWaterAlliance07/CascadeWaterAlliance0705.html>

Once you have your plans ready, contact Cascade for a License. For an application and more information on obtaining a License, visit: <https://cascadewater.org/lake-tapps/licenses-permits/>.

### PERMITTING FROM OTHER AGENCIES

Several agencies require permits for projects in and around the reservoir. Cascade requires, as a condition of your License, that you obtain all permits or other approvals that apply to your project.

The following is intended to provide general direction; please contact each agency directly to confirm permitting requirements for your project.

#### **Local: Pierce County or Bonney Lake**

Start your permitting process with your local jurisdiction; depending on where you live, this will be the City of Bonney Lake or in unincorporated areas, Pierce County. Depending on the nature of your project, your local jurisdiction may require more than one type of permit or approval, including:

- Shoreline Substantial Development Permit or Shoreline Exemption
- Building Permit
- Grading and Filling
- Land Clearing/Tree Removal
- State Environmental Policy Act (SEPA) review

You may start your permitting process with these agencies before getting your License with Cascade, but they may require the completed License before finalizing their permits.

Bonney Lake Permit Center: [https://www.ci.bonney-lake.wa.us/Government/Departments/Public\\_Services/Permit\\_Center](https://www.ci.bonney-lake.wa.us/Government/Departments/Public_Services/Permit_Center)

Pierce County Development Center: <https://www.co.pierce.wa.us/903/Apply-for-a-Permit>

### **State: Washington Department of Fish and Wildlife**

The Washington Department of Fish and Wildlife (WDFW) issues permits for activities in or near state waters (including Lake Tapps) to ensure that those activities protect fish and their aquatic habitats. Most projects on Lake Tapps will require a Hydraulic Project Approval (HPA) from WDFW.

For more information, and to apply, visit: <https://wdfw.wa.gov/licenses/environmental/hpa>

### **Federal: Army Corps of Engineers**

A permit from the Army Corps of Engineers (Corps) is required for any project that places fill material into Lake Tapps (e.g. boat ramp, bulkhead).

To apply for a Corps permit, complete and submit a JARPA form according to the instructions: [https://www.epermitting.wa.gov/site/alias\\_resourcecenter/9978/default.aspx](https://www.epermitting.wa.gov/site/alias_resourcecenter/9978/default.aspx)  
Note that the JARPA can also be used to apply for an HPA from WDFW.

For more information, contact a Corps Project Manager:  
<https://www.nws.usace.army.mil/Missions/Civil-Works/Regulatory/Contact-Us/Pierce-County/>