

**Date:** 2/7/23

**Action**

**To:** Board of Directors

**From:** Planning and Compliance Department

**Re:** Rule Revision –Rule Approval for PC.9.4 General Design Date for New or Replacement Docks

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## **Background**

Due to the demand for larger docks, the ACC Committee and staff find it necessary to update the general design date for PC.9.4.

The size of dock design needs to be updated to reflect the larger size boats and demand for larger slips. Because Canyon Lake is a small lake at **383** acres with a large part of the lake in the coves and East Bay it is necessary to be uniform in the general design. Therefore, oversized docks cannot be requested by everyone due to navigation and surrounding dock, especially in tight areas, coves and may be a problem for other members' traversing the area.

"Master planned area", it was never intended that the ACC be the designer for coves, marinas and other types and styles of docks. The Committee is not composed of registered engineer or licensed surveyors, so the design is up to the member and the contractor. Also, the Committee is an appointed volunteer group that does not have the time to develop plans.

To improve the understanding concerning docks, additional criteria has been included that the Committee uses in their decision-making process. The ACC must make decisions that are in the best interest of both owner and neighbors, which includes the ability to navigate both the coves and open lake.

## **Fiscal Impact**

Fine: none. Informational purposes only.

## **Recommendation**

It is recommended that the Board of Directors approve the rule revision for **PC.9.4** General Design Data for New or Replacement Docks, as written

Cheryl Mitchell

Senior Planning and Compliance Manager

## ACC Rule Revision

### Current Rule:

#### PC.9.4 General Design Data for New or Replacement Docks

The Committee will rule on type and color of dock allowed. The Committee may, in its sole discretion, deviate from these guidelines.

- U dock: 28' long including a 6' header, 16' wide, 3' fingers, 10' opening
- W dock: 27' long including a 5' header, 32' wide, 3' fingers, 10' opening
- L dock: 25' long including 4' header, 11' wide
- T dock: 25' long including 4' header, 16' wide
- Finger dock: 24' long, 6' wide

Typical dock design is based on width of rear property line. These are guidelines only. The Committee has the authority to deviate from these guidelines (e.g. relocated docks).

- Lots with over 26' at rear property line: U dock.
- Two adjacent lots with less than 26' each and more than 20' each at rear property line: W dock.
- More than two adjacent lots of 20' each at rear property line: joint use L or Finger dock.
- More than two adjacent lots with less than 20' each at rear property line; joint use T, L, or Finger dock.

This is general design information and subject to specific review by the Committee for approval. Where the Committee deems it would be appropriate, a master plan may be created for placement of docks in coves.

### Current Rule (Redlined):

#### PC.9.4 General Design Data for New or Replacement Docks

The Committee will rule on **the** type and color of dock allowed. The Committee may, in its sole discretion, deviate from these guidelines.

- U dock: 28' long including a 6' header, 16' wide, 3' fingers, 10' opening  
Maximum slip length in tight coves: 22' long  
Maximum slip length in open water area: 25' long  
Maximum header depth: 6' long
- W dock: ~~26'~~ 28' long including a ~~5'~~ 6' header, ~~32'~~ 29' wide, 3' fingers, 10' opening  
Maximum slip length in tight coves: 22' long  
Maximum slip length in open water area: 25' long  
Maximum header depth: 6' long
- L dock: 25' long including 4' header, 11' wide
- T dock: 25' long including 4' header, 16' wide
- Finger dock: ~~24'~~ 25' long, ~~6'~~ 4' wide

Minimum length of a ramp fixed to the top of a 1383' high msl seawall: 20' (Shorter than 20' is harder to walk on when the water in the lake goes down.)

Typical dock design is based on width of rear property line. These are guidelines only. The Committee has the authority to deviate from these guidelines. ~~(e.g., relocated docks).~~

- Lots with over 26' at rear property line: U dock.
- Two adjacent lots with less than 26' each and more than 20' each at rear property line: W dock.
- More than two adjacent lots of 20' each at rear property line: joint use L or Finger dock.
- More than two adjacent lots with less than 20' each at rear property line; joint use T, L, or Finger dock.

This is general design information and subject to specific review by the Committee for approval. Where the Committee deems it would be appropriate, a master plan may be created **by property owners** for placement of docks in coves. **All coves are different with some coves being extremely tight when it comes to dock placement. A marina in a cove made up of three or more slips with three or more property owners is highly recommended as a marina takes less space. The Committee will evaluate open water placement vs cove placement location. Navigation and placement of future docks where there are none will be considered for all dock changes and also determine if there is sufficient room for a side-tie lift. The Committee has the authority to require dock relocation as needed.**

PC.9.4 Final 2, 11/17/22

2

**Proposed Change:**

**PC.9.4 General Design Data for New or Replacement Docks**

The Committee will rule on the type and color of dock allowed. The Committee may, in its sole discretion, deviate from these guidelines.

- U dock: 28' long including a 6' header, 16' wide, 3' fingers, 10' opening  
Maximum slip length in tight coves: 22' long  
Maximum slip length in open water area: 25' long  
Maximum header depth: 6' long
- W dock: 28' long including a 6' header, 29' wide, 3' fingers, 10' opening  
Maximum slip length in tight coves: 22' long  
Maximum slip length in open water area: 25' long  
Maximum header depth: 6' long
- L dock: 25' long including 4' header, 11' wide
- T dock: 25' long including 4' header, 16' wide
- Finger dock: 25' long, 4' wide

Minimum length of a ramp fixed to the top of a 1383' high msl seawall: 20' (Shorter than 20' is harder to walk on when the water in the lake goes down.)

Typical dock design is based on width of rear property line. These are guidelines only. The Committee has the authority to deviate from these guidelines.

PC.9.4 Final 2, 11/17/22

- Lots with over 26' at rear property line: U dock.
- Two adjacent lots with less than 26' each and more than 20' each at rear property line: single W dock.
- More than two adjacent lots of 20' each at rear property line: joint use L or Finger dock.
- More than two adjacent lots with less than 20' each at rear property line; joint use T, L, or Finger dock.

This is general design information and subject to specific review by the Committee for approval. Where the Committee deems it would be appropriate, a master plan may be created by property owners for placement of docks in coves. All coves are different with some coves being extremely tight when it comes to dock placement. A marina in a cove made up of three or more slips with three or more property owners is highly recommended as a marina takes less space. The Committee will evaluate open water placement vs cove placement location. Navigation and placement of future docks where there are none will be considered for all dock changes and also determine if there is sufficient room for a side-tie lift. The Committee has the authority to require dock relocation as needed.

**Fine:** Guidance only. No fine associated with this rule.

**Justification:** The size of dock design needed to be updated. Canyon Lake is a small lake at 383 acres with a large part of the lake in the coves and East Bay. Oversize docks cannot be requested by everyone and can affect other members having docks. Navigation may be a problem for other members' transversing the area. Concerning a master plan, it was never intended that the ACC be the designer. The Committee is not composed of a registered engineer or a licensed surveyor. Also, the Committee is an appointed volunteer group that does not have the time to develop plans. To improve understanding concerning docks, we are including additional criteria the Committee uses to make a decision. The ACC must make decisions that are in the best interest of both the property owner and the neighbors.