



MEMORANDUM

To: Navigation Committee
Parks and Recreation Board

From: Chris Yanez
Principal Planner, Parks and Recreation Department

Date: June 10, 2013

Subject: 2908 Westlake Cove
Case # SP-2013-0072DS

A request has been received from Bruce Aupperle on behalf of Ricardo Manllo Kuri to construct a single-slip residential dock at 2908 Westlake Cove. The Parks and Recreation Department staff has reviewed plans for the proposed project in accordance with the requirements of Chapter 25-7, Article III and finds:

1.) To construct a dock at 13 feet exceeding 20% of the shoreline width (23-28%) [Section 25-2-1176(D)(2)] and; 2.) The Director of PARD shall determine, after receiving recommendation from the Parks and Recreation Board, the distance a dock may extend into a body of water without constituting a hazard [Section 25-2-1176(B)(1)].

Staff recommends both requests as the dock's placement in the southern portion of the 2908 Westlake Cove lot increases navigational safety and decreases impacts to neighboring boat slips. The dock extends 13 feet into the narrow body of water that ranges along the shoreline width of the applicant property between 35 and 45 feet across. The location of the dock is not on the main body of the lake. Also, the slip's location will be parallel to the shoreline instead of perpendicular. The configuration minimizes its encroachment into the cove waterway, in exchange for exceeding 20% of the applicant's shoreline width. On May 13, 2013, Navigation Committee requested letters of consent from all adjacent boat slip owners. To date, none have been provided.