

Part of the purpose of this letter is to describe the problems with the current regulations as it relates to boat docks and seawalls.

Background: Claytor Lake is Pulaski County's best notable natural asset and is a best kept secret that appears to be getting out. Many people tour around on their boats along the shore line just to enjoy the views and looks of the homes and docks on the lake. Better looking homes and docks add to the overall beauty and tax base in Pulaski County.

Boat activity at Claytor Lake over the course of the last several years has seen a significant increase. The increase is with fishermen activities with bigger and faster boats. An increase in the number and size of pontoon family style boats, more ski/wakeboard boats and bigger boats in general. Claytor Lake has become a very popular family destination for all kinds of lake activities and enjoyment. This increase is partly due to all the new visitors each year Claytor Lake State Park with all its new improvements and the general awareness what a beautiful lake Claytor Lake is. With this increase in boat activity especially on weekends wave size and movement has increased, so that for a comfortable ride on the lake without getting beaten to a pulp boat size has increased from the older 18 to 20 foot size boats to an increase in the number 22 to 26 foot size boats. Many older boats with 2 stroke engines are being replaced with newer quieter and more expensive 4 stroke (environmentally friendly) engines. With the value of these newer boats in the range of \$50,000 to \$100,000 range people want to protect their investment in the their boats in new and better dock facilities. This increase in size and boat quality is one of several reasons that suggest a new look at the dock size regulations should be considered to take into account the need of the lake community.

Many of the older homes and cabins that were originally built on the lake have been remodeled, and updated, or torn down and newer homes built on the lake. Newer larger year round homes are being built on the lake as people discover the beauty of year round lake living and no longer see that lake as only a weekend resort.

The current dock regulations do not take into consideration the current and changing needs of the lake community. There is a current one size fits all (1000sf) dock limitations that works very poorly to fit the needs of many of the lake holders.

- 1) The 1000sf cookie cutter limitation promotes little variation and ingenuity into the design and scenic value of boat docks that add to the character and interest of the lake.
- 2) It does little to promote usefulness of the dock and dock area for family activities other than to just store a boat in a dock or boatlift.
- 3) The fingers of the dock are narrow (mostly 3 feet in width) with columns in the way of the 3 feet.
- 4) Not very handicapped accessible or safe for the movement of children and adults at the same time.
- 5) Does not take into account the needs to accommodate larger 21 to 26' boats or the need to have the space to store PWC (personal water craft) on a boat lift in conjunction with a boat and have any family dock area left to enjoy normal family activities on the dock.
- 6) The 1000sf foot print limitation extremely limits ground level dock space for use which promotes people to use a second floor roof area as the useable dock area that by code you can use. This generally requires one to have their dock for family activities on the roof of the dock 12 to 16 feet above the water (not that user friendly for kids 12-16' up in the air). While this is a nice area for additional use, the 16ft height restriction does not allow one to provide a much needed shaded area to get out of the sun. Another problem is the use of the square footage of ground floor area calculation that includes a staircase to the second floor, 48 sf of storage area and the ramp to the dock.

It would appear that one approach would be to change the regulation that would consider the size of a lot's lake frontage as a more appropriate way to determine the maximum size of a boat dock should be allowed. As a bare minimum improvement, not to calculate in the 1000sf limitation the actual boat slip square footage and square footage required to build the staircase to the second floor level, the 48sf storage area or ramp area would help. This would greatly improve the ability of families to use their docks

safely. The 1000 sf limitation works for lots under 100 feet of frontage and should be changed increased to 1800 sf for those with over 100 feet of lake frontage.

It is readily apparent that the interest and goals of AEP and the folks that use Claytor Lake are not necessarily the same and are more likely to be at odds in many areas at times. These issues are critical to those of us that live and use the lake. Most of the owners on the lake are not and have not at all been informed about these changes. More time is needed for the comment period for those affected by this part and some of the other parts under the proposed shore line regulations. The county has not even had the time to check them out. I have asked them in the last 10 days.

The lake's Drawdown is essential for the continued maintenance of the shoreline, seawalls and dock facilities. The lack of this Drawdown will have a huge negative impact on the lake, especially over the longer period due to lack of one's ability to do proper maintenance. If not every year, at least every other year.

Document Content(s)

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