

Stehekin River Corridor Implementation Plan

Summary of Draft Revised Land Protection Plan

National Park Service

2011



SRCIP Purpose:

Provide more detailed and updated guidance from the 1995 General Management Plan following the record floods of 1995, 2003, and 2006.



SRCIP Draft Plan Goals:

- Continue visitor services provided by the Stehekin Community, including those services and facilities found on private land.
- Sustainably operate and maintain NPS administrative facilities, public access and campgrounds; and
- Protect water quality, scenic values, habitat, and natural processes of the Stehekin River.

Primary motivations for LPP revision are to respond to change in flood conditions, requests by multiple landowners whose property was threatened by flooding or erosion, and to update the exchange portfolio.



Stehekin River mouth circa 1920 (pre dam).

Public Law 90-544, title III, sec. 301 states:

... the Secretary of Interior...may acquire lands waters, and interests therein by donation, purchase with donated or appropriated funds, or exchange, except that he may not acquire any such interests within the recreation area without the consent of the owner, so long as the lands are devoted to uses compatible with the purposes of this Act.



Land Protection Plan Goals

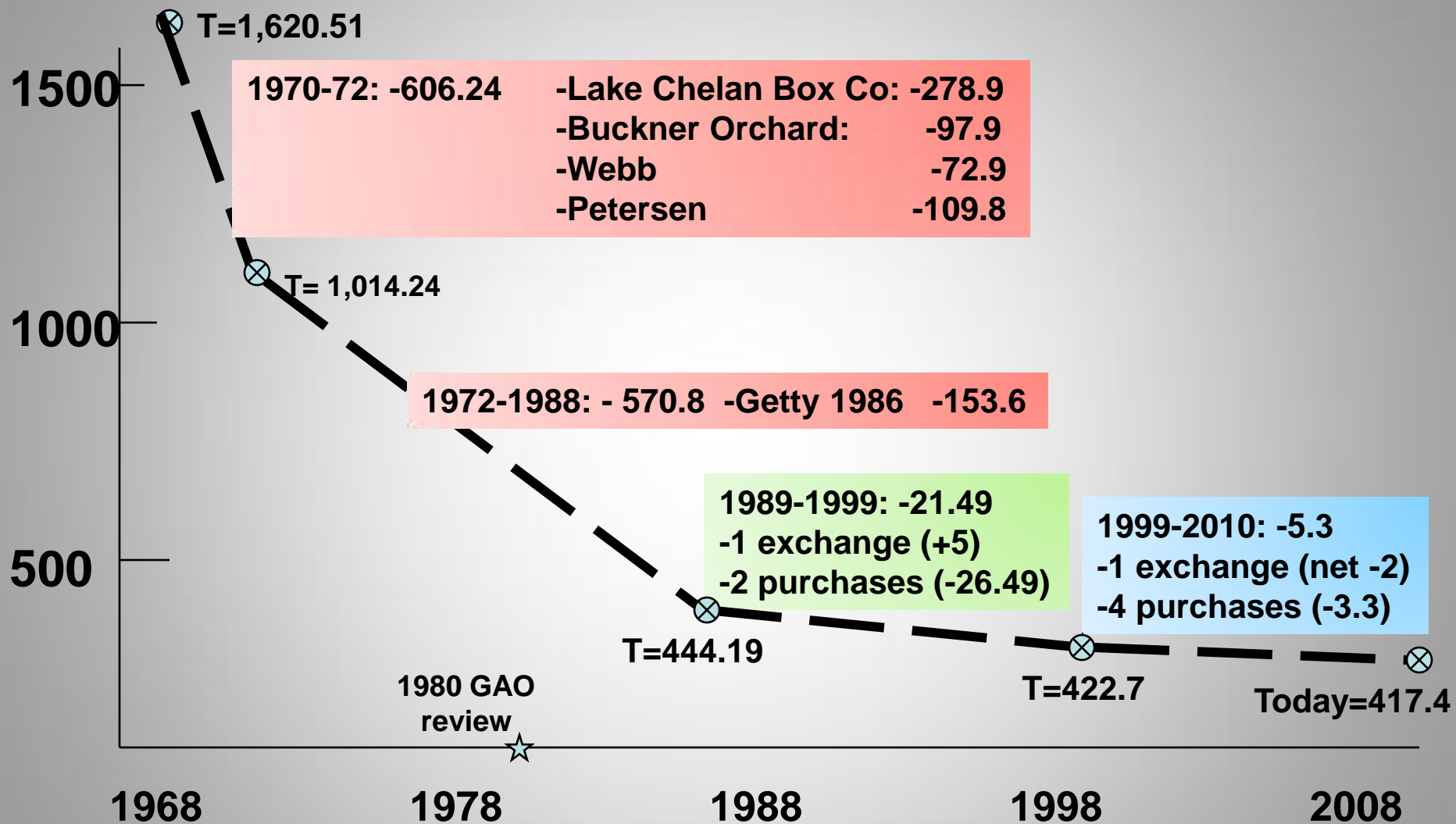
- 1. Protect Lake Chelan N.R.A. from land uses and developments that are incompatible with the purposes of the recreation area.**
- 2. Actively support removing threatened private lands development from within the ...CMZ.**
- 3. Actively support local government in their regulation of nonfederal land.**
- 4. Encourage Chelan County to have a process by which Stehekin Valley residents can actively participate and provide meaningful input to... the land use decision process.**
- 5. Ensure that applicable laws and policies of the State of Washington, including the Clean Water Act, health and safety regulations, and Washington Growth Management Act provisions are followed.**
- 6. Provide a basis for meaningful and constructive NPS review of proposals for land use change on private land...**
- 7. Maintain an effective NPS capability to acquire or exchange for full or partial interests in private lands, conducted on a willing seller / willing buyer basis....**

Short and Long Term Guidelines page 4-5 Draft LPP:

- Emphasize local zoning control;**
- Remove developments (relocate) from Stehekin River CMZ;**
- Encourage Chelan County to provide timely reviews of land use proposals;**
- Accept new residential and other private land uses that are compatible with the purposes of Lake Chelan N.R.A.;**
- Accept new commercial uses on private lands that provide visitor services that are compatible with the purposes of Lake Chelan N.R.A.;**
- Accept new industrial uses on private lands that are typical of and compatible with historic industrial uses.... that are compatible with the purposes of Lake Chelan N.R.A.;**
- Encourage land uses that consume a low level of resources;**
- Encourage new construction and conversion of existing facilities that adhere to sustainable design principles;**
- Identify those properties that have a high priority for acquisition/exchange based on(9 criteria);**
- Use land exchanges to protect... resources within Lake Chelan N.R.A.;**
- Emphasize, where appropriate, with the cooperation of the landowner, opportunities for easement and other less-than-fee interests to protect resources;**
- Continue willing seller / willing buyer acquisitions (exchanges) for...high priority areas; and**
- Exercise the use of eminent domain procedures only to prevent imminent resource degradation...by incompatible uses ... and only as a last resort where other prudent and reasonable measures...have been exhausted.**

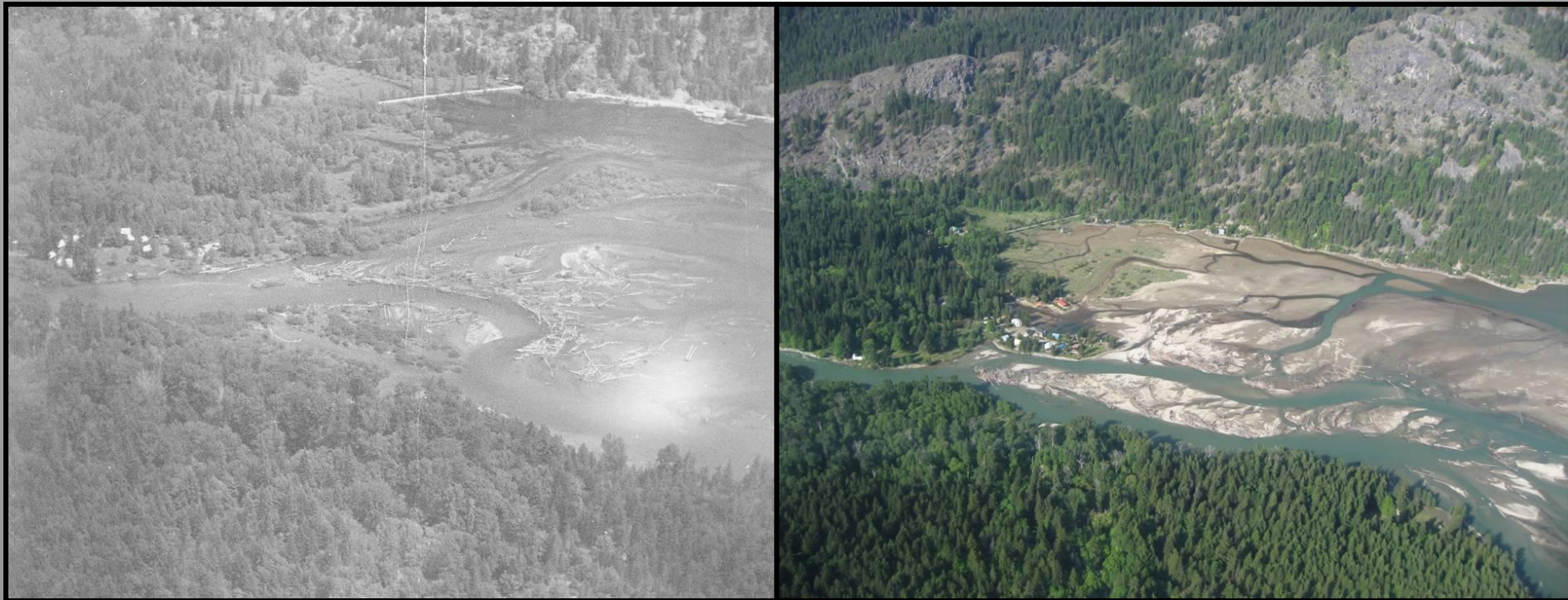
Change in Private Land Acreage

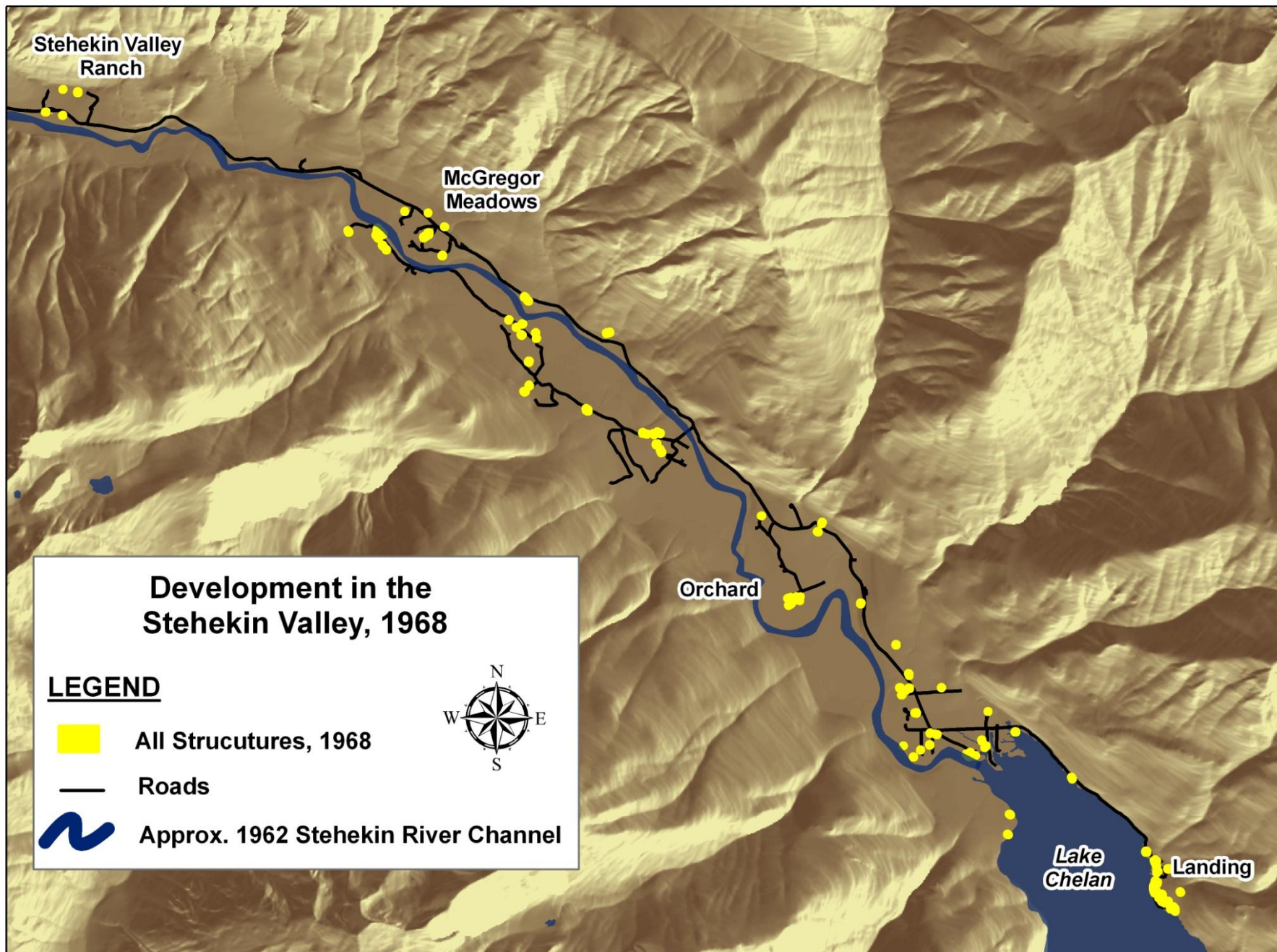
(Lower Stehekin Valley)

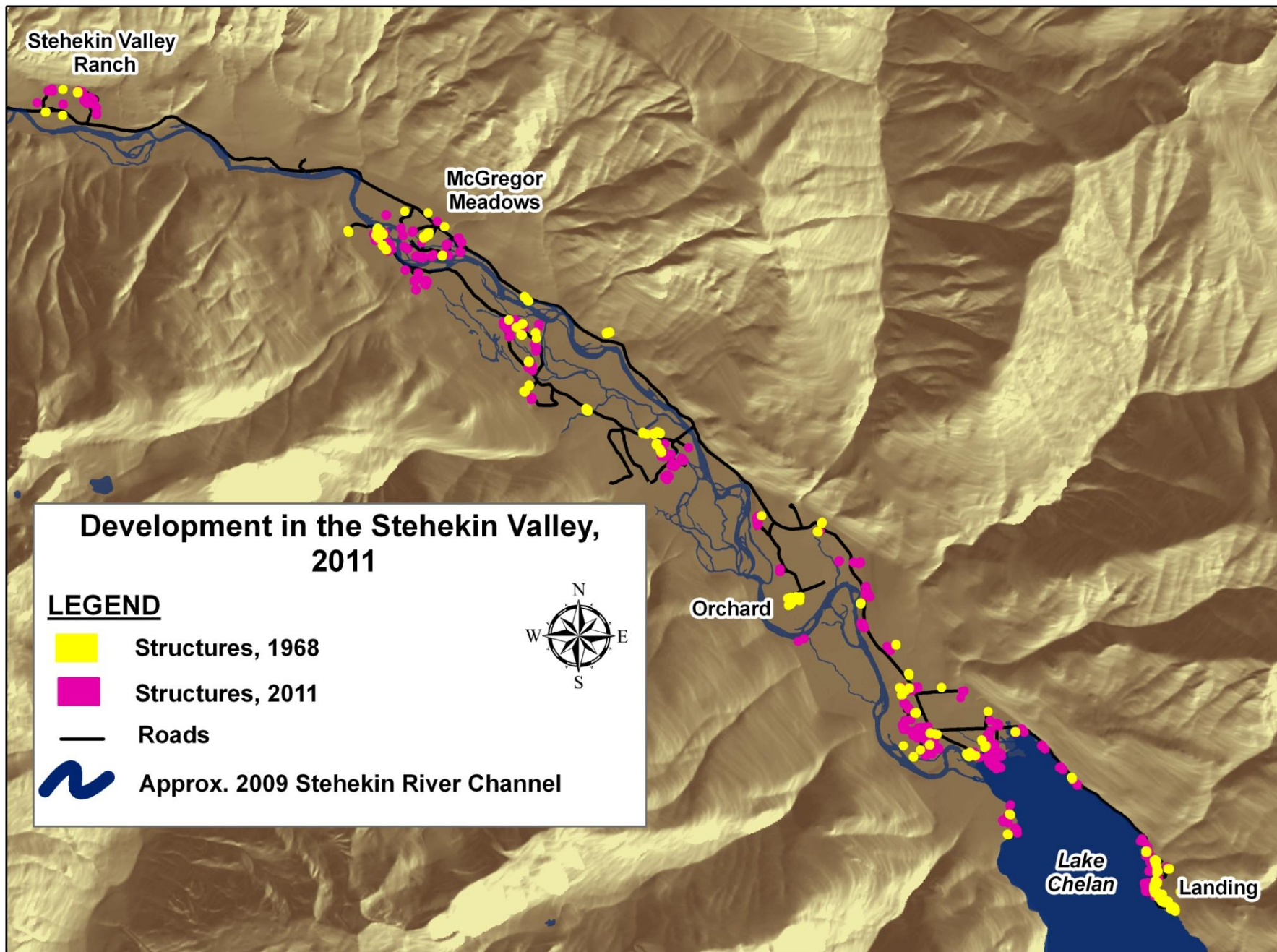


Lower Stehekin Valley Development

- **1968 = 174 private tracts and ~125 structures**
- **1974 = 93 private tracts**
- **2010 = 168 private tracts and ~339 structures**







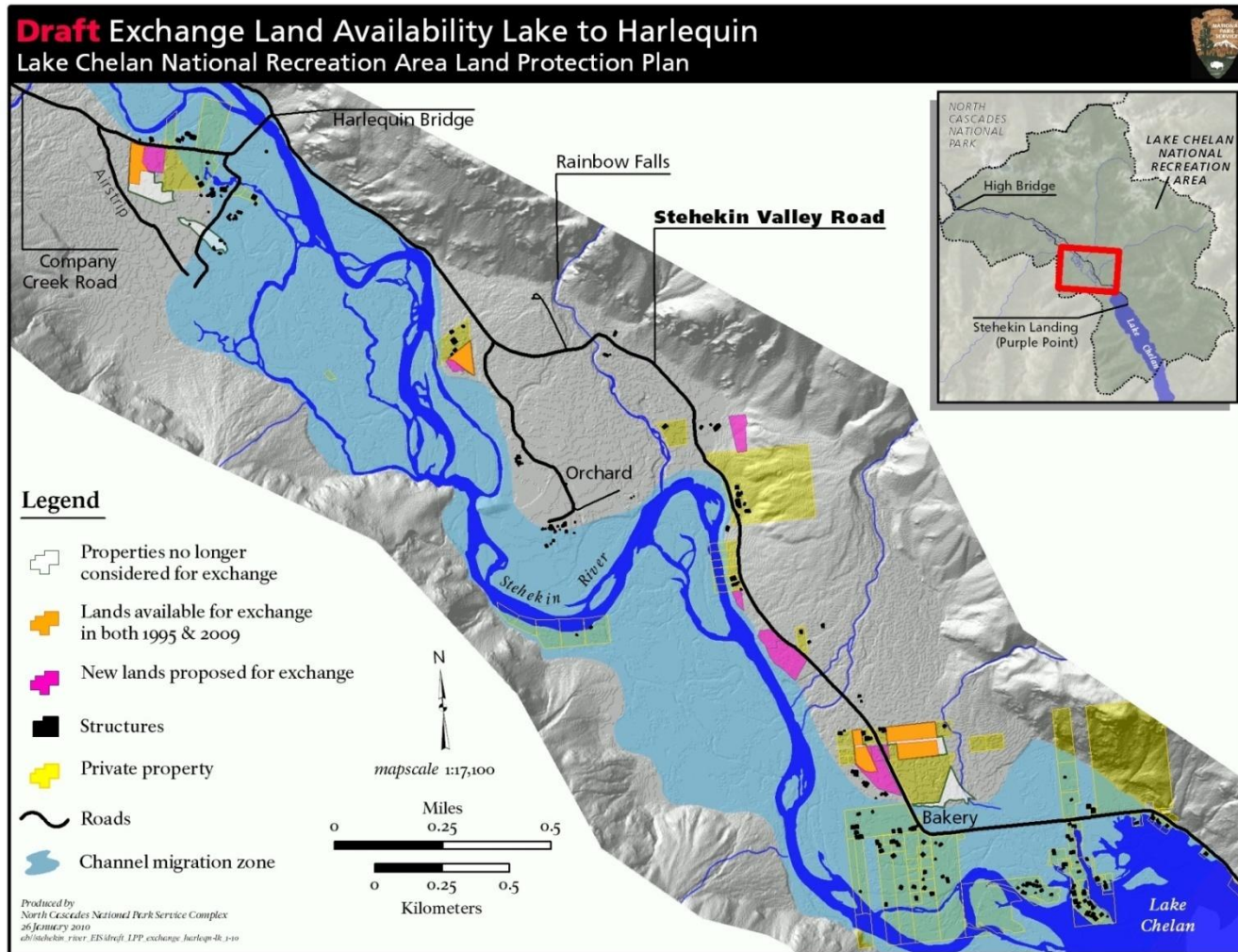
Key goal of proposed LPP revision to place high priority on parcels and development threatened by flooding and erosion (CMZ) to give landowners flexibility to protect their investment.



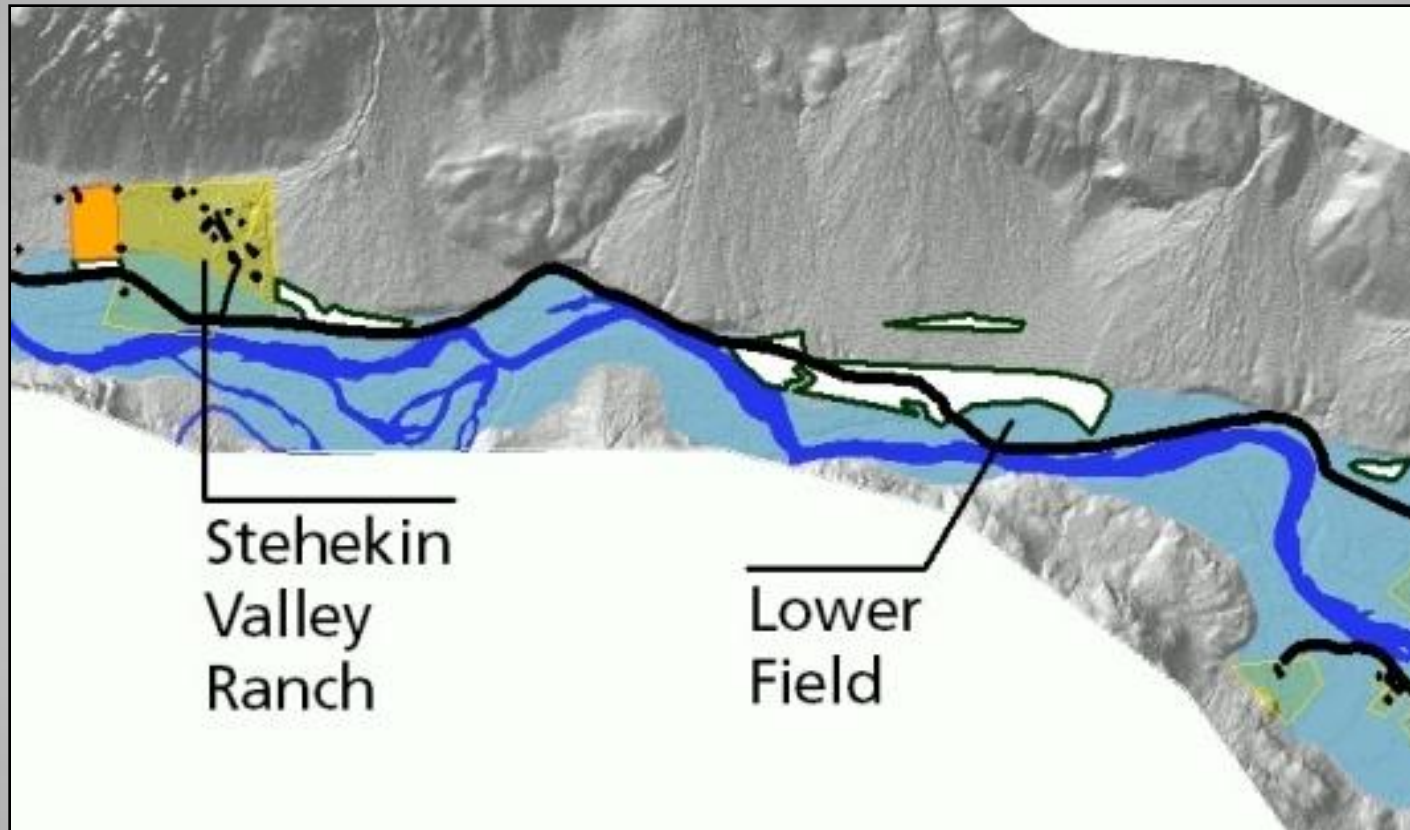
Stehekin River mouth circa 1920 (pre dam).

Proposed LPP Revision Part 1 - Proposed Land Exchange Parcels

- Less emphasis on scenic values along road.
- Acknowledge need for some clustering.
- Revisit 1995 parcels in light of new information.



Proposed LPP Revision Part 1 - Proposed Land Exchange Parcels



LPP revision part 2 – Land Protection Priorities.



LPP Process:

- 1) Identification of ranking criteria;**
- 2) Application of criteria (score) to identify interest as H-M-L;**
- 3) Use of channel migration zone vs. modeled floodplain;**
- 4) Selection of H-M-L break points; and**
- 5) Public review and adjustment.**



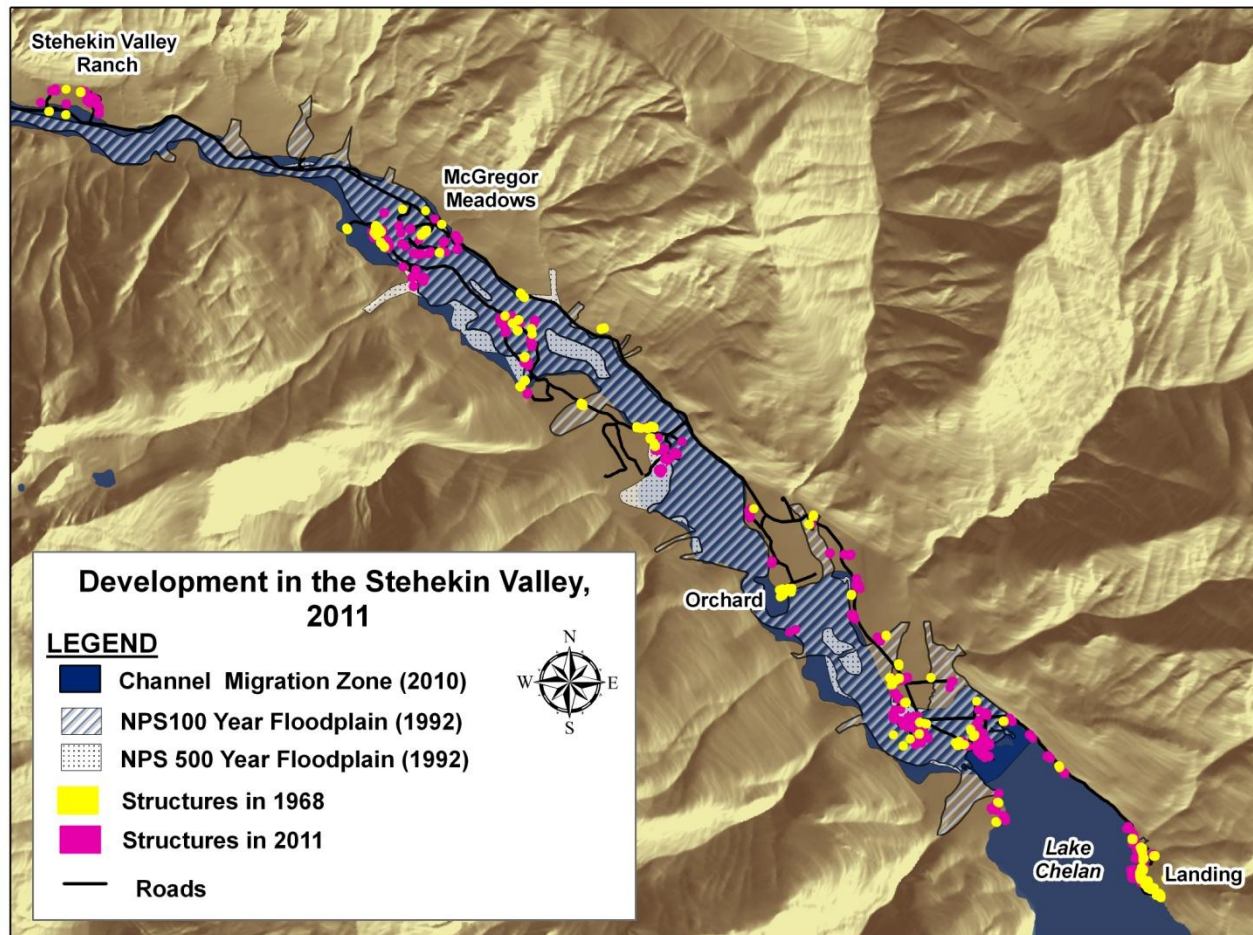
Proposed LPP Prioritization Criteria:

- 1) Parcel location within Channel Migration Zone**
- 2) Parcel location within Alluvial Fan Migration Zone**
- 3) Structures (i.e. septic system)**
- 4) Wetland**
- 5) Important Habitat**
- 6) Habitat Fragmentation**
- 7) Public Use/Access**
- 8) Cultural Resources**
- 9) Urgency of Erosion/Flood Threat**



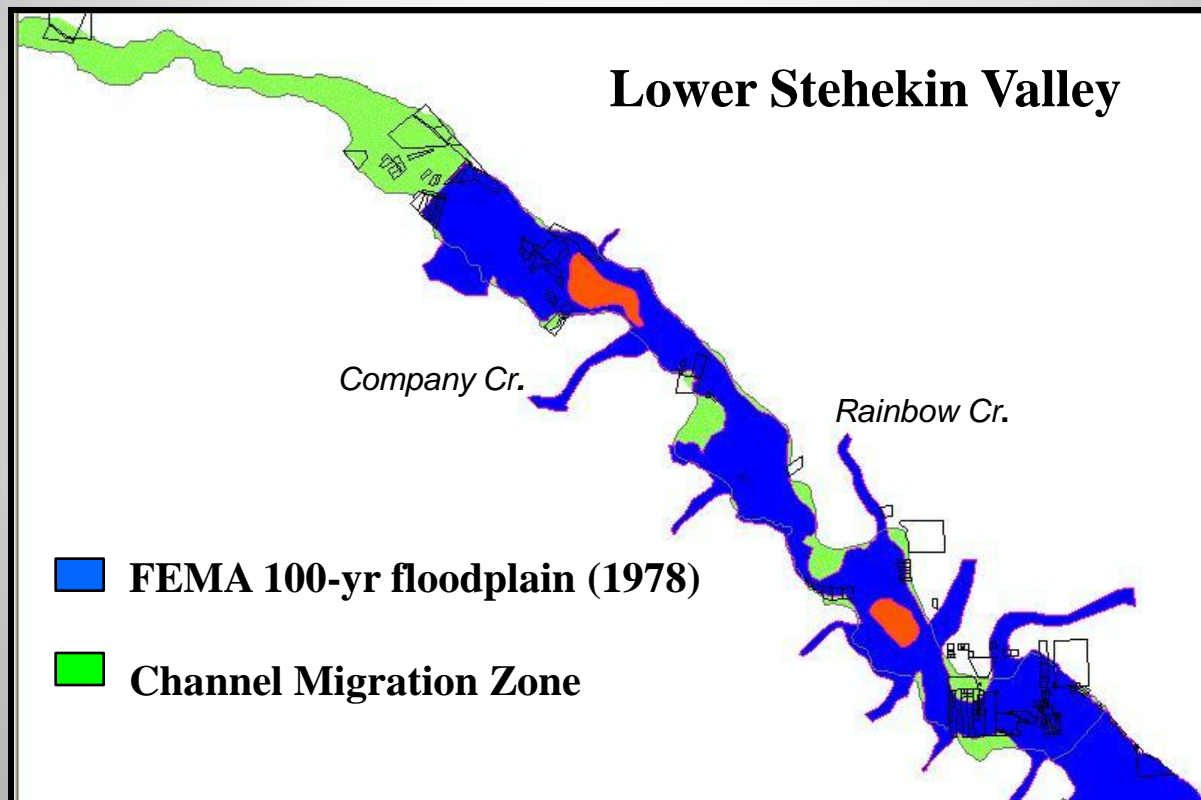
Private Property and Development in CMZ in lower valley:

- 1) Out of CMZ = 105.2 acres
- 2) In CMZ = 208.4 acres



Private Property and Development in CMZ in lower valley:

- 1) Out of CMZ = 105.2 acres
- 2) In CMZ = 208.4 acres





Preferred Alternative **Acquisition/Exchange Rankings**

1- Private parcels prioritized as:

low- 4 (86 in 1995 plan)

medium 98 (18)

high 66 (62)

2-Alternative 4

low – 72

medium -81

high -15

3-Corrections (1-6-11):

low -3

medium –96

high -69

Stehekin River Corridor Implementation Plan

Summary of Draft Revised Land Protection Plan

National Park Service

2011



Stehekin River Corridor Implementation Plan Schedule

<u>Date</u>	<u>Activity-Milestone</u>
January 2008	Public Scoping Meetings Seattle, Stehekin, Wenatchee
March 2008	NPS Alternatives Workshop
April 2008	Technical Committee Review Issues
June 2008	Public Information Newsletter on Preliminary Alternatives
August 2008	Public Newsletter and Open Houses Stehekin and Seattle
November 19-21, 2008	NPS Choosing By Advantage Alternative Workshop
April 2009	Technical Committee Review Actions
Sept. 2009– January 2010	Internal NPS, Regional Office, FHWA, Solicitor Reviews
June 2010	Technical Committee Review DEIS
July-September 2010	Print and Distribute Draft EIS and Land Protection Plan
September 3, 2010	Public Comment Period Opens (90 days)
September 20-21, 2010	Public Site Visits
October 2010	Public Meetings Stehekin, Wenatchee, Seattle
January 10 and 12, 2011	Public Meetings in Stehekin and Sedro Woolley
February 11, 2011	Extended Public Comment Period Closes (150 days).
Summer 2011	Release Final Plan and EIS
Fall 2011	Record of Decision
Fall 2012	Begin Plan Implementation

Constructive ideas for LPP revision received during public comment period:

- Do not give a point for private development out of the CMZ.**
- Prioritize only that portion of property inside criteria zone (e.g. wetland, CMZ, etc.).**
- Reconsider LPP and compatibility language and re-write the plan in such a way that the tone, purpose, and intent of the NPS are more clear with regard to support for an ongoing viable Stehekin Community.**
- Avoid use of the word 'acquire' associated with all private property regardless of priority (e.g. when not used with 'exchange', or as in 'Land Acquisition Priorities'.**
- Oppose some individual parcels proposed for exchange.**
- Consider additional areas for exchange.**
- There should be a section in the LPP that objectively codifies the values of the Stehekin Community.**
- Retain an interest in possible exchange lands along road near Boulder Creek to protect investments in existing scenic easements.**

Compatibility Criteria (page 20 Draft LPP):

- 1. Subdivisions of land that do not comply with Chelan County regulations.**
- 2. Construction along main channel eroding bank, in CMZ, wetlands, and on steep slopes.**
- 3. Construction requiring dredging, filling, or armoring of the shore of Lake Chelan that is not in compliance with U.S. Army COE, Washington Hydraulic Code , or Shoreline Management Act.**
- 4. Cutting of timber for sale or transport outside valley.**
- 5. Cutting timber by any means other than selective harvesting, except as required by Washington DNR regulations.**
- 6. The mining of sand, rock, or gravel for sale or transport outside the valley.**

Character of Stehekin Valley

- ‘.....modest homesites, ranches, eating establishments, lodges, etc.’
(Senate report 700, 1967)
- ’The community is characterized by dispersed, low density development, but with clusters of development in a variety of places ‘(NPS- 1995 LPP).
- ’The appearance of the valley is generally rustic, and un-crowded. Clearing has occurred at several sites for agricultural uses and pastures’.NPS- 1995 LPP).
- Rural, mix of forested and open areas
- Modest scale of development (e.g. single family homes, small businesses including small scale privately owned lodging, ranches, etc.)
- Sustainable use of resources for private use (e.g. firewood, timber, sand, rock and gravel)
- Reliance on local land use authorities to regulate activities on private land:
e.g. county zoning and permits and state permits
- School operates to teach children of residents
- Community Center continues to be available as a place for gatherings

NPS Land Management History

- 1968 Congress authorizes land acquisition/exchange in LACH NRA**
- 1969 First Stehekin Plan developed, based on Grand Teton 'opportunity purchase' approach (i.e. willing seller). Plan identified 65 acres at head of lake in 'Private Use and Development' Zone.**
- Early emphasis 1969-74 on property at head of lake, landing, Lake Chelan Box Co. holdings, and large unimproved lots; about 606.3 acres purchased 1970-72.**
- 1979 NPS develops Land Acquisition Policy, which results in development of Land Acquisition Plan for LACH in 1980 -81 (finalized?).**
- 1980 GAO report recommends some sell-back of land to private interests.**
- 1995 LPP revised as part of General Management Plan ; 444 acres private land.**

In 1967 NPS identifies three main 'threats' to character of the valley:

- 1) Road access from outside valley – precluded by 1968 Act;**
- 2) Commercial Logging (Chelan Box and Mfg. Co.) – precluded largely by purchase of 606 acres in 1970-71; and**
- 3) Overdevelopment by small lot subdivision – limited by Chelan County zoning in Growth Management Act process of 1990s and NPS acquisitions.**

-source: 1980 Memorandum to Director NPS

Stehekin Valley Ranch

McGregor Meadow

Harlequin

Orchard

Landing

Lake Chelan

Privately-owned Development in the Stehekin Valley 1968

Legend

- Structures 1968
- Developed parcels, 1968
- Approx. 1962 Stehekin River channel



Stehekin Valley Ranch

McGregor Meadow

Harlequin




Orchard

Landing

Lake Chelan

Privately-owned Development in the Stehekin Valley 2011

Legend

-  Structures 2011
-  Developed parcels, 2011
-  July 2009 Stehekin River Channel



Lake Chelan National Recreation Area GIS

22 December 2010

ch\stehekin_river_FIS\doc 2010 maps\developed_tracts_2011.mxd