



CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
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MEMO

To: Board of County Commissioners
From: Community Development
Date: August 8, 2017
Re: Draft Shoreline Master Program Designation Map

Background: In 2011 Chelan County, with the support of Department of Ecology, contracted with The Watershed Company and Jones and Stokes to inventory, analyze and provide recommendation on the environmental designations for the Shoreline Master Program update. The consultant group¹ included professional biologists and other related shoreline specialists who used the best available data, site confirmations and a comprehensive methodology to complete an Inventory and Analysis Report, dated June 21, 2011 (see page 208 for the methodology). The Watershed Company has completed similar work for more than 40 jurisdictions in the State.

The Inventory and Analysis used multiple factors to determine function (see page 41, Table 9 and alphabetical summary below).

- Current land uses
- Federal forest designations
- Flood zones and wetlands
- Function analysis
- Geohazards (not related to criteria within Chapter 11.86)
- Impaired waterbodies
- Impervious surface
- Land capacity analysis
- Overwater structures
- Ownership
- Priority fish and wildlife habitat sites
- Planned land uses (zoning)
- Precipitation and rain-on-snow
- Public access
- Restoration sites
- Sewer availability
- Soils
- Surficial geology
- Toxic sites
- Vegetation cover
- Water-oriented uses

Requests: As of today, the County has received three written requests for re-designation for the southwest shoreline of Lake Wenatchee where existing USFS cabins, campgrounds and a boat launch are located on leased Forest Service land; two verbal requests to review properties at the end of Shore and Wilson Streets, south of the City of Leavenworth; and, a request from Ryan Walker of Grette Associates, LLC, to review approximately twenty-nine locations throughout the County.

Additionally at the July 11, 2017 Hearing, the Board requested that staff review all USFS leased lands to capture potential areas of more intense uses. The USFS has provided a list of 220 leases

¹ From the Watershed group:

Amy Summe, Sr. Environmental Planner with a BS in Zoology and BS in Environmental Science;
Mike Mazur, Fisheries Biologist with a Ph.D., Aquatic and Fishery Sciences and BS, Fisheries and Wildlife;
Suzanne Tomassi, Wetland and Wildlife Biologist with a MS in Wildlife Biology and a BS in Biology;
Mark Indrebo, Fluvial Geomorphologist with a MS in Geology and a BA in Philosophy; and support from
Dan Nickel, Vice President and Environmental Engineer with a MS, Environmental Science and a BS, Biology

within Chelan County. This list was reduced to 87 leases related to recreational residences, cabins, resort or boat facilities with a draft environmental designation of 'natural'. Many of these leases are grouped to a few locations. Isolated single use leases were not reviewed due to their perceived minimal impact on the shoreline. The following review addresses 36 areas of potential re-designation.

Staff Review: The following review considers the completed scientific Inventory and Analysis report to have been done correctly and comprehensively. However, in some areas, missing or additional information, which may have change the outcome, has been documented for consideration. No new scientific information was provided for any of the requests; therefore, in most cases where a change in data or use warranted, staff recommended changing designations one level. If additional technical/scientific information becomes available then additional review may be merited.

The Inventory and Analysis Report included a Map Folio which staff has summarized to provide a general reference of shoreline conditions. A more comprehensive understanding of the analysis and designation requires a detailed reading of the Inventory and Analysis report.

The general finding of staff is that most of the designations are appropriate and reflect site conditions. Some areas that warrant a consideration of change based on new information or interpretation of designation terms. Additionally, there may be a question of how to define or use the 'urban' along the shorelines. As noted in the review of item #1 the use of an 'urban' designation indicates current or future build out at an urban level and may result in more intense development along the shorelines.

Changes in the designation will also change the types of uses, lot widths (for new subdivisions) and buffer setbacks. It is recommended that the designations be reviewed with this in mind. Related sections of the Draft SMP include:

- Section 3.6 Shoreline Use Matrix, including Table 3.6-a Shoreline Use Matrix
- Section 3.7 Shoreline Development Standards, including Table 3.7-a Shoreline Development Standards
- Section 3.8 Shoreline Buffers, including Table 3.8-a Shoreline Buffers

Finally, staff recommends that the maps would benefit from cartographic modifications and some adjusted boundaries to match waterways and property boundaries.

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1. Lake Wenatchee, USFS South Shore, map 60:

South Shore USFS leases for Glacier View Campground, Camp Zanika Lache and private cabin area with 35 lots. The same area includes one USFS lease for a boat dock.



- a. Shoreline Environmental Designation(s): SMP draft 'natural' designation with a request to change to 'urban' designation.
- b. Zoning: Commercial Forest Lands (FC)
- c. Inventory Analysis Maps (summarized on the next page) indicate that the site contained low intensity development areas with docks (overwater coverage) with a moderate functioning shoreline.
- d. Public Workshop requested consideration of an 'urban' designation to match the north and south shore proposed designation.
- e. Staff/Consultant review²: Grette Associates, LLC is requesting that the text of the Draft SMP be amended to permit the placement of 'urban' outside of UGAs and LAMIRDs.

However, this appears to conflict with WAC 173-26-211, which states that high-intensity environment (Urban for Chelan County) should be assigned to "shoreline areas within incorporated municipalities, urban growth areas, and industrial or commercial "limited areas of more intensive rural development," as described by RCW 36.70A.070, if they currently support high-intensity uses related to commerce, transportation or navigation; **or are suitable and planned for high-intensity water-oriented uses.**"

- f. Staff Review: The area contains USFS leases for cabins, camps and boat facilities.

The request for 'urban' is based primarily on the adjoining 'urban' designation for Cedar Brae Plat. However, as of August 7, 2017, the County has received five public

² On August 1, 2017, Hank Lewis and Lilith Vespier from Chelan County hosted a meeting with Lennard Jordan from Department of Ecology, Ryan Walker and Anne Hessburg of Grette Associates, LLC and Dan Beardslee of Erlandsen.

comments requesting that the existing ‘conservancy’ designation along the south shoreline be retained in the new Shoreline Master Program.

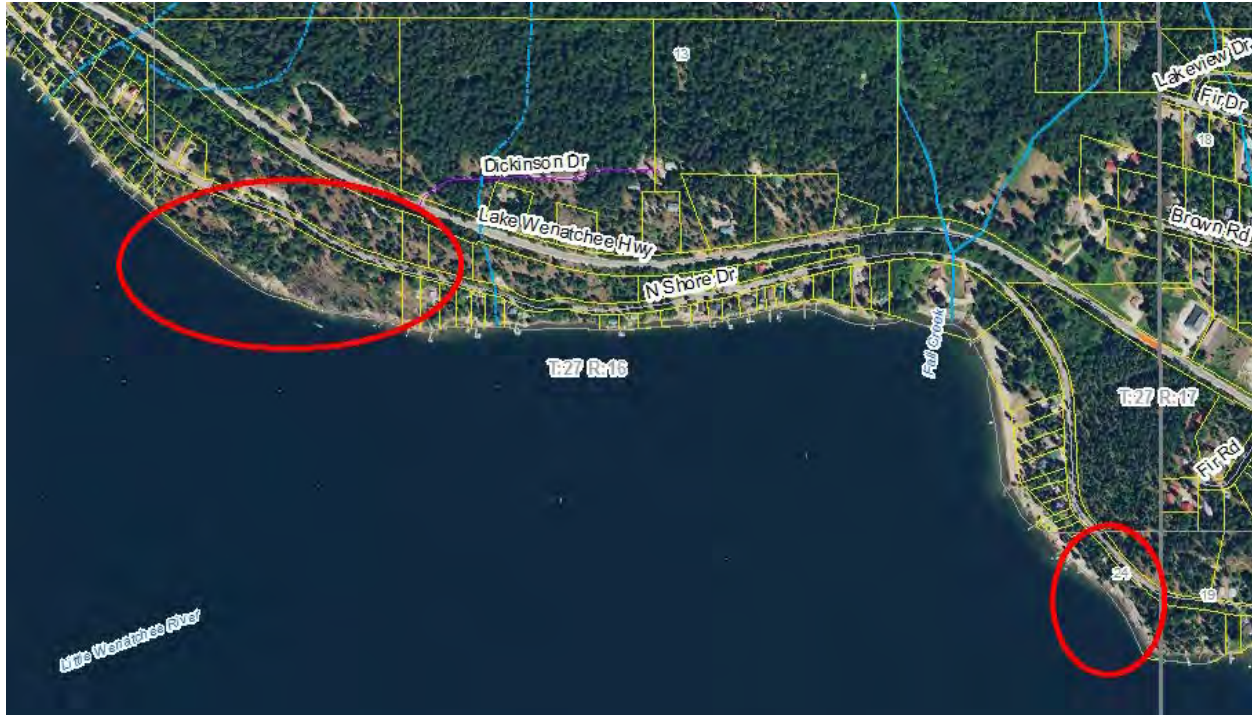
While the USFS lessors are requesting ‘urban’ based on the density of lots similar to the north shore; the ‘urban’ designation is intended to correspond to a LAMIRD and UGA zoning districts. Staff notes that the site associated with the USFS leases may warrant a change, for the area shown in red, from the draft designation of ‘natural’ to a ‘conservancy’ or ‘rural’ designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Current land uses | Government and USFS permits |
| Federal forest designations | Big Game Habitat; Matrix |
| Flood zones and wetlands | None |
| Function analysis | Moderate |
| Geohazards (not related to criteria within Chapter 11.86) | Yes |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious Report, page 66 finding 14% impervious for Lake Wenatchee |
| Land capacity analysis | Primarily vacant |
| Overwater structures | Yes, approximately 6 |
| Ownership | USFS |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Waterfowl concentrations; Trumpeter Swan, near Common Loon and Bald Eagle Nest Site |
| Planned land uses (zoning) | Commercial Forest Lands (FC) |
| Precipitation and rain-on-snow | 30.1 – 40 inches average annual |
| Public access – excluding review of ownership | Trail and campground |
| Restoration sites | None |
| Sewer availability | None on USFS; available at the end of road |
| Soils | Andisols - formed in volcanic ash |
| Toxic sites | None |
| Vegetation cover | USFS Old Growth; evergreen forest; low intensity development; developed open space |
| Water-oriented uses | None |

2. Lake Wenatchee, USFS North Shore, map 60:

North shore USFS leases at two separate locations; one location has 3 residential leases and the second location has 4 lots based on the survey map. It is unclear how many leases are associated with the second location because it is within the same Township/Range/Section as the “South Shore” listed above.



- a. Shoreline Environmental Designation(s): Draft SMP ‘natural’ designation with a request to change to ‘urban’ designation.
- b. Zoning: Rural Waterfront (RW) – a Residential LAMIRD designation
- c. Inventory Analysis Maps (summarized on the next page) indicate that the site contained low intensity development areas with docks (overwater coverage) with a moderate functioning shoreline.
- d. Public Workshop referenced these areas but did not discuss changes.
- e. Staff/Consultant review did not discuss these areas.
- f. Staff Review: The Inventory and Analysis Report identified many areas with a LAMIRD or UGA zoning designation to be appropriate for an ‘urban’ designation. The north shore of Lake Wenatchee is designated as Rural Waterfront which is a LAMIRD designation.

See Staff Review notes for item #1.

These areas contain larger lots, with areas of undeveloped shoreline under government ownership, which are not expected to be developed at an urban level.

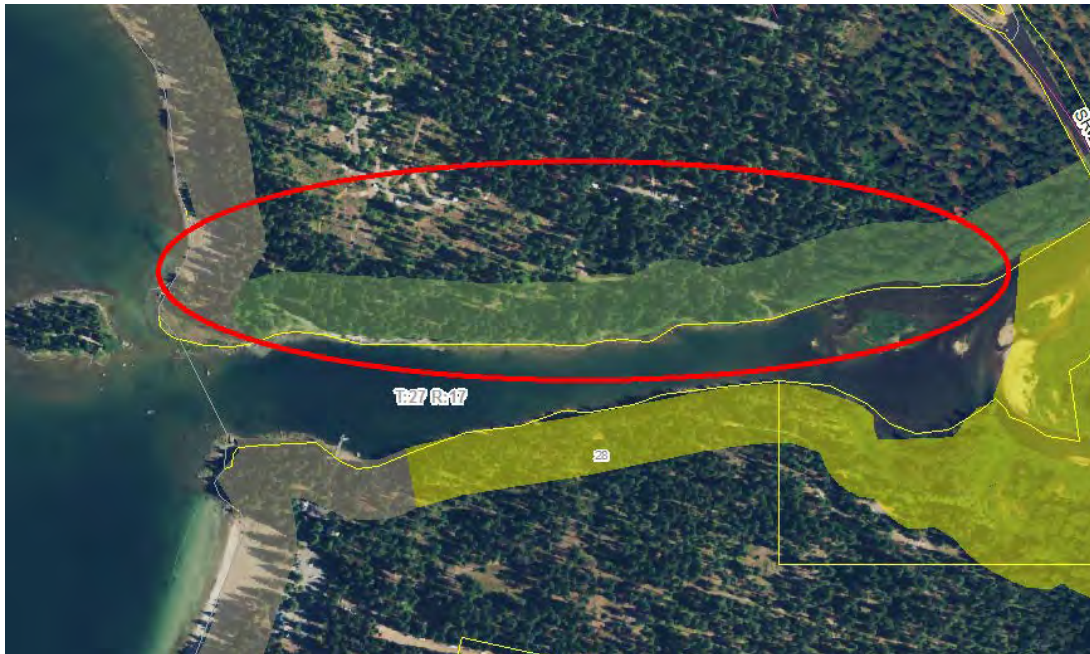
Staff notes that the area associated with the USFS leases may warrant a change from ‘urban’ to ‘rural’ designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Current land uses | Government and USFS permits |
| Federal forest designations | Big Game Habitat; Matrix Smaller section listed as “pending allocation decision” |
| Flood zones and wetlands | None |
| Function analysis | Moderate |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious Report, page 66 finding 14% impervious for Lake Wenatchee |
| Land capacity analysis | Primarily vacant |
| Overwater structures | Yes, approximately 2 |
| Ownership | USFS |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Waterfowl concentrations, Trumpeter Swan |
| Planned land uses (zoning) | Rural Waterfront (RW) |
| Precipitation and rain-on-snow | 30.1 – 40 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | Available at road |
| Soils | Andisols - formed in volcanic ash |
| Toxic sites | None- Larger site Smaller site is adjacent to underground storage tank |
| Vegetation cover | Larger site - Evergreen forest; shrub; deciduous forest; developed open space Smaller site – low intensity development |
| Water-oriented uses | None |

3. Wenatchee River, USFS Park East Shore, map 61:

East shore USFS Park lease



- a. Shoreline Environmental Designation(s): Draft SMP 'natural' designation with a request to change to 'conservancy' designation.
- b. Zoning: Rural Public Lands and Facilities (RP)
- c. Inventory Analysis Maps (summarized on the next page) indicate the property is used as parks and open space with a medium high functioning shoreline.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC discussed the north shoreline as having an existing RV Park, outside the shoreline jurisdiction, but with a heavy use of the shoreline for recreational uses.
- f. Staff Review: The 'natural' and 'conservancy' designation management policies encourage shoreline use which is low-intensity water-oriented recreational uses. The 'natural' designation is intended to preserve and restore shoreline ecology. The 'conservancy' designation may provide slightly more recreational options.

Staff notes that the site associated with the RV Park and trail system may warrant a change from the draft designation of 'natural' to a 'conservancy' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Current land uses | Parks and Open Space |
| Federal forest designations | Private |
| Flood zones and wetlands | Floodplain |
| Function analysis | Medium High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious Report, page 66 finding 14% impervious for Lake Wenatchee |
| Land capacity analysis | Vacant and partially used |
| Overwater structures | Yes, approximately 1 |
| Ownership | State Park |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Mule Deer and Riparian |
| Planned land uses (zoning) | Rural Public Lands and Facilities |
| Precipitation and rain-on-snow | Mix 25.1-40 inches average annual |
| Public access – excluding review of ownership | Yes |
| Restoration sites | None |
| Sewer availability | Available at road |
| Soils | Inceptisols- no clays, iron oxide, aluminum oxide or organic matter |
| Toxic sites | Underground Storage Tank |
| Vegetation cover | Evergreen forest; shrub; low intensity development |
| Water-oriented uses | Noncommercial Forest, parks/open space |

4. Nason Creek, Headwaters, map 61:

Near the Wenatchee River Headwaters



- a. Shoreline Environmental Designation(s): Draft SMP designation is 'natural' with a request to change to 'urban' designation.
- b. Zoning: Rural Commercial (RC)
- c. Inventory Analysis Maps (summarized on the next page) indicate the property is used for residential with a high functioning shoreline and associated floodplain and partial wetland.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC noted that the site is used by the Headwater Pub, a bar and restaurant (commercial use) and recommends a change based on land use and zoning.
- f. Staff Review: The area contains an existing developed commercial activity which corresponds to the Rural Commercial zoning district. The draft SMP permits the same commercial use within both the 'rural' and 'urban' designations but would change the buffer size for high intensity uses from 150' for rural and 100' for urban.

Chelan County data indicates that there are wetlands on the site. If confirmed, wetland regulations would apply.

See Staff Review notes for item #1. RC zoning is a LAMIRD zoning district.

Staff notes that this site and the two parcels to the east (271727320200 and 271727320100) may warrant a change from the draft designation of 'natural' to an 'urban' designation, to provide for the commercial uses and the potential to develop additional commercial uses, consistent with the Rural Commercial (RC) zoning district and WAC 173-26-211.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|---------------------------------------------------------------------|
| Current land uses | Residential |
| Federal forest designations | Private |
| Flood zones and wetlands | Floodplain and partial wetland |
| Function analysis | High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | Cat 5 – polluted waters requiring TMDL |
| Impervious surface | Map covers area |
| Land capacity analysis | Unable to read map data |
| Overwater structures | None |
| Ownership | Private |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Mule Deer near Osprey |
| Planned land uses (zoning) | Rural Commercial |
| Precipitation and rain-on-snow | 25.1 – 30 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | Available at road |
| Soils | Inceptisols- no clays, iron oxide, aluminum oxide or organic matter |
| Toxic sites | None |
| Vegetation cover | Map unclear - evergreen forest; development |
| Water-oriented uses | Unable to read map |

5. Nason Creek, Commercial Wetland, map 61:

Shoreline Jurisdiction determined by wetland data



- a. Shoreline Environmental Designation(s): Draft SMP 'natural' designation with a request to the area from being designated.
- b. Zoning: Rural Recreational/Residential (RRR)
- c. Inventory Analysis Maps (summarized on the next page) indicate the site contains other residential uses with a high functioning shoreline with floodplain and wetland.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC stated that a wetland delineation done in this area indicated no wetland was present. The delineation was not provided.
- f. Staff Review: If it is documented through a wetland delineation that the site does not contain a wetland associated with Nason Creek or the Wenatchee River it is not within the Shoreline jurisdiction, pursuant to RCW 90.58.030. The NWI maps are the County's best available science until a, site specific, wetland delineation is completed. Note, the wetland delineations, per Department of Ecology, are valid for five years; therefore, future reports may be required until the NWI maps are updated.

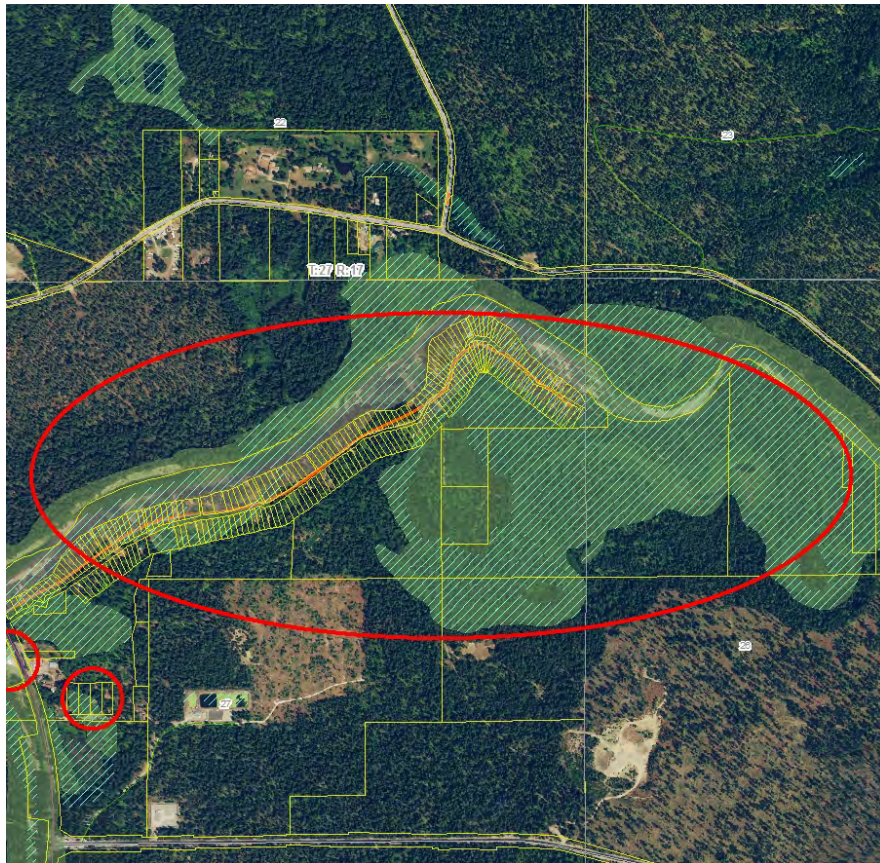
Staff recommends no change from the 'natural' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|---------------------------------------------------------------------|
| Current land uses | Other Residential |
| Federal forest designations | Big Game Habitat; Matrix |
| Flood zones and wetlands | Floodplain and partial wetland |
| Function analysis | High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | None |
| Land capacity analysis | None |
| Overwater structures | None |
| Ownership | Private |
| Priority fish sites | N/A |
| Priority wildlife habitat sites | Mule Deer near Osprey |
| Planned land uses (zoning) | Rural Commercial |
| Precipitation and rain-on-snow | 25.1 – 30 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | Available at road |
| Soils | Inceptisols- no clays, iron oxide, aluminum oxide or organic matter |
| Toxic sites | None |
| Vegetation cover | Evergreen forest |
| Water-oriented uses | None |

6. Wenatchee River, Brae Burn, map 61:

Shoreline Jurisdiction determined by wetland data



- a. Shoreline Environmental Designation(s): Draft SMP 'rural' designation primarily within the Brae Burn Plat and 'natural' designation for the remaining area. Areas of wetland appear to have been designated as 'natural' designation.
- b. Zoning: Rural Residential/Resource 5 (RR5) along the shoreline and RR20 behind the Brae Burn Plat.
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential and forestry with a high functioning shoreline and floodplain and wetlands. The Braeburn Plat also includes floodway.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC notes that the use of inaccurate wetland data makes the maps inaccurate.

A related discussion regarding other areas within the County resulted in an acknowledgement that the maps are intended to be for informational purposes only; any site specific information and/or investigation will determine the location of wetlands and floodway/floodplain which define the shoreline jurisdiction, pursuant to RCW 90.58.030.

- f. Staff Review: More than 50% of the Braeburn plat contains floodway with most of the remaining lots containing floodplain. Additionally, this area is associated with multiple wetlands. The NWI maps are the County's best available science until a, site specific, wetland delineation is completed.

Staff recommends no change from the 'rural' and 'natural' designations.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|--------------------------------------------------------------------|
| Current land uses | Residential & forestry |
| Federal forest designations | Private |
| Flood zones and wetlands | Floodplain and partial wetland |
| Function analysis | High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant and partially used |
| Overwater structures | None |
| Ownership | Private |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Mule Deer, Osprey, Great Blue Heron, Riparian, Aspen Stands |
| Planned land uses (zoning) | Rural Residential/Resource 5 and 20 |
| Precipitation and rain-on-snow | 25.1 – 30 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Mollisols - semi-arid to semi-humid areas |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; shrub; low intensity development; woody wetlands |
| Water-oriented uses | None |

7. Little Wenatchee River, Two Mines, map 59:

West shore Two Rivers Mine (also associated with Little Wenatchee River)



- a. Shoreline Environmental Designation(s): Draft SMP ‘conservancy’ designation with a request to change to ‘rural’ designation.
- b. Zoning: Commercial Mineral Lands (MC)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for forestry; however, this site is industrial (mining). The site is listed as a high functioning shoreline with associated floodplain and wetland.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC noted that the site is barren and inconsistent with ‘conservancy’. Discussion included restoration requirements of the DNR permit for surface mining.
- f. Staff Review: Two Rivers Mine is a surface mine regulated, in part by the Department of Natural Resource permit, which requires a mining permit with a Restoration Plan. The Restoration Plan is intended to stabilize slopes, re-establish vegetation and natural contours, pursuant to RCW 78.44.

The State guidelines provide for two types of conservancy – ‘urban conservancy’ and ‘rural conservancy’. The ‘urban conservancy’ specifically addresses mining as an appropriate land use associated with this designation, WAC 173-26-211(5)(e). However, Chelan County did not adopt ‘urban conservancy’.

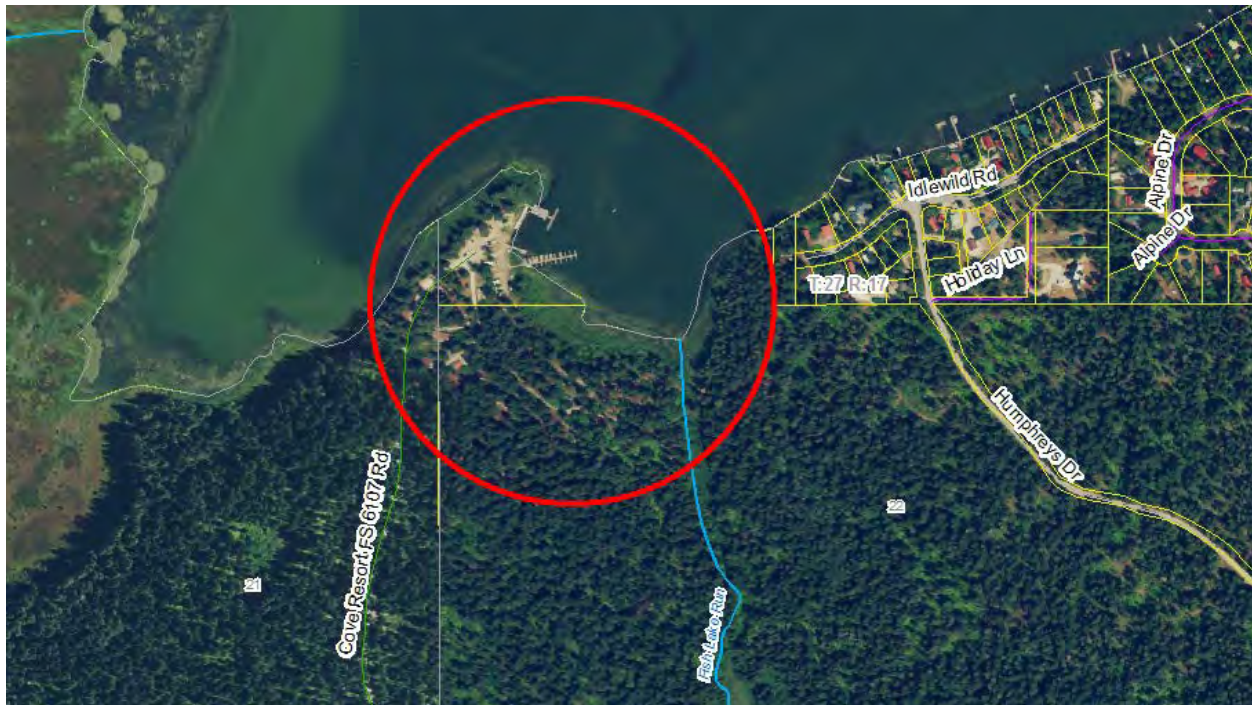
Staff notes that the site may warrant either retaining the draft ‘conservancy’ designation or changing to a ‘rural’ designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Current land uses | Forestry |
| Federal forest designations | Private |
| Flood zones and wetlands | Floodplain and wetland |
| Function analysis | High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | Cate 2 and 5 – waters of concern |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Unclassified |
| Overwater structures | None |
| Ownership | Private |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Mule Deer, near Osprey |
| Planned land uses (zoning) | Commercial Mineral Lands |
| Precipitation and rain-on-snow | 30.1 – 40 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Entisols - no profile development Inceptisols- no clays, iron oxide, aluminium oxide or organic matter |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; grassland/herbaceous; shrub; low intensity development |
| Water-oriented uses | None |

8. Fish Lake Wenatchee, Resort & Boat Launch, map 46:

Fish Lake Resort & Boat Launch, USFS lease



- a. Shoreline Environmental Designation(s): Draft SMP 'natural' designation with a request to change to 'rural' designation.
- b. Zoning: Commercial Forest Lands (FC)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for government; however, this area includes a recreational lease for cabins and boating facilities. The area is listed with a high functioning shoreline.
- d. Public Workshop: There was mention that the site would be better designated 'rural'.
- e. Staff/Consultant review: Grette Associates, LLC stated that the recreational uses should be reflected in the designation.
- f. Staff Review: It does not appear that the more intense recreational use was considered as part of the designation process.

Staff notes that the site associated with the USFS leases may warrant a change from the draft designation of 'natural' to a 'conservancy' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|----------------------------------------------------|
| Current land uses | Government |
| Federal forest designations | Developed Recreation |
| Flood zones and wetlands | None |
| Function analysis | High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Unclassified and Vacant |
| Overwater structures | Yes, approximately 3 |
| Ownership | USFS |
| Priority fish sites | 1-2 species |
| Priority wildlife habitat sites | Riparian, Great Blue Heron, Osprey, Western Toad |
| Planned land uses (zoning) | Rural Public Land and Facilities |
| Precipitation and rain-on-snow | 30.1 – 40 inches average annual |
| Public access – excluding review of ownership | Yes |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Andisols - formed in volcanic ash |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; shrub; low intensity development |
| Water-oriented uses | None; however, camp and boating |

9. Fish Lake Wenatchee, Residential Area, map 46:

Fish Lake Residential Subdivision



- a. Shoreline Environmental Designation(s): Draft SMP 'natural' designation with a request to change to 'urban' designation.
- b. Zoning: Rural Residential/Resource 20 (RR20)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential, in part, and data unknown, in part. The area is listed with a high and moderate functioning shoreline.
- d. Public Workshop: There was mention that the area should be re-designated to 'rural' due to the current uses.
- e. Staff/Consultant review: Grette Associates, LLC stated that the residential and existing Hideaway Resort should be reflected in an 'urban' designation. Also noted was that the shoreline location is not reflected by the draft maps.
- f. Staff Review: The OHWM in this area is not reflected in the Draft SMP due to high levels of aquatic vegetation and associated wetlands. The Hideaway Resort has been closed for years; however, the site has been used as a residence and retains the historical buildings. Staff has not heard from the owner about re-establishment of the Resort or other water development.

The Carstens Summer Home Plat contains small residential lots near/adjacent to the OHWM.

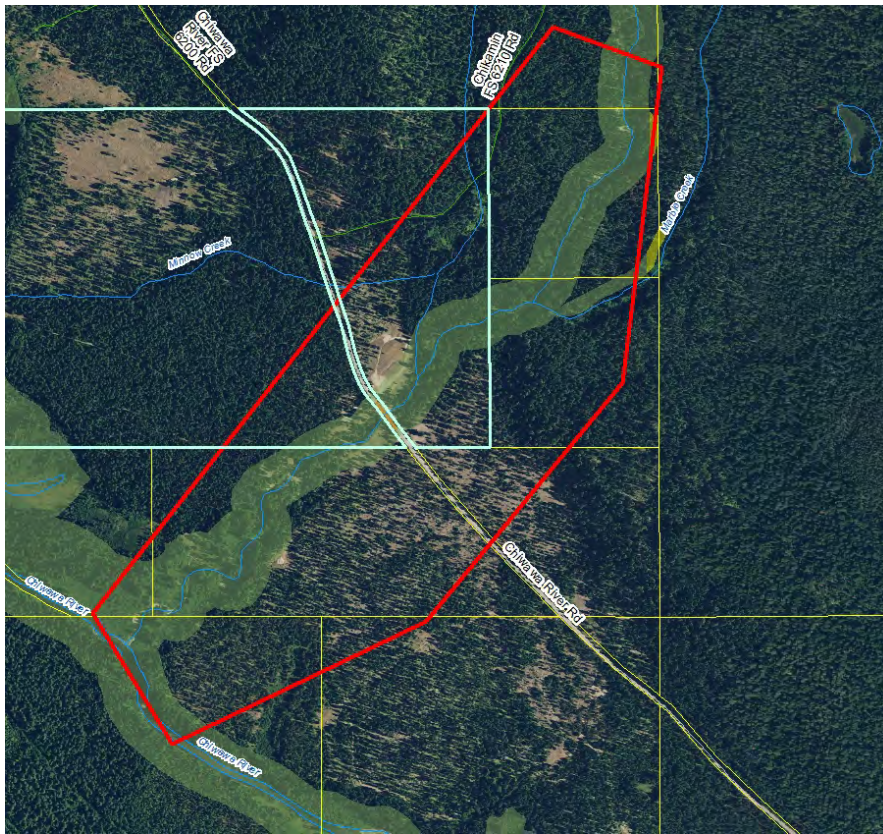
Staff notes that the site, shown in red, may warrant a change from the draft designation of 'natural' to a 'conservancy' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|----------------------------------------------------------------------|
| Current land uses | Residential/Data unknown |
| Federal forest designations | Private |
| Flood zones and wetlands | None |
| Function analysis | High and Moderate |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant and partially used |
| Overwater structures | Yes, approximately 10 |
| Ownership | Private |
| Priority fish sites | 1-2 species |
| Priority wildlife habitat sites | Mule Deer, Wetlands, Columbia Spotted Frog |
| Planned land uses (zoning) | Rural Residential/Resource 20 |
| Precipitation and rain-on-snow | 30.1 – 40 inches average annual |
| Public access – excluding review of ownership | Yes, (however) may be adjacent to area of interest |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Entisols - no profile development |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; emergent Herb. Wetlands; low intensity development |
| Water-oriented uses | Recreational Activities; however, closed facility |

10. Chikamin Creek, Residence and Campgroup, map 45:

East tributary of the Chiwawa River



- a. Shoreline Environmental Designation(s): Draft SMP 'natural' designation with a request to change to 'rural' designation.
- b. Zoning: Commercial Forest Land (FC)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for forestry; however, it also includes an area used for residential recreation. The area has high (west of road) and medium high (east of road) functioning shoreline with areas of wetland (west of road).
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC states that, in addition to the forestry, the site contains a 1980's informal campground with a small cabin, gravel roads and recreational use. The residential and campground are located west of the road and an area of barren land is located to the east of the road.
- f. Staff Review: There are no County records for an informal campground or cabin; however, if it was established in the 1980's no permit would have been required. The Chelan County Assessor's records do not indicate a cabin on any of the properties. Staff has not been able to visit the site. Based on discussion with Grette Associates, LLC, the areas of development appear to be located near the road, completely or primarily with parcel 28-17-21-000-050 (shown in light blue).

Staff notes that the area of development (within parcel 28-17-21-000-050) may warrant a change from the draft designation of 'natural' to 'conservancy' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Current land uses | Forestry |
| Federal forest designations | Private |
| Flood zones and wetlands | Areas of wetland |
| Function analysis | High and Medium High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant and uncategorized |
| Overwater structures | None |
| Ownership | Private |
| Priority fish sites | 7-9 species |
| Priority wildlife habitat sites | Mule Deer, Marten |
| Planned land uses (zoning) | Forest Commercial Lands |
| Precipitation and rain-on-snow | 30.1 – 40 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Andisols - formed in volcanic ash and Inceptisols- no clays, iron oxide, aluminum oxide or organic matter |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; shrub; low intensity development; woody wetlands |
| Water-oriented uses | None |

11. Chiwawa River, USFS leases, map 46:

USFS lease for cabins on the south side of the river



- a. Shoreline Environmental Designation(s): Draft SMP 'natural' designation with a request to change to 'conservancy' designation.
- b. Zoning: Commercial Forest Lands (FC)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for government; however, it contains recreational leases for cabins. The site has a high functioning shoreline.
- d. Public Workshop: it was noted that the site should be modified to 'conservancy' designation.
- e. Staff/Consultant review: this area was not reviewed.
- f. Staff Review: The area has some development for low intensity residential and recreational uses associated with the USFS leases.

Staff notes that the area associated with the USFS leases, shown in red, may warrant a change from the draft designation of 'natural' to a 'conservancy' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|---------------------------------------------|
| Current land uses | Government |
| Federal forest designations | River Recreational |
| Flood zones and wetlands | None |
| Function analysis | High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | None |
| Land capacity analysis | Vacant and uncategorized |
| Overwater structures | None |
| Ownership | USFS |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Mule Deer, near Wetland |
| Planned land uses (zoning) | Forest Commercial Lands |
| Precipitation and rain-on-snow | 30.1 – 40 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Mollisols - semi-arid to semi-humid areas |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; low intensity development |
| Water-oriented uses | None |

12. Wenatchee River, Chiwawa River Pines Plat, map 47:

East side of Wenatchee River (rotated image)



- a. Shoreline Environmental Designation(s): Draft SMP 'rural' designation with a request to change to 'urban' designation.
- b. Zoning: Rural Waterfront (RW)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential and undeveloped with a high functioning shoreline and floodplain and wetland.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC is requesting the area be designated 'urban' to reflect the entire plat. Discussion about not including the community parcel containing the community well site resulted in agreement.
- f. Staff Review: The well site parcel contains wetland and floodplain with a community well and shoreline access with some informal recreation.

The impervious surface map indicates a higher level of development in other areas of the plat associated with the 'urban' designation.

See discussion about 'urban' on item #1. The area is zoned RW – a LAMIRD designation.

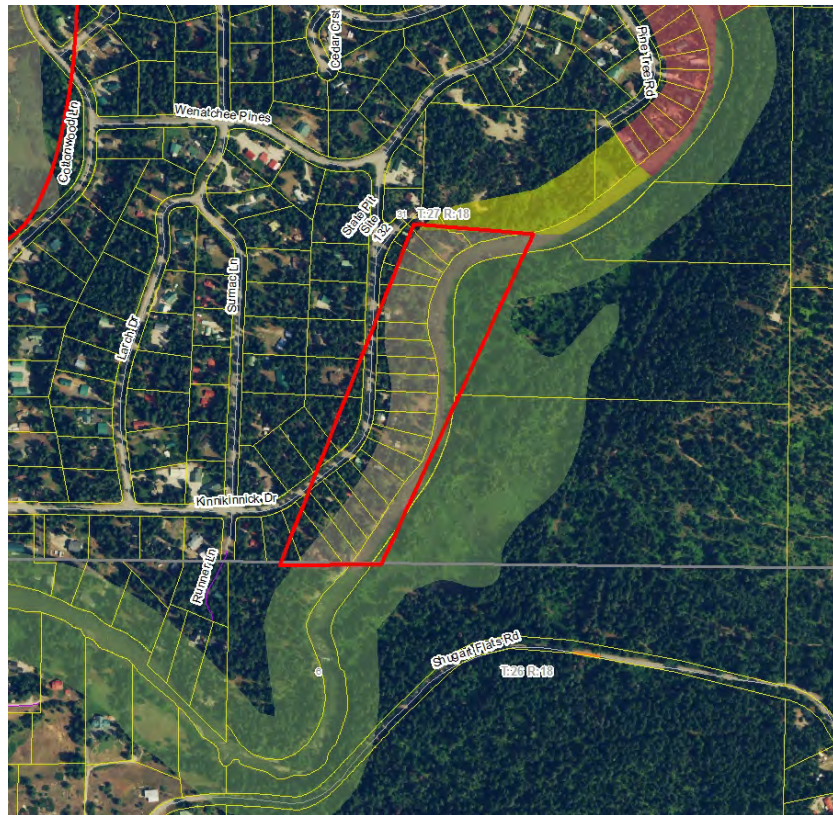
Staff notes that the site, excluding the community well parcel, may warrant a change from the draft designation of 'rural' to an 'urban' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|-------------------------------------------------------------------|
| Current land uses | Residential and undeveloped (on well parcel) |
| Federal forest designations | Private |
| Flood zones and wetlands | Floodplain and wetland (on well parcel) |
| Function analysis | High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant and uncategorized |
| Overwater structures | None |
| Ownership | Private |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Mule Deer, Riparian, Osprey |
| Planned land uses (zoning) | Rural Waterfront (RW) |
| Precipitation and rain-on-snow | 25.1 – 30 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Entisols - no profile development |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; low intensity development; developed open space |
| Water-oriented uses | None |

13. Chiwawa River, River Pines Plat, map 46:

East side of River Pines Plat



- a. Shoreline Environmental Designation(s): Draft SMP 'rural' designation with a request to change to 'urban' designation.
- b. Zoning: Rural Waterfront (RW)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential with medium high functioning shoreline and floodplain and wetland.
- d. Public Workshop: this area was not reviewed.
- g. Staff/Consultant review: Grette Associates, LLC is requesting the area be designated 'urban' to reflect the entire plat.
- e. Staff Review: The level of development, including impervious surface, appears to be less than other areas of the plat associated with the 'urban' designation.

See discussion about 'urban' on item#1. The area is zoned RW – a LAMIRD designation.

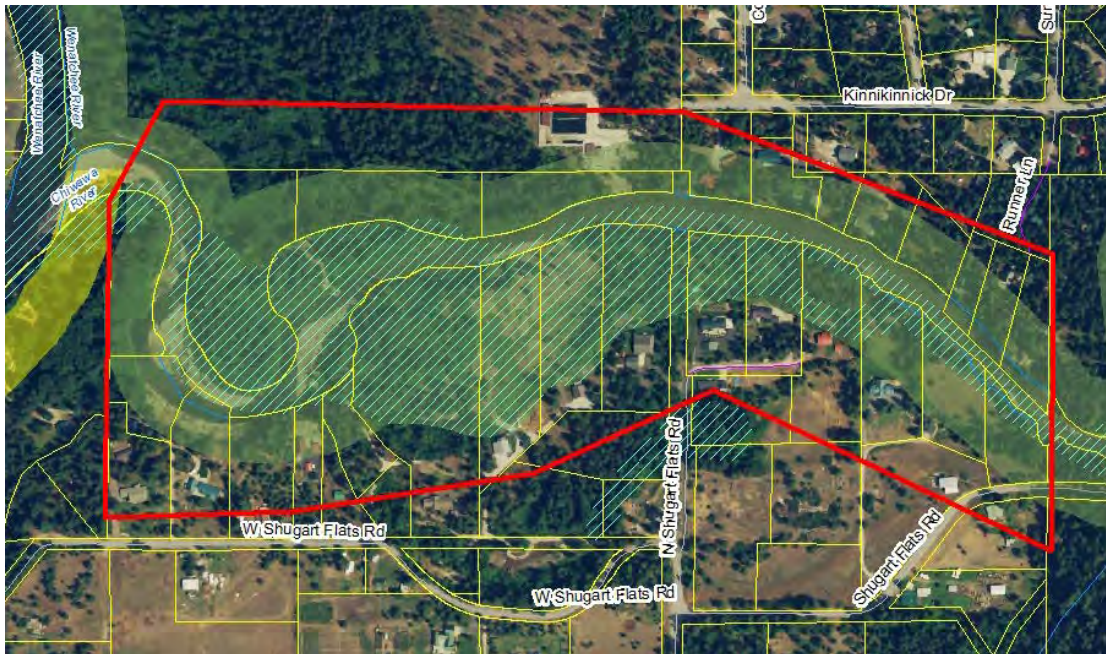
Staff notes that the site may warrant a change from the draft designation of 'rural' to an 'urban' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|---------------------------------------------------------------------|
| Current land uses | Residential |
| Federal forest designations | Private |
| Flood zones and wetlands | Floodplain and wetland |
| Function analysis | Medium High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | Cat 2 – waters of concern |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant and uncategorized |
| Overwater structures | None |
| Ownership | Private |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Mule Deer, Riparian |
| Planned land uses (zoning) | Rural Waterfront (RW) |
| Precipitation and rain-on-snow | 25.1 – 30 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Inceptisols- no clays, iron oxide, aluminum oxide or organic matter |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; low intensity development |
| Water-oriented uses | None |

14. Chiwawa River, Hatchery and South Shore, map 46:

Hatchery along the north shore (center) with residential lots to the east; and, Schugart Flats Plat along the south shore.



- a. Shoreline Environmental Designation(s): Draft SMP 'natural' designation with a request to change an unspecified designation.
- b. Zoning north shore: Hatchery is Rural Residential/Resource 20 (RR20) with residential to the east in the Rural Waterfront (RW)
- c. Zoning south shore: Rural Residential/Resource 10 (RR10) and RR2.5
- d. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential and government with a high to medium high functioning shoreline with floodplain and wetlands.
- e. Public Workshop: this area was not reviewed.
- f. Staff/Consultant review: For the north shore, Grette Associates, LLC states that the hatchery is not a natural shoreline. For the south shore, Grette Associates, LLC states that the area with 2.5 acres lots and residential development is not a natural shoreline.
- g. Staff Review: For the north shore, the only area of development on government land is the fish hatchery; the residential lots to the east are mostly developed with residential structures.

For the north shore, staff recommends no change from the 'natural' designation for the government hatchery parcel.

Staff notes that the site to the east of the hatchery, residential lots, may warrant a change from the draft designation of 'natural' to a 'conservancy' or 'rural' designation.

- h. Staff Review: For the south shore, the shoreline buffer is extended within this area to match the approximate NWI wetland area. Most of the existing residential structures appear to be located outside of the wetland areas and approximately 270' to 600' from the OHWM.

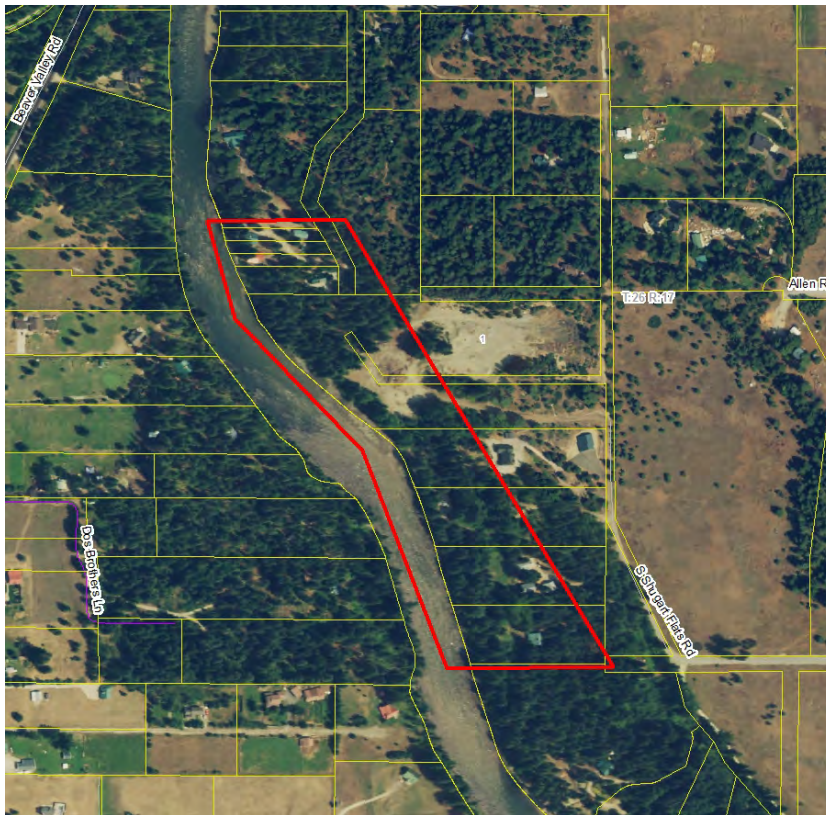
For the south shore, staff recommends no change from the 'natural' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Current land uses | Residential and Government (hatchery site) |
| Federal forest designations | Private |
| Flood zones and wetlands | Floodplain and wetland south of river |
| Function analysis | High and Medium High for lots south of Pines Plat |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant and uncategorized; one area of residential in Pines Plat |
| Overwater structures | None |
| Ownership | Private, public, PUD |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Riparian, Osprey, Meadows |
| Planned land uses (zoning) | Mix – Rural Waterfront and RR10 (north shore) Mix – RR2.5 and RR10 (south shore) |
| Precipitation and rain-on-snow | 25.1 – 30 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Andisols - formed in volcanic ash Inceptisols- no clays, iron oxide, aluminum oxide or organic matter Entisols - no profile development |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; shrub; pasture/hay; woody wetlands |
| Water-oriented uses | None |

15. Wenatchee River, County site, map 46:

Area near the Chelan County Public Works site



- a. Shoreline Environmental Designation(s): SMP draft 'conservancy' designation with a request to modify to an unspecified designation.
- b. Zoning: Rural Residential/Resource 2.5 (RR2.5)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential and government with a medium high functioning shoreline and floodplain.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC noted that the east side of the river should be the same as the west.
- f. Staff Review: The east side of the river is listed as a potential floodplain area. Other deviations may exist within the scientific data.

Staff recommends no change from the 'conservancy' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|----------------------------------------------------|
| Current land uses | Residential and Government (at County site) |
| Federal forest designations | Private |
| Flood zones and wetlands | Floodplain |
| Function analysis | Medium High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant and partially used |
| Overwater structures | None |
| Ownership | Private, County |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Meadows, near Osprey and Western Bluebird |
| Planned land uses (zoning) | Rural Residential/Resource 2.5 (RR2.5) |
| Precipitation and rain-on-snow | 25.1 – 30 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Andisols - formed in volcanic ash |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; shrub; low intensity development |
| Water-oriented uses | None |

16. Lake Chelan, North Shore Gold Creek, map 26:

Lake Chelan North Shore across from 25-mile, no road access



- a. Shoreline Environmental Designation(s): Draft SMP 'natural' designation with a request to change to 'conservancy' or 'rural' designation.
- b. Zoning: Rural Residential/Resource 20 (RR20)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential and undeveloped with a medium high functioning shoreline.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC request that these private parcels be re-designated to 'conservancy' or 'rural'. Discussion included a statement that the entire segment could be changed but the primary request related to the privately-owned land.
- f. Staff Review: This site contains 18 parcels with 7 private owners and 1 public owner. This section of shoreline is part of larger 'natural' designation segment (over 5 miles) covering both private and public lands. The shoreline conditions along the entire segment appear to be similar.

The Inventory Analysis report stated that ownership was a secondary factor in review of shoreline designations. The area of proposed change is over 2.5 miles of shoreline. The existing area is primarily undeveloped, two parcels have small residential structures and one parcel has shed and dock.

Staff recommends no change from the 'natural' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|-------------------------------------------|
| Current land uses | Residential and Undeveloped |
| Federal forest designations | Private; some Big Game |
| Flood zones and wetlands | None |
| Function analysis | Medium High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | None |
| Land capacity analysis | Vacant and uncategorized |
| Overwater structures | Yes, approximately 2 |
| Ownership | Private |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Mule Deer and Big Horn Sheep |
| Planned land uses (zoning) | Rural Residential/Resource 20 (RR20) |
| Precipitation and rain-on-snow | 0 – 15 inches average annual |
| Public access – excluding review of ownership | Yes, trail (may be outside jurisdiction) |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Mollisols - semi-arid to semi-humid areas |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; shrub |
| Water-oriented uses | None |

17. Lake Chelan, South Shore at 25-mile Park, map 26:

Lake Chelan South Shore at 25-mile Park



- a. Shoreline Environmental Designation(s): Draft SMP 'rural' designation with a request to change to 'urban' designation.
- b. Zoning: Rural Public Lands and Facilities (RP)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for government with moderate functioning shoreline.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC noted that the shoreline is heavily impacted with an existing marina.
- f. Staff Review: The rural designation is intended to support recreational parks/uses, including public marinas.

See discussion about 'urban' on item #1.

Staff recommends no change from the 'rural' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|--------------------------------------------------------------------------------|
| Current land uses | Government |
| Federal forest designations | Private |
| Flood zones and wetlands | None |
| Function analysis | Moderate |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant and uncategorized |
| Overwater structures | Yes, approximately 2 (marina) |
| Ownership | State Park |
| Priority fish sites | 3-4 species in the Creek 10-13 species in the Lake |
| Priority wildlife habitat sites | Mule Deer |
| Planned land uses (zoning) | Rural Public Lands and Facilities |
| Precipitation and rain-on-snow | 0 – 15 inches average annual |
| Public access – excluding review of ownership | Yes, campground |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Mollisols - semi-arid to semi-humid areas |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; shrub; grassland/hervaceous; medium intensity development |
| Water-oriented uses | Parks and Open Space |

18. Lake Chelan, North Shore xx, map 28:

Lake Chelan North Shore (rotated image)



- a. Shoreline Environmental Designation(s): Draft SMP ‘conservancy’ with a request to change to ‘rural’ designation.
- b. Zoning: Rural Waterfront (RW) south of the road and Rural Residential/Resource 2.5 (RR2.5) north of the road
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential; however, it this portion of the segment is undeveloped. The area has a moderate functioning shoreline. Staff would note the site has steep slopes and areas of erosion at the shoreline.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC requested that this small area should match the surrounding ‘rural’ designation.
- f. Staff Review: The existing site contains steep slopes and erosive soils with erosion at the shoreline. The area is undeveloped with access from a primitive road.

Areas of possible high run-off of water were intended to be more protected (larger buffers).

Lake Chelan has, and is proposed to retain, a buffer reduction tool build at the 25’ setback from the OHWM. The potential difference between ‘conservancy’ and ‘rural’ would be uses and future lot widths – 100’ for ‘conservancy’ and 75’ for ‘rural’.

Staff recommends no change from the ‘conservancy’ designation due to the steep slopes and erosion.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|-------------------------------------------|
| Current land uses | Residential |
| Federal forest designations | Unclassified |
| Flood zones and wetlands | None |
| Function analysis | Moderate |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | None |
| Land capacity analysis | Vacant and uncategorized |
| Overwater structures | None |
| Ownership | Private and County ROW |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Western Gray Squirrel |
| Planned land uses (zoning) | Rural Residential/Resource 2.5 (RR2.5) |
| Precipitation and rain-on-snow | 0 – 15 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Mollisols - semi-arid to semi-humid areas |
| Toxic sites | None |
| Vegetation cover | Pasture/hay; shrub |
| Water-oriented uses | None |

19. Lake Chelan, South Shore near Yacht Club, map 28:

Lake Chelan South Shore near Yacht Club (rotate)



- a. Shoreline Environmental Designation(s): Draft SMP 'rural' with a request to change to 'urban' designation.
- b. Zoning: Rural Residential 2.5 (RR2.5); with a portion of the upland in Rural Recreational/Residential (RRR)
- c. Inventory Analysis Maps (summarized on the next page) were not reviewed in this location.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC indicated a split parcel designation, at the Yacht Club, which may need to be modified and stating that the development on either side of the 'rural' designation is the same; therefore, they are requesting that the area be 'urban'.
- f. Staff Review: The shoreline designations boundaries reflect the zoning maps.

See Staff Review for item #1. The area is not within a LAMIRD zoning designation.

Staff recommends modifying the boundaries on each end of the 'rural' to match the current parcel boundaries with no change to the overall 'rural' designation.

Inventory Analysis Maps not summarized for this site.

20. Lake Chelan, South Shore near State Park, map 28:

Lake Chelan South Shore near State Park



- a. Shoreline Environmental Designation(s): Draft SMP 'rural' with a request to change to 'urban' designation.
- b. Zoning: Rural Waterfront (RW)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential with moderate functioning shoreline.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC indicated that the residential area appeared to have been excluded from the same shoreline designation of the up-lake properties.
- f. Staff Review: The State Park designation of 'rural' includes a few of the residential parcels up-lake.

The rural designation is appropriate for existing and new recreational parks/uses.

See discussion on 'urban' on item #1. The RW zone is a LAMIRD zoning district.

Staff notes that the site may warrant a change from the draft designation of 'rural' to an 'urban' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|-------------------------------------------|
| Current land uses | Residential and single-family |
| Federal forest designations | Unclassified |
| Flood zones and wetlands | None |
| Function analysis | Moderate |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | Near Cat 2 – waters of concern |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant |
| Overwater structures | Yes, approximately 8 |
| Ownership | Private |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Mule Deer |
| Planned land uses (zoning) | Rural Waterfront (RW) |
| Precipitation and rain-on-snow | 0 – 15 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Mollisols - semi-arid to semi-humid areas |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; shrub |
| Water-oriented uses | None |

21. Lake Chelan, North Shore UGAs, map 29:

Lake Chelan North Shore between Chelan UGA and Manson UGA



- a. Shoreline Environmental Designation(s): Draft SMP 'rural' with a request to change to 'urban' designation.
- b. Zoning: Urban Residential 1 (UR1) for Manson UGA, Rural Waterfront (RW), Rural Residential/Resource 2.5 (RR2.5) and Single-family (R-1) for the City of Chelan UGA.
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential with medium high shoreline function (except a section of low shoreline function associated with SR 150).
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC is requesting 'urban' to match most of Lake Chelan as high intensity existing development and lands within UGAs.
- f. Staff Review: The rural designation provides for existing low intensity land uses. The proposed area of change is greater than 2 miles of shoreline. No scientific support documentation was provided in relation to the proposed change. The uses within the 'rural' designation and the corresponding shoreline uses and zoning are compatible.

See discussion on 'urban' on item #1. The area includes some shoreline within both the City of Chelan and the Manson UGAs, denoted by the pink boundary. Portions of rural area are not within a LAMIRD zoning designation.

Staff notes that the areas within the UGAs and LAMIRD may warrant a change from the draft designation of 'rural' to an 'urban' designation.

Staff recommends no change to the remaining shoreline with a 'rural' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Current land uses | Residential and Single-family |
| Federal forest designations | Unclassified |
| Flood zones and wetlands | None |
| Function analysis | Medium High and Low for SR 150 steep bank |
| Geohazards (not related to criteria within Chapter 11.86) | Yes |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant, partially used and uncategorized |
| Overwater structures | Yes |
| Ownership | Private and WSDOT |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | N/A |
| Planned land uses (zoning) | Mix – Rural Residential/Resource 2.5 (RR 2.5), Rural Waterfront (RW) and Urban Residential 1 (UR1) for Manson UGA and Residential Single-Family (R-1) for Chelan UGA |
| Precipitation and rain-on-snow | 0 – 15 inches average annual |
| Public access – excluding review of ownership | Yes, view corridor and proposed trail |
| Restoration sites | None |
| Sewer availability | None; however, LCRD covers portions of this area |
| Soils | Mollisols - semi-arid to semi-humid areas and Inceptisols- no clays, iron oxide, aluminium oxide or organic matter |
| Toxic sites | None |
| Vegetation cover | Pasture/hay; shrub/scrub; medium intensity development |
| Water-oriented uses | None; Agricultural Open Space; Miscellaneous Service; however, no service in this area |

22. Columbia River, Twin Pine Landing Plat, map 91:

Platted within the last four years through the cluster subdivision process.



- a. Shoreline Environmental Designation(s): Draft SMP 'conservancy' with a request to change to 'rural' designation.
- b. Zoning: Rural Residential/Resource 2.5 (RR2.5)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential, agricultural and natural resource with a high functioning shoreline and floodplain.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC requested a change in the designation address the approved and pending Twin Pines Plats which include smaller shoreline parcels as part of a cluster subdivision.
- f. Staff Review: In 2014, Chelan County approved a 19 lot (2 phase) cluster subdivision. Phase 1 is approved and shown, as the smaller shoreline lots. The plat was reviewed and approved under the 'rural' riparian buffer with a 100' from OWHM for low intensity uses.

The average lot depth of each lot within the plat is greater than 300'.

Staff notes that the area may warrant a change from the draft designation of 'conservancy' to a 'rural' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|---------------------------------------------------------------------------------|
| Current land uses | Residential, Agricultural, Natural Resource – map 20 |
| Federal forest designations | Unclassified |
| Flood zones and wetlands | Floodplain |
| Function analysis | High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | None |
| Land capacity analysis | Vacant and partially used |
| Overwater structures | None |
| Ownership | Private |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Waterfowl concentrations |
| Planned land uses (zoning) | Rural Residential/Resource 2.5 (RR 2.5) |
| Precipitation and rain-on-snow | 0 – 15 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Mollisols - semi-arid to semi-humid areas and Entisols - no profile development |
| Toxic sites | None |
| Vegetation cover | Pasture/hay |
| Water-oriented uses | None; |

23. Columbia River, Wetland & Railroad, map 91:

Columbia River, undeveloped land



- a. Shoreline Environmental Designation(s): Draft SMP 'natural' with a request to re-evaluate.
- b. Zoning: Rural Residential/Resource 2.5 (RR 2.5), RR10 and RR20
- c. Inventory Analysis Maps indicate the area is used for government and agricultural areas with a medium high functioning shoreline and floodplain and wetland.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC noted that the area should not be classified as 'natural' due to the location of the railroad tracks and flooding of the shoreline associated with Rocky Reach Dam.
- f. Staff Review: The methodology for the Inventory and Analysis primarily reviewed shoreline conditions and functions; impacts from the dam were not addressed.

The areas to up and down river are 'conservancy' but do not include a wetland.

Staff notes that the area may warrant a change from the draft designation of 'natural' to a 'conservancy' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|--------------------------------------------------------------|
| Current land uses | Government and Agricultural, area of commercial |
| Federal forest designations | Unclassified |
| Flood zones and wetlands | Floodplain and wetland |
| Function analysis | Medium High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant and uncategorized |
| Overwater structures | None |
| Ownership | Private, PUD, WDFW and State |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Waterfowl concentrations and Riparian |
| Planned land uses (zoning) | Mix - Rural Residential/Resource 2.5 (RR 2.5), RR10 and RR20 |
| Precipitation and rain-on-snow | 0 – 15 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Entisols - no profile development and hydric soils |
| Toxic sites | None |
| Vegetation cover | Shrub; grassland/hervaceous; medium intensity development |
| Water-oriented uses | None |

24. Columbia River @ Rosemary Court, map 92:

Residential development



- a. Shoreline Environmental Designation(s): Draft SMP 'rural' with a request to change to 'urban' designation.
- b. Zoning: Rural Residential/Resource 2.5 (RR 2.5)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential with a high functioning shoreline and floodplain.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC recommends that the reclassification to address existing development.
- g. Staff Review: The sites are generally built-out with existing residences. The historic land use was agricultural which has been converted to residential with lawn grass.

See discussion about 'urban' on item #1. The area is not within a LAMIRD zoning designation.

Staff recommends no change from the 'rural' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|-----------------------------------------|
| Current land uses | Residential |
| Federal forest designations | Unclassified |
| Flood zones and wetlands | Floodplain |
| Function analysis | High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant and uncategorized |
| Overwater structures | None |
| Ownership | Private |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Waterfowl concentrations and Bald Eagle |
| Planned land uses (zoning) | Rural Residential/Resource 2.5 (RR 2.5) |
| Precipitation and rain-on-snow | 0 – 15 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Entisols - no profile development |
| Toxic sites | None |
| Vegetation cover | Pasture/hay |
| Water-oriented uses | None |

25. Columbia River @ Albert Joe, map 92:

Residential development



- a. Shoreline Environmental Designation(s): Draft SMP 'rural' with a request to change to 'urban' designation.
- b. Zoning: Rural Residential/Resource 20 (RR 20)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential with a moderate functioning shoreline.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC has requested a change to urban to match the upstream designation.
- f. Staff Review: The existing shoreline is undeveloped and isolated.

See discussion about 'urban' on item #1. The area is not within a LAMIRD zoning designation.

Staff recommends no change from the 'rural' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|---------------------------------------|
| Current land uses | Residential and Single-family |
| Federal forest designations | Unclassified |
| Flood zones and wetlands | None |
| Function analysis | Moderate |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant and uncategorized |
| Overwater structures | None |
| Ownership | Private and ROW |
| Priority fish sites | 10-13 species |
| Priority wildlife habitat sites | Waterfowl concentrations |
| Planned land uses (zoning) | Rural Residential/Resource 20 (RR 20) |
| Precipitation and rain-on-snow | 0 – 15 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | No Value Assigned |
| Toxic sites | None |
| Vegetation cover | Shrub |
| Water-oriented uses | None |

26. Columbia River Park, map 92:

“Pocket” Designation



- a. Shoreline Environmental Designation(s): Draft SMP ‘rural’ with a request to change to ‘urban’ designation.
- b. Zoning: Rural Public Lands and Facilities (RP) and Rural Waterfront (RW)
- c. Inventory Analysis Maps (summarized on the next page) were not used to review this site.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC indicated that this appeared to be an error.
- f. Staff Review: Staff recommends removing the draft designation of ‘conservancy’ and designating the north shoreline as ‘rural’ and the south shoreline as ‘urban’.

Inventory Analysis Maps

27. Domke Lake, USFS Resort, map 20:

USFS lease for resort which included cabins on the south side of the lake and a cabin, outside of shoreline jurisdiction on the north side of the lake.



- a. Shoreline Environmental Designation(s): Draft SMP 'natural' to be reviewed with a request to review based on USFS leases.
- b. Zoning: Forest Commercial Lands (FC)
- c. Inventory Analysis Maps (summarized on the next page) no data was available regarding the uses of the area. The area was determined to have a moderate shoreline function with a wetland near Domke Creek.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: this area was not reviewed.
- f. Staff Review: Prior to the 2015 fires, there was a cabin on the east shoreline, outside the shoreline jurisdiction, which was leased as part of a resort which included several docks and cabins on the west shoreline. Seaplanes would land on the lake or guests would hike in from Lucerne to use the resort.

The lessor is intending to re-establish the resort.

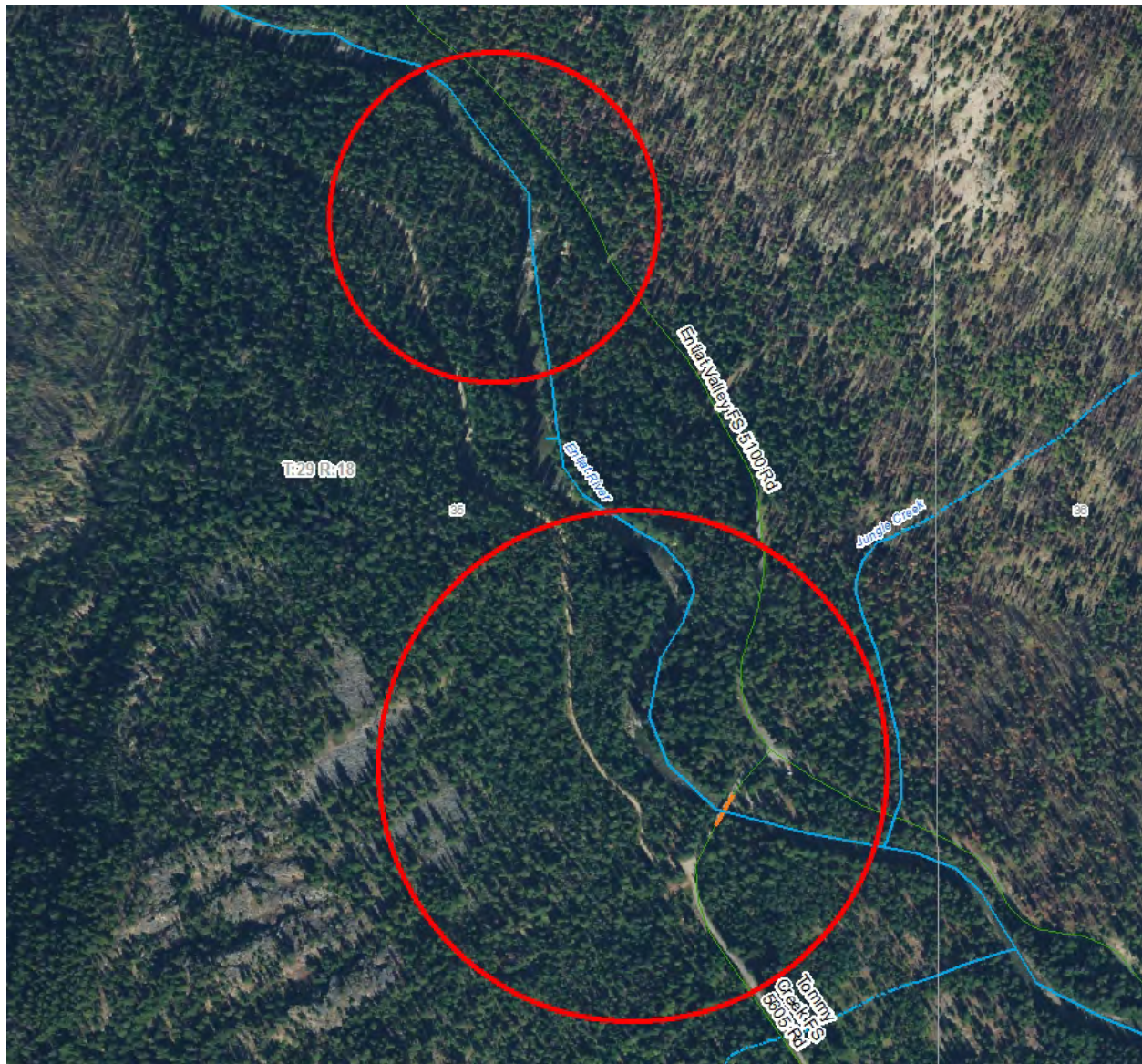
Staff notes that the historically leased developed sites associated with the USFS leases and located within the shoreline jurisdiction may warrant a change from the draft designation of 'natural' to a 'conservancy' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Current land uses | No Data |
| Federal forest designations | Dispersed Recreation, un-roaded, non-motorized; late successional reserve |
| Flood zones and wetlands | Wetland (small at Domke Creek) |
| Function analysis | Moderate |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | Cat 4 – polluted waters no requiring TMDL |
| Impervious surface | None |
| Land capacity analysis | Uncategorized |
| Overwater structures | None |
| Ownership | USFS |
| Priority fish sites | 1-2 species in Creek |
| Priority wildlife habitat sites | Osprey |
| Planned land uses (zoning) | Forest Commercial Lands (FC) |
| Precipitation and rain-on-snow | Mix – east has 25.1 – 30 inches average annual West has 15.1 – 25 inches average annual |
| Public access – excluding review of ownership | Yes, campgrounds, trails and fishing |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Andisols - formed in volcanic ash |
| Toxic sites | None |
| Vegetation cover | Evergreen Forest; Old Growth (destroyed in 2015 fire) |
| Water-oriented uses | None |

28. Entiat River, Cabin Sites, map 34:

USFS lease for 16 residential cabins, unknown location within T29 R18 S26 and S35, see USFS survey maps



- a. Shoreline Environmental Designation(s): Draft SMP 'natural' with a request to review based on USFS leases.
- b. Zoning: Forest Commercial Lands (FC)
- c. Inventory Analysis Maps (summarized on the next page) did not have data on current use. The area has a medium high functioning shoreline.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: this area was not reviewed.
- f. Staff Review: The site contains two residential/recreational cabin sites.

Staff notes that the sites associated with the USFS leases may warrant a change from the draft designation of 'natural' to a 'conservancy' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|---------------------------------------------------------------------------------|
| Current land uses | No Data |
| Federal forest designations | River Scenic; Matrix |
| Flood zones and wetlands | None |
| Function analysis | Medium High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Uncategorized |
| Overwater structures | None |
| Ownership | USFS |
| Priority fish sites | 10-13 species Entiat River Nearby creek with 3-4 species |
| Priority wildlife habitat sites | Old Growth |
| Planned land uses (zoning) | Forest Commercial Lands (FC) |
| Precipitation and rain-on-snow | 25.1 – 30 inches average annual |
| Public access – excluding review of ownership | Yes, trails |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Andisols - formed in volcanic ash and Mollisols - semi-arid to semi-humid areas |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; shrub; woody wetland; low intensity development |
| Water-oriented uses | None |

29. Hatchery Creek, Cabins, map 69:

USFS lease for 5 residential cabins, survey shows 9 residential lots



- a. Shoreline Environmental Designation(s): Draft SMP 'natural' with a request to review based on USFS leases.
- b. Zoning: Forest Commercial Lands (FC)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for government and commercial with a medium high functioning shoreline and wetland. (Note that an Assessor's land use classification for this site includes commercial; however, no commercial activities are present.)
- d. Public Workshop: It was requested that this area should be 'rural'.
- e. Staff/Consultant review: this area was not reviewed.
- f. Staff Review: The site includes a group of residential cabins with USFS leases. Staff notes that the site associated with USFS leases may warrant a change from the draft designation of 'natural' to 'conservancy'.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|---------------------------------------------------------------------|
| Current land uses | Government & Commercial |
| Federal forest designations | Unclassified |
| Flood zones and wetlands | Wetland at mouth of Hatchery Creek |
| Function analysis | Medium High |
| Geohazards (not related to criteria within Chapter 11.86) | Yes |
| Impaired waterbodies (polluted) | Cat 2 and 5 – polluted waters requiring TMDL and waters of concern |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Uncategorized |
| Overwater structures | None |
| Ownership | USFS |
| Priority fish sites | 7-9 species |
| Priority wildlife habitat sites | N/A |
| Planned land uses (zoning) | Forest Commercial Lands (FC) |
| Precipitation and rain-on-snow | 30.1 – 40 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Inceptisols- no clays, iron oxide, aluminum oxide or organic matter |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; low intensity development |
| Water-oriented uses | None |

30. Hatchery Creek, Residences, map 69:

USFS lease for 2 residential cabins, unknown location within T25 R17 S16, parcel 25-17-16-000-000



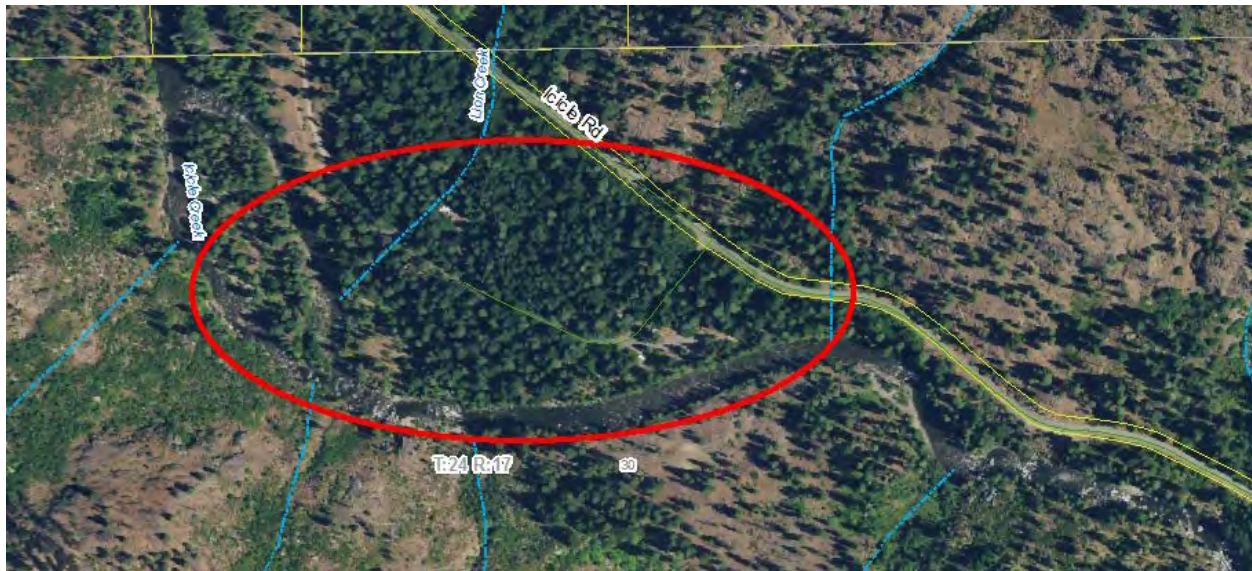
- a. Shoreline Environmental Designation(s): Draft SMP 'natural' with a request to review based on USFS leases.
- b. Zoning: Forest Commercial Lands (FC)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for government with a medium high functioning shoreline.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: this area was not reviewed.
- f. Staff Review: The two cabins are comparable to an isolated cabin.
Staff recommends no change to the 'natural' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|---------------------------------------------------------------------|
| Current land uses | Government |
| Federal forest designations | Unclassified |
| Flood zones and wetlands | None |
| Function analysis | Medium High |
| Geohazards (not related to criteria within Chapter 11.86) | Yes |
| Impaired waterbodies (polluted) | None |
| Impervious surface | None |
| Land capacity analysis | Uncategorized |
| Overwater structures | None |
| Ownership | USFS |
| Priority fish sites | 7-9 species |
| Priority wildlife habitat sites | N/A |
| Planned land uses (zoning) | Forest Commercial Lands (FC) |
| Precipitation and rain-on-snow | 30.1 – 40 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Inceptisols- no clays, iron oxide, aluminum oxide or organic matter |
| Toxic sites | None |
| Vegetation cover | Evergreen forest |
| Water-oriented uses | None |

31. Icicle River, Campground Lease, map 77:

USFS lease for Campground



- a. Shoreline Environmental Designation(s): Draft SMP 'natural' with a request to review based on USFS leases.
- b. Zoning: Forest Commercial Lands (FC)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for government with a USFS permit with a moderate functioning shoreline.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: this area was not reviewed.
- f. Staff Review: The site includes a campground with a USFS lease.

Staff notes that the site associated with the USFS leases may warrant a change from the draft designation of 'natural' to 'conservancy'.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|----------------------------------------------------|
| Current land uses | Government and USFS permit |
| Federal forest designations | River, Recreational; matrix |
| Flood zones and wetlands | None |
| Function analysis | Moderate |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | Cat 5 – polluted waters requiring TMDL |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant |
| Overwater structures | None |
| Ownership | USFS |
| Priority fish sites | 7-9 species |
| Priority wildlife habitat sites | Riparian and Harlequin Duck |
| Planned land uses (zoning) | Forest Commercial Lands (FC) |
| Precipitation and rain-on-snow | 40.1 – 45 inches average annual |
| Public access – excluding review of ownership | Yes, campground |
| Restoration sites | None |
| Sewer availability | None |
| Soils | Mollisols - semi-arid to semi-humid areas |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; shrub; low intensity development |
| Water-oriented uses | None |

32. Icicle River, Icicle Island, map 78:

Existing residential development along south side of Icicle River



- a. Shoreline Environmental Designation(s): Draft SMP 'natural' with a request to change to 'rural' designation.
- b. Zoning: Rural Residential/Resource 20 (RR20)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential with a medium high functioning shoreline and floodplain.
- d. Public Workshop: this area was not reviewed.
- e. Staff/Consultant review: Grette Associates, LLC requested the change to address the current 1/3 acre lots (mostly developed) which they feel should match the 'rural' designation to the north.
- f. Staff Review: The area contains a small segment of grouped residential development. The area contains land identified as potential floodplain.

Staff notes that the site may warrant a change from the draft designation of 'natural' to 'conservancy.'

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|-----------------------------------------------------------------|
| Current land uses | Residential |
| Federal forest designations | Pending Allocation |
| Flood zones and wetlands | Floodplain |
| Function analysis | Medium High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | Cat 5 – polluted waters requiring TMDL |
| Impervious surface | None |
| Land capacity analysis | Vacant and uncategorized |
| Overwater structures | None |
| Ownership | Private |
| Priority fish sites | 7-9 species |
| Priority wildlife habitat sites | Riparian/near mountain goat |
| Planned land uses (zoning) | Rural Residential/Resource 20 (RR20) |
| Precipitation and rain-on-snow | 30.1 – 40 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | Adjacent to Riparian Assessment area |
| Sewer availability | None |
| Soils | Mollisols - semi-arid to semi-humid areas and No Value Assigned |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; shrub; low intensity development |
| Water-oriented uses | None |

33. Icicle River, Shore Street, map 79:

Existing residential developed areas



- a. Shoreline Environmental Designation(s): Draft SMP ‘natural’ with a request to change to ‘rural’ designation.
- b. Zoning: Rural Residential/Resource 10 (RR10)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential with a medium high functioning shoreline with floodplain.
- d. Public Workshop: It was stated that the developed areas should be modified to ‘rural’ with the retention of ‘natural’ for the vegetated area.
- e. Staff/Consultant review: Grette Associates, LLC requested the change to address the existing development areas. Additionally, staff received a request from two of the property owners to re-evaluate the designation.
- f. Staff Review: The area includes residential development.

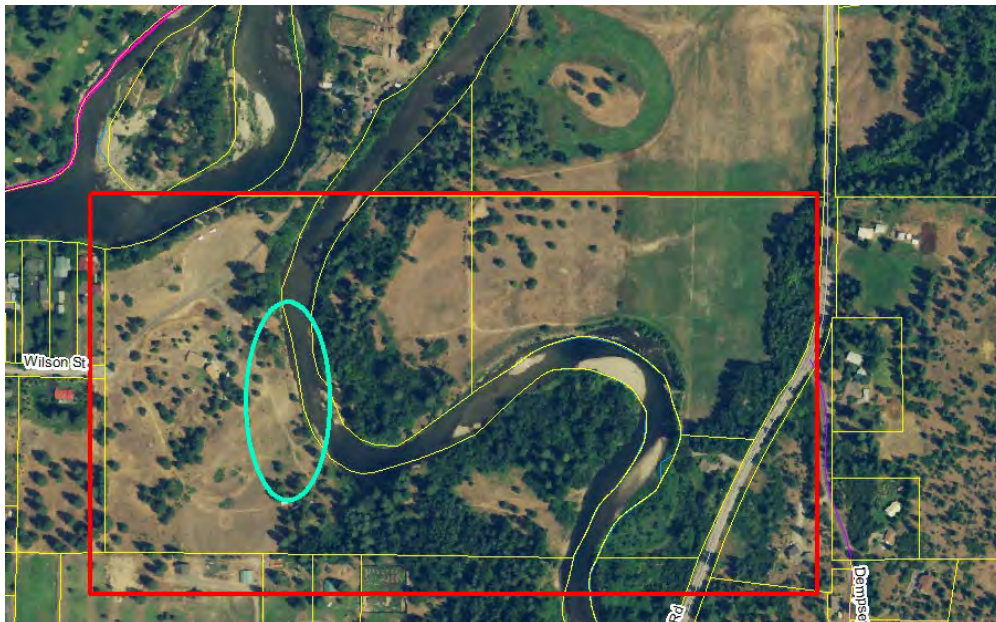
Staff notes that the area, shown in red, may warrant a change from the draft designation of ‘natural’ to either a ‘conservancy’ or ‘rural’ designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|------------------------------------------------------|
| Current land uses | Residential – map 37 |
| Federal forest designations | Unclassified |
| Flood zones and wetlands | Floodplain |
| Function analysis | Medium High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | None |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant and uncategorized |
| Overwater structures | None |
| Ownership | Private |
| Priority fish sites | 7-9 species |
| Priority wildlife habitat sites | Riparian |
| Planned land uses (zoning) | Rural Residential/Resource 10 (RR10) |
| Precipitation and rain-on-snow | 30.1 – 40 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | Near – CMZ restoration |
| Sewer availability | None |
| Soils | Mollisols - semi-arid to semi-humid areas |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; grassland/hervaceous; mixed forest |
| Water-oriented uses | None |

34. Icicle River, Wilson Street, map 79:

Existing residential developed areas



- a. Shoreline Environmental Designation(s): Draft SMP 'natural' shoreline designation request to change to 'rural' designation.
- b. Zoning: Rural Residential/Resource 10 (RR10)
- c. Inventory Analysis Maps (summarized on the next page) indicate the area is used for open space with medium high and high functioning shoreline with floodplain.
- d. Public Workshop: Two individuals (partial-owners) requested that both sides of the river be changed to 'rural'.
- e. Staff/Consultant review: this area was not reviewed.
- f. Staff Review: The west shoreline is within the 500 year floodplain. The east shoreline is within the 100 year floodplain and contains more native vegetation.

Staff notes that the area, shown in blue, un-vegetated along the west shoreline, may warrant a change from the draft designation of 'conservancy' a 'rural' designation.

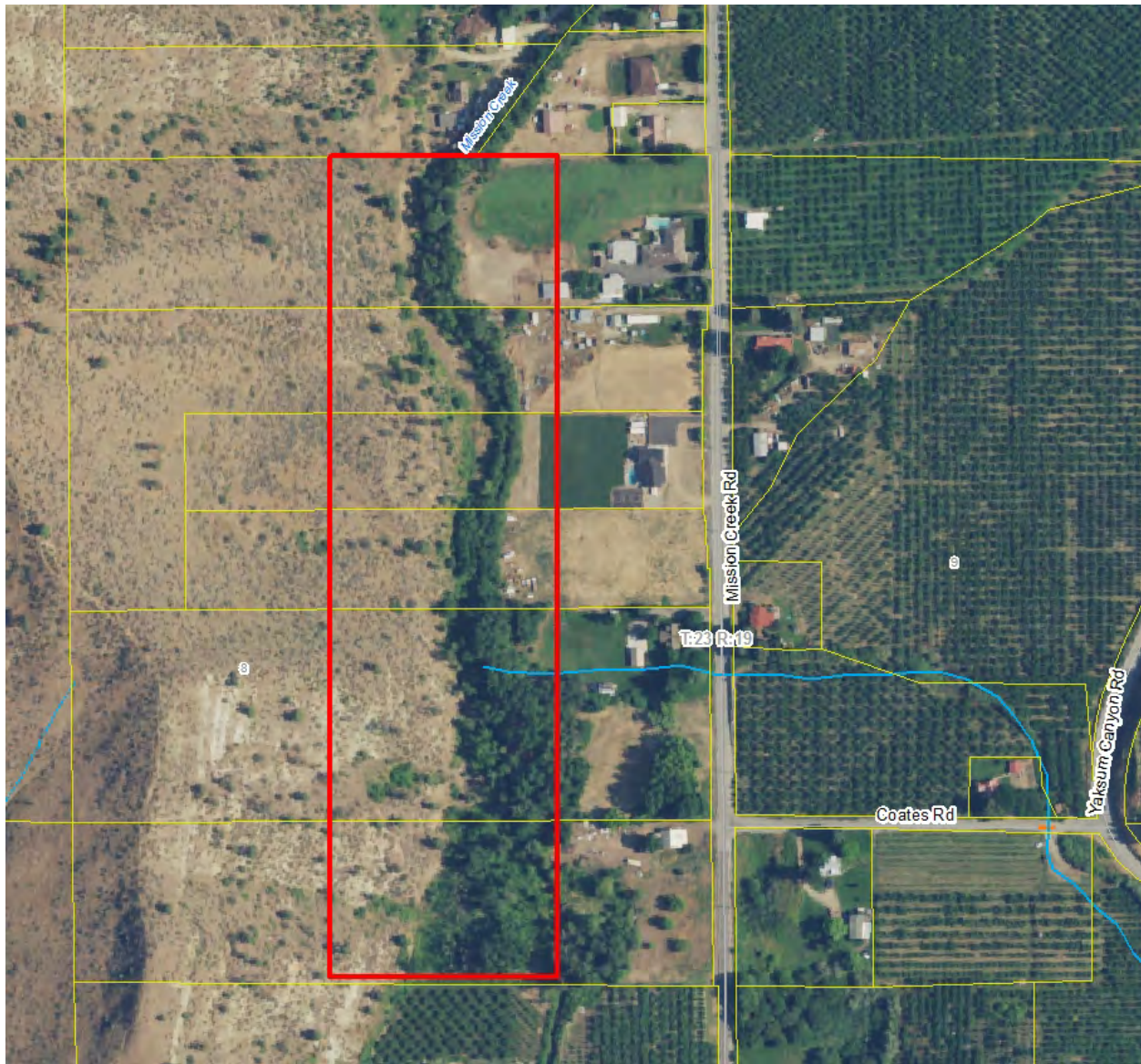
Staff recommends no change from the 'conservancy' designation, outside the blue.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Current land uses | Park/Open Space |
| Federal forest designations | Unclassified |
| Flood zones and wetlands | Floodplain |
| Function analysis | Medium High and High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | Cat 4 and 5 – polluted waters not requiring TMDL and polluted waters requiring TMDL |
| Impervious surface | Yes, some areas are impervious |
| Land capacity analysis | Vacant and uncategorized |
| Overwater structures | None |
| Ownership | Private |
| Priority fish sites | 7-9 species |
| Priority wildlife habitat sites | Riparian and Bald Eagle |
| Planned land uses (zoning) | Rural Residential/Resource 10 (RR10) |
| Precipitation and rain-on-snow | 30.1 – 40 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | Near – CMZ restoration and Chelan County Restoration Project area |
| Sewer availability | None |
| Soils | Mollisols - semi-arid to semi-humid areas |
| Toxic sites | None |
| Vegetation cover | Evergreen forest; shrub; grassland/hervaceous; medium intensity development; developed open space |
| Water-oriented uses | Agricultural Open Space |

35. Mission Creek, Hillside, map 86:

West side of Mission Creek



- g. Shoreline Environmental Designation(s): Draft SMP 'conservancy' shoreline designation request to change to 'rural' designation.
- a. Zoning: Rural Residential/Resource 5 (RR5)
- b. Inventory Analysis Maps (summarized on the next page) indicate the area is used for residential with a medium high functioning shoreline and floodplain.
- c. Public Workshop: this area was not reviewed.
- d. Staff/Consultant review: Grette Associates, LLC noted that this area is the only area along Mission Creek to be 'conservancy' and should be 'rural'.
- e. Staff Review: The area along the west side of Mission Creek contains steep slopes. Areas of possible high run-off of water were intended to be more protected (larger buffers).

The 'conservancy' designation is located along the west shoreline/hill.

Staff recommends no change to the 'conservancy' designation.

Inventory Analysis Maps

| | |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Current land uses | Single-family |
| Federal forest designations | Unclassified |
| Flood zones and wetlands | Floodplain |
| Function analysis | Medium High |
| Geohazards (not related to criteria within Chapter 11.86) | None |
| Impaired waterbodies (polluted) | Cat 2, 4 and 5 – waters of concern; polluted waters not requiring TMDL and polluted waters requiring TMDL |
| Impervious surface | None |
| Land capacity analysis | Uncategorized |
| Overwater structures | None |
| Ownership | Private |
| Priority fish sites | 3-4 species |
| Priority wildlife habitat sites | Riparian |
| Planned land uses (zoning) | Rural Residential/Resource 5 (RR5) |
| Precipitation and rain-on-snow | Up to 15 inches average annual |
| Public access – excluding review of ownership | None |
| Restoration sites | Near – Chelan Conservation District Restoration |
| Sewer availability | None |
| Soils | Mollisols - semi-arid to semi-humid areas |
| Toxic sites | None |
| Vegetation cover | Shrub; grassland/hervaceous |
| Water-oriented uses | None |