

26 APR 1963

DISTRIBUTION

SUPPLEMENT NO 1. SHORE LINE ZONING
CORALVILLE

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* 1 thru 6	CHIEF of DIVISION	---
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9, 10	OPERATIONS	" " "
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12	VAULT FILE	" " "

COPY OF PLATES ONLY FURNISHED UPON REQUEST, TO DIST. ENGINEER ON 22 APR. 1963.

* Copies 1 thru 6 furnished to Chief of Division. Copies 2 & 3 returned. Copies 2 and 3 now retained as master copies.

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NCDED-T (26 Feb 63-NCRED-R) 3rd Ind
SUBJECT: Coralville Reservoir, Iowa River, Iowa - Supplement No. 1 -
Shoreline Zoning to Updated Master Plan

U. S. Army Engr Div, North Central, Chicago, Illinois

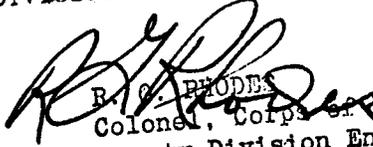
18 APR 1963

TO: District Engineer, U. S. Army Engineer District, Rock Island, Ill.

Forwarded for necessary action.

FOR THE DIVISION ENGINEER:

1 Incl
nc


R. G. RHODES
Colonel, Corps of Engineers
Deputy Division Engineer

ENGW-OM (26 Feb 63)

2d Ind

SUBJECT: Coralville Reservoir, Iowa River, Iowa - Supplement No. 1 -
Shoreline Zoning to Updated Master Plan

Office, Chief of Engineers, Washington 25, D. C., 11 April 1963

TO: Division Engineer, U. S. Army Engineer Division, North Central

1. The attached zoning map does not conform to the instructions contained in EM 1130-2-302. Accordingly, it should be revised to indicate priorities of use subject to the following comments.

a. Commercial concession sites are not a priority of use but a means of accomplishment of development of a portion of a priority one public use area.

b. All lands below the 5-year flood frequency should be zoned for 1st priority and operation use. Reservoir lands and waters below the 5-year flood frequency may be leased or licensed for public park and recreation and wildlife purposes, but may not be leased for lower priority use (EM 405-2-835). Private boat docks below the 5-year frequency may be permitted by the District Engineer through the issuance of revocable nonexclusive permits.

c. Zoning of lands above the 5-year flood frequency should be without regard to elevation and should be specific. Priorities one and two should not be combined.

d. The sites designated for group or community boating facilities can be made accessible by the adjoining owners dedicating a right of way to the project boundary and by an easement, preferably to the County on the Government property. Any slips used for care of boats can be granted by permit or can be provided by concessionaires.

e. None of the above precludes making detailed plans in addition to the zoning plan for the treatment, development or preservation of the shore line resources in the interest of operation or for the general public's use and enjoyment or for improvement of fish and wildlife habitat.

2. Subject to the above, the remaining portions of the supplement to the Master Plan are satisfactory.

FOR THE CHIEF OF ENGINEERS:



MARK S. GURNEE
Chief, Operations Division
Civil Works

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(1 cy w/d)

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NCDED-RE-CO (26 Feb 63-NCRED-R) 1st Ind
SUBJECT: Coralville Reservoir, Iowa River, Iowa - Supplement No. 1 -
Shoreline Zoning to Updated Master Plan

U. S. Army Engr Div, North Central, Chicago, Ill.

TO: Chief of Engineers, ATTN: ENGCW-O, DA, Washington, D. C.

1. Forwarded recommending approval subject to the following comments:

a. In connection with paragraph 4i, pertaining to Priority 3 leases for group boat dock facilities, it is to be understood that the following conditions apply:

(1) Priority 3 leases may be granted only to bona fide non-profit organizations, such as a Home Owners Association, not to an individual real estate developer or corporation.

(2) Reduced or nominal rental rates may be established on the basis of the service rendered to the public.

b. In connection with paragraph 4j, pertaining to Priority 4 leases, it is to be understood that the following conditions apply:

(1) A Priority 4 lease for group facilities may not be granted to any individual. On this basis, the last sentence of paragraph 4j should be deleted. The lease must be with an organized group such as the above mentioned Home Owners Association, which in this instance exists only for the mutual benefit of its members and is not required to render any public service.

(2) Prospective lessees will not be given the option of a Priority 4 lease in lieu of Priority 3 merely for the convenience of the group. A Priority 3 lease may be required for any site which should be made available for public access, now or in the future.

(3) Holders of a Priority 4 lease may be required to admit to group membership and provide facilities for additional persons residing within a reasonable distance of the site.

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Copy furnished:
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FOR THE DIVISION ENGINEER

R. C. Jones
R. C. JONES
Chief of Engineers
Department of Army

U. S. ARMY ENGINEER DISTRICT, ROCK ISLAND
CORPS OF ENGINEERS
CLOCK TOWER BUILDING
ROCK ISLAND, ILLINOIS

ADDRESS REPLY TO:
DISTRICT ENGINEER

REFER TO FILE NO.

NCREd-R

26 February 1963

SUBJECT: Coralville Reservoir, Iowa River, Iowa -
Supplement No. 1 - Shoreline Zoning to
Updated Master Plan

THRU: Division Engineer
U. S. Army Engineer Division, North Central
Chicago, Illinois

TO: Chief of Engineers
Department of the Army
ATTN: ENGCW-O
Washington, D. C.

Transmitted herewith in accordance with EM
1130-2-302 is subject supplement to Updated Master Plan,
Coralville Reservoir, Iowa River, Iowa, for review and
approval.

RICHARD L. HENNESSY
Colonel, Corps of Engineers
District Engineer

1 Incl
1. Supp. #1 (6 cys)

CORALVILLE RESERVOIR
IOWA RIVER, IOWA

SUPPLEMENT NO. 1

SHORELINE ZONING
TO
UPDATED MASTER PLAN

1. Project history. The Coralville Reservoir project was essentially completed in April 1958 and placed in effective operation in September of that year. The project authorization, purpose and plan of operation is given in paragraphs 1, 2, and 6 of the Updated Master Plan.

2. Purpose. Since the onset of operation it has been evident that the reservoir proper would receive heavy demand from water orientated recreation. This supplement has been prepared to serve as a guide in the development of procedures to control and assure orderly use of the shores of the Government lands of the reservoir.

3. Scope. Nine classifications of shoreline use have been selected to cover both actual and anticipated use. Each classification provides for flexibility of use within a given classification. Each classification is considered to be compatible with the adjacent land use classification as shown on plates 1 through 7 of the Updated Master Plan. Plates 1, 2, and 3 of this supplement in conjunction with the Updated Master Plan show in detail the intra-relationship between the land area and the shoreline based upon an evaluation of the scenic, biological, and general utility of the land and shoreline for recreational use. The reservoir pool is subject to considerable fluctuation; however, shoreline zoning classifications should apply regardless of pool levels.

4. Classification of zoning. The following descriptions are given for each classification of zoning.

a. Natural shoreline. Segments of shoreline under this classification shall remain completely in their natural state. Disturbances to the natural landscape of soils, land form, vegetation and wildlife should be prohibited. Properly constructed foot trails may be developed along shorelines under this classification provided such construction blend with the natural landscape and limited to pedestrian or equestrian use only. Temporary landing or mooring by boaters desiring to utilize the shoreline or adjacent land area should be permitted.

b. Boat-in spots. In order to meet a specific demand by the public, certain segments of shoreline have been zoned for boat-in spots. These segments are generally small scenic areas with a short lineal shoreline accessible only by boat or over foot trails. Current and anticipated demand for such spots, along with topographic limitations, dictates the possible development of some 16 such spots. It is proposed that shoreline zoning along these spots permit limited clearing of native vegetation, and limited facilities (one table, trash container and fireplace). Where feasible the fireplaces should be constructed of native stone to conform with natural landscape features of the area. Usage of these spots will be primarily of the day-use type, however, overnight (24 hours) camping should be permitted. Zoning of such spots will not preclude the development of shoreline foot trails to allow pedestrian access around the reservoir. Mooring of pleasure boats for any extended period of time will not be permitted. Development of land access other than foot trails to these spots should not be permitted.

c. General public use. Segments of shoreline zoned under this classification are those segments where developed boat ramps exist, where unimproved ramps exist, or where boat ramps will be needed in the future. Adjacent areas should permit development of associated facilities such as boat hoist, loading and/or unloading docks, access roads, turning areas and parking space. Only temporary mooring or landing of private boats will be permitted along shoreline zoned for this use and only in designated spots. In the development of shoreline under this classification every attempt should be made to minimize changes in the existing physiographic features.

d. Outgrants for priorities 1 and 2 uses. Segments of shoreline zoned under this classification are segments that have, or will be leased or licensed to State or political subdivisions thereof, or youth character building organizations. Under this classification of zoning, shoreline use may vary in degree of use from natural undisturbed shoreline to fully developed shoreline with ramps, mooring, etc. The actual type of shoreline use will be determined by the proposed usage of the licensing agency, subject to approval by the Corps of Engineers. In all cases, these segments will be open to public access unless specifically designated otherwise.

e. Commercial concession sites. Shoreline zoned for this classification of use includes three segments of shoreline presently being used for this purpose and one area

for possible development in the future. The physical usage of shoreline for this classification will depend upon the desires of the concessionaire subject to approval by the Corps of Engineers.

f. Houseboat mooring. This classification of shoreline zoning has been designated to provide a control over this particular type of craft. Along segments of shoreline zoned for this use, individuals/groups will be permitted to moor or dock any type of vessel equipped with sleeping quarters. Such vessels may include houseboats, pontoon boats, large cruisers, etc. The period of docking and mooring should not exceed seven days, and each unit should be required to have an approved permit issued by the reservoir manager. Control as to the seasonal period of use could be determined by the reservoir manager. Such factors as water levels and reservoir operation will also be considered. The shoreline zoned for this use shall remain free and open to public access. No permanent landward facilities should be permitted except sanitary facilities and trash disposal units.

g. Agricultural leased lands. These lands are leased to former owners or managed under an agricultural lease which is considered compatible with the over-all management of the project lands at this time. Such leases are considered temporary and will be terminated as required to meet the needs of the general public for recreational purposes. All segments of shoreline under this classification should remain open to public access provided such use is compatible with the terms of the lease.

h. Group or community boating facilities. Segments of shoreline are zoned under this classification to meet demands of housing developments adjacent to the project boundary. Assignment of such shoreline is consigned to priority 3 or 4 whichever better serves the intended purpose.

i. Assignment under priority 3 will require such facilities as access road, parking area, and launching ramps which are also made available to the general public. Boat docks, (slips) assigned (or space allotted) to individuals by the responsible agent, will be permitted. A lease of the shoreline and needed adjacent area, including that area for access road, will be a requirement.

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FRONT OF SUPP.

j. Assignment under priority 4 will privilege the lessee to provide boat docks, or permit boat docks to be constructed, and anchored to shore. The appraised value of such assignment will be based on the average rental of boat slips at concession sites less the annual interest and amortized cost of such slips. Although it has not been determined as of this date, it appears this rental will be between \$25 and \$50 a boat slip. No individual docks will be permitted under priority 4. Rather, one individual will be permitted to construct a dock for group or community use.

k. Improvements under items (i) or (j) will be subject to the approval of the District Engineer.

l. Restricted shoreline. Shoreline under this classification will be restricted to limited public use. Uncontrolled public recreational use within this area might interfere with reservoir operation and maintenance or expose the user to hazardous conditions. Modifications of restrictions may be made by the reservoir manager, depending upon the time and nature of the public activity.