

Deschutes Watershed Land Use Analysis

Work Group Meeting #2 Management Tools

Allison Osterberg

Charissa Waters

Thurston County Resource Stewardship



Overview

- Ground Rules
- Review of Deschutes Current Conditions and Risks
- Tools to Address Concerns
 - Regulatory
 - Voluntary

Ground Rules



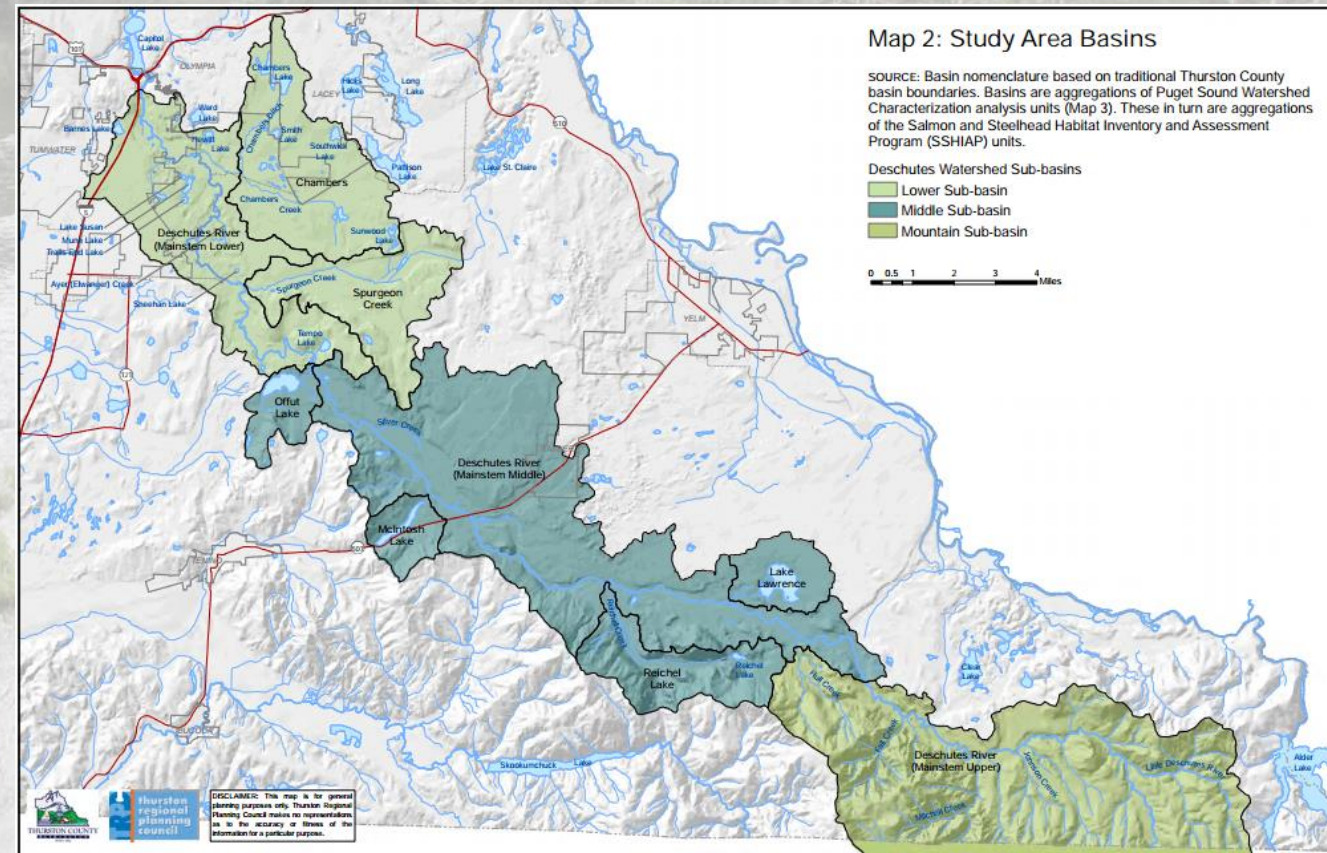
Deschutes Current Conditions

- Threats and Issues

- Water Quality
- Temperature, bacteria, sediment, nutrients

- Future conditions

- ↑ • Population
- ↑ • Impervious surfaces
- ↑ • Wells
- ↑ • Septic systems
- ↓ • Farms
- ↓ • Forest cover



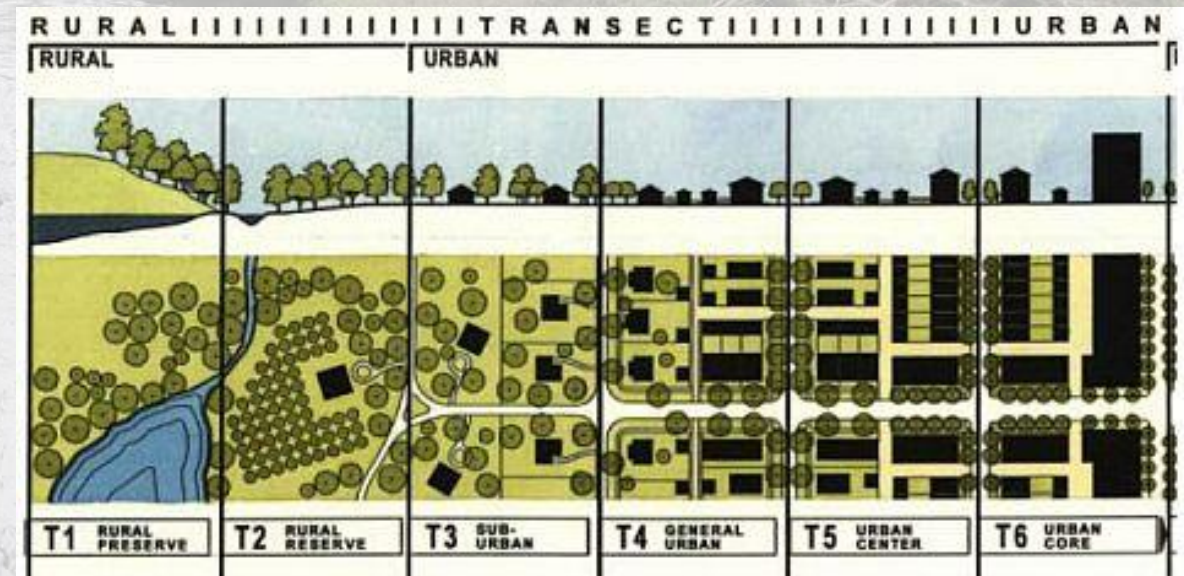
Deschutes Future Conditions

- What management tools can we use to affect the future of the Deschutes watershed?
 - Regulatory tools
 - Voluntary tools



Zoning & Density

- Zoning regulations determine how individual parcels of land can be used
- Criteria set in County's Comprehensive Plan
- Density = dwelling units/acre
- Rural zoning is generally anything < 1 unit/5 acres
- Lower density zoning generally more protective



Critical Area Protections

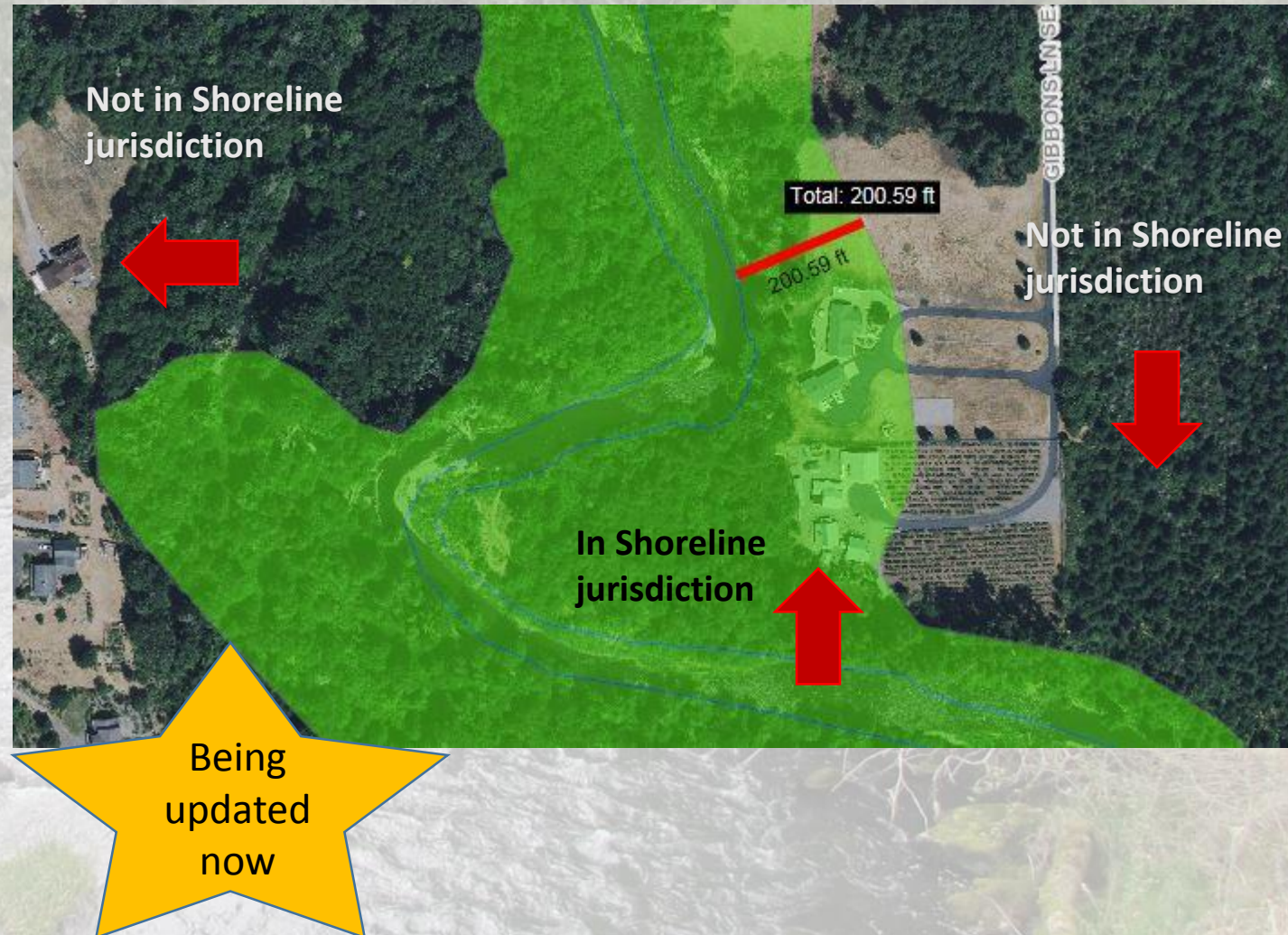
- Part of Comprehensive Plan
- CAO updated in 2012
- Critical Areas
 - Fish & wildlife habitat areas
 - Wetlands
 - Critical aquifer recharge areas
 - Frequently flooded areas
 - Geologically hazardous areas (steep slopes)

Freshwater Riparian Habitat Area	Type S (Deschutes) = 250 ft Type F (Spurgeon, Silver, Reichel) = 150-250 ft
Wetland Buffers	50-300 ft



Shoreline Management

- Concerns area 200 feet landward of the Ordinary High Water Mark
 - Rivers over 20 cfs annual flow & floodway
 - Lakes 20 acres and larger
 - Associated wetlands
- Most of Deschutes Study Area in “Conservancy”
 - 100 ft setback
- Some lakes in “Rural”
 - 50 ft setback; 20 ft buffer



Forest Practices

- Class II, III → DNR Forest Practices
 - Logging areas that will NOT be converted to another use*
 - Managed under State Forest Practices Act; Forests and Fish Law
 - Not subject to Critical Area Ordinance
- Class IV
 - Logging area that will be developed
 - North County UGAs: area > 5,000 sq ft
 - Rural: 5,000 board feet
 - Subject to Critical Areas Ordinance
 - In Urban Growth Areas, 5% tree tract required



Development Regulations

- Impervious Surface Limits
 - Set within zoning or overlay districts
 - Typical use on 5-acre parcel = 5%
 - Current limit RRR1/5, R1/10, R1/20 = 60%
- Tree Preservation
 - No specific requirements outside of critical area protections or forest practices
- Regulations only affect new development



Septic Systems

- Septic systems can fail
 - Surveys from Henderson, Nisqually, Eld Inlet, Summit Lake
 - 14-33% failure rate
- Time of Transfer
 - Septic systems must be inspected and repaired when property is sold
- Operation & Maintenance
 - Voluntary programs: 30% participation rate
 - Henderson Inlet, mandatory: after 5 years, 3% failure rate



Sewer

- GMA: urban services, like sewer lines not allowed outside urban boundaries
- Rainier
 - Groundwater contamination concerns
 - Sewer line would allow/encourage more dense development
 - Commercial
 - Residential



Stormwater

- County-wide stormwater utility
- New development must meet state-regulated standards
- Stormwater retrofits
 - Provide treatment or flow control for older development
 - Constructed wetlands
 - Bioretention swales



Enforcement

- Limited resources
- Complaint-driven



A photograph of a river flowing through a dense forest. The river is in the center, with white water rapids in the foreground. The banks are covered with green moss and surrounded by tall evergreen trees. The sky is overcast. The word "Questions?" is written in black text in the top right corner.

Questions?