

**North Fork Payette Watershed Coalition  
Land Use & Development Subcommittee  
Wednesday June 26, 2024, 3:30 - 4:30pm**

**Google Meet meeting. <https://meet.google.com/kjt-pazi-amd>**

**AGENDA**

- 1) Introductions, if necessary
- 2) Review Group Ranking of Projects (attached) that pertain to Land Use & Development
- 3) Strategize possible solutions
- 4) Next meeting date, time, and location
- 5) Adjourn

One of the suggestions from this Coalition might be that the County and municipalities within adopt **Watershed overlay protection measures**. There are many examples of these guiding documents throughout the United States. They typically refer to a regulatory or planning approach aimed at conserving and managing water resources within a specific watershed area or the highly sensitive environmental areas are better defined for protection.

Here's what it generally involves:

1. **Watershed Definition:** A watershed is an area of land where all of the water that falls in it drains to a common outlet, such as a stream, river, or lake.
2. **Overlay Zoning:** Overlay zoning is a zoning technique used to apply additional regulations or restrictions on top of the underlying zoning regulations. In the case of watershed overlay protection, it involves applying specific regulations tailored to protect water quality and quantity within a watershed.
3. **Objectives:** The primary objectives of watershed overlay protection are to prevent pollution, preserve natural habitats, maintain hydrological balance, and sustain water quality for human use and ecological health.
4. **Regulatory Measures:** Typical measures include:
  - **Buffer Zones:** Establishing vegetated buffer zones along water bodies to filter pollutants and reduce runoff.
  - **Thoughtful Development:** Designing development to minimize impervious surfaces and reduce runoff.
  - **Stormwater Management:** Requiring effective stormwater management practices to control runoff quantity and quality.
  - **Pollution Controls:** Implementing regulations to reduce or prevent pollution from sources such as agriculture, industry, and urban runoff.
5. **Collaboration:** Watershed overlay protection often involves collaboration between government agencies, local communities, environmental organizations, and stakeholders to develop and enforce regulations effectively.
6. **Implementation:** Implementation may vary from region to region but often involves creating watershed management plans, conducting environmental assessments, and monitoring water quality over time.

Overall, watershed overlay protection is a proactive approach to safeguarding the ecological integrity and sustainable use of water resources within a specific geographic area critical for maintaining local and downstream communities' well-being.

**Conservation development** is an approach to thoughtful land use planning and real estate development that aims to preserve natural habitats and open spaces while allowing for residential or commercial development. It typically involves clustering buildings in one area of a property to minimize the impact on the surrounding environment, such as forests, wetlands, or agricultural land. Key features of conservation development often include:

1. **Clustered Development:** Concentrating buildings on a portion of the land to preserve larger areas as open space or natural habitat.

2. **Preservation of Natural Features:** Protecting important natural features like forests, streams, wetlands, or wildlife habitats.
3. **Reduced Environmental Impact:** Minimizing disturbance to the landscape and ecosystems compared to traditional suburban or urban development patterns.
4. **Community Benefits:** Creating shared open spaces for residents, which may include parks, trails, or gardens.
5. **Regulatory Framework:** Often supported by zoning regulations or conservation easements that legally protect designated open spaces or natural areas.

Conservation development is seen as a way to reconcile development needs with environmental conservation goals, promoting sustainable land use practices and preserving biodiversity and ecosystem services. It can be applied in various contexts, from rural areas to urban infill projects, depending on local planning goals and environmental considerations. Illustrative examples are below.

*Possible Uses*

Protect:

- ◆ Agriculture
- ◆ Woodlands
- ◆ Meadows
- ◆ Steep slopes
- ◆ Water corridors, wetlands
- ◆ Floodplains
- ◆ Critical Habitat
- ◆ Scenic views,
- ◆ Archaeological sites
- ◆ Historic buildings and their settings,

Provide:

- ◆ Buffers between residential development and non-residential uses
- ◆ Areas for passive and/or active recreational use or trails
- ◆ Stormwater management
- ◆ Groundwater recharge

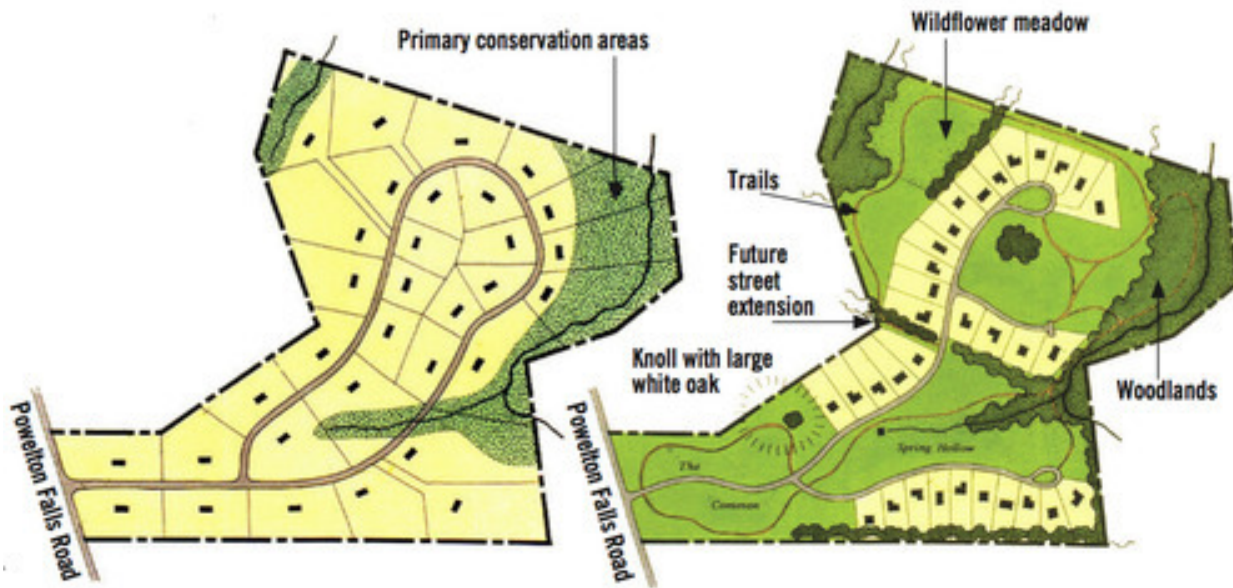


Figure 1: Meadowview Subdivision, Town of Linn, Walworth Co. Private well and septic. Total area 120.98 acres.





Conservation landscaping



Rain Gardens



**Vegetated Bioswales**  
**High Mountain Native Plantings**



**Vegetated Bioswales**  
Filter, slow down, recharge stormwater