

NORTH FORK PAYETTE RIVER WATERSHED COALITION WORK GROUP:



Land Use and Development



KEY CONCERN OF GROUP

Unmanaged land development results in negative impacts:

- loss of natural resources
- scenic quality
- higher costs to taxpayers

NEXT STEPS

Finalizing a Guidebook with these development concepts as a tool for developers, homeowners, and decision-making Boards.

TOP PRIORITIES

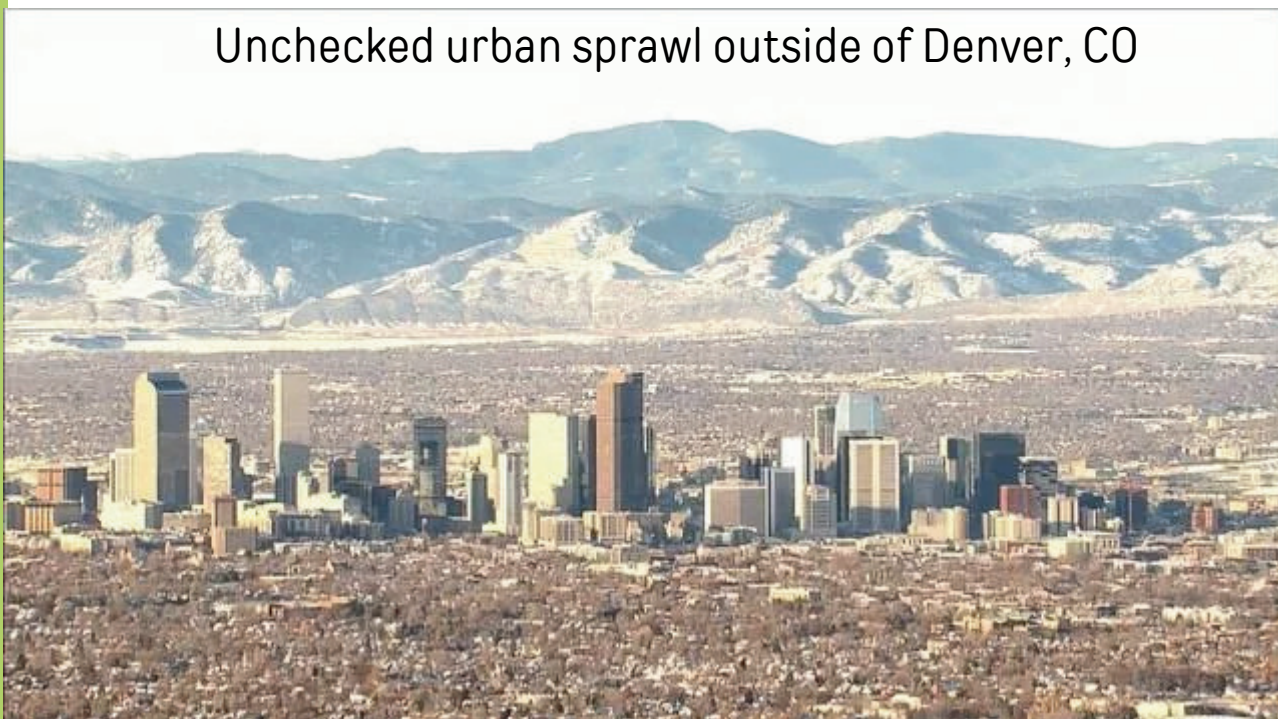
- BETTER DEVELOPMENT DESIGN
- BMPs USED & ENFORCED
- STORMWATER SLOWED FILTERED & RECHARGED
- WETLANDS PROTECTED & MAINTAINED
- LAKES, RIVERS, AND STREAMS PROTECTED FROM SHORELINE EROSION
- PUBLIC EDUCATION ON WATER RESOURCES AND BEST PRACTICES

CONTACT INFORMATION

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Unchecked urban sprawl outside of Denver, CO



IDEAL OUTCOME:

BMPs Implementation & Enforcement for development

TOP PRIORITY: BMPs FOR DEVELOPMENT

- Develop critical BMPs for development
- Training, implementation, and enforcement of BMPs.
- Integrate stormwater design review
- Enforcement of minimum residential setback
- Explore innovative development concepts

ACTION ITEMS:

- EXISTING DOCUMENT(S) AND UPDATE - VALLEY CO. TRAINING SEEP PROGRAM.
- COUNTY STORMWATER MANAGER POSITION.
- INCREASE NUMBER OF TRAINED STORMWATER INSPECTORS.
- ENSURE THAT A 50-FOOT SETBACK FROM ANY WATERBODY WITH A TMDL IS ENFORCED
- 300-FOOT ZONE TRAINING REQUIREMENT.
- DEVELOP LID STANDARDS

IDEAL OUTCOME:

Rural and urban stormwater filtered and recharged

TOP PRIORITY: STORMWATER MANAGEMENT

- Adequate stormwater design standards in place; review and update ordinance and procedural checklists.
- Contractor training
- Inspections and enforcement
- Green stormwater infrastructure plan in place

ACTION ITEMS:

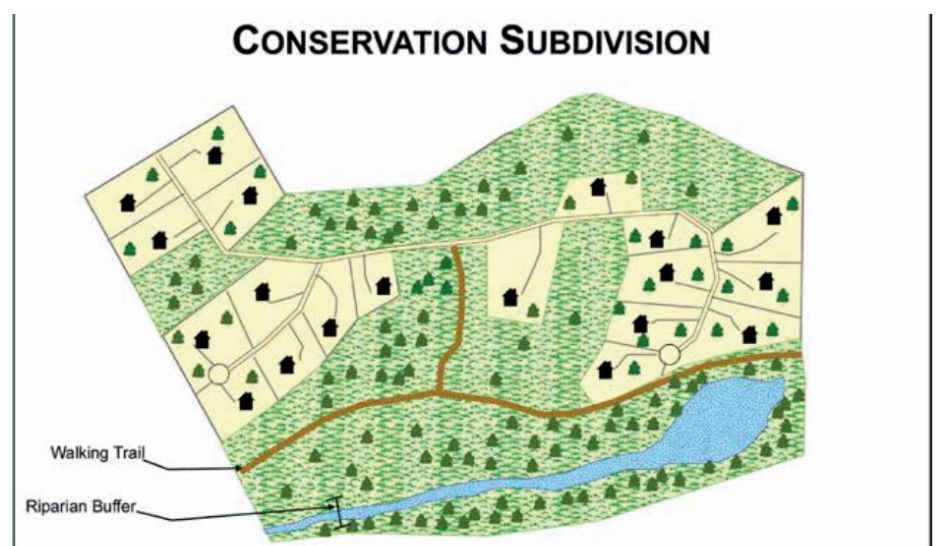
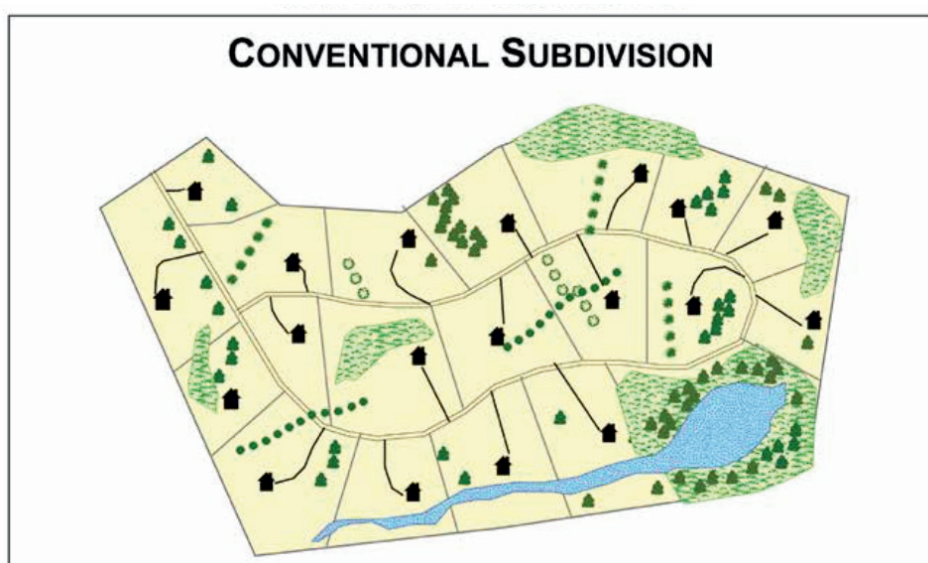
- WORK TOWARDS COUNTY-WIDE DESIGN STANDARDS TO STREAMLINE AND SIMPLIFY THE REGULATIONS FOR DEVELOPERS AND RESIDENTS WITH PROJECTS.
- VALLEY COUNTY TRAINING SEEP PROGRAM.

Conservation Development

A building strategy, which ensures that valuable resources won't be wasted. The development has same steps as "conventional" building, but simply distributed differently.

Conventional vs Conservation

#1 Streets Laid Out	#1 Natural Resources are Identified
#2 Lot Lines are Drawn	#2 Houses are Sited
#3 Houses are Sited	#3 Roads and pathways laid out
#4 Leftover space is designed	#4 Lot lines are drawn



Land is a finite community resource.

Communities that want to protect land of natural and scenic significance must actively manage growth.



Suburban sprawl



Rural sprawl

All sprawl eats up natural resources, even large lot subdivisions.



Minimal landscaping altho developed 10 years ago

Identical lots different character.

Large mature trees saved



Example



Formal, large lots exclusive character

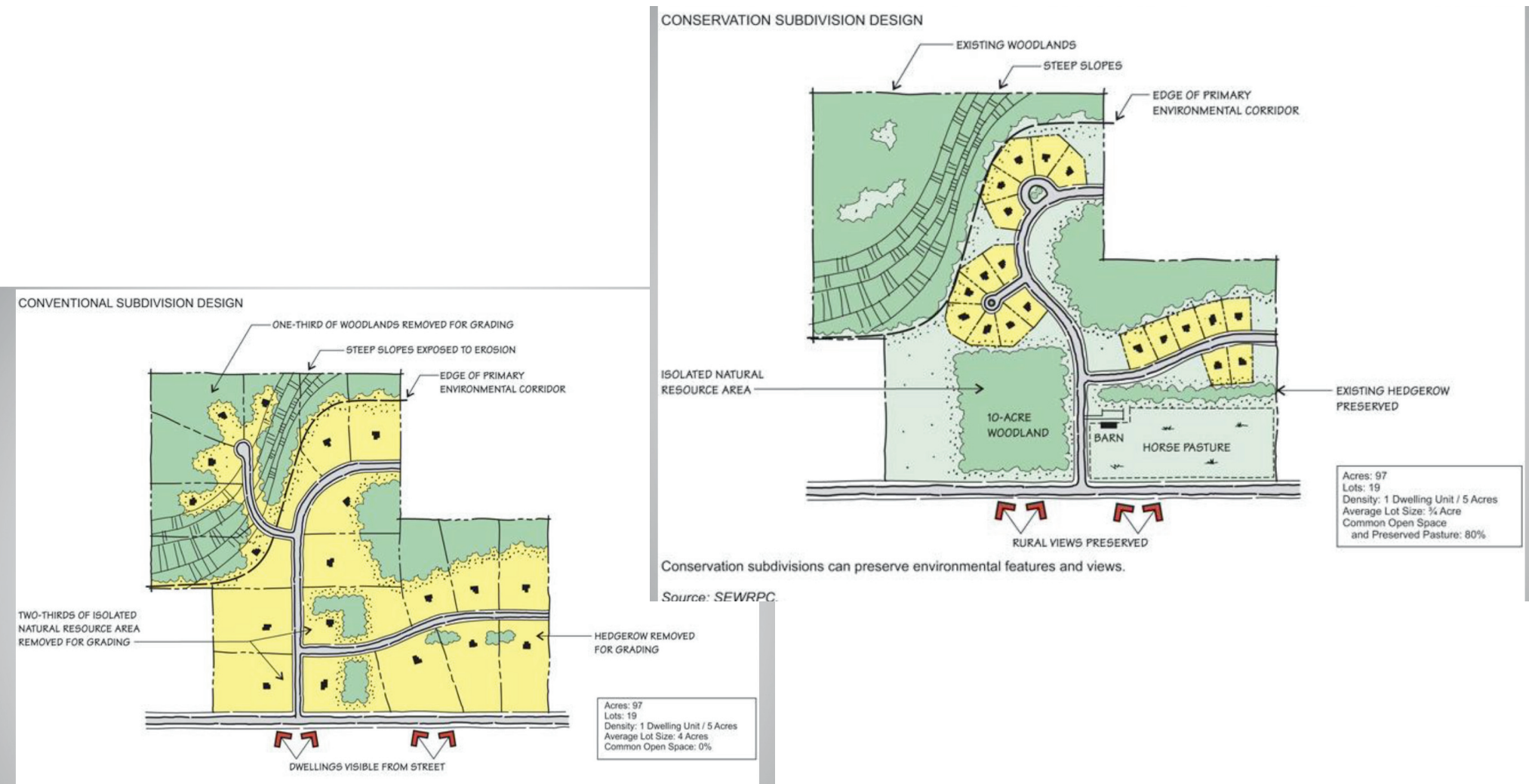


Informal, large lots shared open space

23 acres of woods preserved in 50 ac development

Example

**Conservation projects protect natural resources thru development process
Development that "fits in" and protects the unique beauty of area**



BMP EXAMPLES

HELP TO SLOW DOWN, CLEAN, AND RECHARGE RAINWATER



Porous materials & native plantings to slow, filter and recharge rainwater around home.



This path and plantings are designed to slow and recharge rainwater, lessening shoreline erosion and contaminants entering the lake.



Silt fencing to control erosion into waterways



Other siltation control measures - commercial site



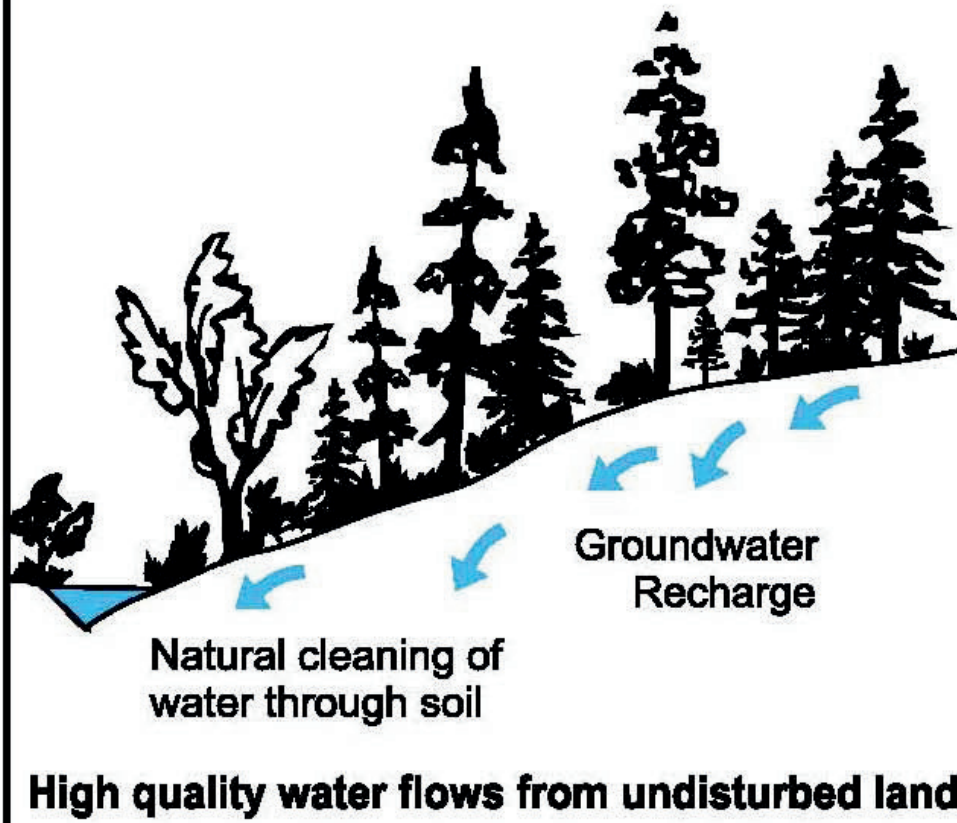
Native plantings in vegetated swale as part of a stormwater system.



ID Firewise demonstration gardens in Boise. Native Firewise plantings that soak up rainwater, slow it down and filter before recharge into the aquifer.

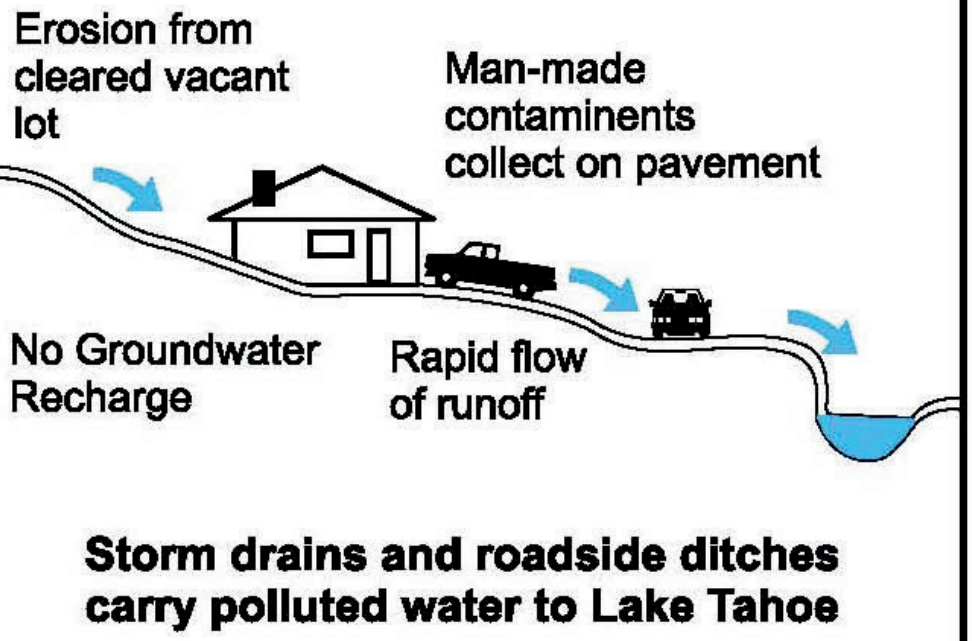
Before Development

In a natural, undisturbed watershed, most rain and snowmelt are absorbed into the ground.



After Development

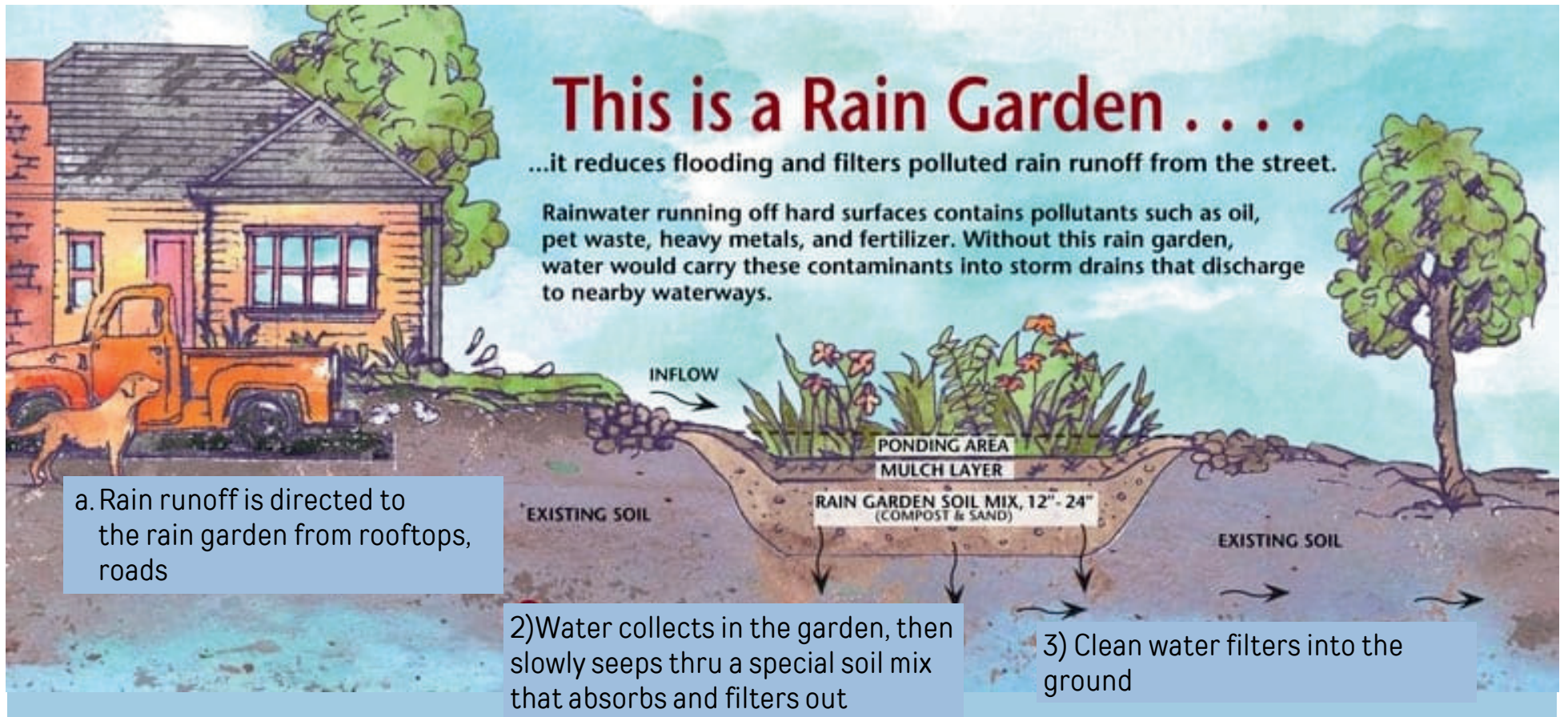
Rooftops and pavement cause most rain and snowmelt to run off the surface.



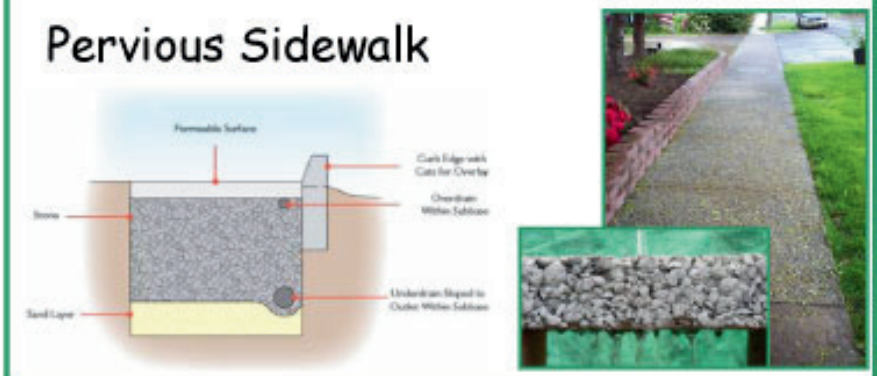
This is a Rain Garden

...it reduces flooding and filters polluted rain runoff from the street.

Rainwater running off hard surfaces contains pollutants such as oil, pet waste, heavy metals, and fertilizer. Without this rain garden, water would carry these contaminants into storm drains that discharge to nearby waterways.



Examples of Low Impact Design (LID)



IDEAL OUTCOME:

Wetlands protected and properly maintained.

TOP PRIORITY: WETLAND MANAGEMENT

- Evaluation of existing wetland conditions
 - Adequate buffers around wetlands as part of development approvals
 - Wetland maintenance plans and enforcement
- Identify and develop wetland banks

ACTION ITEMS:

- CONTACT INFO FOR WETLAND DELINEATORS
- WETLAND CONDITION SURVEY COMPLETED
- PROVIDE WETLAND BMP GUIDELINES
- REQUIRE A WETLAND MAINTENANCE PLAN AND ENFORCE IT
- WORK WITH QUALIFYING PROPERTY OWNERS TO DEVELOP WETLAND BANKS

IDEAL OUTCOME:

Lakes, rivers, and streams protected from shoreline erosion

TOP PRIORITY: SHORELINE EROSION

- Identify most vulnerable shorelines
- Implement riparian buffers and shoreline erosion protection measures

ACTION ITEMS:

- PROVIDE RIPARIAN BMP GUIDELINES.
- REQUIRE RIPARIAN BUFFERS AND PERPETUAL MAINTENANCE PLANS AND THEIR ENFORCEMENT.

IDEAL OUTCOME:

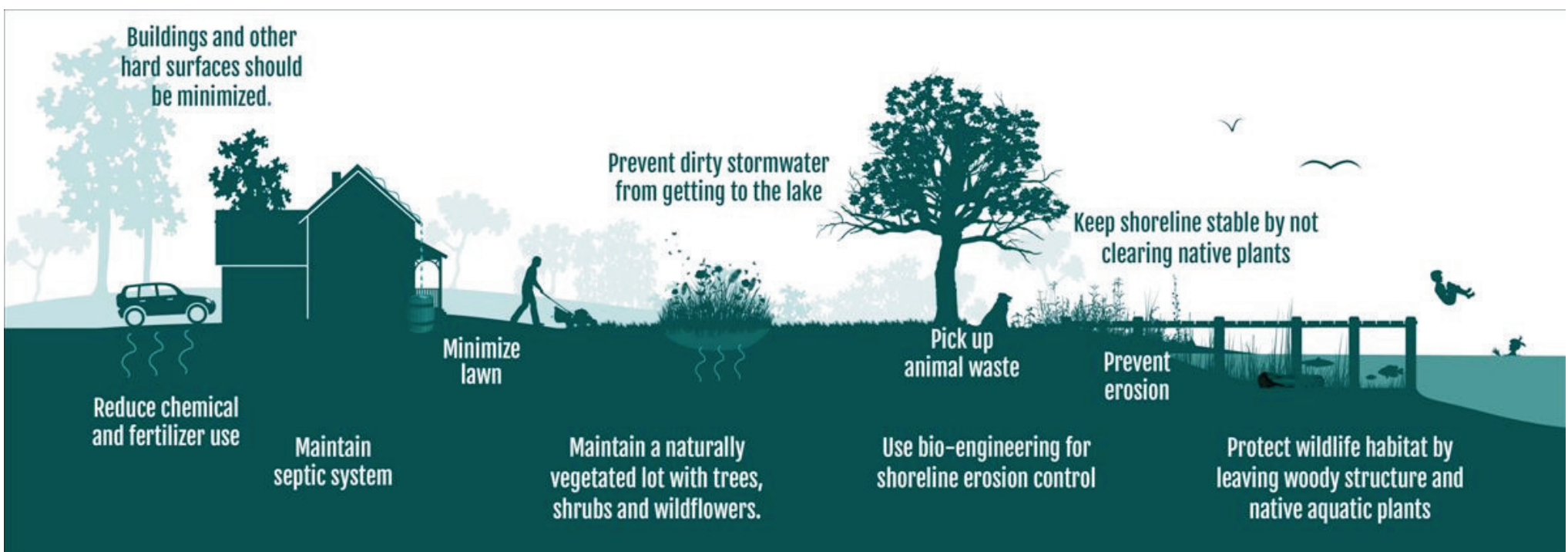
Residents, students, ranchers, contractors, recreation enthusiasts educated about water resources and best practices.

ACTION ITEMS:

- OPTIMIZE EDUCATIONAL PIECES, UTILIZING AND UPDATING EXISTING HANDOUTS.
- PRIORITIZE EDUCATIONAL MESSAGES
- INVESTIGATE VARIOUS MEANS OF COMMUNICATION (SOCIAL MEDIA, EXPERIENTIAL LEARNING, ETC.)

TOP PRIORITY: COMMUNITY EDUCATION

- Construction protections to avoid contamination of our lakes and rivers
- Lakefront property owners
- General education about watersheds, wetlands, erosion control, septic fields, fertilizer use, summer water conservation practices, etc.



GET INVOLVED

- HAVE SUGGESTIONS?
- WANT TO BE APART OF THE COALITION?
 - SIGN UP FOR EMAILS
 - LEAVE A SUGGESTION IN THE BOX