

SITE DISTURBANCE



Land Use and Development Code

- **Site Disturbance**
 - ▣ Permit requirements and common exemptions
 - ▣ Site disturbance plans
 - ▣ Shoreline Management Area and Stream Protection Buffers



Site Disturbance



Common Questions:

- Why do I need a Site Disturbance Permit?
- When do I need a Site Disturbance Permit?
- Can my driveway cross a stream?
- What can I build within the shoreline management area?
- Can I import sand for a beach on my waterfront property?

Purpose



- **Protect Private Property**
- **Surface Water**
- **Ground Water**

Activities Which Require a Permit

- Construction of all new driveways
- Conversion of roads from one use to another
- Excavation for the construction of structures
- Commercial and Industrial access and/or parking lots
- All other excavation and grading not covered under an exemption



Exemptions

1. Mining, quarrying, excavating
2. Agricultural practices
3. Activities governed by Idaho Forest Practices Act *
4. Cemetery graves
5. Emergency situations
6. Refuse, disposal or landfill operations
7. In any 12 month period, placement of fill less than 50 cubic yards in volume which is outside the shoreline management area / stream protection buffer.
8. Limited maintenance work to private roads and driveways
9. Excavation of test holes for soil testing activities
10. Sites less than 10% slope, more than 500 feet from surface water, and less than 1/3 of the parcel disturbed, or over Rathdrum Prairie Aquifer
11. Development under the jurisdiction of ACOE, IDL, or IDWR
12. Abatement of noxious weeds

Site Disturbance Plans

- **Design Professional Plan**

- High Risk Sites
- Commercial and Industrial Development
- Subdivision Infrastructure
- Determined to be high risk by Director

- **Homeowner Plan**

- Moderate Risk Sites

- **No Plan***

- Low Risk Sites

* Establishment of BMPs and final inspection required

Grading

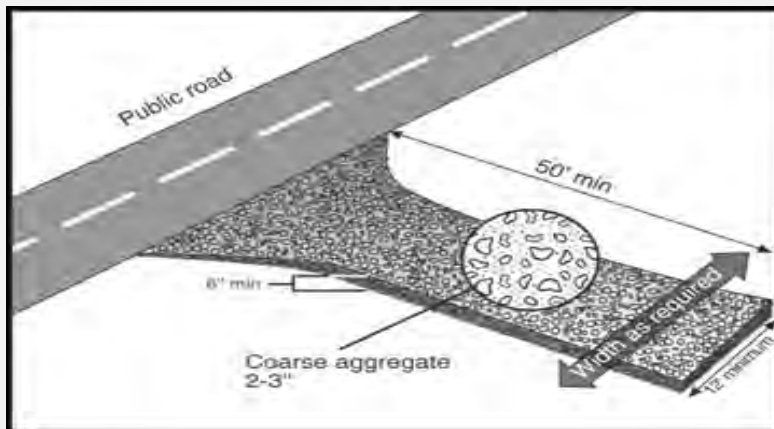
- Cut and Fill slopes are not to exceed 2:1
 - Unless Design Professional can demonstrate otherwise.

- Tops and Toes of Cut and Fill slopes must be set back from Property Lines
 - Unless Design Professional can demonstrate otherwise.



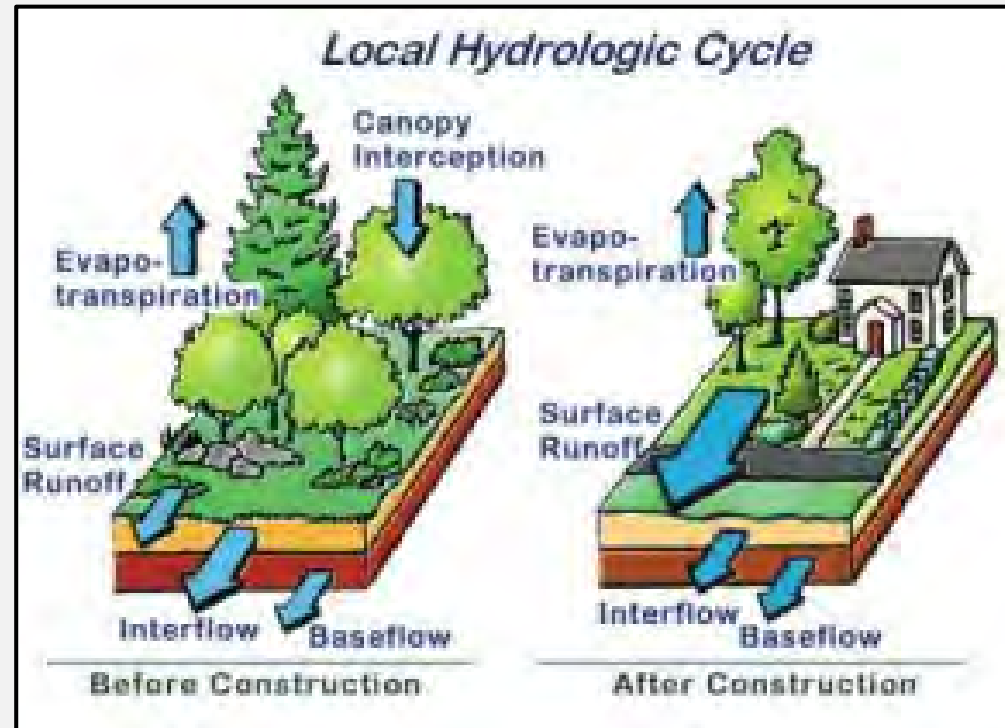
Sediment and Erosion Control

- ❑ Sufficient BMPs to prevent sediment leaving the site
- ❑ Stabilized Construction Entrance
- ❑ Cut and Fill slopes revegetated or otherwise protected from erosion



Stormwater Conveyance and Treatment

- Stormwater systems designed for storage volume and detention for a 25 year storm event.
 - No increase from the peak rate of runoff post construction
- Stormwater Treatment
 - First 1/2 inch from all driving surfaces



Source: Schueler, 1987

Stormwater Conveyance and Treatment



Shoreline Management Area and Stream Protection Buffers

Stream Protection Buffer—an area encompassed by a slope distance from both sides of the ordinary high water mark.

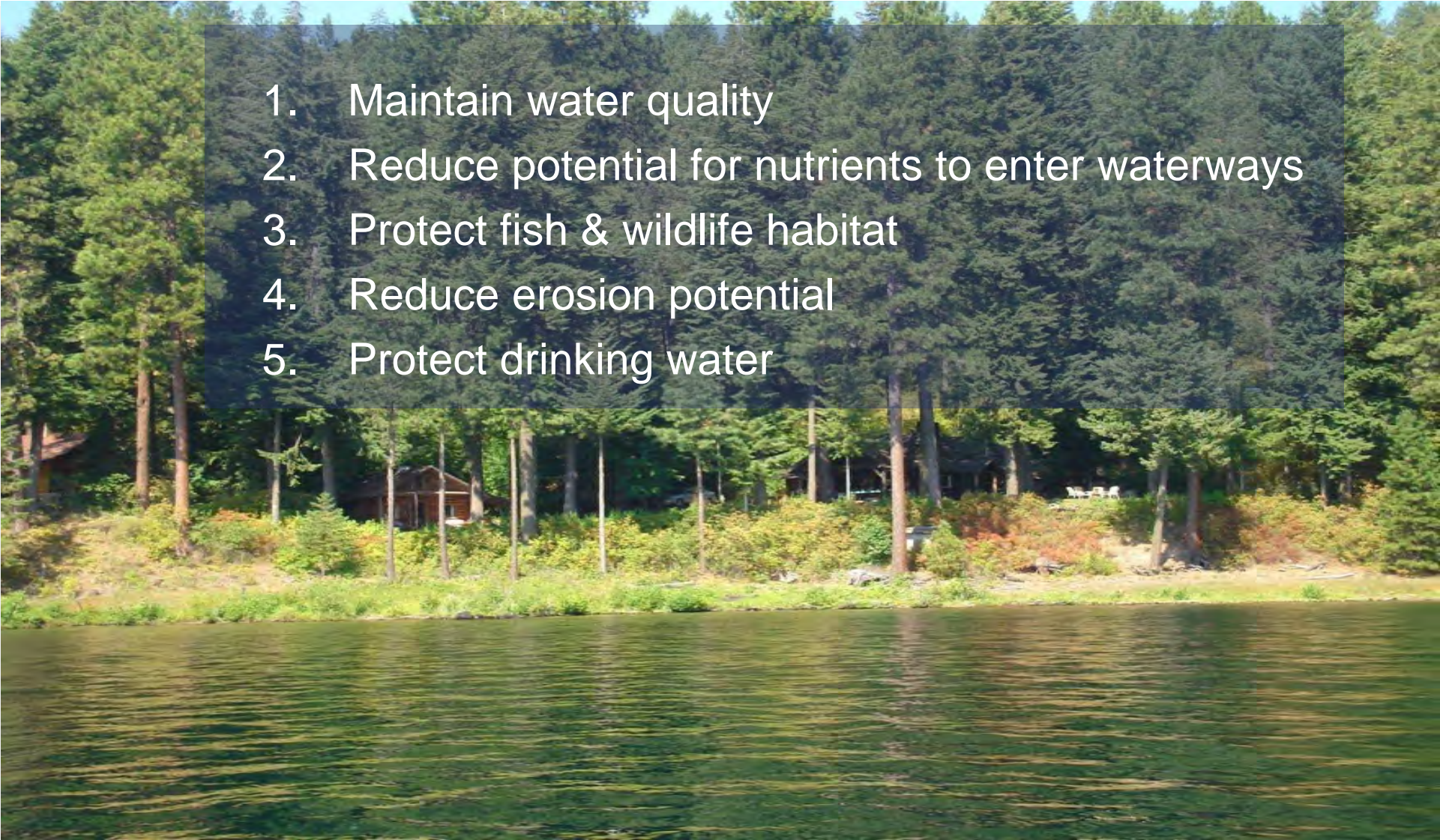
75' (Class 1 stream) - 30' (Class 2 stream)

Shoreline Management Area—The area within twenty-five feet in slope distance landward of the ordinary high water mark of all recognized lakes and the Coeur d'Alene and Spokane Rivers.



Purpose of Buffers

1. Maintain water quality
2. Reduce potential for nutrients to enter waterways
3. Protect fish & wildlife habitat
4. Reduce erosion potential
5. Protect drinking water



Protection Buffers

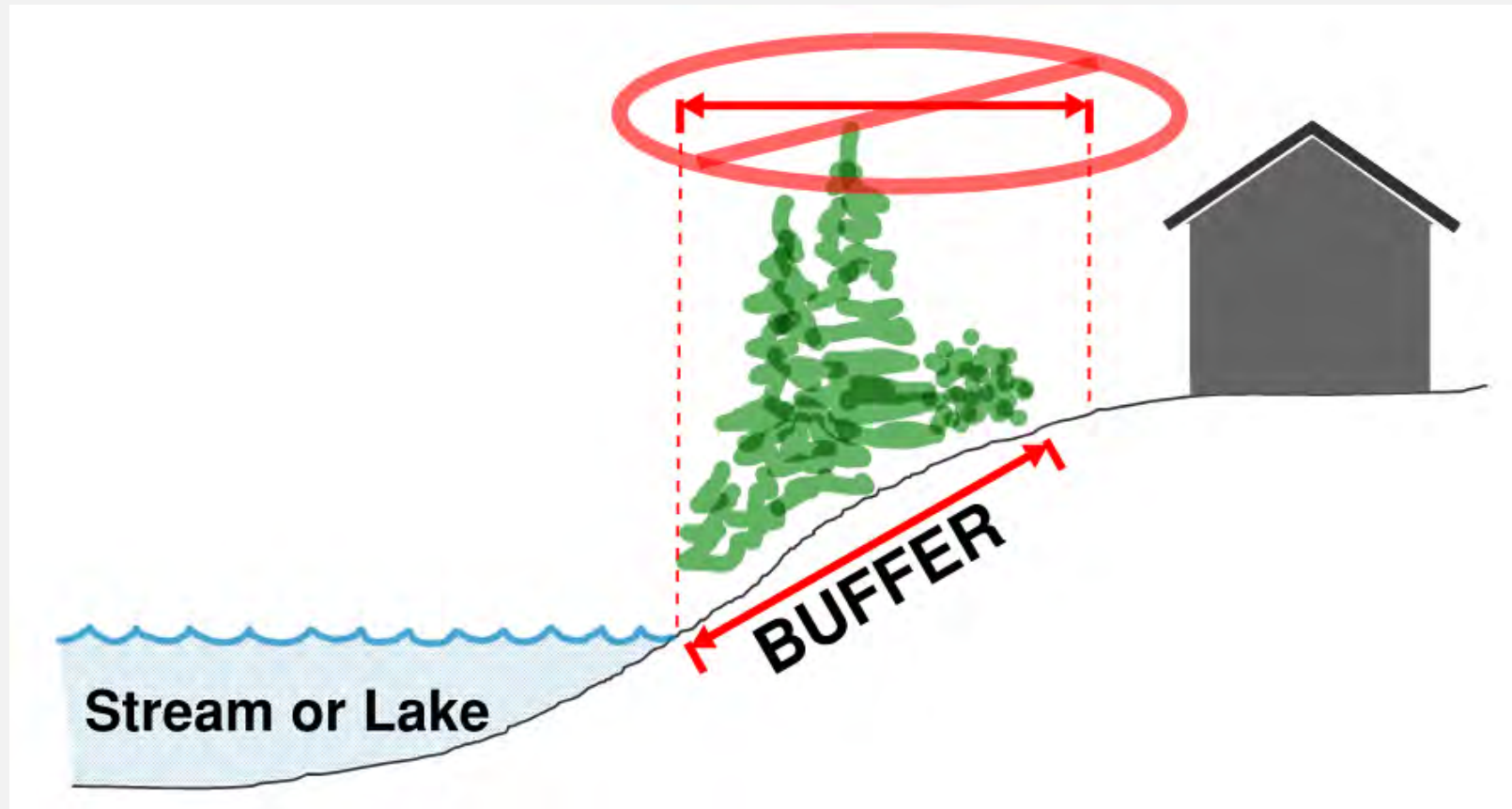
Class 1 Stream	Class 2 Stream	Shoreline*
75'	30'	25'

*** Shorelines are administered from Lakes and the CdA and Spokane Rivers**



Protection Buffers

Buffers are measured in SLOPE distance,
not HORIZONTAL distance



Stream Protection Buffer Restrictions

1. Disturbance prohibited except for the following general allowances (normally with a design professional plan):
 - A. River and stream crossings, when necessary.
 - B. Existing site improvements may be replaced or altered.
 - C. One 4' wide stairway or walkway with 6' x 6' landings and a tram.
 - D. Seasonal work may be permitted during high/low water.
 - E. Development exceptions 1 and 2.

Shoreline Management Area Restrictions

1. Disturbance prohibited except for the following general allowances:

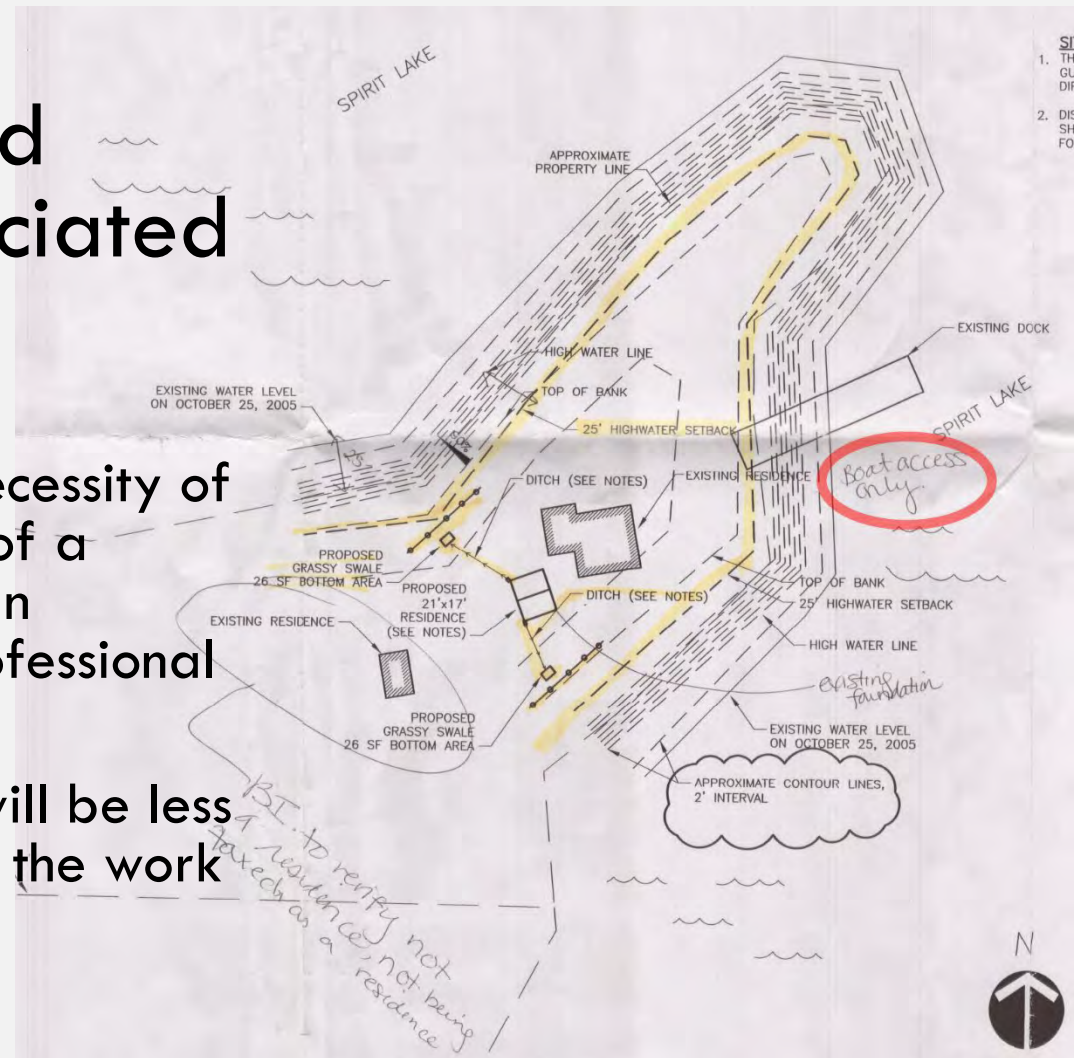


- A. *De minimus* disturbances for recreation equipment (i.e. – BBQ's, seating, picnic, etc).
- B. Repair, replacements, alteration and relocation of existing site improvements. New erosion control related improvements.
- C. One 4' wide stairway or walkway with 6' x 6' landings and a tram for every 250' of shoreline.
- D. View shed corridors.
- E. Development exceptions 1 and 2

Development Exceptions

1. Mechanical ground disturbance not associated with development

- Applicant demonstrates necessity of activity through submittal of a shoreline management plan prepared by a design professional
- The risk to water quality will be less than or equal to the risk if the work were performed by hand



Development Exceptions

2. Mechanical ground disturbance for maintenance, repair or replacement of existing structures or improvements, or to remedy significant erosion, structural integrity, or shoreline stabilization problems

- The risk to water quality will be less than or equal to the risk if the work were performed by hand.
- Minimum necessary.
- Agencies with jurisdiction have been provided the opportunity to review and comment.

Exception 2 Examples- sites that need improvements

