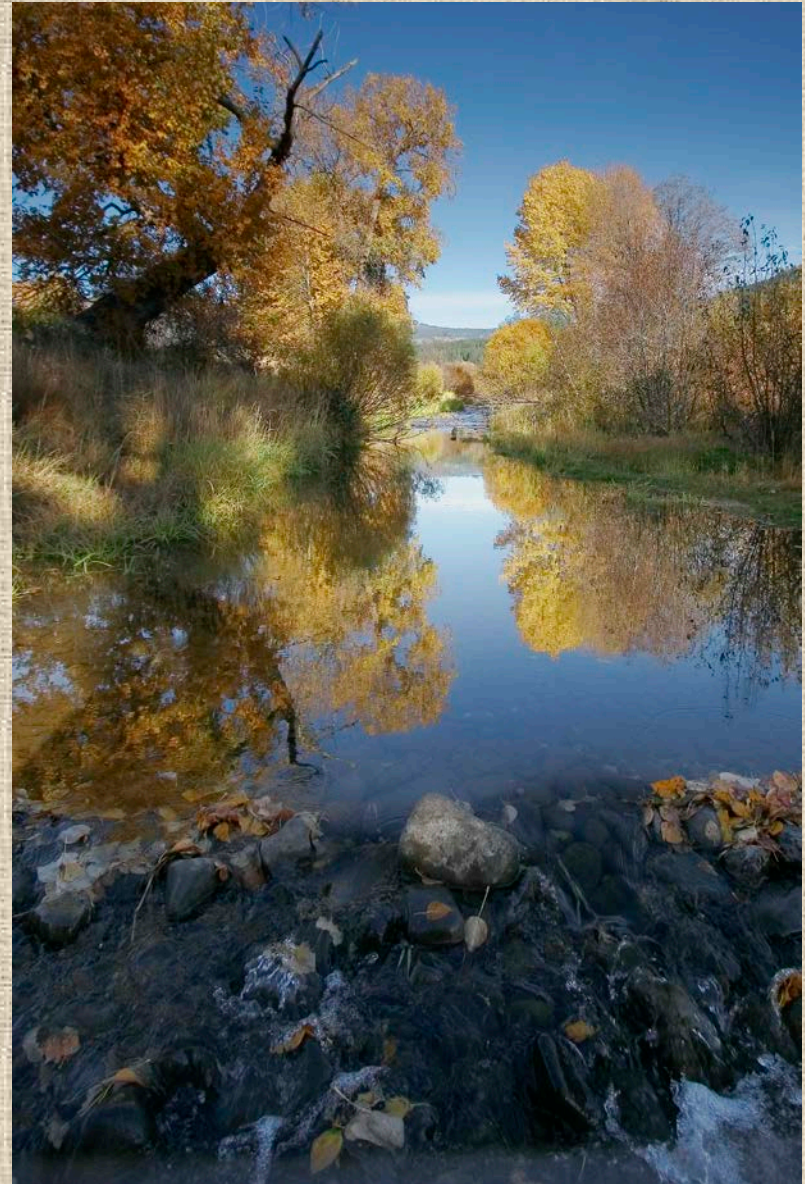


# DEVELOPMENT AND THE RIPARIAN AREA



LAND USE  
CONSULTANTS

ERRA

DESIGN GROUP INC.



# THE SITUATION

- Population Increase
- Critical lands and waters are threatened
- Species dependant on this habitat are stressed
- Greater value is placed on natural resource amenities
- Effort is required to retain and protect open space

# BALANCED APPROACH

- “The (Washington) Water Trust works on small streams and tributaries where returning a small amount of water to the stream can have a significant impact.”
- Opens the playing field wide to include small water right owners
- Reasonable approach

# Developer -vs- Conservationist

THINGS I'VE HEARD....

**NO TRUST**

“They only want to steal your data”

“No way! They can't compromise my data!”

“Ha Ha! I've got them now”...

“What do they need to know that?”

“Did you know that you are in violation of RCW”...?

“They'll find some animal or plant and shut you down!”

# CORE ISSUES

- Water rights and land use rights are private assets and valuable.
- Private sector needs profit in order to maintain growth.
- Wildlife species are a public resource and dependent on habitat.
- People need natural habitat too.

## MUTUAL OBJECTIVES CAN BE ACHEIVED

Recognize the importance of wild life habitat

Recognize the need for asset protection

Recognize that healthy habitat increases value

# COMMUNICATION

What opportunities for Conservation exist?

Let's talk about the Olson Ditch Water Transfer

252 AF water passing through Reecer Creek - TODAY

MUTUAL OBJECTIVE IDENTIFIED AND ACHIEVED

First step toward enhancing the Riparian Habitat

Grants, Trusts, Efficiencies, Technology, Education

# [kon-sər-VAY-shən] de-vəl-op-ment

*n.* protection, careful management of natural resources and environment.

*n.* To bring forth, improve value of or change use by building.

## IS THIS CONCEPT ACHEIVABLE?

- The Ranch on Swauk Creek











# The Ranch on Swauk Creek

- 487 Acres
- Previously Zoned Ag 3, Ag 5 and Forest & Range 20
- Actual buildable land 250 +/- acres
- Historic use as Cattle Ranch
- Riparian Area in need of restoration
- Water Rights

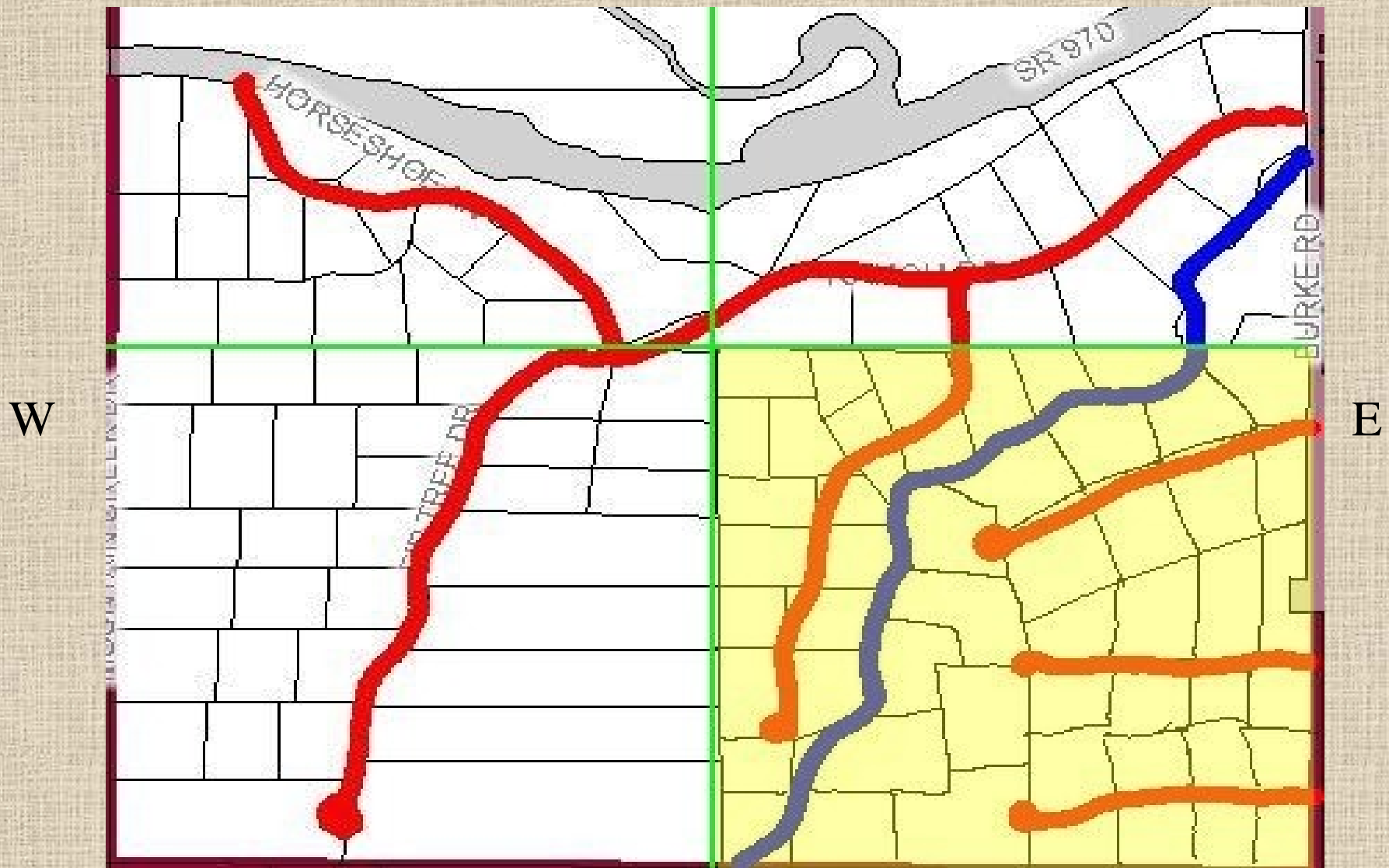
# The Ranch on Swauk Creek

- **Planning Options:**

Exempt Segregations

Planned Unit Development

# The Ranch on Swauk Creek



# The Ranch on Swauk Creek

(Exempt Segs)

**No expense** of community water system =

150+ exempt wells in Swauk Aquifer

**No Expense** of Community Sewer System =

150+ individual Septic Tanks in Swauk Aquifer

# The Ranch on Swauk Creek

(Exempt Segs)

**No Master Plan** for Riparian Management

**No responsibility** for the loss of Viewshed

**Some Owners** have Creek access, some don't

Quick to **MARKET !**



# The Ranch on Swauk Creek

- Planned Unit Development
  - Mixed Densities (no fixed lot size)
  - Grouping of units within Land Area
  - Various Types of Housing Units
  - Flexible planning around Critical Areas
  - Requires responsible utility plan

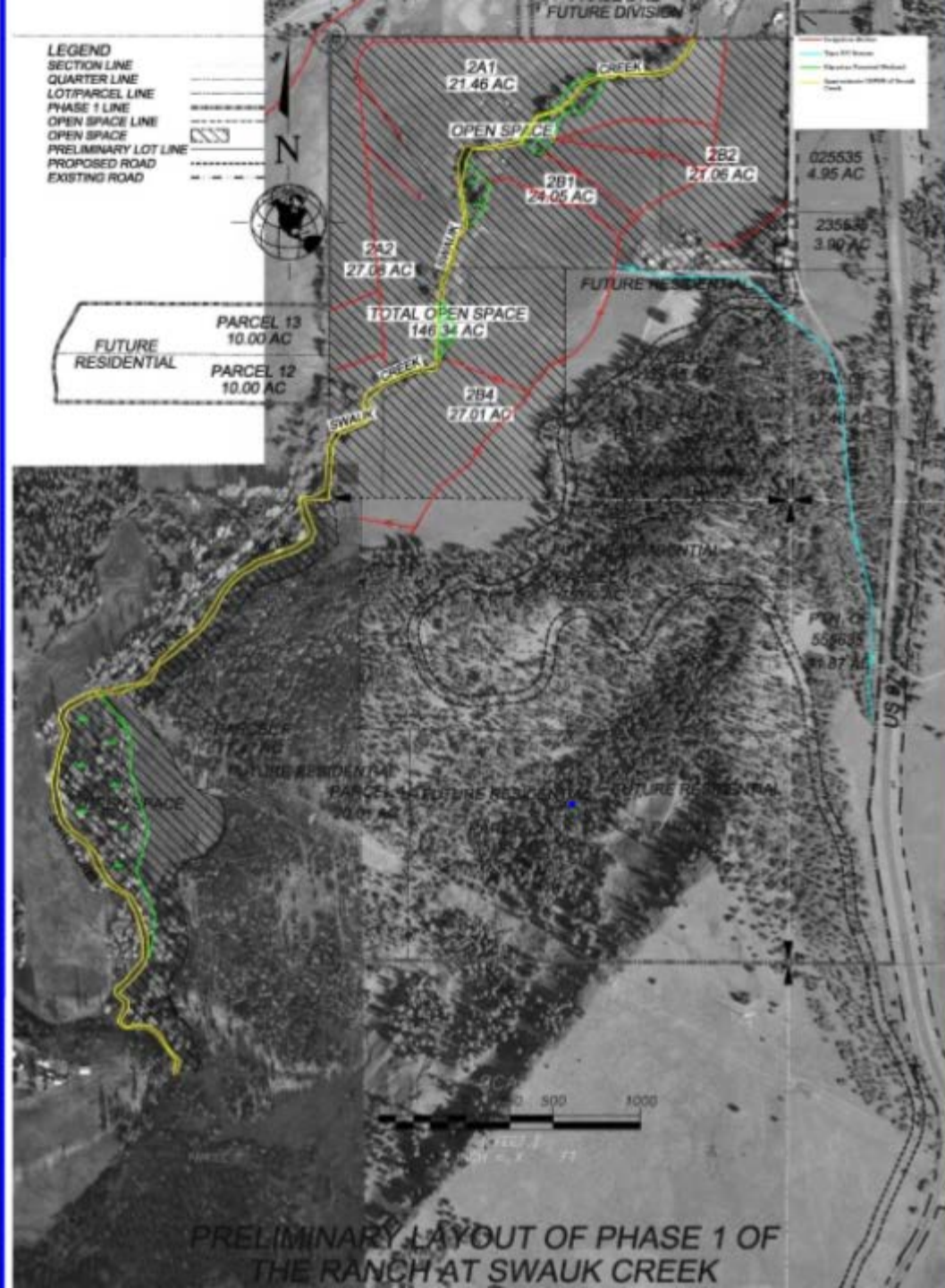
**LEGEND**  
 SECTION LINE  
 QUARTER LINE  
 LOT/PARCEL LINE  
 PHASE 1 LINE  
 OPEN SPACE LINE  
 OPEN SPACE  
 PRELIMINARY LOT LINE  
 PROPOSED ROAD  
 EXISTING ROAD



FUTURE RESIDENTIAL  
 PARCEL 13  
 10.00 AC  
 PARCEL 12  
 10.00 AC

TOTAL OPEN SPACE  
 146.34 AC

**Legend**  
 Top 100 Stream  
 Riparian Forest Habitat  
 Stream within 100ft of Road  
 Creek



PRELIMINARY LAYOUT OF PHASE 1 OF THE RANCH AT SWAUK CREEK

# BENEFITS OF PUD

- Allows for grouping of density
- Because of grouping, developer can afford to set aside open space, infrastructure
- Protect Riparian Corridor
- Plan around Wildlife Corridor
- Save Viewshed
- Increase Value of the Development
- Utility Plans that make sense

# Utilities that make sense

## **Group A Water System**

- Few wells
- Centralized treatment
- Fire-flow Pressure
- Storage

## **Class A Reclaimed Wastewater System**

- Irrigation
- Divert less irrigation water from Creek
- Aquifer recharge
- Off Channel Storage

# The Ranch on Swauk Creek

- 146.34 Acres of Dedicated Open Space
- Protected Riparian Corridor on both sides of Swauk Creek for about 1 mile
- Community Water and Sewer systems which protect and recharge the Swauk Creek Aquifer
- Riparian Management Plan underway
- Cultural Resource Survey completed
- Wetland & Wildlife Study completed
- Installation of fish screens on Swauk Creek underway
- Miles of walking & wildlife viewing trails, rests

# WHY ?

Substantially increasing the  
marketability and **market price** of  
the development

# Conservation Development ?

Conserve Natural Resources (Water)

Managing Riparian Habitat

Conserve View-shed

Conserve Open Space

We think so! We are looking for more dialog and input for the next development...

# Another Opportunity

- Reecer and Currier Creeks
  - Acquired for Development
  - Historically used for farming
  - Riparian areas degraded almost to ditches
  - Juvenile & adult fish barriers exist

**Now is the time to plan together for the optimum Riparian Habitat restoration**











Diagram courtesy of  
KCT

# KCT -YTAHP

- Communication about grant opportunities
- DOE Grant facilitation
  - Riparian habitat assessment
  - Irrigation efficiency assessment
  - Removal of fish barriers
  - Implementation of Habitat improvements
- Developer resources to help with habitat enhancement and irrigation efficiencies

# EXCITING TIMES AHEAD!

- Communicate Openly, Honestly, Full Disclosure
- Discuss mutual objectives
- Use each successful project to prove that the Developer/Conservationist partnership can achieve these mutual objectives
- Pursue the course with an understanding of each other's limitations

# A FISH STORY

