
AGENDA

Benton County Planning Commission

Regular Session

October 1, 2024

6:00-8:00 P.M.

Kalapuya Building, 4500 SW Research Way, Corvallis

1st floor Meeting Room

<https://us06web.zoom.us/j/82408116441?pwd=a1Z6cVg4N2wvUTJIRU4wV25OaEdYQT09>

Meeting ID: 824 0811 6441

Passcode: 668580

- | | | |
|-------------|--|---|
| I. | CALL TO ORDER ROLL CALL | Chair Fowler |
| II. | MINUTES | Chair Fowler |
| | August 13, 2024 | |
| | September 3, 2024 | |
| III. | TRAINING | |
| | Environmental Health Permitting Overview | Scott Kruger, Environmental Health Mngr. |
| | Public Works Permitting Overview | Gordon Kurtz, Associate Engineer
Sheanna Steingass, Environmental Program Coord. |
| IV. | PLANNING COMMISSIONER STAFF UPDATES | Chair Fowler |
| V. | ADJOURN | Chair Fowler |

***DRAFT* MEETING MINUTES**
Benton County Planning Commission
Public Hearing
August 13th, 2024

Benton County Planning Commission Chair Fowler called the meeting to order at 6:10 pm. The meeting was open to the public virtually via a published Zoom link starting at 6:23 pm.

COMMISSION MEMBERS

Nicholas Fowler, *Chair*
Catherine Biscoe
John Wilson
Evelyn Lee
Andrew Struthers
Liz Irish

STAFF

Petra Schuetz, *Interim Director and
Planning Official*
Alyssa Thompson, *Recorder*
Inga Williams, *Associate Planner*
Gordon Kurtz, *Engineer*
Scott Kruger, *Environmental Health Director*

Absent: Sara Cash, Greg Hamman, Ed Fulford
Chair noted a **QUORUM** was reached.

MINUTES

Commissioner Wilson **MOVED** to **APPROVE** the June 6th, 2024; Minutes with a correction made to the vote of approval on the June 4, 2024 minutes. Minutes should read "**APPROVED AS WRITTEN 6-0**"

Commissioner Struthers: **SECOND**.
APPROVED with corrections **6-0**.

Commission correction, voting, and approval of minutes was done outside of the recording due to technical issues with Zoom. The meeting was paused until Zoom could record the remainder of the meeting at 6:23 pm.

PUBLIC HEARING: Appeal | St. Martin's Church Expansion | LU-23-051

Chair Fowler called the public hearing to order at 6:25 pm by reading the quasi-judicial script for public hearing.

No **EX PARTE CONTACT** by commissioners in attendance.

STAFF REPORT: Inga Williams

Staff advised additional code was used under conditions of approval Code 53.215 and 53.220, which were not listed in the staff report. Staff provided verbal summary of written Staff Report and Staff Memo in response to Appellant's requested additional conditions.

COMMISSIONER QUESTIONS & DISCUSSION:

Commissioners had questions regarding the pump test process, utilization of the facility, county fencing requirements, road improvement and current conditions, and Conditional Use Permit process. Commissioners asked Kurtz questions regarding road improvement requirements and what conditions would potentially need to be met.

STAFF RESPONSE:

Staff shared that all restrictions on occupancy is regulated by the Fire Code and is administered by the Fire Marshall as part of the building permit process. There are no requirements in the county code regarding fencing.

Kurtz shared typical requirements on county roadways, he also shared that Camellia and Wild Rose roads do not qualify as county roadways as they are public access roads. Public access roads are not held to the same standards and are cared for by the residents on such roads. Typical applications have deferred road improvement agreements with Public works for improvements to be made after construction has been completed.

APPLICANT TESTIMONY:

The questions regarding visual impact and the request of building the 8-foot fence would be mitigated by the construction of the new building. Currently have a temporary tent structure outside for Sunday services, funerals, and weddings. New building would be indoor heated space. Goal is to improve water detention, water treatment, a better parking lot to allow for better fire access to the only large source of water in the area. Church currently contributes \$1,000 each year for the maintenance of the roadway, as well as provided gravel, brush cutting, filling potholes.

TESTIMONY IN SUPPORT:

NONE as noted by Chair Fowler

TESTIMONY IN OPPOSITION:

Written testimony provided via email, See exhibit A

Dan Campbell, address 930 NW Camellia Dr. See exhibit B, handout provided by Campbell.

Ron Mullen, address 917 NW Wild Rose Dr. See exhibit C, handout provided by Mullen.

Carly McCarthy, address 950 NW Wild Rose Dr. See exhibit D, handout provided by McCarthy.

Donna Mullen, address 917 NW Wild Rose Dr. Shared concerns regarding care for the road and large pothole that hasn't been cared for by the church.

Daniel Campbell, address 940 Camellia Dr. Shared concerns regarding roadway safety and amount of traffic in the neighborhood. Concerns regarding the church growing larger than its current membership or another church taking over.

Theresa Stephens, address 935 NW Camellia Dr. Shared concerns regarding there being no visible barrier to the church property.

APPLICANT REBUTTAL:

Architect, Peter Owens: Roadway degradation comes from increase of amazon, UPS, other delivery trucks, and garbage trucks. The proposed plan is created in a way that follows county code and to be a better neighbor.

Applicant shared regarding the selling of the property, in 2017 church hosted a *Great Consecration*, due that investment by the church, they will never sell the property outside of the faith.

Owens shared that the site is maxed out on what can be built due to setbacks and other code.

Staff shared that change of use would not be required if the facility changed from one church to another.

- Examples
 - If the use changes from a church to a different type of facility, a review would be necessary.
 - Transitioning from one church to another church does not trigger a review.
 - Significant upgrades needed to accommodate new worship services would require a review.

Commissioners requested more information on road improvements from County Staff as well as Urban Growth Boundary (UGB) of Corvallis. Kurtz shared:

- The property is 63,000 square feet, prompting discussion on local resident impact.
- Current road conditions classify it as a residential local access road, with necessary upgrades requiring significant funding and extensive work.
- Required Road Width: For upgrades, the road would need to be 24 feet wide (including 10-foot lanes and 2-foot rock shoulders). The estimated cost for this upgrade, including vegetation removal, is projected between \$50,000 and \$75,000.
- Challenges of Road Improvement: The difficulty of expanding an old road was highlighted, noting the importance of current traffic patterns in maintaining road reliability. The impact of heavy delivery vehicles was also discussed, emphasizing their role in road deterioration.
- Future development plans related to local annexations within the UGB were discussed, highlighting the complexities of improving infrastructure to meet city standards.

Considerable vegetation removal and pioneering a new road base outside the edges of the established roadway would be extremely daunting and fiscally expensive for the neighborhood. There would also be impact to drainage patterns and unreliability of the new roadway.

CONTINUANCE

Participants Mullen and Stephens request that the record be kept open for additional 7 days for written testimony.

Commissioner Wilson **MOVED** to **GRANT CONTINUANCE FOR 7 DAYS**.

Commissioner Biscoe: **SECONDED**

MOTION CARRIED, 6-0.

Chair Fowler shared with appellant August 20th, 2024, at 5:00 pm is the deadline for written submissions. Applicant will have additional 7 days to form a rebuttal, deadline of August 27th, 2024, at 5:00 pm.

DELIBERATIONS AND DECISION will be made at the next Planning Commission meeting held on September 3rd, 2024

PUBLIC HEARING CLOSED at **8:55 pm** by Chair Fowler.

Commissioners agreed to postpone training on the agenda for October 1st meeting. September 3rd meeting will have 2 additional public hearings on the agenda for review, Chair Fowler confirmed a QUORUM will be reached for next meeting.

Chair Fowler **ADJOURNED** at **9:03 pm**.



***DRAFT* MEETING MINUTES**
Benton County Planning Commission
Public Hearing
September 3, 2024

Benton County Planning Commission Vice Chair Hamann called the meeting to order at 6:00 pm. The meeting was open to the public virtually via a published Zoom link.

COMMISSION MEMBERS

Nicholas Fowler, *Chair (virtual: joined at 6:07 pm)*
Greg Hamann, *Vice Chair*
Andrew Struthers
John Wilson
Evelyn Lee
Catherine Biscoe (*joined at 6:04 pm*)
Sara Cash (*virtual*)
Vice Chair noted a **QUORUM** was reached.

STAFF

Petra Schuetz, *Interim Director and
Planning Official*
Alyssa Thompson, *Recorder*
Inga Williams, *Associate Planner*

MINUTES

Commissioner Struthers **MOVED** to **KEEP THE MINUTES OPEN** from August 13th, 2024, until clarification can be provided for the following sections:

- paragraph regarding "change of use" from page 4 of meeting packet, suggesting it should be expanded for clarity on what constitutes a change of use.
- Additional clarification was requested on the sentence discussing "significant upgrade to the facilities" and the impact on drainage patterns and road reliability.

Commissioner Wilson: **SECONDED**
Motion carried, 6-0.

DELIBERATIONS: Appeal | St. Martin's Church Expansion | LU-23-051
Motion to Deny the Application:

Commissioner Bisco **MOVED** to **DENY THE APPLICATION AS SUBMITTED**, citing incomplete information and failure to meet requirements concerning road conditions and impact on adjacent properties.

Commissioner Lee: **SECONDED**

MOTION CARRIED

Commissioners discussed the details of the road conditions and the applicant's burden of proof. Concerns about planning based on promises rather than evidence were reiterated.

Discussion Points:

Road Conditions and Traffic Impact:

- Existing gravel road, described as a narrow 11 feet wide, may not be adequate for increased traffic resulting from the proposed expansion of the church.
- Potential for serious interference with surrounding residential properties.
- Questions regarding the proportional impact of road wear due to traffic, acknowledging that the road is currently affected by heavy vehicles like garbage trucks and delivery vans, not just passenger cars.
- There was also concern about the cost of required road improvements and whether the code permits such requirements.

Fire Safety and Water Availability:

- Concerns about the adequacy of water supply for future fire suppression, given the current water supply of 20,000 gallons.

Impact of Expansion on Community Character:

- Need to consider the church's role as a current member of the neighborhood and the impact of expansion on the neighborhood's character.
- The church's parking limitations may restrict the amount of traffic, and that wear and tear on the road, is more significantly caused by heavier vehicles rather than passenger cars.

Rebuttal and Final Comments:

- Commissioner Biscoe rebutted by stating that road improvements and fire risk management issues have not been adequately addressed in the application. She questioned whether the applicant met the burden of proof for the proposed expansion.
- Commissioner Wilson highlighted the potential issue of imposing an undue burden on the applicant and its impact on the conditional use permit decision.
- Commissioner Fowler commented on the road challenges and noted that the church's operations should be considered within the current neighborhood context. He added that the wear and tear on the road was predominantly caused by heavier vehicles.

VOTE on the motion to DENY the application as submitted:

- Commissioner Struthers: No
- Commissioner Lee: Yes
- Commissioner Fulford: No
- Commissioner Wilson: No
- Commissioner Biscoe: Yes
- Commissioner Fowler: No
- Commissioner Cash: Yes

- Commissioner Hamann: No

MOTION DOES NOT PASS: 3-5

Commissioner Struthers **MOVED** to **AMMEND** St. Martin’s Orthodox Church Conditional Use Permit with amendments to conditions of approval,

- removing conditions number 1 and 4, as listed in the staff report.
- Require an 8-foot fence along the north and east sides of the property, as listed in the appeal requests.

Commissioner Wilson **SECONDED**.

VOTE on the motion to **AMMEND** conditions of approval:

- Commissioner Struthers: Yes
- Commissioner Lee: Yes
- Commissioner Fulford: Yes
- Commissioner Wilson: Yes
- Commissioner Biscoe: Yes
- Commissioner Fowler: Yes
- Commissioner Cash: Yes
- Commissioner Hamann: Yes

Commissioner Struthers **MOVED** to **APPROVE** St. Martin’s Orthodox Church Conditional Use Permit with the approved amendments.

Commissioner Wilson **SECONDED**.

VOTE on the motion to **APPROVE** LU-23-051 St. Martin’s Orthodox Church Conditional Use Permit with the approved amendments:

- Commissioner Struthers: Yes
- Commissioner Lee: Yes
- Commissioner Fulford: Yes
- Commissioner Wilson: Yes
- Commissioner Biscoe: No
- Commissioner Fowler: Yes
- Commissioner Cash: No
- Commissioner Hamann: Yes

MOTION PASSES: 6-2

PUBLIC HEARING: LU-24-013 | Telecommunications Tower Replacement | Mary’s Peak

Inga Williams Presented Staff Report:

- The staff report detailed the existing conditions on the site, which includes three existing 100-foot metal self-supporting towers and 2 defunct structures.

- The proposal involves demolishing old structures and consolidating them into a new single 100-foot tower.
- The site is located on forest conservation land, with most of the property managed by the National Forest Service and a small portion by the city of Corvallis.

Discussion:

- The staff noted that the site is already developed and has existing telecommunications infrastructure.
- The proposed new tower would replace two defunct structures, consolidating them into a single new one.

Applicant's Presentation

David Behrens with Silke Communications:

- Presented the need to replace a deteriorating 50-foot wooden tower with a new 100-foot tower. The upgrade aims to enhance safety and efficiency.
- The new tower will also replace an old smaller tower and a telephone pole, improving overall infrastructure and safety.
- Addressed questions about the tower's purpose and clarified that no additional lighting is required.

Aaron Broderick: Engineer

- Supported the replacement, highlighting safety concerns and the benefit of a modern, engineered tower over outdated structures.

Commissioner Wilson **MOVED** to **APPROVE** LU-24-013 Telecommunications Tower Replacement.

Commissioner Struthers **SECONDED**.

VOTE on the motion to **APPROVE** LU-24-013 Telecommunications Tower Replacement

- Commissioner Struthers: Yes
- Commissioner Lee: Yes
- Commissioner Fulford: Yes
- Commissioner Wilson: Yes
- Commissioner Biscoe: Yes
- Commissioner Fowler: Yes
- Commissioner Cash: Yes
- Commissioner Hamann: Yes

MOTION PASSES; 7-0

PUBLIC HEARING: LU-24-022 | Telecommunications Tower Replacement | 11-06-19-0200

Inga Williams Presented Staff Report:

- The staff report detailed the background, location, and proposed conditions for the telecommunications tower.
- The site is on forestry property owned by Starker Forest, Inc., zoned forest conservation.
- The proposed tower will be a 150-foot monopole aimed at improving wireless coverage and capacity.

Applicant Presentation

Sarah Telschow, Acom Consulting Inc. | Representing Harmony Towers and Verizon Wireless

- The project aims to enhance wireless capacity and public safety.
- Verizon is expanding its network to improve service along Highway 20.
- The proposed facility is designed to be minimally intrusive and compliant with all relevant codes and standards.
- The applicants agree with staff recommendations and conditions.

Commissioner Struthers **MOVED** to **APPROVE** LU-24-022 Telecommunications Tower Replacement.

Commissioner Lee **SECONDED**.

VOTE on the motion to **APPROVE** LU-24-022 Telecommunications Tower Replacement

- Commissioner Struthers: Yes
- Commissioner Lee: Yes
- Commissioner Fulford: Yes
- Commissioner Wilson: Yes
- Commissioner Biscoe: Yes
- Commissioner Fowler: Yes
- Commissioner Cash: Yes
- Commissioner Hamann: Yes

MOTION PASSES; 7-0

Final Decision Announcement for all decisions made:

- The final decision may be appealed to the Board of County Commissioners within 14 days of Planning Commission decision.
- Notice of decision will be mailed to all individuals who testified or submitted comments.

Vice Chair Hamman **ADJOURNED** at **7:45 pm**.



**Benton
County**
OREGON

Kalapuya Building

4500

SW Research Way

Benton County Environmental Health

Drinking Water Services



Scott Kruger REHS Environmental Health Program Manager

August 13, 2024

Open the tap. Seems simple.



Private Domestic Wells

Real Estate transactions:

- These rules apply to sellers in any transaction for the **sale or exchange of real estate** that includes a dug, drilled or driven well that supplies ground water for domestic purposes.
- Benton County Development code **99.800- 99.850**
- Oregon Health Authority Domestic Well Safety Program
- *Coming soon* Benton County Domestic Well Safety Program

Open the tap. Seems simple.



Private Domestic Wells

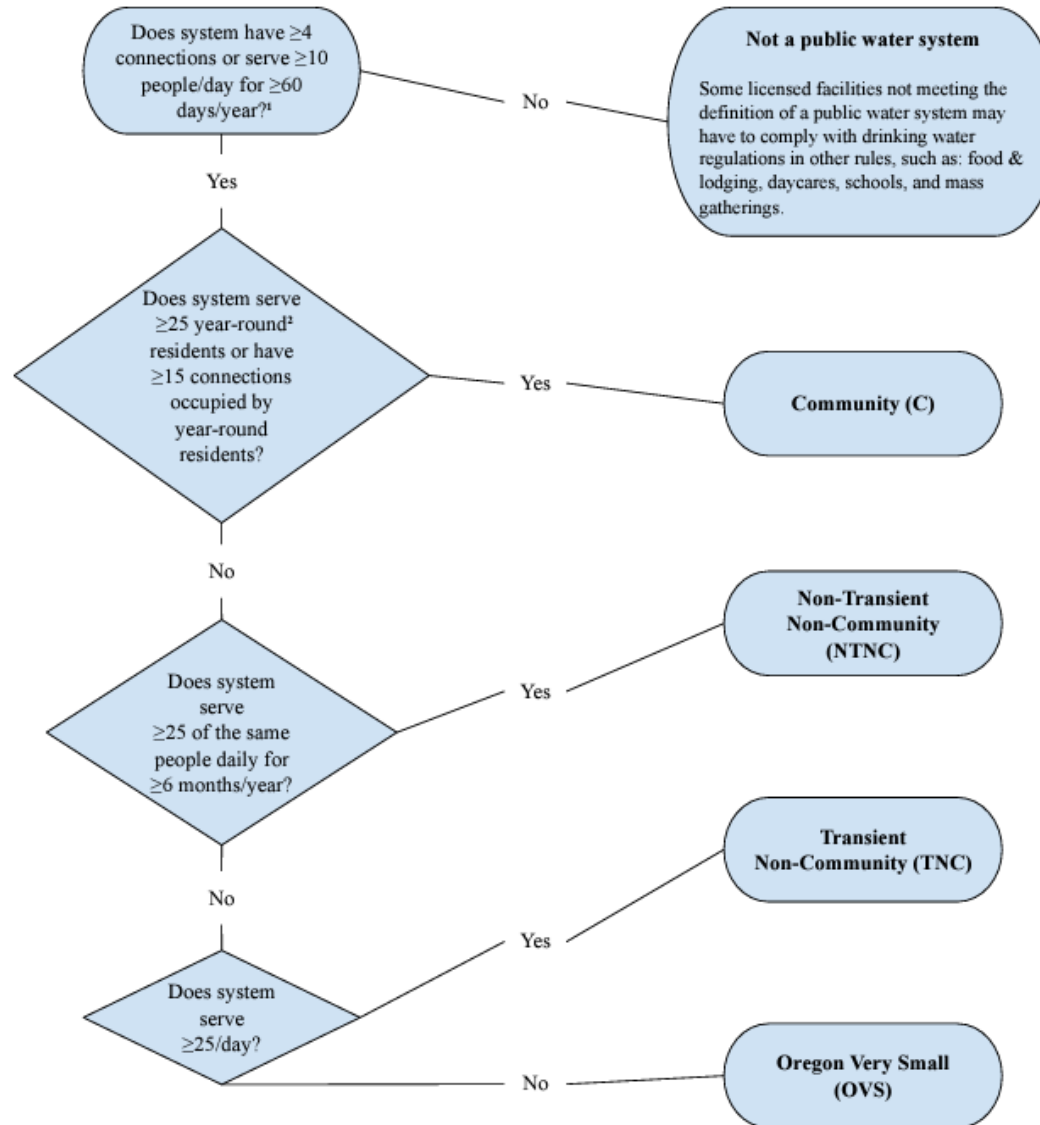
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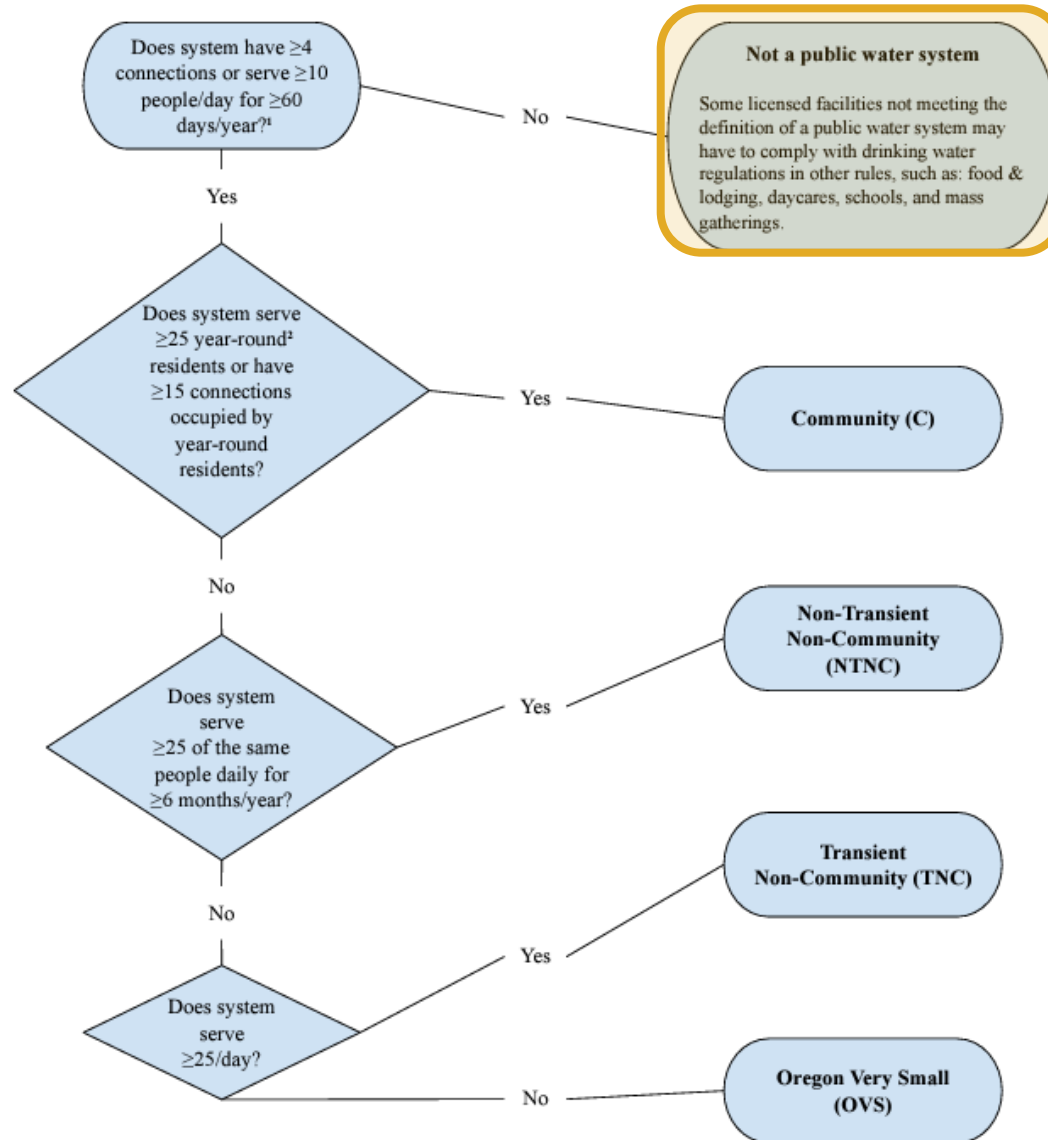
Public Water Systems

- **Benton County Health Department** is a delegate of the Oregon Health Authority Drinking Water Services Program.
- We have oversight of all regulated ground wells in Benton County serving populations of 3,300 residents or less.
- There are 62 public water systems serving a population of 4,353 residents.

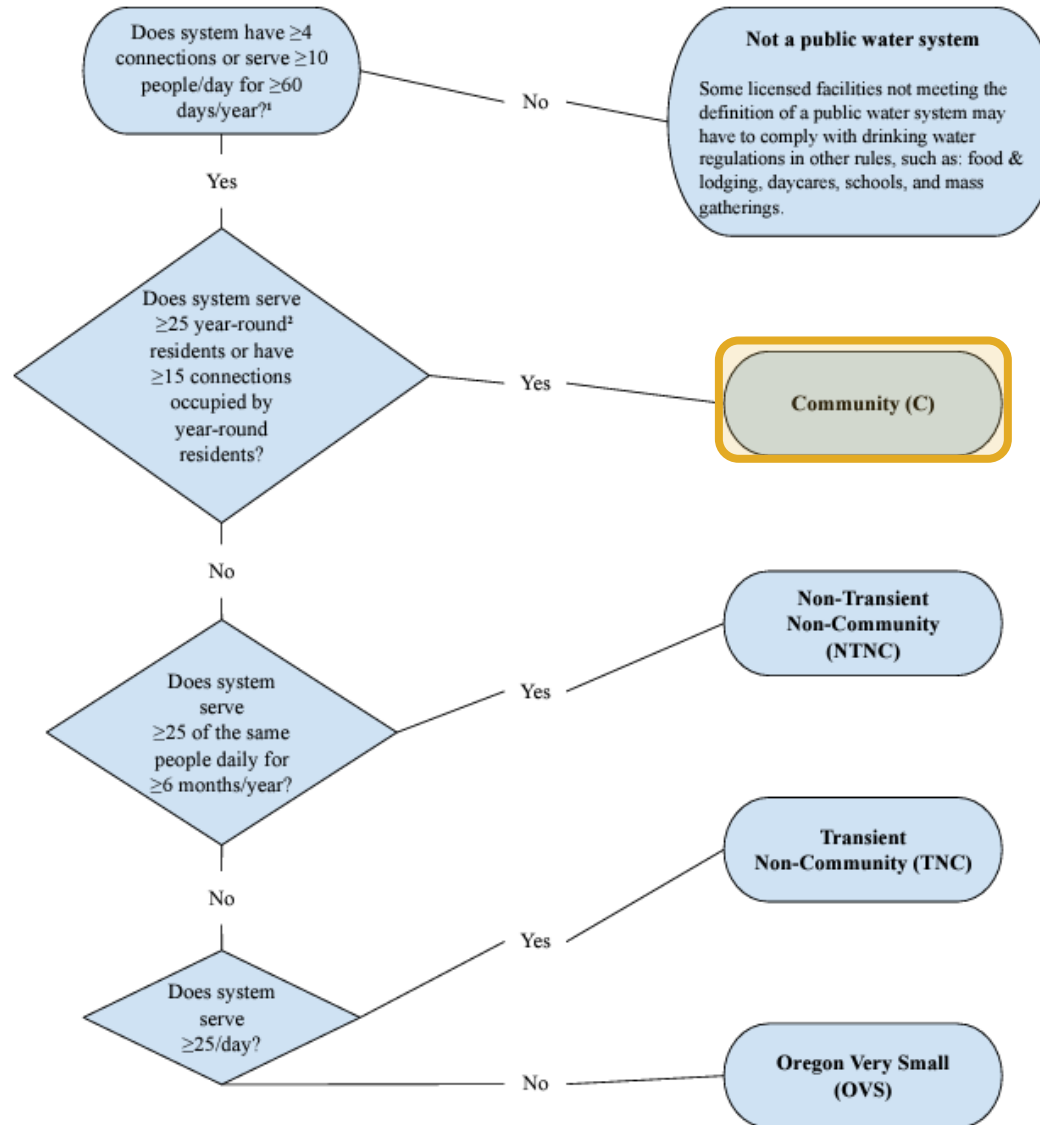
Public Water System Classification Guide



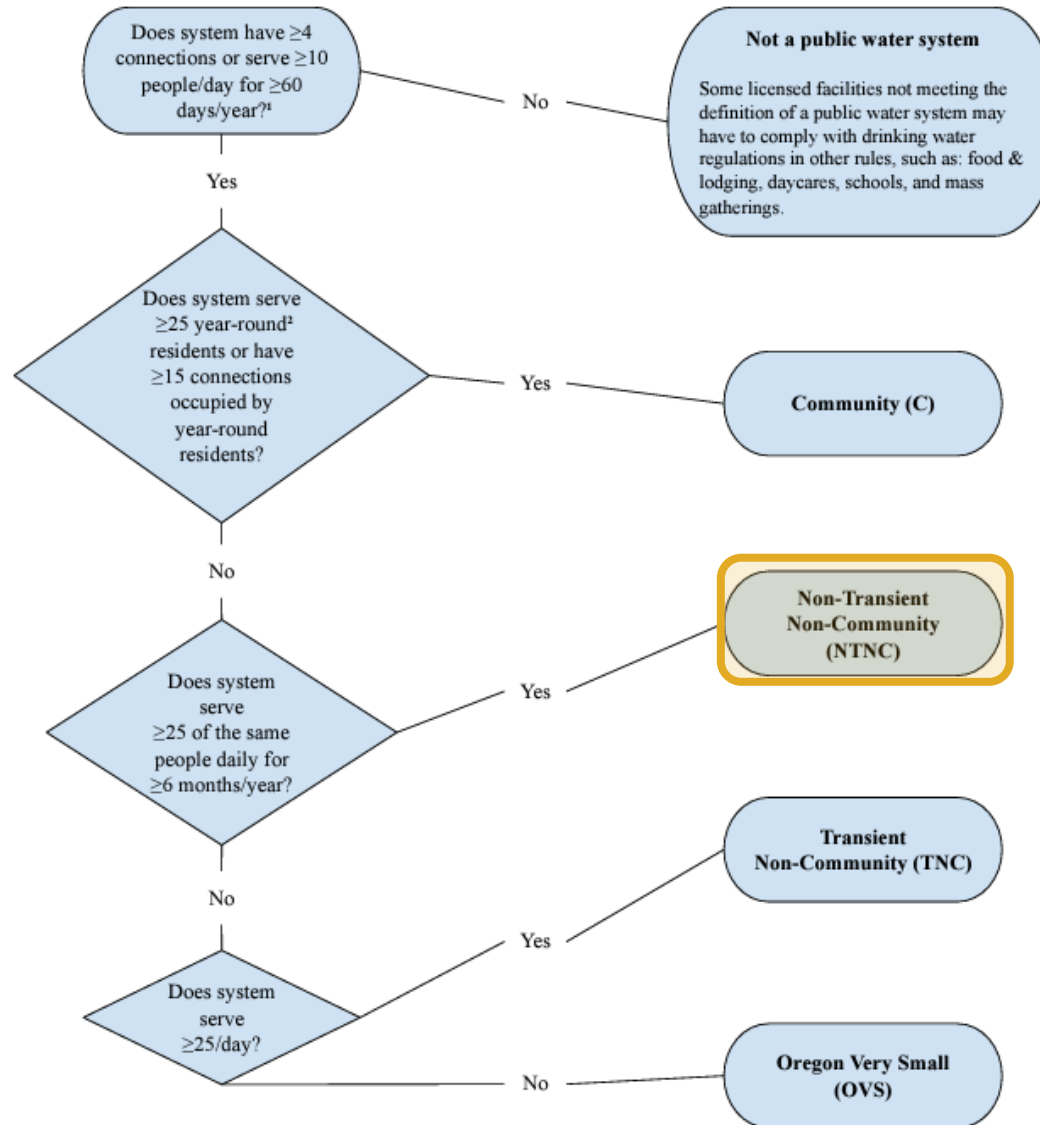
Public Water System Classification Guide



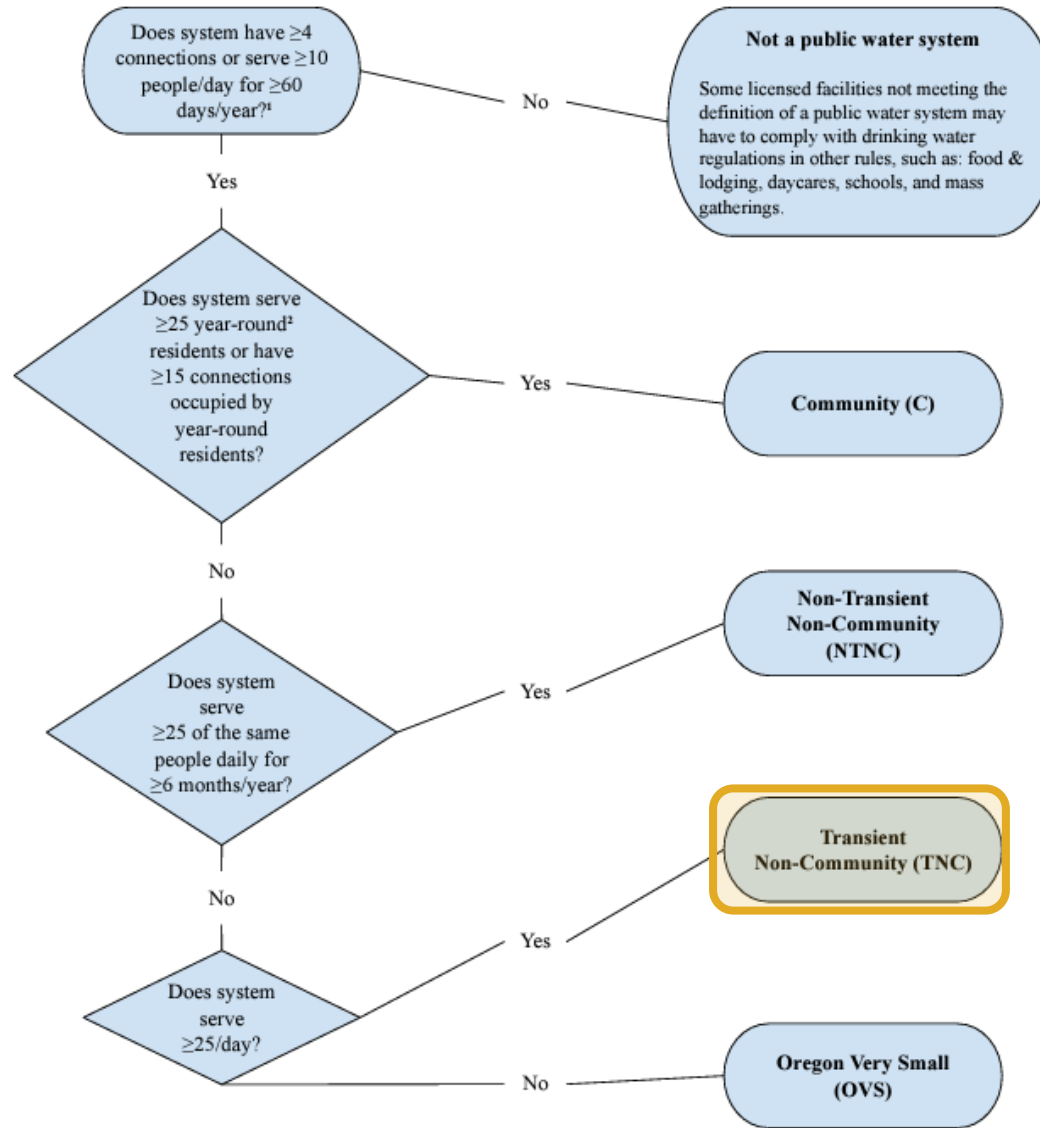
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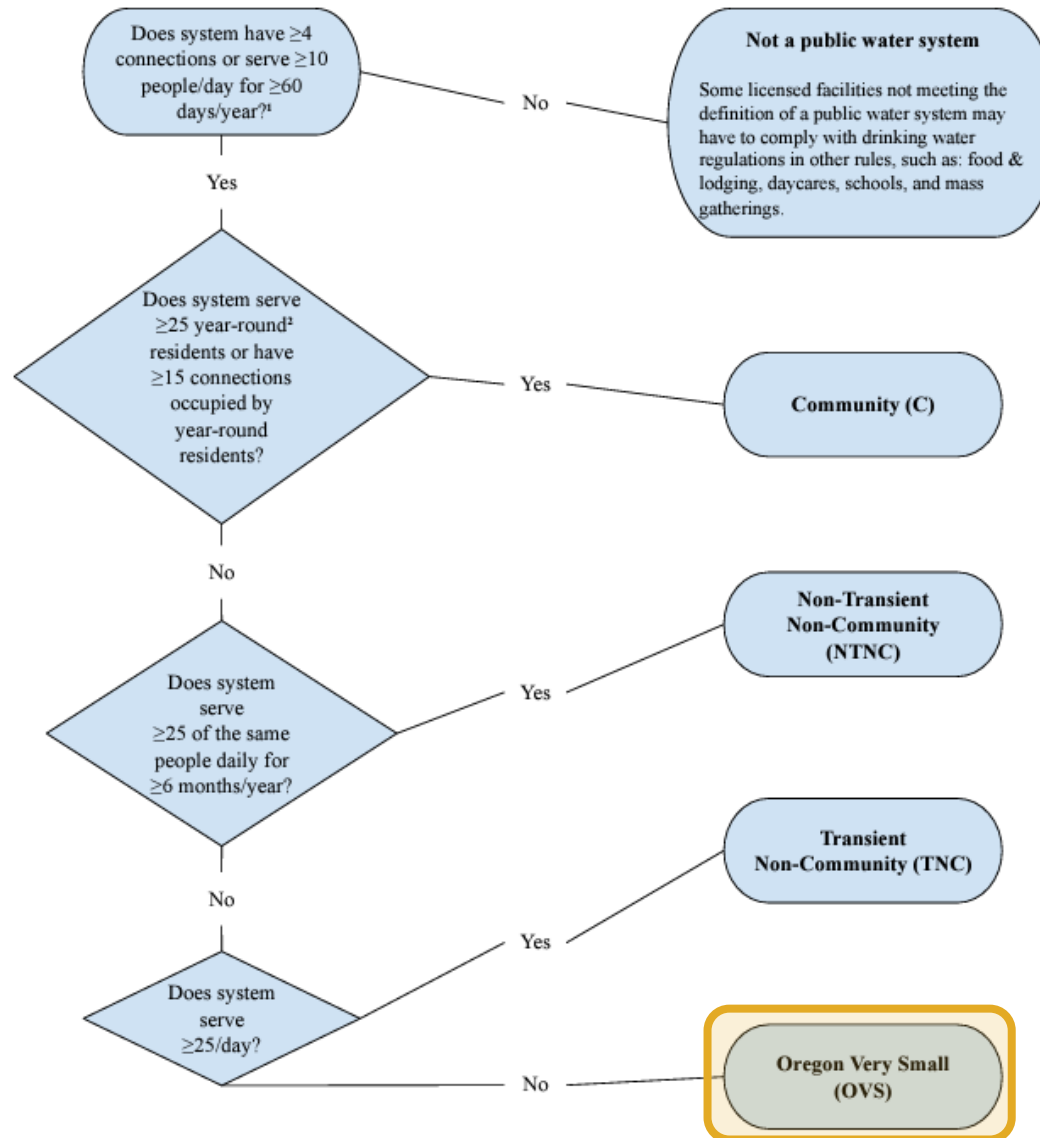
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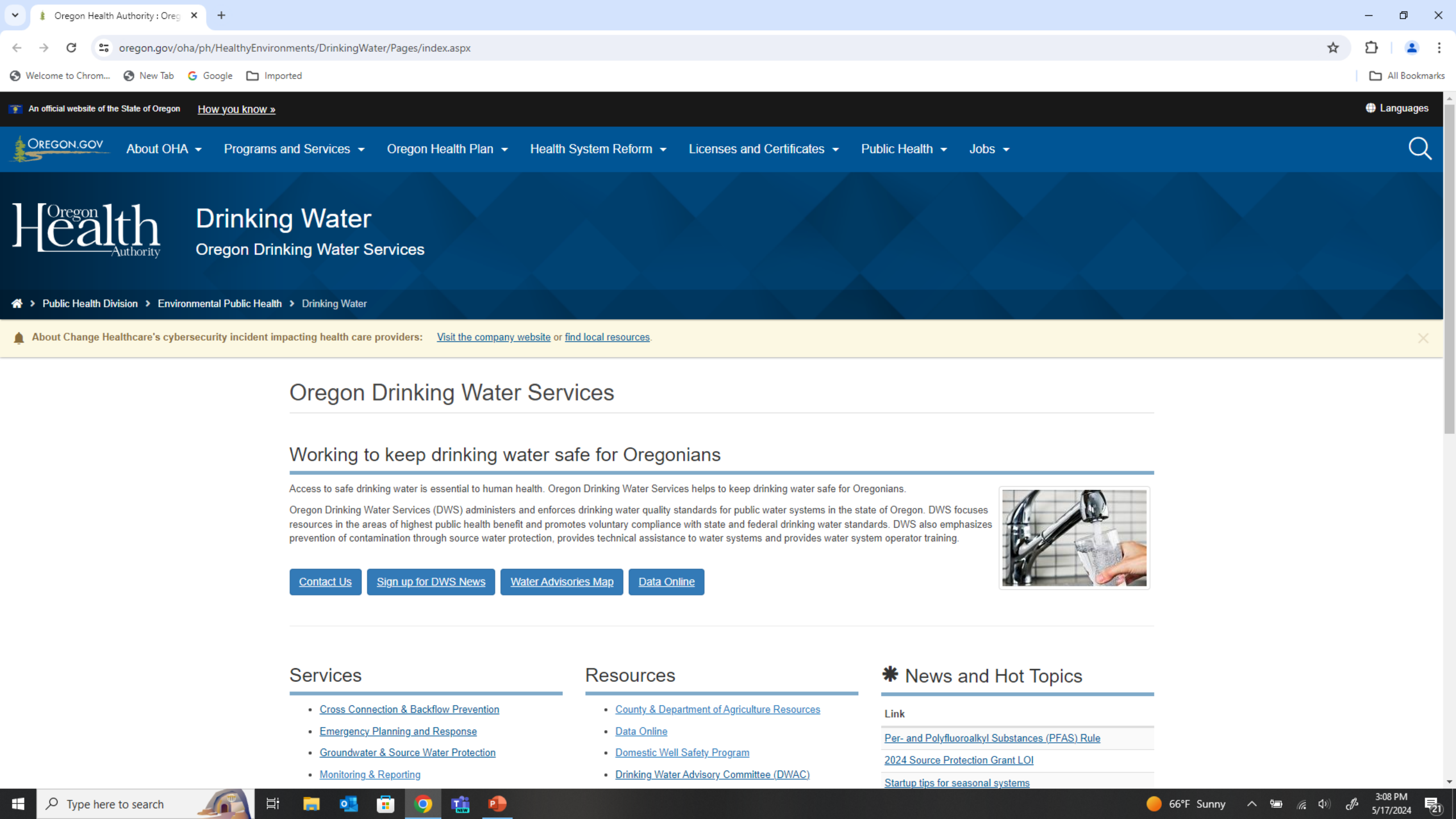


Public Water System Classification Guide



Public Water System Classification Guide





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Oregon Drinking Water Services

About Change Healthcare's cybersecurity incident impacting health care providers: [Visit the company website](#) or [find local resources](#).

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Working to keep drinking water safe for Oregonians

Access to safe drinking water is essential to human health. Oregon Drinking Water Services helps to keep drinking water safe for Oregonians.

Oregon Drinking Water Services (DWS) administers and enforces drinking water quality standards for public water systems in the state of Oregon. DWS focuses resources in the areas of highest public health benefit and promotes voluntary compliance with state and federal drinking water standards. DWS also emphasizes prevention of contamination through source water protection, provides technical assistance to water systems and provides water system operator training.



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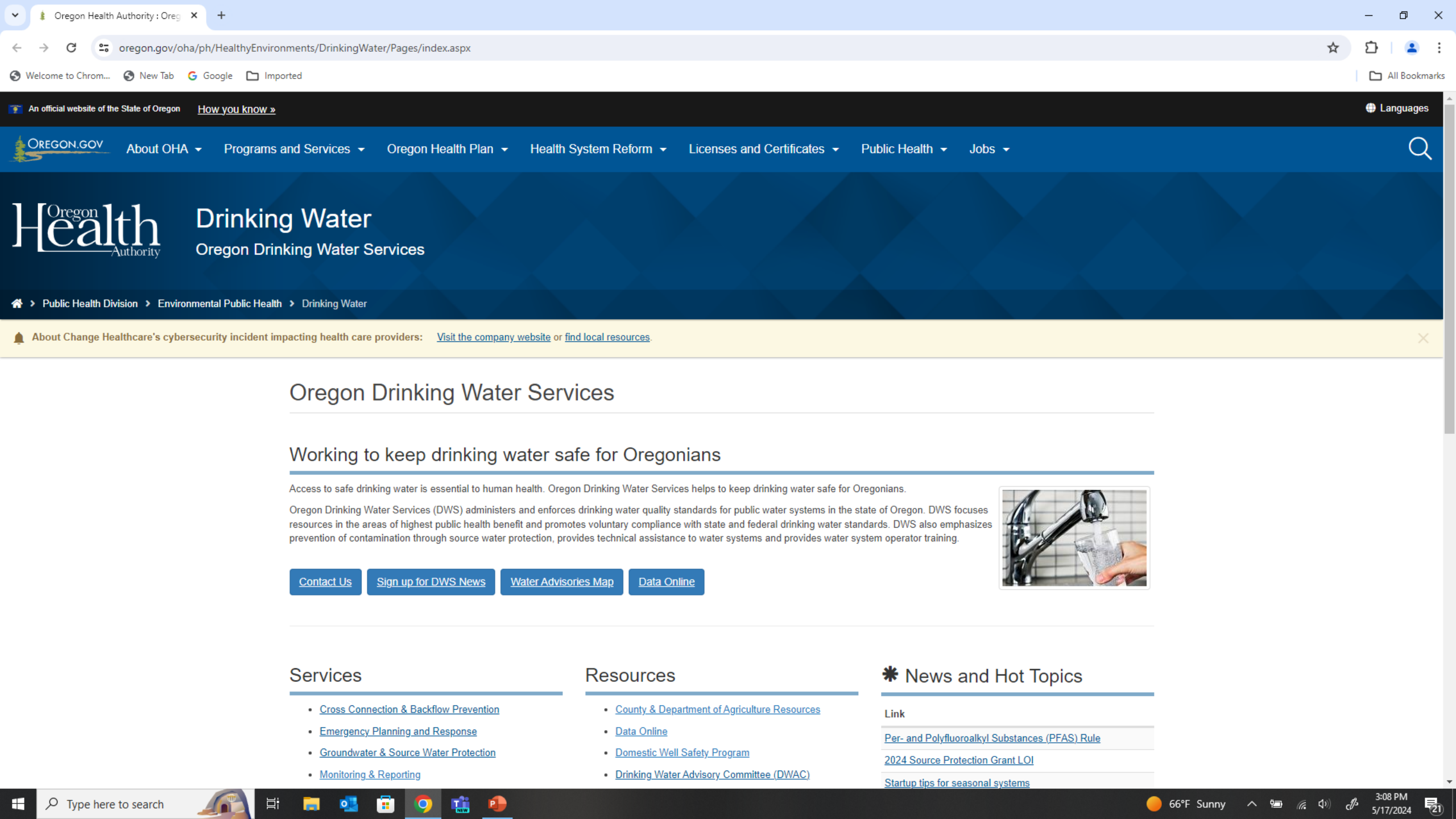
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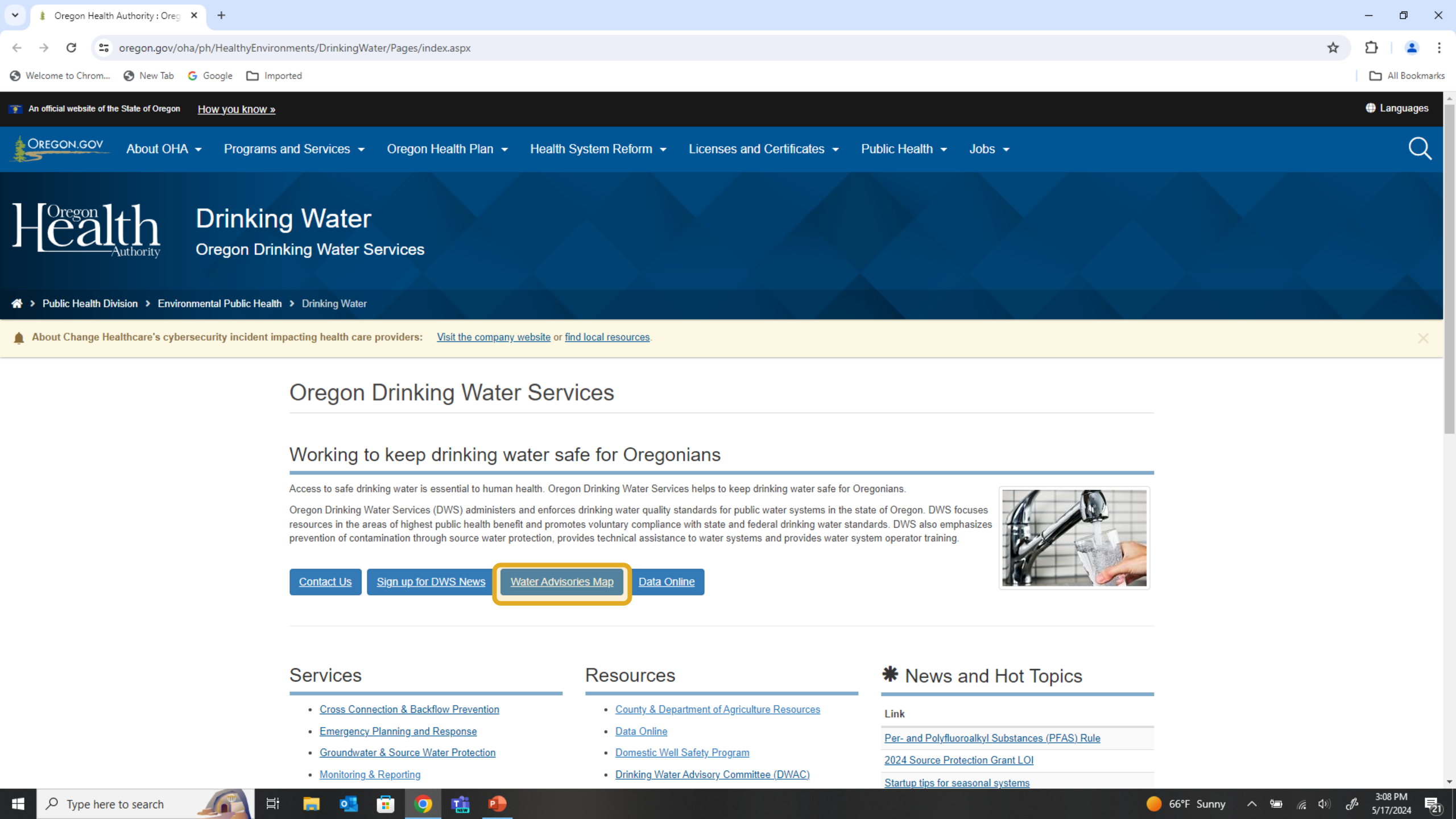
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News and Hot Topics

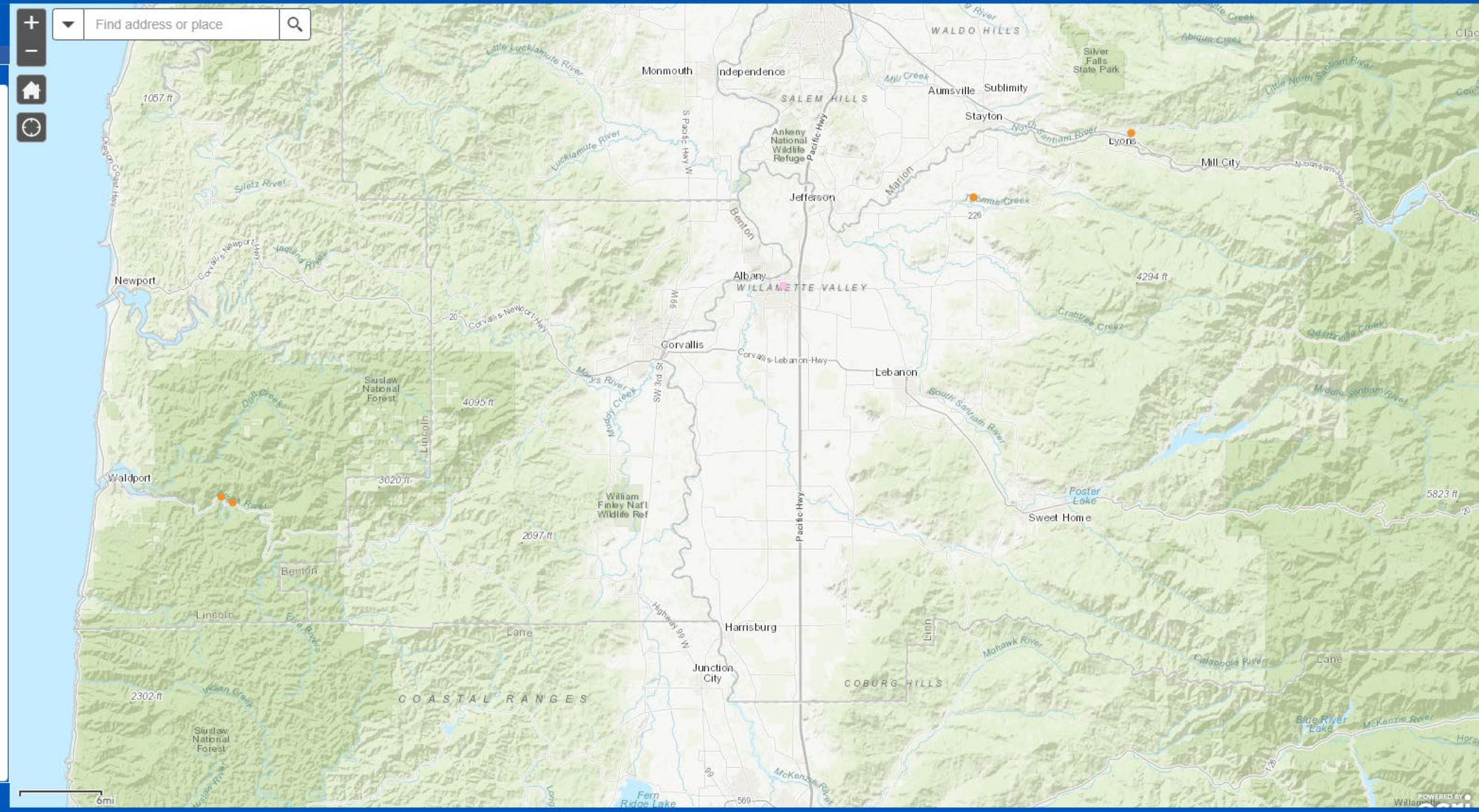
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Legend

Drinking Water Advisories

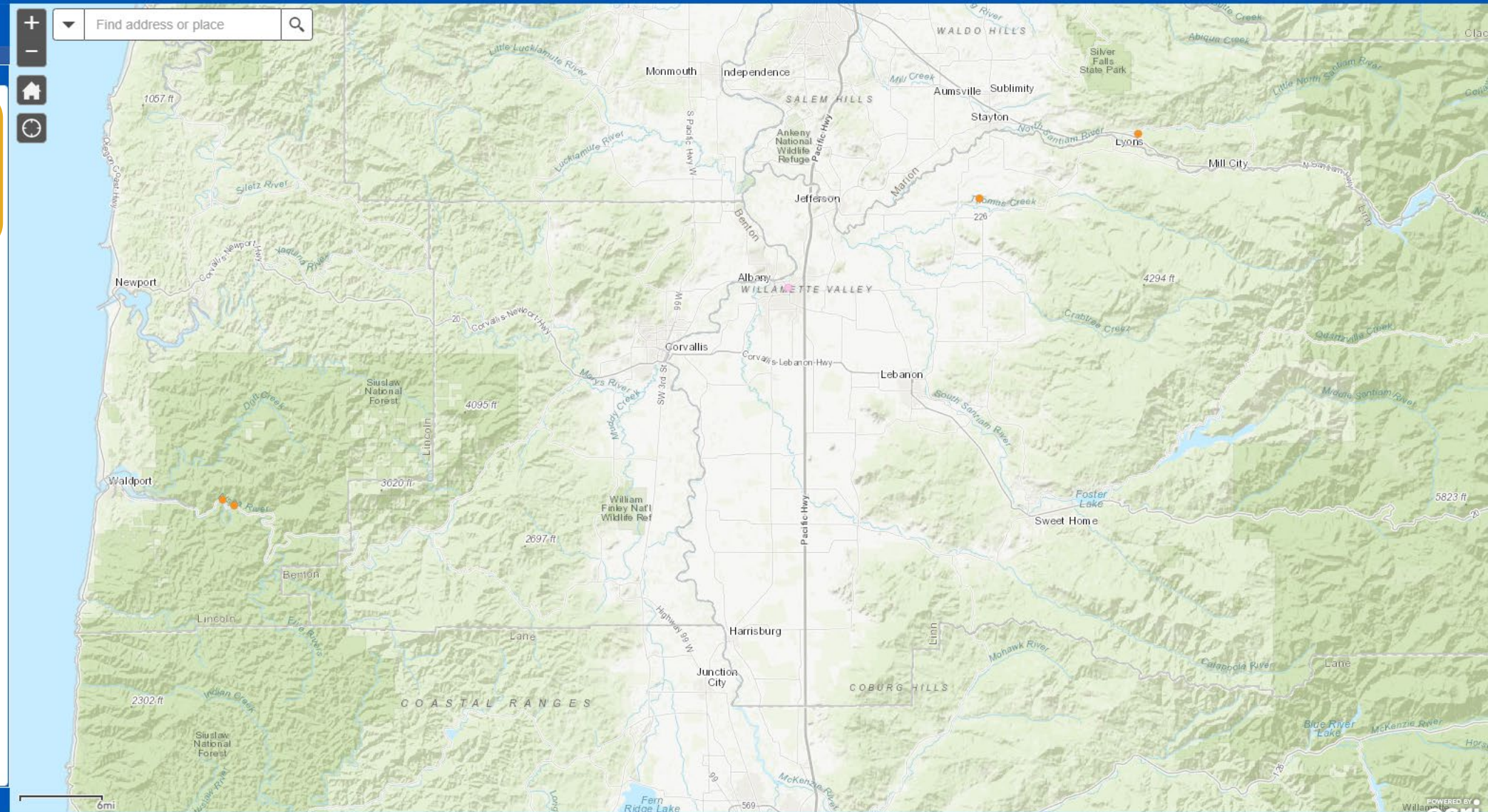
- System-wide Do Not Drink Water Advisory
- System-wide Boil Water Advisory
- Partial Boil Water Advisory
- System-wide Other Advisory



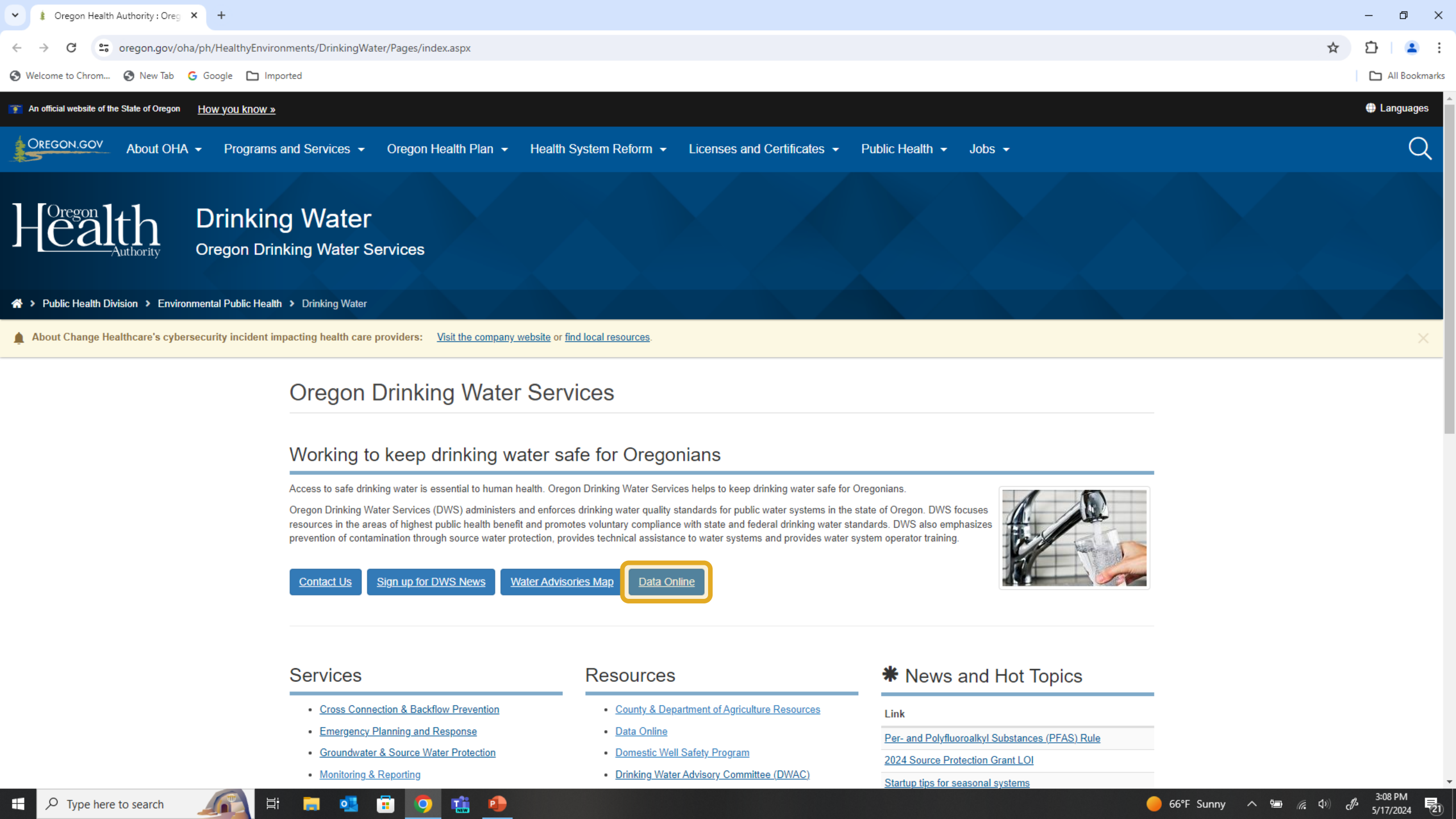
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Here you can access data on public drinking water systems in Oregon, such as coliform and chemical testing, violations, enforcements, public notices, and basic system information.

The [Search Options](#) page explains many of the data pages that are available. Use the [Water System Search](#) page to find a water system by water system ID number, name, or location.

Data shown here are "live" data. That means they're as current as the reports we have in our system. This is the same data that Drinking Water Services (DWS) staff see and use. If something is missing, that usually means it has not been reported to us or we have not entered it yet. If you (water system personnel, county staff, lab staff, etc.) find a report is missing, please forward a copy to us at: **DWS, PO BOX 14350, Portland, OR 97293**.

For questions or updates regarding water system sampling, inventory, or compliance, please contact Drinking Water Services at 971-673-0405 or Info.DrinkingWater@odhsoha.oregon.gov.

See the [Contact Us](#) page on the main Drinking Water site for more contact options.

Information for all water systems:

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See the [Contact Us](#) page on the main Drinking Water site for more contact options.

Information for all water systems:

- [Water System Inventory](#) :: [Water System Surveys](#) :: [Outstanding Performers](#) :: [Treatment Plant Inspections](#) :: [Treatment](#) :: [Plan Reviews](#)
- [Alerts](#) :: [Violations](#) :: [Compliance & Enforcement](#) :: [Deficiencies](#) :: [System Scores](#) :: [Exceedances](#) :: [Public Notices](#) :: [Service Lines](#)
- [Water Advisories](#) :: [Contact Reports](#) :: [Cyanotoxins](#) :: [PFAS](#) :: [Post-wildfire VOCs](#) :: [Fluoride](#) :: [Certification List](#)

[Introduction](#) :: [Data Search Options](#) :: [Water System Search](#) :: [DWS Home](#) :: [DWS Rules](#)

Need help? [Email Drinking Water Services](#) for assistance.

[Staff/Partner Login](#)



Domestic Well Safety

Oregon Drinking Water Services

Public Health Division > Environmental Public Health > Drinking Water > Groundwater & Source Water Protection > Domestic Well Safety

About Change Healthcare's cybersecurity incident impacting health care providers: [Visit the company website](#) or [find local resources](#).

Groundwater Protection and Well Stewardship

Oregon's Domestic Well Safety Program



Nearly 23% of Oregonians rely on domestic wells, or private wells, as their primary source of potable water. This makes groundwater protection and well stewardship important to public health. The Oregon Domestic Well Safety Program (DWSP) works to protect the lifelong health of people in Oregon and our groundwater resources. We partner with local health departments and other state agencies to assess and manage risks associated with private wells and promote domestic well safety.

Drink well water? Test it regularly to protect health. ¿Bebe agua de pozo? Haga pruebas constantes para proteger su salud.

****AVAILABLE NOW** - Lower Umatilla Basin Domestic Well Testing and Treatment Assistance:** If you live within the Lower Umatilla Basin Groundwater Management Area (LUBGWMA) of Morrow and Umatilla Counties, you may be eligible for free/subsidized private well testing and treatment, and if needed access to bottled water. The Oregon Health Authority is currently providing vouchers for private or "domestic" water testing to LUBGWMA well users. Vouchers will cover testing for Nitrate, Arsenic, Bacteria, Lead, and Iron, Manganese, and Hardness. OHA will soon begin providing vouchers for in-home treatment systems for households whose domestic well water has tested high for nitrates (whether through tests funded by OHA beginning in February 2023 or testing carried out since June 2022 by Morrow or Umatilla Counties). For more information, visit the [Lower Umatilla Basin Groundwater Management Area Domestic Well Testing and Treatment page](#). --- [Para información en español, oprima aquí.](#)

Available now - Water Well Abandonment, Repair, and Replacement Fund: The Oregon Water Resources Department (OWRD) is currently accepting applications from low-to-moderate income households with domestic wells that are impacted by drought or wildfire. The Water Well Abandonment, Repair, and Replacement Fund provides financial assistance to permanently abandon, repair or replace a water well used for household purposes. Applications will be accepted year-round, depending on availability of funds. [At this time, funding is available only for dry or declining wells, or wells impacted by wildfire.](#) [Please see the OWRD website for the most current information](#) --- [Para información en español, oprima aquí](#)



Quick Links

- [LUBGWMA](#)
- [Real Estate Transactions](#)
- [Find an Accredited Testing Laboratory](#)
- [Well User Resource Toolkit](#)
- [Contact Us](#)

Scott Kruger

Registered Environmental Health Specialist
Environmental Health Program Manager

Office 541-766-6650 | **Cell** 541-740-0221

Email: scott.kruger@bentoncountyor.gov

Environmentalhealth@bentoncountyor.gov

Address: 4500 SW Research Way , Corvallis 97339



**Benton
County**

HEALTH DEPARTMENT

“Engaged communities and blended services
achieving better health.”



[/BentonCoHealthDept](#)



[Benton County Health Department](#)

Stormwater Quality in Benton County

Presented for Benton County Planning Commission
August 13, 2024

Gordon Kurtz
Associate Engineer

Sheanna Steingass PhD
Environmental Project Coordinator

Benton County Public Works



The Clean Water Act

Enacted in **1948**, updated in **1972**

Includes wastewater standards for industry

National water quality criteria for pollutants

EPA's National Pollutant Discharge Elimination System (NPDES) controls discharges to surface waters

Non-point source pollution includes discharges from roofs, yards, driveways, roads, septic systems and other non-traceable, sources of pollution.

DRINKABLE
FISHABLE
SWIMMABLE



History of the Clean Water Act and Water Quality Regulations



The US Environmental Protection Agency (EPA) mandated state governments to improve the quality of stormwater entering streams and other water bodies.



National Pollutant and Discharge Elimination System (NPDES) regulates and governs non-point source pollution.



In Oregon, this mandate is overseen by the Oregon Department of Environmental Quality (OR DEQ) and is implemented with the cooperation of local government (cities and counties)



NPDES Phase I was introduced in 1990 for communities with populations of 100,000 or more.



Phase II was introduced in 2000 for communities of 50,000-100,000. Both Phases are overseen by EPA (federal level) and DEQ (state level).

NPDES PHASE II IMPLEMENTATION PLAN:

Six control measures

Focused on non-point source pollution

Mandated by EPA through Oregon DEQ



- 1) Public Education & Outreach on Stormwater Impacts
- 2) Public Involvement & Participation
- 3) Illicit Discharge Detection & Elimination

4) Construction Site Runoff Control

February 2023

5) Post-Construction Stormwater Management in New Development & Redevelopment

6) Pollution Prevention and Good Housekeeping for Local Agency Operations

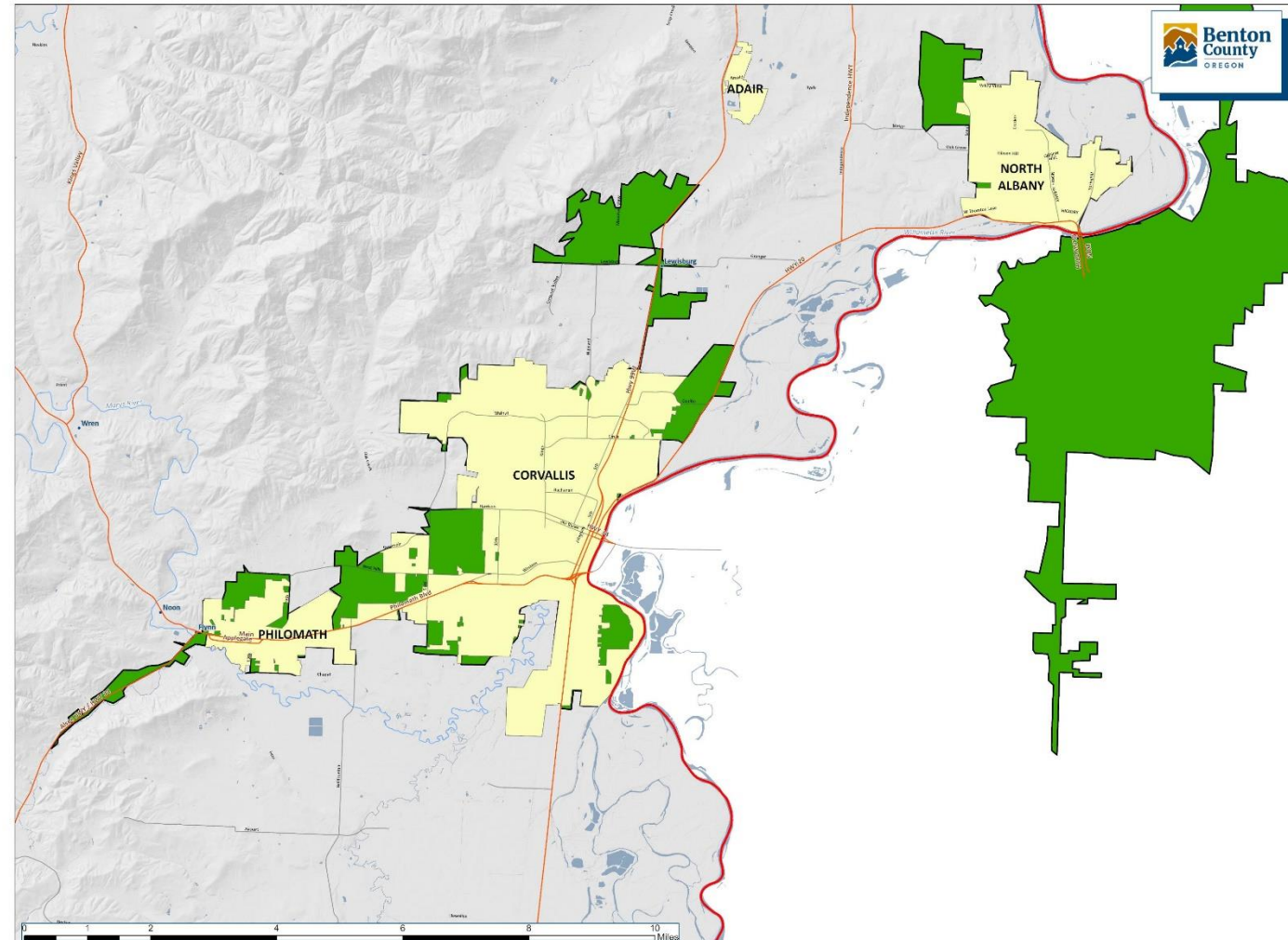
What is an MS4 permit?

An MS4 (Municipal Separate Storm Sewer* System) is owned by a local agency and collects, conveys, and discharges stormwater

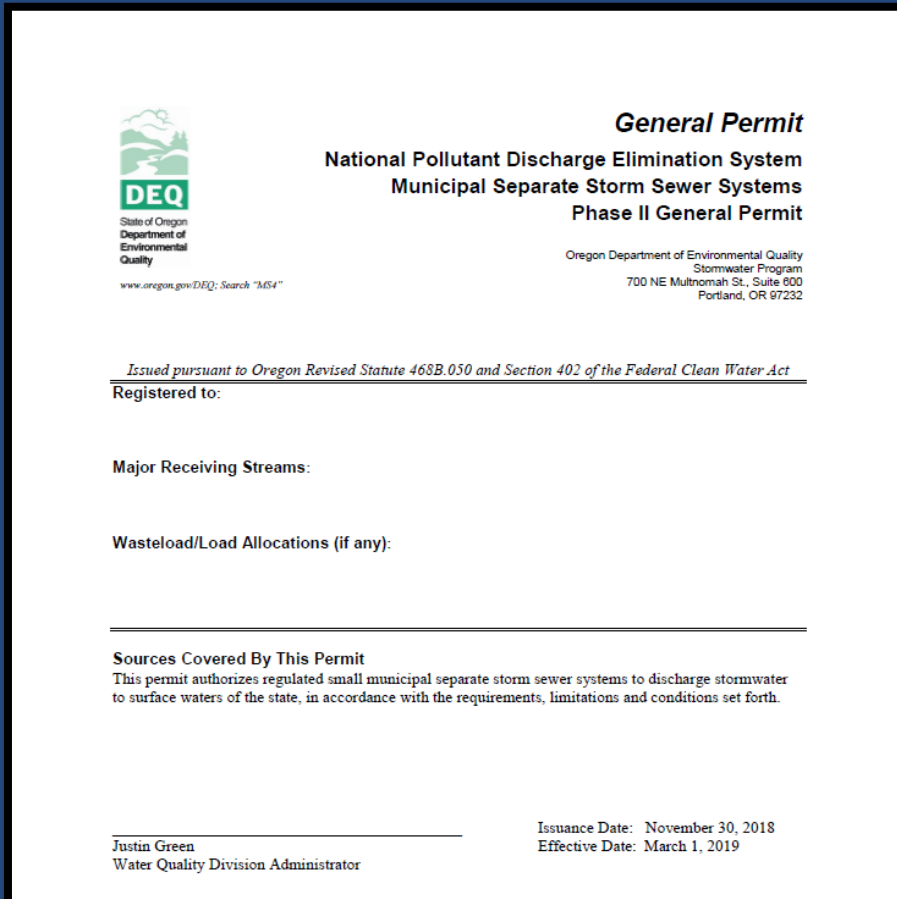
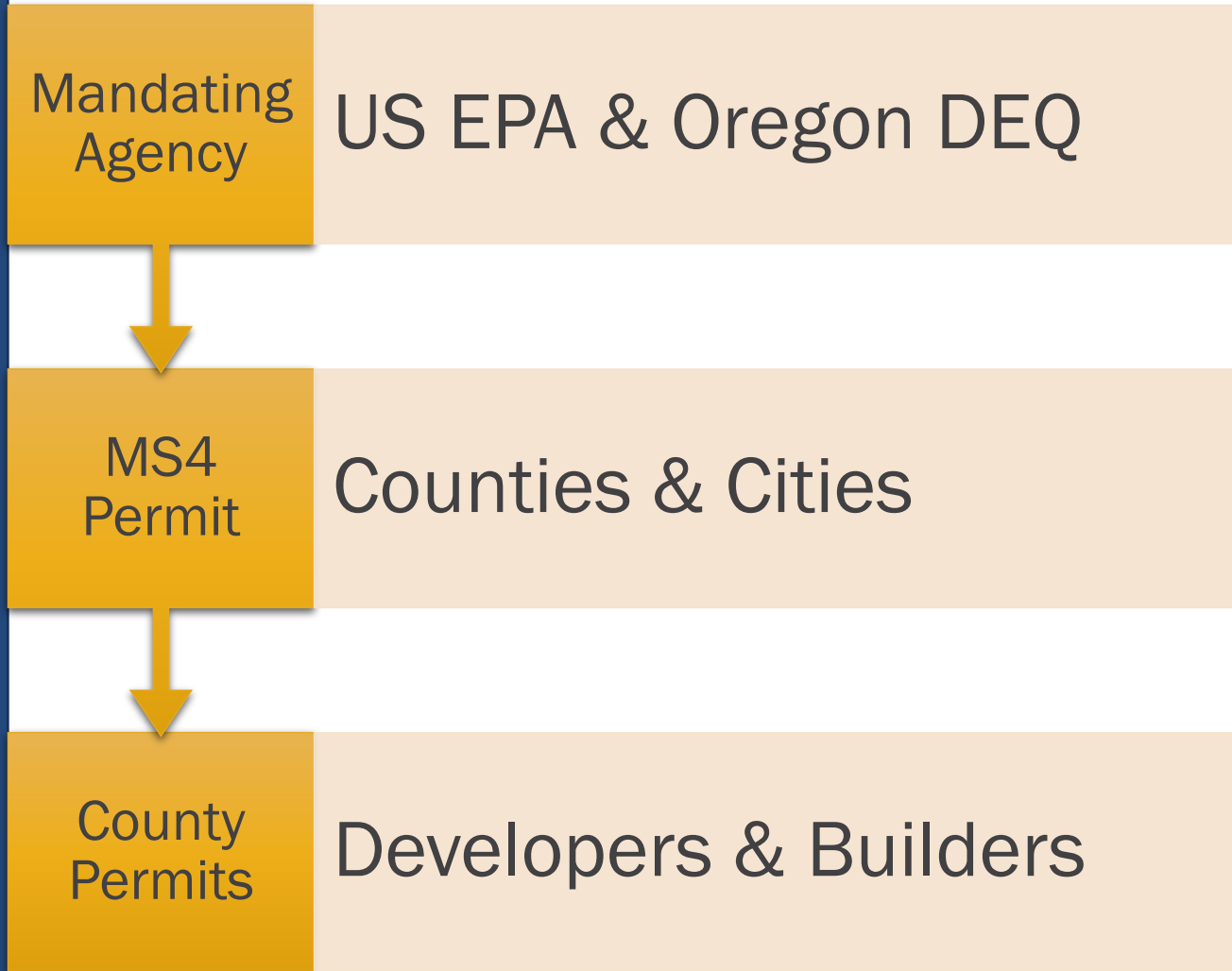
Not a combined sewer, and

Not part of a sewage treatment plant

These systems discharged directly to rivers and streams and are permitted by the Department of Environmental Quality



The Permit Process



Construction Site Erosion & Sediment Control

- Projects that disturb **¼ acre or more** must obtain a Benton County ESC Permit and comply with current ESC standards as defined in BCDC Chapter 99.650 – 99.680.
- Projects disturbing **1 or more acres** as part of a common plan of development must first obtain a DEQ 1200-C permit, then a Benton County ESC Permit.
- Development projects **that fall inside a municipal UGB** are required to comply with that municipality's ESC permitting requirements. Note that thresholds within UGB boundaries may differ substantially from those required by BCDC CH 99.
- Projects that disturb **less than ¼ acre of** are not required to obtain ESC permits.

Post-Construction Stormwater Management

- Projects that create **¼ acre or more of impermeable area** must comply with treatment and detention standards for post-construction stormwater management requirements (BCDC Ch 99.650 – 99.680) and must obtain a Stormwater Management (SWM) permit
- Development projects **that fall inside a municipal UGB** are required to comply with that municipality's post-construction stormwater management requirements. Thresholds within UGB boundaries may differ substantially from those required by BCDC CH 99.
- Projects that create **less than ¼ acre of impermeable area** are not required to obtain SWM permits.

Post-Construction Stormwater Management

Projects that create $\frac{1}{4}$ acre or more of impermeable area must:

1. Mitigate for the impermeable area using low impact development/green stormwater infrastructure...*or...*
2. Provide calculations and design for on-site stormwater detention/treatment systems accompanied by an Operations & Maintenance Plan prepared by an Engineer licensed in the State of Oregon .
3. Provide and obtain a Benton County SWM permit.
4. Enter into a Long-Term Maintenance Agreement to assure maintenance and repair of the facilities according to the Operations & Maintenance Plan. These documents are recorded so they carry with the property from owner to owner.

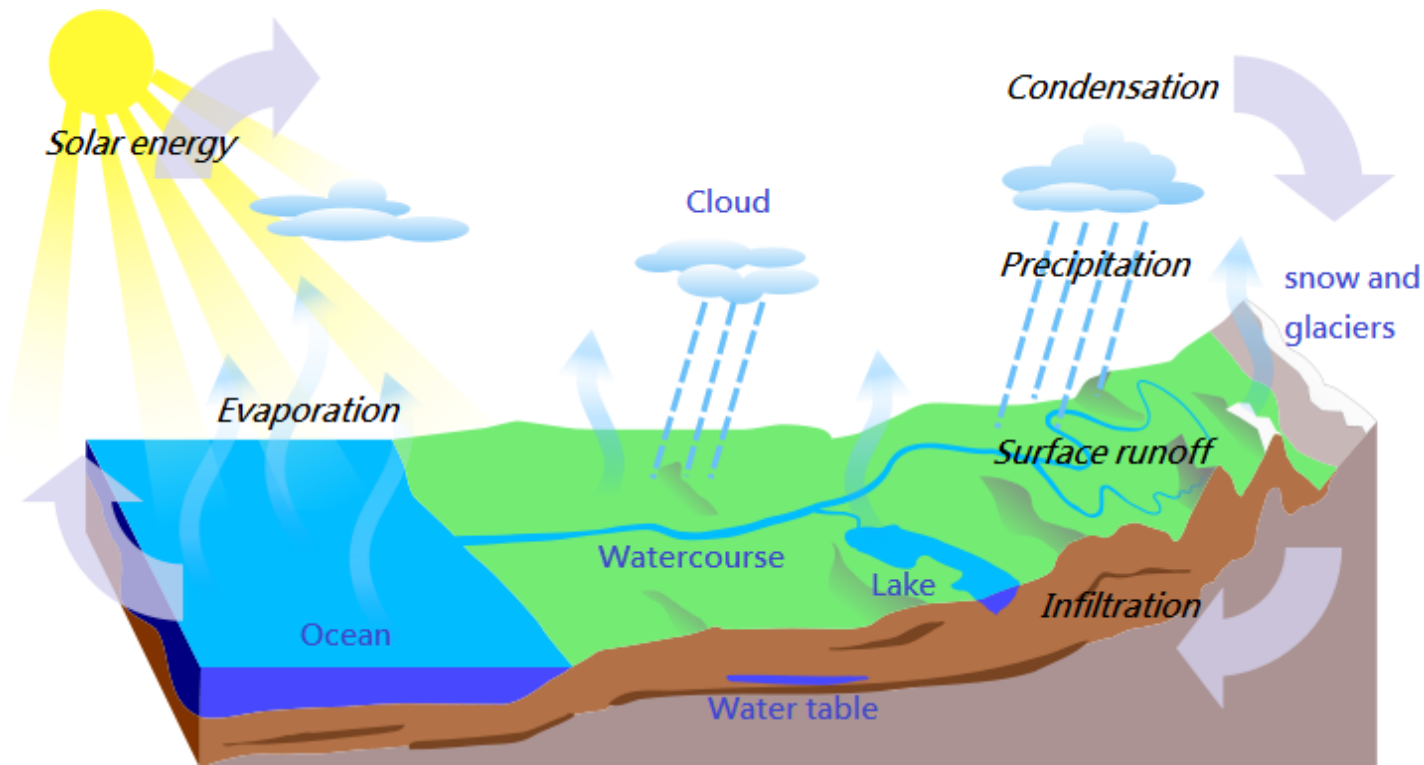
The Water Cycle

Water falls and nourishes plant and animal life

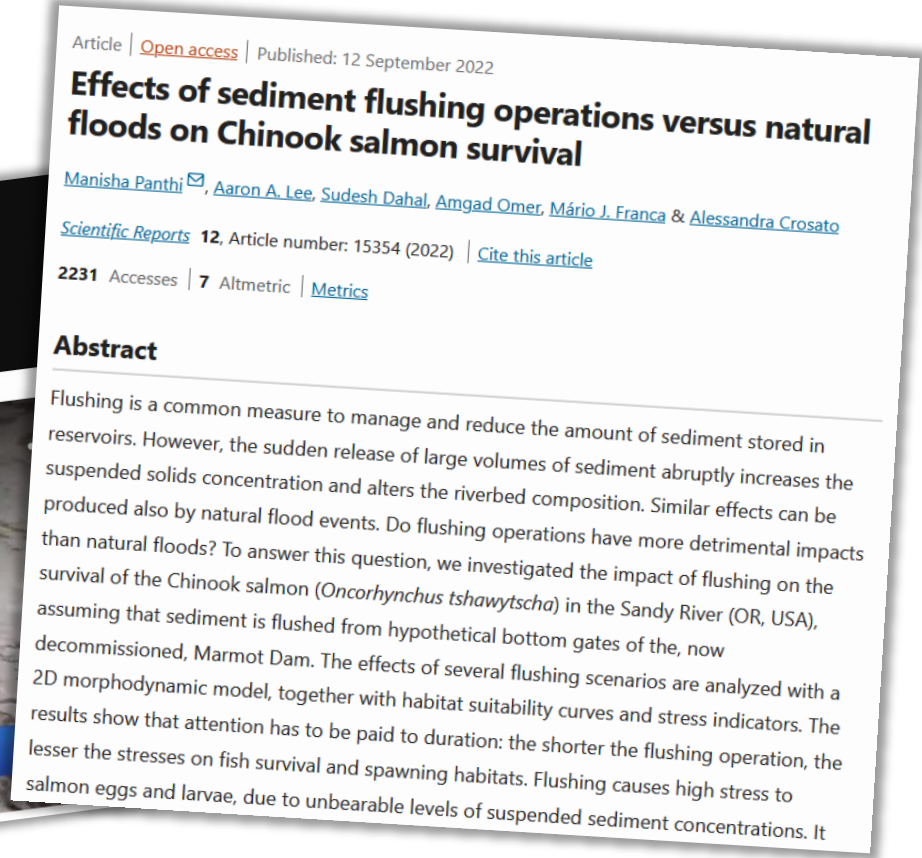
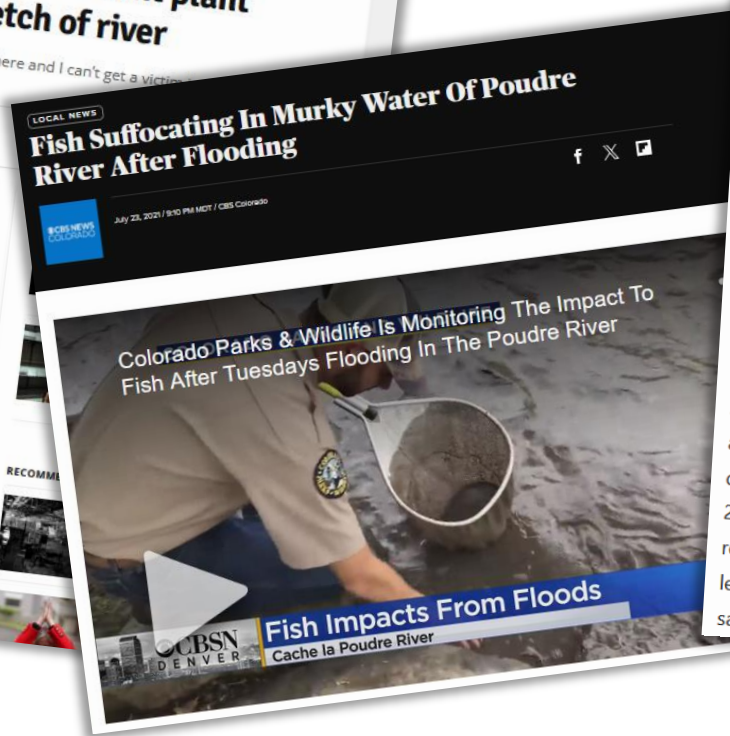
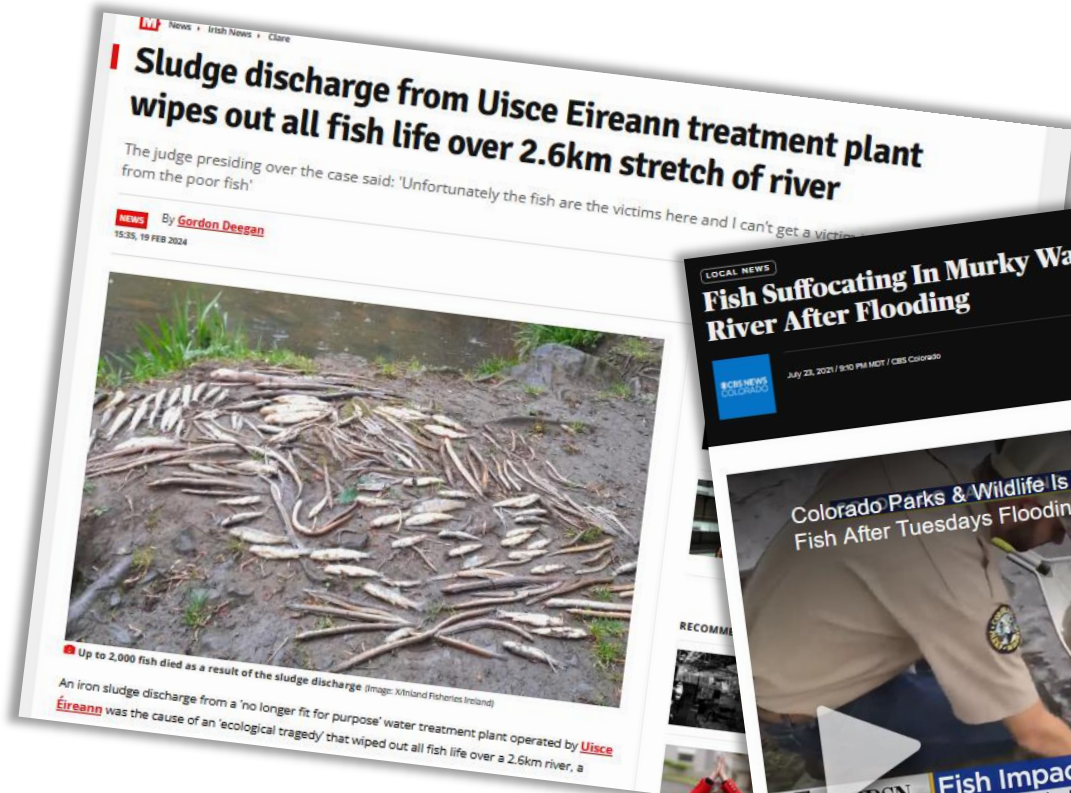
Recharges groundwater, fills reservoirs, rivers, lakes, oceans

It evaporates, condenses and falls again

Humans are 65% water – all humans cannot live without water for more than 3 days.



NPDES Erosion and Sediment Control



Sediment and its associated pollutants kill fish and aquatic life.

Stormwater Pollutants



CHANGE WATER CHEMISTRY

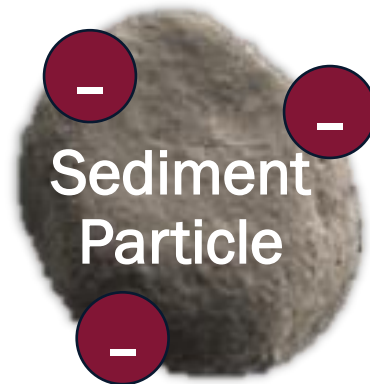
Nitrites

Nitrates

Phosphorus

Carbon

Nitrogen



Sediment Particle



TOXIC TO LIFE

Copper

Mercury

Suspended solids

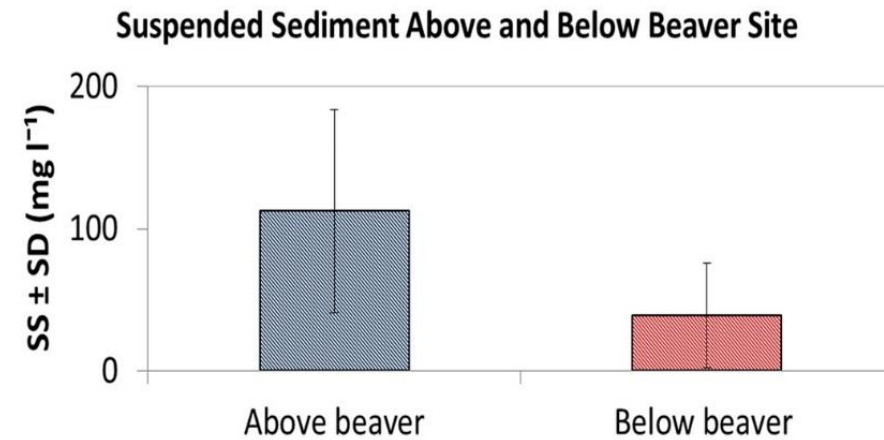
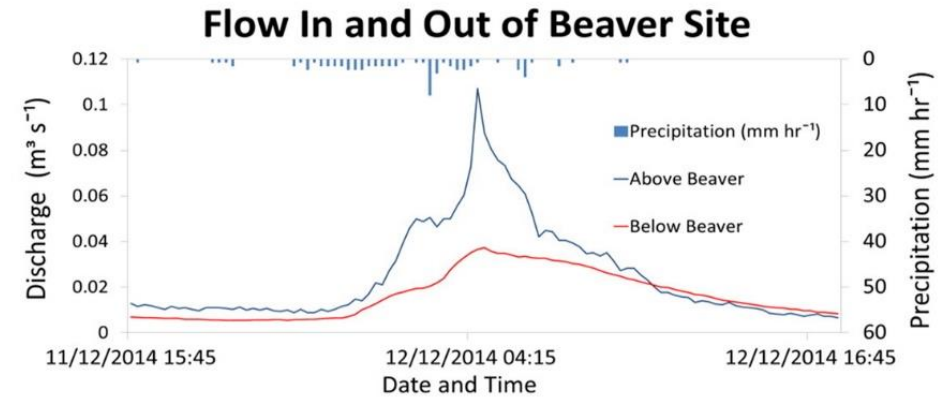
Lead

Zinc

A Surprising Ally...


Eurasian beaver activity increases water storage, attenuates flow and mitigates diffuse pollution from intensively-managed grasslands

Alan Puttock ^a, Hugh A. Graham ^a, Andrew M. Cunliffe ^a, Mark Elliott ^b, Richard E. Brazier ^a



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Communications |  Free Access

Smokey the Beaver: beaver-dammed riparian corridors stay green during wildfire throughout the western United States

Emily Fairfax  Andrew Whittle

First published: 02 September 2020 | <https://doi.org/10.1002/eap.2225> | Citations: 36



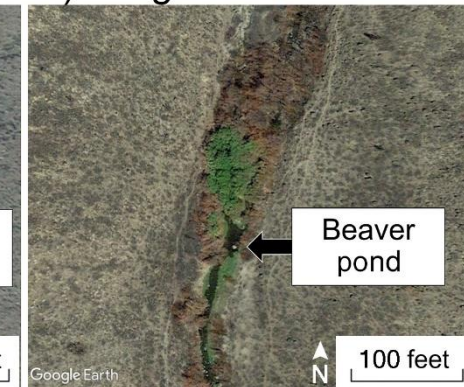
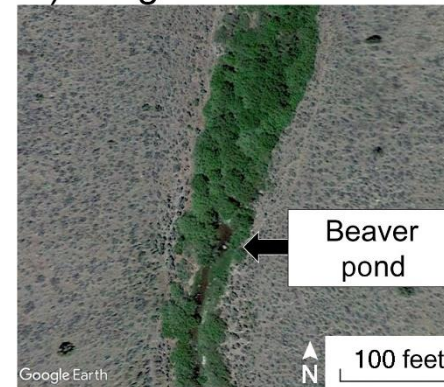
A) California: fire
Beaver-dammed creek

Undammed creek



B) Oregon: before fire

C) Oregon: fire





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