



WASHINGTON COUNTY PLANNING COMMISSION

Washington County Administrative Annex
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MEMO

TO: All Interested Parties

FROM: Bill Stachoviak, Park & Environmental Planner

RE: Amended Forest Conservation Ordinance

Enclosed find a copy of the Washington County Forest Conservation Ordinance that has the most recent amendments adopted by the Board of County Commissioners on June 10, 2008. Also enclosed is a copy of the summary list of amendments, that can be used to determine where the changes occur in the Ordinance. All the exemption categories requiring a Declaration of Intent were affected by the recent amendments and we have revised the Declaration of Intent forms. In the near future, those forms along with the amended Ordinance will be available on the Planning Department website, and in the Department. The amended Ordinance is effective July 1, 2008.

Many of the amendments were minor and do not affect the application of the Ordinance to development activities. However there are several changes you will want to familiarize yourself with that may affect development proposals.

- * The definition of "Onsite" and "Offsite" is more precisely defined. "Offsite" excludes remaining lands.
- * Intermediate Forest Stand Delineations are no longer recognized or accepted.
- * All declarations of intent have been extended from 5 years to 10 years.
- * Off site retention easements must be located on a single lot of record.
- * Payment in Lieu has been added as the last item in list of preferred sequence of techniques for mitigation.
- * The surety amount must include a 15% contingency.
- * Payment in lieu and noncompliance fees are now set by resolution and may be changed at a later time.
- * Retention protection measures (signs and fencing) must be installed within 30 days of subdivision plat approval, and the department notified for inspection. Failure to do so will place an owner/developer in non-compliance with the FCO and subject to fees/fines.

Make sure clients understand all notes, protection requirements and construct sequences on the FCP, and their responsibility to follow them. If there are questions about the amendments, call the Planning Department.

