

circumstances.

Not all stream banks are protected by the County's riparian vegetation standards. The regulations consist of a combination of building setbacks (generally between 35 and 50 feet), and restrictions on removal of riparian vegetation.

We can provide additional information on these mapped areas of riparian vegetation.



CLATSOP COUNTY LAND USE PLANNING

**800 Exchange Street, Suite 100
Astoria, Oregon 97103**

**Phone: 503-325-8611
Fax: 503-338-3666
Email: comdev@co.clatsop.or.us
Web site: www.co.clatsop.or.us**

WETLANDS AND RIPARIAN AREAS

COUNTY LAND USE PLANNING

**800 EXCHANGE ST., SUITE 100
ASTORIA, OREGON 97103
(503) 325-8611
WWW.CO.CLATSOP.OR.US**



WETLANDS AND RIPARIAN AREAS

Clatsop County regulates land uses in wetlands and riparian areas because these types of landscapes help protect water quality and provide valuable wildlife habitat.

Wetlands are areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support — and that under normal circumstances do support — a prevalence of vegetation typically adapted to life in saturated soil conditions. Wetlands generally include swamps, bogs, marshes and similar areas. Often an expert is hired to delineate wetlands for a property owner. The U.S. Army Corps of Engineers and the Oregon Department of State Lands regulate wetlands development. Clatsop County's wetland regulations are separate from the state and federal programs, but the County work with these other agencies on wetland issues.

Riparian areas are vegetated lands alongside open water, such as lakes and rivers. Riparian vegetation, like wetlands, helps protect water quality, and provides special wildlife habitat along open water areas. Clatsop County's regulations aim to protect riparian vegetation where it exists, while allowing limited development in these areas where water access is needed (for a dock, for example).

Federal Regulations

The U.S. Army Corps of Engineers regulates filling, dredging and construction (including pile-supported construction) in waters of the United State and in wetlands. Although riparian areas often qualify as wetlands under the Corps' jurisdiction, the federal regulations are not aimed at riparian areas. Field personnel based in Astoria can provide permit application forms and information about the Corps' regulatory program. The phone number is (503) 325-1135.

State Regulations

Oregon Department of State Lands regulates filling and dredging in wetlands. Its permit program is administered along the same lines as the Corps' program. Both agencies use the same application form.

Like the Corps, the Department of State Lands do not regulate activities in riparian areas unless located in wetlands.

The Department of State Lands also administers the leasing of state-owned lands, including submerged lands. The Department of State Lands is also the source in Oregon for the U.S. Fish and Wildlife Service's *National Wetlands Inventory* maps. These maps (scale 1"=2,000') provide reliable information on the location and extent of all types of wetlands. Small wetlands and forested wetlands are occasionally omitted from these maps, so the maps are not definitive in all cases.

The Department of State Lands maintains a roster of consultants that perform wetland delineations. The roster does not necessarily contain the names of all consultants doing this kind of work, nor is it an endorsement of any

kind of assurance that they are qualified to do wetland delineations.

Wetland regulatory staff can be reached at the Department of State Lands in Salem at (503) 378-3805.

Oregon Department of Land Conservation & Development is involved in the regulation of wetland development through the *Statewide Planning Goals and Guidelines*. These require local governments to adopt measures to protect tidal and non-tidal wetlands (Goals 5,16 and 17), as well as riparian areas (Goal 5). These Goals and Guidelines are the basis for the County's wetland and riparian area guidelines.

Clatsop County Regulations

Many freshwater non-tidal wetlands in the rural County are in a *Lake and Wetlands* (LW) Zone. This zone allows only a few water-related uses, such as bridges, docks and the like. Virtually all-tidal wetlands are in one of several aquatic zones. Like the Lake and Wetlands zone, these aquatic zones allow only a few water-related or water-dependent uses.

Many freshwater, non-tidal wetlands are not zoned as wetlands by the County, and are not subject to County wetland regulations. We can provide maps and additional information on the location of these wetland areas.

Riparian areas have no special County zone but are protected by standards that prohibit the removal of riparian vegetation, except in a limited number of