

## **Chapter 18.68: STREAM CORRIDOR**

### **18.68.010 Development restrictions.**

- A. All developments along designated stream corridors with the City shall be planned, designed, constructed and maintained so that:
  - 1. The stream corridor is preserved to the maximum extent feasible and the water quality is protected through adequate drainage and erosion control practices;
  - 2. Buffers or filter strips of natural vegetation are retained along the stream bank; and,
  - 3. Buffers for protection of riparian vegetation shall extend on each side of a stream for a minimum of fifty (50) feet.
- B. Designated streams to which the requirements of this chapter shall apply include Bear Creek and that portion of Creamery Creek, which is not within culverts or pipelines.

### **18.68.020 Required setback for buildings.**

- A. The minimum separation distance necessary to maintain or improve upon existing water quality shall be the required setback for buildings or structures proposed alongside streams within the City.
- B. At a minimum the setback distance shall include the buffer or filter strip plus the required setback for the underlying district.
- C. A setback analysis shall be prepared by an appropriate professional after conducting a site investigation. The analysis shall include the following:
  - 1. Soil types;
  - 2. Types and amount of vegetative cover;
  - 3. Bank stability;
  - 4. Slope of the land abutting the stream;
  - 5. Hazards of flooding;
  - 6. Stream character.
- D. After reviewing the setback analysis, determination of the setbacks shall be by the Director, or his designate approved by the City Council, pursuant to Type I land use

procedures in the Procedures Ordinance. The setback distance shall not exceed one hundred (100) feet.

**18.68.030 Diversion or impoundment and control measures.**

The diversion or impoundment of the stream course shall be allowed subject to the following conditions:

- A. Adequate erosion control and sedimentation control measures are implemented as soon as practicable.
- B. The diversion or impoundment and control measures shall comply with all applicable state and federal requirements.