

# MIDDLE EAST FORK WATERSHED BALANCED GROWTH PLAN

2011



 **SOIL & WATER CONSERVATION DISTRICT**  
CLERMONT COUNTY, OHIO

 **COMMUNITY PLANNING & DEVELOPMENT**  
CLERMONT COUNTY, OHIO

**East Fork**  
WATERSHED COLLABORATIVE



## TABLE OF CONTENTS

Executive Summary	5
Ohio Balanced Growth Program	6
East Fork Watershed Collaborative	9
Middle East Fork Watershed Planning Partnership	10
Middle East Fork Watershed	12
William H. Harsha Lake	14
Middle East Fork Jurisdictions	16
Mapping Introduction	22
Mapping Methodology	24
Priority Development Areas (PDAs)	28
Priority Conservation Areas (PCAs)	32
Priority Agricultural Areas (PAAs)	36
Incentives Eligibility Maps: PCAs and PDAs	40
Incentives Eligibility Maps: PAAs	42
Jurisdiction Review	44
Priority Land Use by Jurisdiction	46
Implementation: Tools and Practices	66

## LIST OF FIGURES

Figure 1. Location of the East Fork and Middle East Fork Watersheds	12
Figure 2. Subwatersheds of the Middle East Fork Watershed	13
Figure 3. Clermont County BMWTP's Source Water Assessment and Protection.	15
Figure 4. Jurisdiction Boundaries in the Middle East Fork	17
Figure 5. Middle East Fork HUC 12s	18
Figures 6 and 7: Transportation and Water Infrastructure in the Middle East Fork	20

## LIST OF MAPS

Amelia Village	46
Batavia Township	48
Batavia Village	50
Jackson Township	52
Monroe Township	54
Pierce Township	56
Stonelick Township	58
Tate Township	60
Union Township	62
Williamsburg Township	64

## LIST OF TABLES

Table 1. Middle East Fork Land Area and Population Percentages	16
Table 1. MEF WPP Survey rating highest priorities for each land use category.	25
Table 2. Weighting Worksheet for Priority Development Areas.	27
Table 4. Planning Partnership Survey Responses	92
Table 5. PCA Criteria results from the weighting exercise.	93
Table 6. PDA Criteria results from the weighting exercise.	94
Table 7. PAA Criteria results from the weighting exercise.	95

## APPENDICES

Appendix A: Watershed Planning Partnership	77
Appendix B: Balanced Growth State Incentives for Local Governments	79
Appendix C: Criteria Selection and GIS Analysis	89
Appendix D: Bob McEwen Water Treatment Plant Drinking Water Assessment	101
Appendix E Recommendations for Local Incentives	103

## MIDDLE EAST FORK WATERSHED BALANCED GROWTH PLAN

### EXECUTIVE SUMMARY

The Clermont Soil and Conservation District (SWCD) and Clermont County Department of Community Planning and Economic Development have collaborated with local communities to develop a Balanced Growth Watershed Land Use Plan for the Middle East Fork Watershed. This *Plan* helps to achieve the goals and objectives of the Ohio Balanced Growth Program, the Middle East Fork Watershed Action Plan, and promotes the development and conservation goals of the Middle East Fork communities.

The development of the Middle East Fork Balanced Growth Plan was led by the Middle East Fork Watershed Planning Partnership (MEF WPP), which includes representatives from each watershed community, along with public and private sector representatives. This Plan was developed as a planning guide for jurisdictions to make informed land use decisions with the aim of balancing economic development with conservation goals. This Plan was developed to compliment existing land use and growth management plans.

The Middle East Fork Plan includes a map that identifies priority areas for development and conservation. The plan also includes a map that identifies priority areas for agriculture for those interested communities. In addition to the maps, the Plan includes general recommendations for implementing Best Local Land Use Practices. The information included in this Plan will help local jurisdictions understand where important watershed features exist and how they can facilitate future growth and economic development while still protecting those resources. The MEF Watershed Planning Partnership will work with watershed communities to implement the recommendations of the Balanced Growth Plan, including the use of best local land use practices.



### The Middle East Fork Balanced Growth Plan

**MISSION STATEMENT:** Balanced Growth is a voluntary and incentive-based strategy to protect and restore the Middle East Fork Watershed to ensure long-term economic competitiveness, ecological health, and quality of life.

#### GOALS:

- Protect public health, safety and welfare.
- Promote economic development.
- Protect water quality and watershed health.
- Preserve the natural character of the landscape and agricultural land uses.
- Encourage sustainable growth and development.

#### OBJECTIVES:

- Implement best land use practices and policies.
- Maintain growth/development near population centers and existing infrastructure.
- Develop local incentives to encourage balanced growth.
- Protect areas with prime farmland/locally important soils.

## OHIO'S BALANCED GROWTH PROGRAM

### BALANCED GROWTH INITIATIVE

Balanced Growth is a voluntary and incentive-based strategy to protect and restore Ohio's watersheds to assure long-term economic competitiveness, ecological health, and quality of life.

The Balanced Growth Initiative began in 2004 when the Ohio Lake Erie Commission (OLEC) adopted the Balanced Growth Blue Ribbon Task Force recommendations for a voluntary, incentive-based program to achieve balanced growth and improved water quality in Ohio's Lake Erie watershed. These recommendations include:

- A regional focus on land use and development.

- The creation of local Watershed Planning Partnerships (WPP) to designate priority areas.
- The Alignment of state policies, incentives, funding, and other resources to support watershed balanced growth planning and implementation.
- Implementation of best land use practices that provide for well planned development and maximize water quality protection.

The Balanced Growth Initiative does not place restrictions on where development can occur. Through incentives, local governments are encouraged to come together as a watershed (region) to identify where they would like to encourage and facilitate development.

### OHIO BALANCED GROWTH TEN GUIDING PRINCIPLES

To attain a living equilibrium between a strong, diversified economy and a healthy watershed, activities in Ohio's Watersheds should:

1. Maximize investment in existing core urban areas, transportation, and infrastructure networks to enhance the economic vitality of existing communities.
2. Minimize the conversion of green space and the loss of critical habitat areas, farmland, forest and open spaces.
3. Limit any net increase in the loading of pollutants or transfer of pollution leading from one medium to another.
4. To the extent feasible, protect and restore the natural hydrology of the watershed and flow characteristics of its streams, tributaries, and wetlands.
5. Restore the physical habitat and chemical water quality of the watershed to protect and restore diverse and thriving plant communities and preserve rare and endangered species.
6. Encourage the inclusion of all economic and environmental factors into cost/benefit accounting in land use and development decisions.
7. Avoid development decisions that shift economic benefits or environmental burdens from one location to the other.
8. Establish and maintain a safe, efficient and accessible transportation system that integrates highway, rail, air, transit, water and pedestrian networks to foster economic growth and personal travel.
9. Encourage that all new development and redevelopment initiatives address the need to protect and preserve access to historic, cultural, and scenic resources.
10. Promote public access to and enjoyment of our natural resources for all Ohioans.

The aim of Balanced Growth is to emphasize the link between land use planning and watershed health. To assist watershed partnerships participating in this initiative, the Balanced Growth Program produced the following documents:

Balanced Growth Planning Framework: *Includes recommendations for the creation of Watershed Planning Partnerships to develop Watershed Balanced Growth Plans to designate priority areas for development, conservation, and agriculture.*

Best Local Land Use Practices Document: *Includes information on voluntary programs and a range of best local land use practices through which the communities can voluntarily implement their Balanced Growth Plans.*

### PLANNING BY WATERSHEDS

Land use planning is perhaps the single most important watershed protection tool. Watershed-scale land use planning has become an accepted approach in Ohio and throughout the nation because collaboration across the watershed allows coordinated, regional decision-making about how growth and conservation should be promoted by local and state investments and policies.

### PILOT PROJECTS

In September 2005, the Ohio Lake Erie Commission (OLEC) funded three Watershed Planning Partnership pilot projects in the Swan Creek (Lucas, Henry and Fulton Counties), Chagrin River (Geauga, Lake, and Portage Counties), and Upper West Branch Rocky River (Medina County) watersheds. Funding for the grants was provided by the Ohio Water Development Authority and administered by the OLEC. In 2006, a fourth grant was awarded to the Cuyahoga River Community Planning Organization through the Ohio Department of Natural Resources to develop a Balanced Growth Plan for Chippewa Creek in Cuyahoga County.

All four pilot projects produced Watershed Balanced Growth Plans that were endorsed by the local jurisdictions and the state. These plans are available through the Ohio Balanced Growth website:

<http://balancedgrowth.ohio.gov/>

In addition to the pilot projects, a best local land use practices training program was launched to support Balanced Growth communities. The success of the pilot projects and training program prompted the Ohio Water Resources Council (OWRC) to move forward with statewide implementation of the program in the summer of 2009.



The Middle East Fork Balanced Growth Plan was prepared with the support of the Ohio Water Resources Council. ORWC is comprised of an Executive Assistant to the governor and the heads of nine state agencies.

## OHIO'S BALANCED GROWTH PROGRAM

The OLEC and OWRC awarded funding to six more WPPs across the state, including the Middle East Fork Little Miami River Watershed.

### BENEFITS OF PARTICIPATING IN THE BALANCED GROWTH PROGRAM

Balanced Growth provides the framework for local communities to work together to prioritize areas for development (Priority Development Areas—PDAs), conservation (Priority Conservation Areas—PCAs), and agriculture (Priority Agricultural Areas—PAAs). The State of Ohio will align state programs to support those locally-based decisions. The State has also created an incentive package for participating communities, including:

- Financial and Technical Special Incentives: Special incentives include specific grant and technical assistance programs that offer added consideration for projects that are within PDAs, PCAs, and PAAs. Incentives are generally in the form of extra priority ranking, interest discounts or special support for applications that will implement specific activities in PDAs, PCAs, or PAAs.
- A State Program Inventory that lists all the State programs and funding sources that could be used to support development and redevelopment in PDAs and conservation in PCAs or PAAs.
- Opportunity to work with state agencies through the State Assistance Work Group. This group is charged with assisting the participating local governments in identifying and obtaining technical and financial resources that can be used to support PDAs, PCAs and PAAs.

In addition to State incentives, there are many inherent benefits that result from Balanced Growth planning. By incorporating PDAs, PCAs, and PAAs into local planning, communities will have the ability to:

- Provide greater predictability that would streamline the decision-making process for

private sector developers;

- Facilitate planning and development projects;
  - Minimizing long-term infrastructure costs;
  - Provide better site design;
- Maintain community character;
- Minimize storm water management costs;
- Improve compliance with NPDES Phase II and 208 Water Quality Plans;
- Maintain flood control, erosion control, and water quality protection (source water protection) .

### DEFINITIONS OF PDAs, PCAs, and PAAs

The Ohio Balanced Growth Program defines Priority Development, Conservation and Agricultural Areas as state below.

**Priority Development Areas (PDAs):** Locally designated areas where development and/or redevelopment is to be encouraged in order to maximize development potential, maximize the efficient use of infrastructure, promote the revitalization of cities/towns. PDA criteria should identify areas that take advantage of existing infrastructure and provide development opportunities that have minimal impacts on the watershed (ex. flooding, erosion and water quality).

**Priority Conservation Areas (PCAs):** Locally designated areas for protection and restoration that may be important ecological, recreational, heritage, and public access areas that are significant for their contribution to water quality and general quality of life. PCA criteria should identify areas where land use changes may have a high impact on the watershed (ex. flooding, erosion and water quality).

**Priority Agricultural Areas (PAAs):** Locally designated areas that that may be significant for their contribution to sustainable agriculture, rural character and general quality of life. PAA criteria should identify areas that have high potential for future agricultural use.

## EAST FORK WATERSHED COLLABORATIVE

The East Fork Watershed Collaborative was formed in 2001 to provide local agencies, groups and individuals the opportunity to collaboratively plan and implement water quality improvement projects. The Collaborative’s mission is “to enhance the biological, chemical and physical integrity of the East Fork Little Miami River and its tributaries.”

The Collaborative is an informal agency-citizen based organization (i.e., no application has been made for legal non-profit status) established to provide a cohesive approach to watershed management amongst the 32 townships and 21 villages in the East Fork. Although Clermont SWCD is the lead agency for the EFWC, the EFWC Steering Committee defines the scope and direction for the watershed program. The steering committee includes representatives from four counties and five subwatersheds within the East Fork watershed. Four of the Steering Committee members are directly appointed by the Board of Commissioners for Clermont, Brown and Highland Counties. Four additional members represent the Soil and Water Conservation Districts of Brown, Clermont, Highland and Clinton counties. The final five Steering Committee members represent the five subwatershed planning areas and contribute knowledge about agriculture, industry, and other community resources and activities in the region.

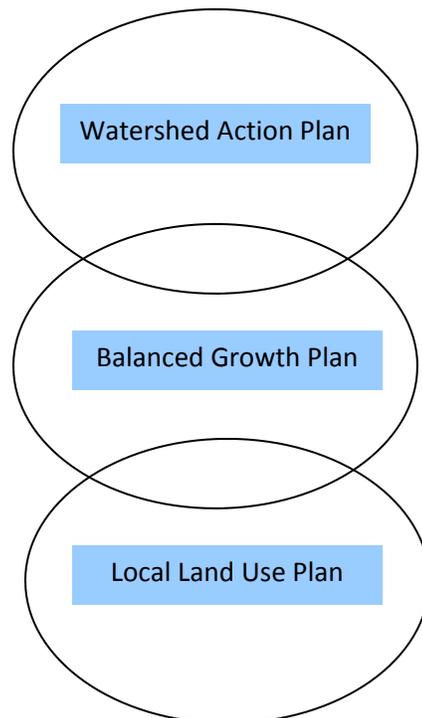
The EFWC has accepted the responsibility for developing and implementing the watershed protection plans for the entire East Fork watershed. These planning efforts provide a forum for the jurisdictions to discuss watershed issues across political boundaries.



## WATERSHED ACTION PLANS

A Watershed action plan (or watershed management plan) is a comprehensive plan developed to prevent and resolve water quality problems caused by point source and nonpoint source pollution. Watershed plans focus on concerns unique to each sub-watershed, providing a detailed description of sub-watershed characteristics and stream conditions, causes and sources of water quality impairment, and specific recommendations on how those impairments might be addressed.

The Middle East Fork Watershed Action Plan was endorsed in July 2009. Better land use planning and more balanced growth were identified in the Watershed Action Plan as important strategies to improve and protect water quality. Balanced Growth planning is a natural extension of the EFWC’s watershed management efforts. The Middle East Fork Balanced Growth Plan is also an extension of local land use and growth management plans. The Balanced Growth Plan was developed to augment the watershed action plans and local land use plans by providing for both economic development and watershed protection.



## MIDDLE EAST FORK WATERSHED PLANNING PARTNERSHIP

### MIDDLE EAST FORK PLANNING

To apply for a Balanced Growth planning grant, the State required upfront support from at least 75% of the jurisdictions. All but one of the 11 Middle East Fork communities chose to participate in the planning process.

The EFWC formed a Watershed Balanced Growth Planning Partnership, which includes representatives from each Township/Village in the planning area, along with other key stakeholders, representing public agencies and private organizations and interests. A list of WPP members is included in Appendix A.

The Watershed Planning Partnership worked together to:

- Develop criteria to identify priority areas for development, conservation, and agriculture
- Obtain community input/feedback on development of the plan
- Develop voluntary tools/strategies to implement the Balanced Growth Plan

As the lead agency for the EFWC and grant administrator for the Balanced Growth project, Clermont SWCD is responsible for scheduling and facilitating for the Middle East Fork Balanced Growth Plan

planning process.

### DECISION MAKING PROCESS

Meetings of the Watershed Planning Partnership and Technical Committee are scheduled as needed and held in a roundtable format where each member is free to express their views. During the planning process, decisions were approved upon consensus of the group. All WPP meetings are open to the public.

Stakeholders had the opportunity to participate in the planning process through WPP meetings, jurisdictional meetings, as well as through the WPP member organizations. The WPP held a series of stakeholder meetings to reach out to other community members and organizations and invite them to participate in the planning process, collaborative discussion and decision-making.

### ADOPTION OF THE PLAN

Participation in the Balanced Growth program and adoption of the Plan is strictly voluntary. Jurisdictions that opt to participate in the program and endorse the Plan will be asked to pass resolutions of support. Beyond that, there are no requirements to take any actions or obligations to pursue any suggested implementation strategies.



*Initial planning meeting of the MEF WPP in spring 2010*

The Balanced Growth Plan is a planning guide and the priority land use maps should be used as visual tools to help jurisdictions understand where important watershed features exist and how to facilitate develop while protecting those resources. The priority areas are not hard line boundaries that restrict land use activities that differ from the recommendations. The priority areas are simply recommendations. The borders of PDAs and PCAs are not exact and should not be treated as such. The Plan provides a roadmap for an alternative, voluntary and incentive-based approach for development and conservation.

Adoption of the Plan (and maps) does not require communities to replace or update existing land use plans, nor does it require changes to local zoning. The land use designations do not change existing property rights. No law requires that PCAs or PAAs be protected or that PDAs be planned, zoned, or developed. These designations simply open up the possibility of incentives from the State for the development or conservation of the property.

Communities may consider comprehensive planning and zoning changes necessary to implement these designations; such changes will be decided individually by the jurisdictions in the planning area.

### **RESOLUTIONS OF SUPPORT**

Jurisdictions that opt to participate in the Balanced Growth program and endorse the Middle East Fork Balanced Growth Plan will be asked to pass a Resolution of Support. With this, jurisdictions are agreeing to:

- Recognize the priority areas in their communities (Priority Development Areas, Priority Conservation Areas and Priority Agricultural Areas);
- Direct the Watershed Planning Partnership to seek endorsement of the Plan by the Ohio Water Resources Council to activate jurisdictional

incentives.

### **IMPLEMENTATION AND UPDATES TO THE PLAN**

Requests to modify the priority land use maps or to amend the language of the plan may be presented by members of the WPP, including all participating jurisdictions, and other watershed stakeholders including individuals, organizations and interest groups. The WPP will form a sub-committee to convene as needed to review these requests. The WPP sub-committee will include a representative from each participating jurisdiction, along with public and private sector representatives. Requests to modify the maps or plan will be reviewed by the WPP sub-committee and enacted upon on the group's consensus along with agreement with the jurisdictions affected.

The entire WPP will meet annually to review and, if necessary, update the plan. All WPP meetings will be advertised and open to the public. These meetings will provide opportunities for the WPP to:

- Review and comment on any updates to plan;
- Modify the priority land use map;
- Provide information and updates on incentives and other State programs;
- Provide a forum for jurisdictions to share balanced growth experiences, discuss plans and recommendations for implementation, and explore ideas, strategies and partnerships.

### **NON-SUPPORTING JURISDICTIONS**

Communities that choose not to participate in the Balanced Growth Program are not eligible for the special incentives offered by the State. At any time a non-supporting jurisdiction may choose to become a participating community and adopt a resolution to supporting the plan and become eligible for the special incentives.

## MIDDLE EAST FORK WATERSHED

The East Fork is a sub-watershed of the Little Miami River Basin located in southwest Ohio. The Little Miami River watershed drains an area of 1,756 mi<sup>2</sup> and the main-stem flows 105 miles southwest to its confluence with the Ohio River in Hamilton County. The East Fork of the Little Miami River watershed is approximately 540 mi<sup>2</sup> (345,600 acres) in total area and encompasses areas of Highland, Clinton, Brown, Warren, and Clermont Counties. The East Fork flows 80 miles from its origin in Clinton and Highland Counties southwest to its confluence with the Little Miami in Clermont County. Clermont County occupies the largest area in the watershed covering approxi-

mately 390 mi<sup>2</sup> (250,000 acres or 49%) of the East Fork.

The Middle East Fork is a sub-watershed of the East Fork Little Miami River Watershed located in Clermont County. Compared to other areas in the East Fork, the Middle East Fork is an urbanizing watershed experiencing significant increases in population and development. The Middle East Fork includes 11.7 miles of the East Fork Little Miami River and seven major tributaries, four of which drain directly to Harsha Lake (also known as East Fork Lake). Changes in land use have the potential to affect the quality and functionality of these water resources.

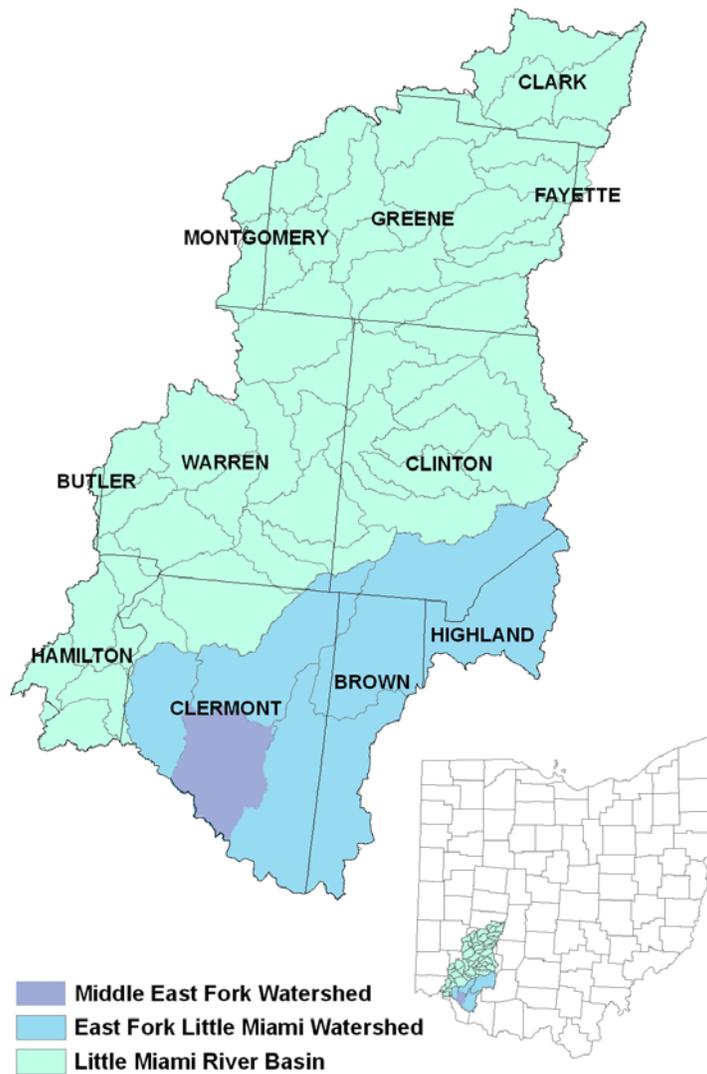


Figure 1. Location of the East Fork and Middle East Fork Watersheds

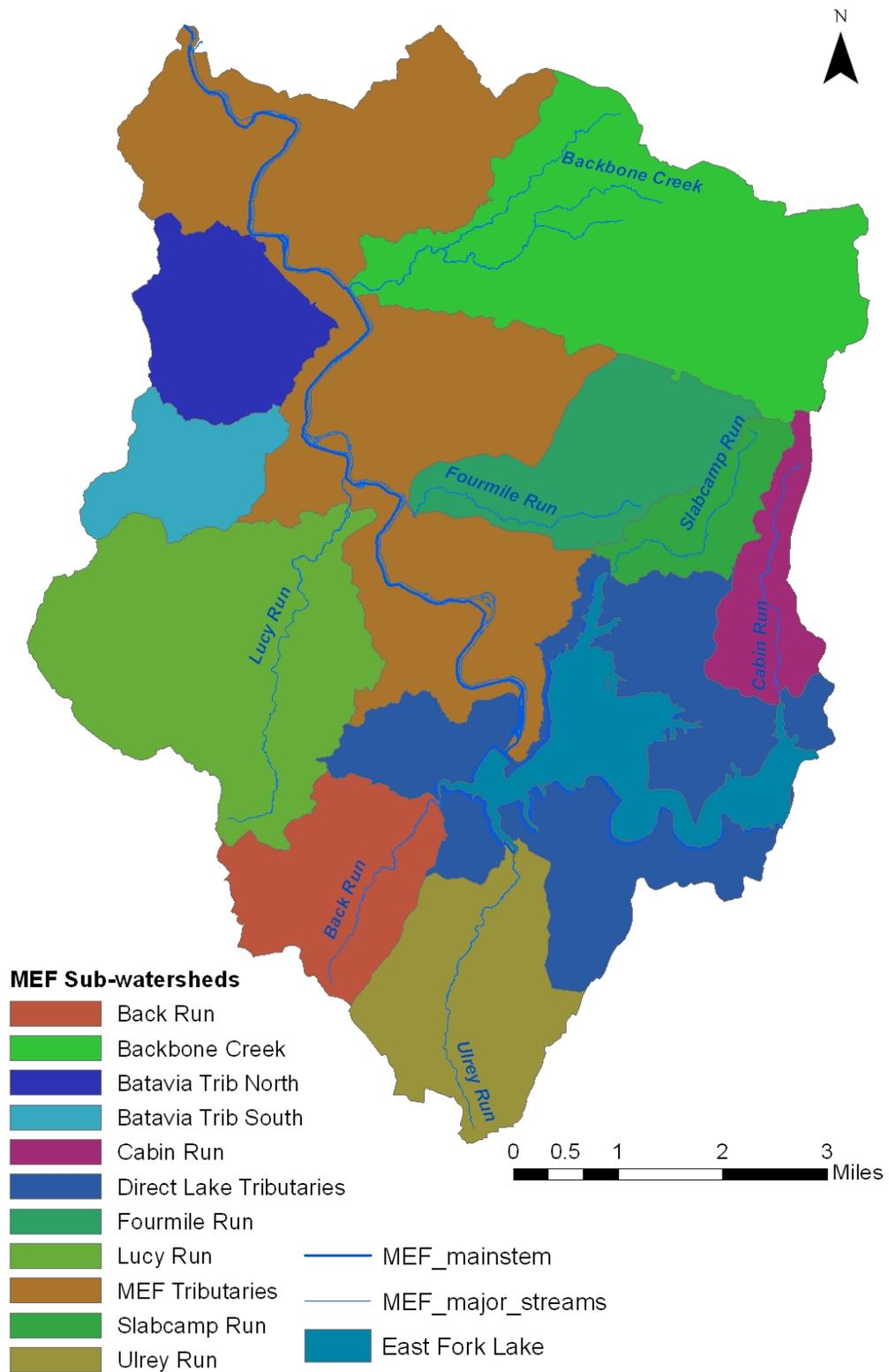


Figure 2. Subwatersheds of the Middle East Fork Watershed

## WILLIAM H. HARSHA LAKE

Harsha Lake serves as a water supply, providing drinking water to 98,098 residents of Clermont County. The 2,160 acre lake also provides flood reduction and offers many opportunities to enjoy wildlife or recreate in the great outdoors. According to the U.S. Army Corps of Engineers William H. Harsha Lake has prevented over \$77.0 million in flood damages since impoundment, and in fiscal year 2005 alone the lake generated approximately \$32.8 million in visitor expenditures.

William H. Harsha Lake exists as a cooperative management effort between the U.S. Army Corps of Engineers and the Ohio Department of Natural Resources - Divisions of Parks and Recreation, Watercraft, and Wildlife. A variety of other partnerships play important roles in the management of the 10,000 plus acres of public lands at William H. Harsha Lake.

The Bob McEwen Water Treatment Plant withdraws surface water from Harsha Lake for public drinking, serving 30% of residents in Clermont County. Because it is a source of public drinking water, a Source Water Assessment was completed by Ohio EPA in 2003 (Appendix D).

### *Drinking Water Source Assessment for the Clermont County Bob McEwen Water Treatment Plant*

The Bob McEwen Water Treatment Plant is owned by the Clermont County Board of Commissioners. Daily operational responsibilities of the Bob McEwen Water Treatment Plant are managed by Clermont County Water Resources Department. The water treatment facility distributes over 1 billion gallons of water annually.

The drinking water source protection area for the surface water sources are shown Figure . Threats to surface water sources include runoff from row crop agriculture, effluent from municipal sewage treatment facilities, inadequate household sewage treatment systems (HSTS), stormwater runoff from housing and commercial development in the watershed. Potential spills at numerous road and rail bridges crossing the East Fork Little Miami

River and its tributaries are also an ever present threat.

The ultimate goal of source water assessment is implementation of protective strategies that will better protect the drinking water source. The East Fork Lake and Tributaries Watershed Action Plan includes recommendations for watershed management that address drinking source water protection. Strategies include protection of Harsha Lake by implemented effective land use planning, controlling runoff from urban and agricultural areas, reducing and eliminating HSTS discharges, and coordinating with local emergency response agencies.

Ohio EPA's Drinking Water Source Assessment for the Clermont County Bob McEwen Water Treatment Plant has provided the community with information regarding activities within the Drinking Water Source Protection Area that directly affect the water supply source area. It is within this area that a release of contaminants, from a spill or improper usage, may travel through the watershed and reach the surface intake. By examining where the source waters are most sensitive to contaminants, and where potential contaminants are located, the assessment identifies the potential risks that should be addressed first. An ecologically healthy lake, stream, and watershed will provide a stable, high quality resource for drinking water.



*Aerial View of Harsha Lake*

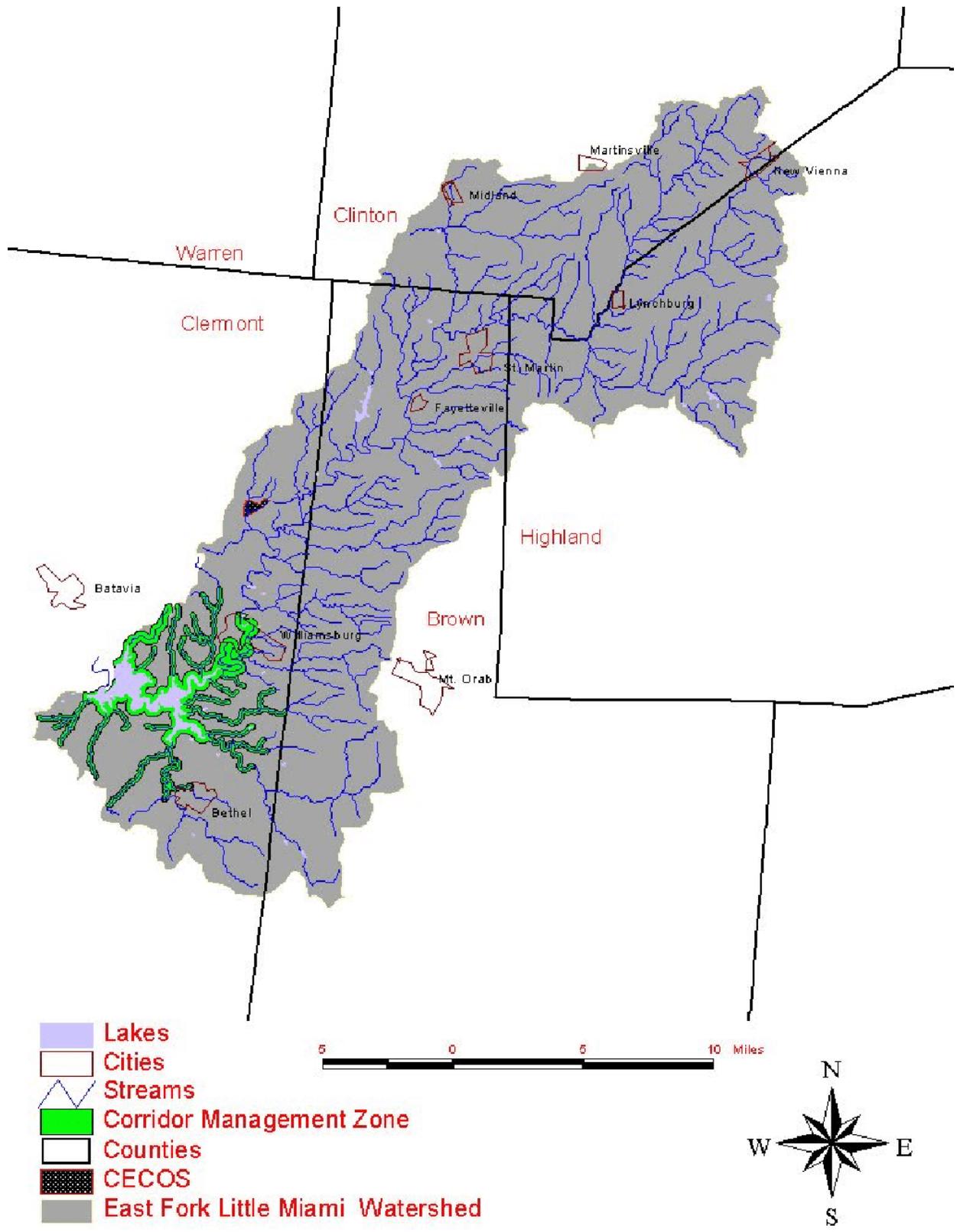


Figure 3. Clermont County BMWTP's Source Water Assessment and Protection.

## MIDDLE EAST FORK JURISDICTIONS

There are 11 Townships and 2 Villages in the Middle East Fork planning area. Percent land area and total population are included in table 1. Batavia Township occupies 65% of the total land area and approximately 67% of the total population. All communities, with the exception of Ohio Township, participated in the planning process.

Local Government	Total Population	Total Land Area	Percent Total Population	Percent Total Land Area
Amelia Village	2,059	597	8.21%	1.66
Batavia Township	16,712	23,386	66.68%	65.14
Batavia Village	1,509	990	6.02%	2.75
Jackson Township	25	797	0.09	2.22
Monroe Township	2,197	2620	8.76	7.29
Ohio Township	0	58	0	0.16
Pierce Township	1648	650	6.57	1.81
Stonelick Township	390	1439	1.55	4.00
Tate Township	405	2707	1.61	7.54
Union Township	0	134	0	0.37
Williamsburg Township	115	2522	.45	7.02

Table 1. Middle East Fork Land Area and Population Percentages

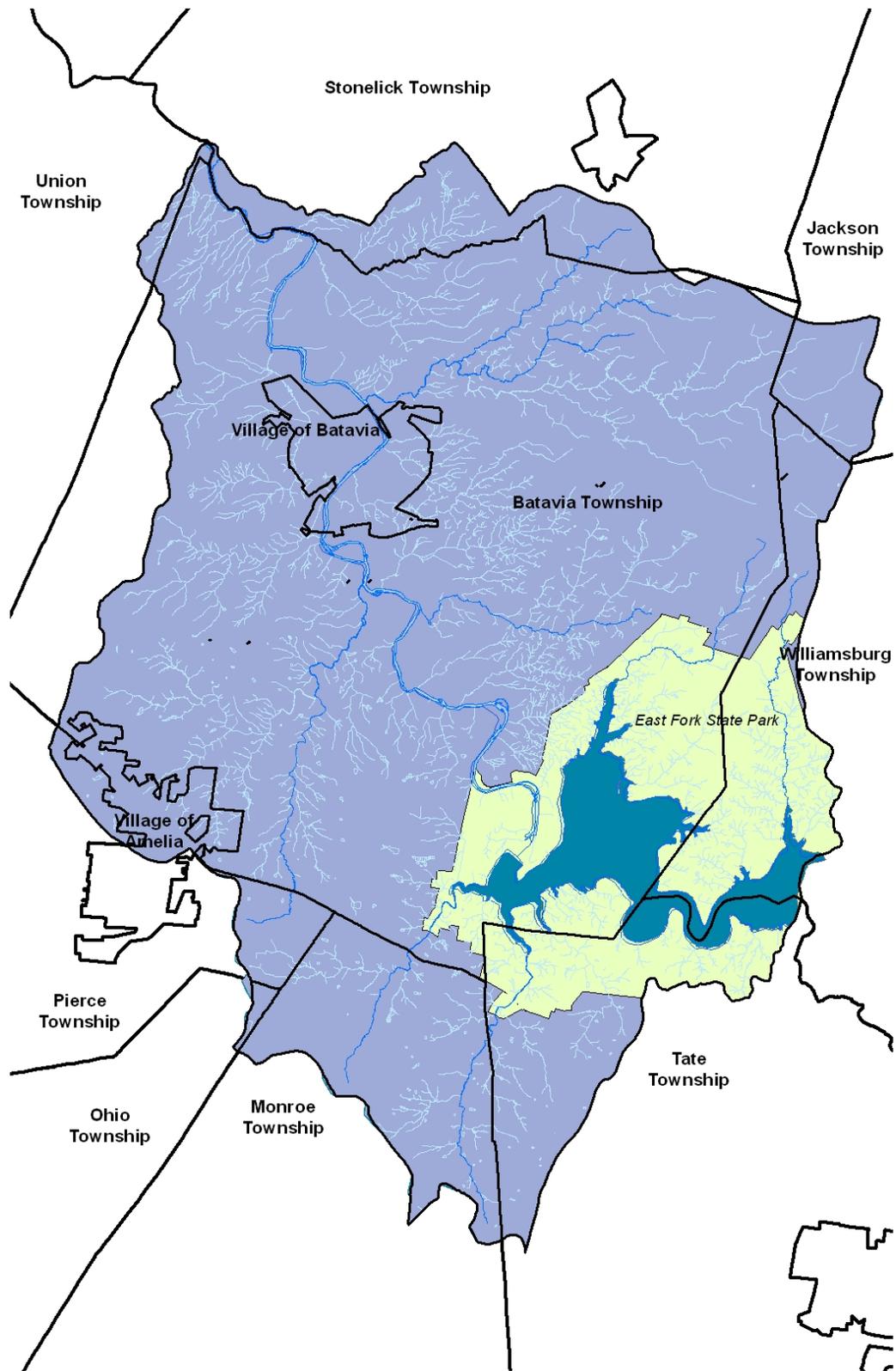


Figure 4. Jurisdiction Boundaries in the Middle East Fork

## MIDDLE EAST FORK WATERSHED

### NATURAL FEATURES AND CHARACTERISTICS

The Middle East Fork watershed drains 56 mi<sup>2</sup> (35,840 acres) in Clermont County and includes a approximately 1,980 acres of Harsha Lake. The watershed also includes two 12-digit Hydrologic Units:

- 05090202-12-04: Backbone Creek EFLMR
- 05090202-12-03: Lucy Run EFLMR

12 Digit HUC Watersheds in the Middle East Fork

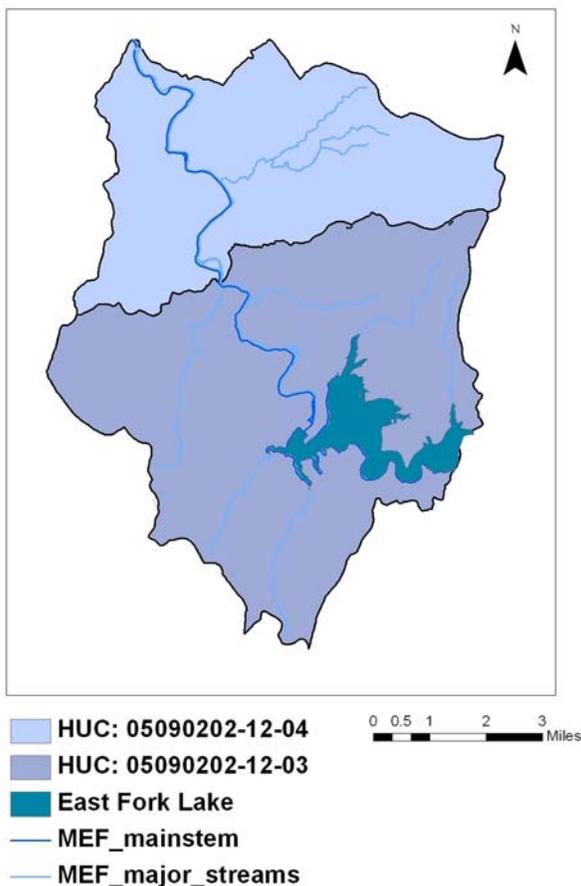


Figure 5. Middle East Fork HUC 12s

The watershed has large areas of forest cover, which accounts for approximately 48% (11,834 acres) of the watershed. Agriculture accounts for 37% (8,935 acres) of the watershed and urban/suburban land use accounts for 6% (1,795 acres).

It is important to note that the total area of forested and agricultural land is declining as rural residential development is becoming more widespread.

The underlying geology of the Middle East Fork is primarily interbedded shale and limestone of Ordovician age (450 million years ago). This bedrock is overlain by Illinoian glacial cover and a relatively shallow layer of loess from a few to as much as 40 inches in depth. The glacial cover in the Middle East Fork is a clayey till of Illinoian Age. This clay layer is situated above the bedrock but below the soil, often creating an impermeable layer preventing infiltration into the bedrock below. The glacial cover of the Illinoian till plains is generally 10 to 30 feet thick, covered with a loess cap of 18-40 inches in depth. The levelness and poor permeability of the Illinoian till plains create an ideal environment for crayfish, and this area is sometimes called the “Crawdads Flats.”

The most common soil series in the Middle East Fork watershed include: Edenton-Eden, Hickory-Cincinnati-Edenton, Rossmoyne, Genesee-Williamsburg, Avonburg-Clermont, and Blanchester-Clermont associations. The latter four soil associations are nearly level to gently sloping and the Avonburg-Clermont and Blanchester-Clermont soils are poorly drained.

The native vegetation of the Middle East Fork watershed is deciduous hardwood forest. Much of the watershed lies within the wetter, level areas of the Illinoian till plains where the dominant species are pin oak, soft maple, ash, elm, and swamp oak with beech and sweetgum. In the better drained areas, white and red oak, beech, sugar maple and hickory are dominant, with elm, ash, black walnut, honey locust, and blackgum.

The Ohio Department of Natural Resources, Division of Natural Areas and Preserves maintains a list of endangered species in the State of Ohio, including endangered species of fish and macroinvertebrates. This reach of the East Fork Little Miami has significant ecological attributes, including

good populations of endangered mussels and the special interest river redhorse. Diverse mussel populations historically thrived in the East Fork; however, research has shown that habitat loss and poor water quality are contributing to mussel decline. While some reaches have retained mussel diversity, the East Fork population as a whole is determined to be aging and less diverse (Hoggarth, 2007).

## WATER QUALITY

The East Fork Little Miami River is designated by the Ohio Environmental Protection Agency (Ohio EPA) as an exceptional warmwater habitat (EWH). The 7 major tributaries in the watershed are designation as warmwater habitat (WWH). According to Ohio EPA, significant portions of the main stem and tributaries are not meeting water quality standards. The primary causes of water quality impairment within the Middle East Fork include high nutrient levels, pathogens, siltation, flow alteration, and habitat degradation. Land development, suburbanization, stormwater runoff, bank erosion, failing household sewage treatment systems (HSTSs), non-irrigated crop production and other non-point urban runoff were notes as sources of impairment.

According to the 2003 Ohio EPA Drinking Water Source Assessment of Harsha Lake, the presence of Manganese, Atrazine, and high Total Organic Carbon (TOC) cause the most problems in the treatment of surface water at the Bob McEwen Water Treatment Plant. Manganese is found throughout the watershed and probably most of-



*Intake at Harsha Lake*

ten a result of solution of manganese from soils and sediments aided by bacteria or complexing with organic materials. Manganese is a common exceedence of Ohio EPA water quality criteria upstream of Harsha Lake. Although Manganese is not a health threat, excess levels can stain plumbing fixtures and clothing, and is generally unacceptable to customers.

Nutrient loading from the Williamsburg WWTP (RM 35.25), 12 miles upstream, failing HSTS systems, and farm field runoff in the watershed have caused high nutrient concentrations of phosphorous, nitrate/nitrite, and ammonia which facilitate algal blooms in Harsha Lake during the warmer months. Algae blooms can impart an earthy or musty flavor to treated water and contributing to the total organic carbon in raw water. Raw water containing high total organic carbon will produce excessive Total Trihalomethanes and Halo Acetic Acids (Disinfectant/Disinfection Byproducts) (DDBP) when chlorinated. Failing home sewage treatment systems and animal feedlots can contribute to influxes of pathogens such as cryptosporidium, giardia, and E.coli.

Atrazine, along with other agricultural chemicals, are found in surface water throughout the watershed. In 1998, Ohio EPA conducted a water quality survey documenting Atrazine in the East Fork River going into Harsha Lake at low levels (<2 µg/l) throughout the summer, but high levels of Atrazine (>50 µg/l) and other agricultural chemicals are present in the spring during high water events. Harsha Lake holds 96 billion gallons of water that can take a long time to build up and slowly release contaminants. Atrazine has been recorded as high as 15 µg/l in the raw water from Harsha Lake entering the treatment plant. This problem usually peaks by May and slowly dissipates throughout the year. Granulated activated carbon filter caps are used to take out agricultural chemicals as well as controlling taste and odor problems and disinfection byproducts.

Detailed information on stream and lake water quality can be found in the Middle East Fork Wa-

## MIDDLE EAST FORK WATERSHED

tershed Action Plan.

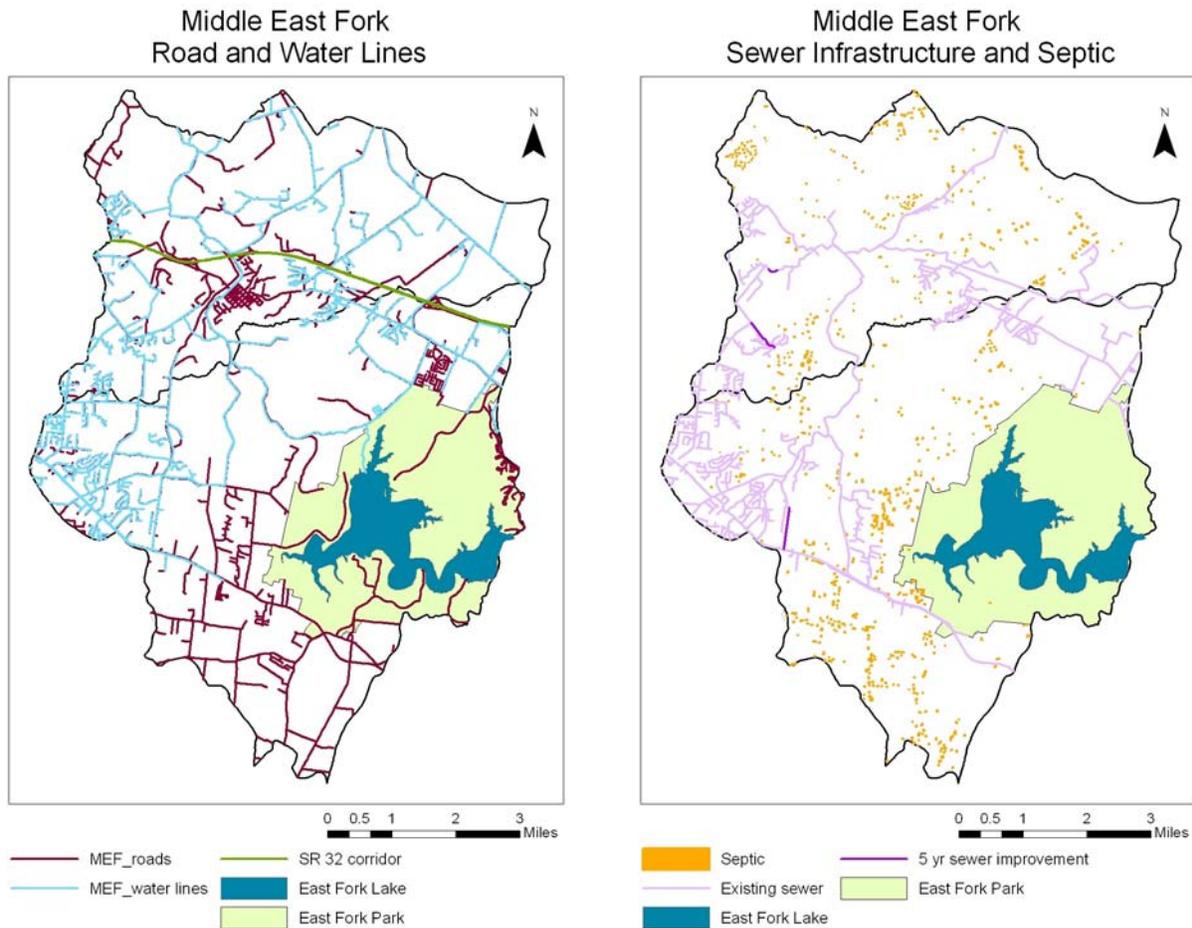
### TOTAL MAXIMUM DAILY LOAD

The goal of the Clean Water Act (CWA) is to “restore and maintain the chemical, physical, and biological integrity of the Nation’s waters.” Section 305 (b) of the CWA requires each state to report on the status of water resources. Streams that are not meeting water quality standards (or their beneficial use attainment goals) are placed on the state’s 303(d) list of impaired waters. Impaired streams are required to have a restoration plan, or TMDL. A TMDL is a “pollution diet” for an impaired stream that includes a calculation of the maximum amount of a pollutant that a water body can receive and still safely meet water quality standards. A TMDL study for the entire East Fork Watershed will begin in 2012. Based on Ohio

EPA’s historical data and the expected findings of the TMDL study, better land use planning will be an effective tool for addressing water quality impairments in the East Fork watershed. Balanced Growth planning will be helpful in this regard.

### POPULATION

Clermont County has been one of the fastest growing counties in Ohio for the last 10+ years. Growth and development have occurred in this once rural area, through the expanding transportation network that connects western Clermont County to Greater Cincinnati. Much of that growth has expanded into the Middle East Fork Watershed. Comparison of the 1990 and 2000 census indicates a 75% percent increase in population in the Middle East Fork from 11,898 residents to 20,765. Although population growth has



Figures 6 and 7: Transportation and Water Infrastructure in the Middle East Fork

slowed in more recent years, the Middle East Fork continues to grow. Comparisons of the 2000 and 2010 census show an approximate 18% increase from 20,765 to 24,520 residents.

### DEVELOPMENT PATTERNS

The availability of infrastructure largely determines development patterns in the Middle East Fork. The Eastern Corridor Transportation Project is a regional, multi-modal project that has the potential to spur growth and development along the State Route 32 corridor. The Eastern Corridor study area extends from the Cincinnati central business district/riverfront redevelopment area in Hamilton County, east to the I-275 outerbelt in Clermont County. While the multi-modal project includes plans for extended bus service, bike trails, and a new commuter rail line, the crux of the project involves expanding interstate highway connectivity. Access improvements and road expansion along State Route 32 in Eastgate will directly affect the following communities: Amelia, Batavia, Batavia Township, Pierce Township, Stonelick Township, and Union Township.

### COMMUNITY PLANNING

In the early 2000's, many of the local Townships



*University of Cincinnati East, a Clermont County expansion in the former Ford plant in Batavia Township, began offering classes in the fall of 2010.*

began developing/updating their Growth Management/Land Use Plans in anticipation of continued growth and development. Of the Townships located in the Middle East Fork, Stonelick, Union, Jackson, Batavia, Williamsburg, and Pierce Townships have developed land use/growth management plans. The Middle East Fork Balanced Growth Plan was developed to complement and enhance existing land use/growth management plans by providing an in-depth examination of current and future land uses and watershed health.

### ECONOMIC DEVELOPMENT

Clermont County continues to build on their areas of strength in manufacturing in fields such as chemicals and plastics. The County is also gaining ground in professional service sectors, such as finance, logistics, and information technology. In the 2010 Economic Development Annual Report, Clermont County reported over \$6.3 million in real property investments which led to the creation of approximately 200 new jobs. Clermont County businesses are beginning to emerge from the Great Recession. Clermont OED expects new investment and job numbers to continue their increase in the coming years.

*Since 1973, Mercy Hospital Clermont, (Batavia, Oh) has served as Clermont County's principal healthcare provider, offering advanced medical care through a variety of services and programs.*



## MAPPING INTRODUCTION

The Incentive Eligibility Maps display areas in the Middle East Fork watershed that have land features suitable for development, conservation and/or agriculture. THE PRIORITY AREAS IDENTIFIED ARE RECOMMENDATIONS FOR THESE LAND USES – these designations DO NOT prohibit land uses or activities that vary/differ from the recommendations. Activities that are consistent with the recommended land use designation are eligible for state incentives.

The Incentive Eligibility Maps were created as a tool for local jurisdictions to help each Township/Village understand where important features exist for development and conservation. The aim is to provide information to help jurisdictions facilitate development while protecting critical watershed resources. The recommended land use designations should be used to encourage and incentivize implementation of the recommended land uses. These designations should not be used to penalize or prohibit projects that differ/vary from the recommended land uses.

The Watershed Planning Partnership selected criteria to identify and map priority areas. The PDA designations are linked to transportation, water, and sewer infrastructure planning. The PCA designations

identify areas that maximize protection of water quality and resources (e.g. stream corridors). PAA designations identify areas that have high potential for continued agricultural use based on several factors, including soils and distance from existing development.

The recommendations for these land uses are strictly voluntary. There is no law or mandate that requires jurisdictions or landowners to implement the recommendations in this Plan. Implementation is to be encouraged through State incentive programs and could also be enhanced through potential local incentive programs.

The Ohio Balanced Growth Program defines Priority Development, Conservation and Agricultural Areas as stated below.

**Priority Development Areas (PDAs):** Locally designated areas where development and/or redevelopment is to be encouraged in order to maximize development potential, maximize the efficient use of infrastructure, promote the revitalization of cities/towns. PDA criteria should identify areas that take advantage of existing infrastructure and provide development opportunities that have minimal impacts on the watershed (ex. flooding, erosion and water quality). **No law or aspect of this plan requires that PDAs be planned, zoned**



*Village of Batavia, Clermont County*

or developed.

**Priority Conservation Areas (PCAs):** Locally designated areas for protection and restoration that may be important ecological, recreational, heritage, agricultural, and public access areas that are significant for their contribution to water quality and general quality of life. PCA criteria should identify areas where land use changes may have a high impact on the watershed (ex. flooding, erosion and water quality). **No law or aspect of this plan requires that PCAs be protected.**

**Priority Agricultural Areas (PAAs):** Locally designated areas that that may be significant for their contribution to sustainable agriculture, rural character and general quality of life. PAA criteria should identify areas that have high potential for future agricultural use. **No law or aspect of this plan requires that PAAs be protected.**

The PAA designation is an optional land use designation for those communities interested in promoting agricultural preservation.



*Farm field in Clermont County*



*Aerial View of Batavia Village*



*Backbone Creek, East Fork Tributary*

## MAPPING METHODOLOGY

This section provides a general summary of the methodology applied to develop the Draft Incentive Eligibility Maps. A full description of this process is included in the Appendix D.

### THE TECHNICAL COMMITTEE

The WPP formed a Technical Committee to serve as the primary working group to select criteria to identify priority areas and complete the GIS analysis of the watershed. Members of the Technical Committee included a wide group of stakeholders including representatives from the jurisdictions, local government agencies, the development community and private landowners and farmers.

### DEVELOPING CRITERIA AND DRAFT MAPS

#### Overall Methodology

1. Identified highest priorities for each land use category
2. Selected and defined criteria that aligned with the highest scoring community priorities
3. Weighted the land use criteria
4. Geographic Information Systems (GIS) Model Analysis
5. Map Refinement
6. Jurisdiction Review

#### Step 1—Survey

The Middle East Fork WPP began the process of mapping priority areas by inviting each WPP member complete a survey to identify priorities related to development, conservation and agriculture. Members were asked to rate factors as high, medium or low priority for each land use category. The results from this initial survey are shown in Table 1.

#### Step 2—Select and Define Criteria

The Technical Committee reviewed the results from the initial MEF WPP Survey and used those factors as a starting point for selecting land use criteria. The highest scoring priorities - those pri-

orities that scored in the top 20% (based on frequency of response) - provided the basis for defining goals and objectives and selecting criteria for each land use category.

Numerous Technical Committee meetings were held to review the natural features of the watershed and discuss the most important factors for identifying lands most suitable for development, conservation and agriculture. After much discussion, the group reached agreement on a concise list of criteria to reflect the WPP's priorities for each land use designation.

#### Step 3—Weighting Criteria

The Technical Committee worked together to define and weight (score) each criterion. A weighting system was applied, rather than mapping the criteria broadly according to their definitions, as the Technical Committee agreed that some criteria were more important than others for determining land use suitability. All Technical Committee members were given the opportunity to complete a weighting worksheet to score each criterion for each of the three land use categories. The weighted average for each criterion was entered into the computer model. The results of the weighting exercise are shown in Table 2.

#### Step 4—GIS Model Analysis

The Technical Committee decided to identify priority areas in the Middle East Fork Watershed using a computer model. GIS have many advantages compared to traditional mapping systems. GIS can cope with large amounts of data to analyze various characteristics of the watershed, including physiographic features, infrastructure systems, demographic characteristics, and other relevant characteristics. Maps can be easily combined and overlaid, providing various types of information.

The GIS model used a scoring system to select the highest priority areas across the watershed for development, conservation, and agriculture.

Surveys	Factors	Score	Percentage
22 respondents	Rate: High, Medium, Low, N/A	total possible points = 66	Factors scored above 80%
	H = 3 pts, M= 2pts, L=1 pt, NA = 0		
<b>Conservation Areas</b>	Areas prone to erosion/landslides	58	88
	Areas that provide natural stormwater management	55	83
	Areas that are prone to flooding	56	85
	Areas that provide source water protection	59	89
	Wetlands	53	80
	Stream corridors	57	86
<b>Agricultural Areas</b>	Prime farmland soils	53	80
<b>Development Areas</b>	Areas served by existing utilities	63	95
	Areas in close proximity to State/US routes	56	85
	Current zoning	54	82
	Large undeveloped tracts of land	54	82
	Areas located away critical watershed features	57	86
	Existing developed areas/areas for re-development	62	94
	Areas with adequate stormwater drainage capacity	56	85

Table 2. MEF WPP Survey rating highest priorities for each land use category.

## MAPPING METHODOLOGY

The weighted averages generated by the Technical Committee were entered into the model to score priority areas in the Middle East Fork. Due to the fact that there was a good deal of overlap between development, conservation, and agricultural areas, the Technical Committee selected only the highest scoring areas for each land use category. A full description of the modeling and prioritization process is included in the appendix.

### Step 5—Map Refinement

A sub-group of the Technical Committee worked together to identify and correct some minor, expected anomalies generated by the GIS model. For example, the definitions and weighting of some of the PDA criteria identified a few areas in the watershed as priority, although these areas had a very low likelihood of being developed. Other similar anomalies were corrected. A full description of this process is also included in the appendix. The WPP relied on the expertise and local knowledge of the committee members to refine the maps before the maps were submitted to the jurisdictions for review.

## GUIDANCE ON INTERPRETING GIS DATA LAYERS

It is important to note that the Balanced Growth maps were created using the most recent and accurate GIS data/information available. The WPP identified a list of GIS data layers that should be updated to more accurately identify priority areas. The GIS data layers identified are listed in the following sections. The WPP will work with the Clermont GIS Department to refine the maps if/when additional GIS data become available. Jurisdictions should use the maps as a general guide for making land use decisions and allow time for field verification of the criteria used to identify priority areas.

### Step 6—Jurisdiction Review

Each jurisdiction was presented with a draft outline of the Balanced Growth Plan which included the draft PDA, PCA and PAA maps. The draft maps were reviewed and discussed by community staff and elected officials in public meetings, including Council, Zoning Commission, and Township Trustee meetings, and revised with community input based on local data and priorities.



*MEF WPP Planning Meeting*

<b>PDA Criteria</b>	<b>Definition</b>	<b>Weighted Average</b>
Proximity to major high-ways/roads	Areas located <.25 mi to U.S. Routes, State Routes, and primary arterial roads	5
Proximity to Sanitary Sewer Lines	Areas located <.25 mi to existing sanitary sewer	5
Proximity to Water Lines	Areas located <.25 mi to existing water lines	5
Proximity to Population Centers	Areas located <.25 mi from population centers	4
Proximity to rail	Areas located <.25 mi from existing rail lines	2
Proximity to bike trails, walking trails	Areas located <.25 mi from existing bike trails, walking trails	2
<b>PCA Criteria</b>	<b>Definition</b>	<b>Weighted Average</b>
Riparian Corridor	A. 120 ft setback/buffer of 120 ft on either side of watercourse draining area greater than 20 square miles	5
	B.) 75 ft. buffer on watercourse draining an area greater than 1/2 square mile and up to 20 square miles	5
	C.) 25 ft on watercourse draining area less than 1/2 square mile and having a defined bed and bank	5
Forest Area	Areas covered by 20 more acres of contiguous forest	3
Potential Wetlands	Presence of hydric soils (potential wetlands) combined with National Wetlands Inventory (NWI) data	4
Sensitive Soils	Presence of steep slopes and erodible soils (defined in Subdivision Regulations)	3
Protected Areas	Protected areas/conservation easements	5
<b>PAA Criteria</b>	<b>Definition</b>	<b>Weighted Average</b>
Soils	Prime farmland/locally important soils (defined in Clermont Soil Survey)	4
Farm Size/Location	Areas covered by 75 acres or more of contiguous farmland	3
Distance from population centers	Areas located > 2 mi. from population centers	4
CAUV enrolled	Farms currently enrolled	3
Farmland Preservation Areas	Agricultural Easements/Districts	4

Table 3. Weighting Worksheet for Priority Development Areas.

## PRIORITY DEVELOPMENT AREAS

The WPP Technical Committee worked together to select and define criteria to identify areas in the watershed most suitable for development. The criteria for prioritizing areas for development are listed below, followed by maps of each criterion.

A Priority Development Area is a locally designated area with high potential for development and/or redevelopment .

The objectives for identifying PDAs are to:

- Promote economic development.
- Promote orderly and sustainable growth.
- Ensure efficient use of existing infrastructure and future expansions.
- Maintain town (population) centers.
- Maximize advantages of large, undeveloped areas.

The criteria selected to identify PDAs reflect areas in the watershed where development could be readily served by existing and planned infrastructure.

### Criterion 1

- Proximity to major highways and roads:
  - Areas located  $\leq$  .25 mile from U.S. Routes, State Routes and primary arterial roads.

Rationale:

- Commercial and industrial development can be supported best with access to highways that can support high traffic volumes. Residential development has high potential along the primary arterial roads.

### Criterion 2

- Proximity to sanitary sewer lines
  - Areas located  $\leq$  .25 mile from existing sewer lines.

Rationale:

- Sanitary sewer is essential infrastructure needed to support development.

The GIS model includes areas with existing sewer and those areas included in the 5-year capital improvement plans. Expanded service areas will be incorporated into the GIS model.

### Criterion 3

- Proximity to water lines
  - Areas located  $\leq$  .25 mile from existing water lines.

Rationale:

- Water lines are essential infrastructure needed to support development. The GIS model includes areas with existing water service (excluding those areas served by Tate Monroe Water Association). Expanded services areas will be incorporated into the GIS model.

### Criterion 4

- Proximity to population centers
  - Areas located  $\leq$  .25 mile from population centers defined by 2000 census block groups.

Rationale:

- Maintaining development near the population centers will maximize efficiency of existing infrastructure and developed areas.

### Criterion 5

- Proximity to railway lines
  - Areas located  $\leq$  .25 mile from existing heavy railway lines.

Rationale:

- Commercial and industrial areas can best be supported with access to multiple modes of transportation .

### Criterion 6

- Proximity to bike trails/walking trails
  - Areas located  $\leq$  .25 mile from existing bike trails/walking trails.

Rationale: Local plans to expand biking/walking trails may support commercial and residential development.

**GIS DATA LAYERS TO REFINE**

1. Sanitary sewer lines:  
Clermont County is developing a 20 year Capital Improvement Plan, which may include expansion of sanitary sewer lines in the Middle East Fork Watershed. The Balanced Growth maps will be updated with the Capital Improvement Plan GIS data.

2. Water Lines  
Tate Monroe Water Association’s water infrastructure is currently not included in the GIS analysis. If/when the data become available, it will be included in the Balanced Growth maps.

3. Population data:  
Updated census data will be included in the GIS analysis.



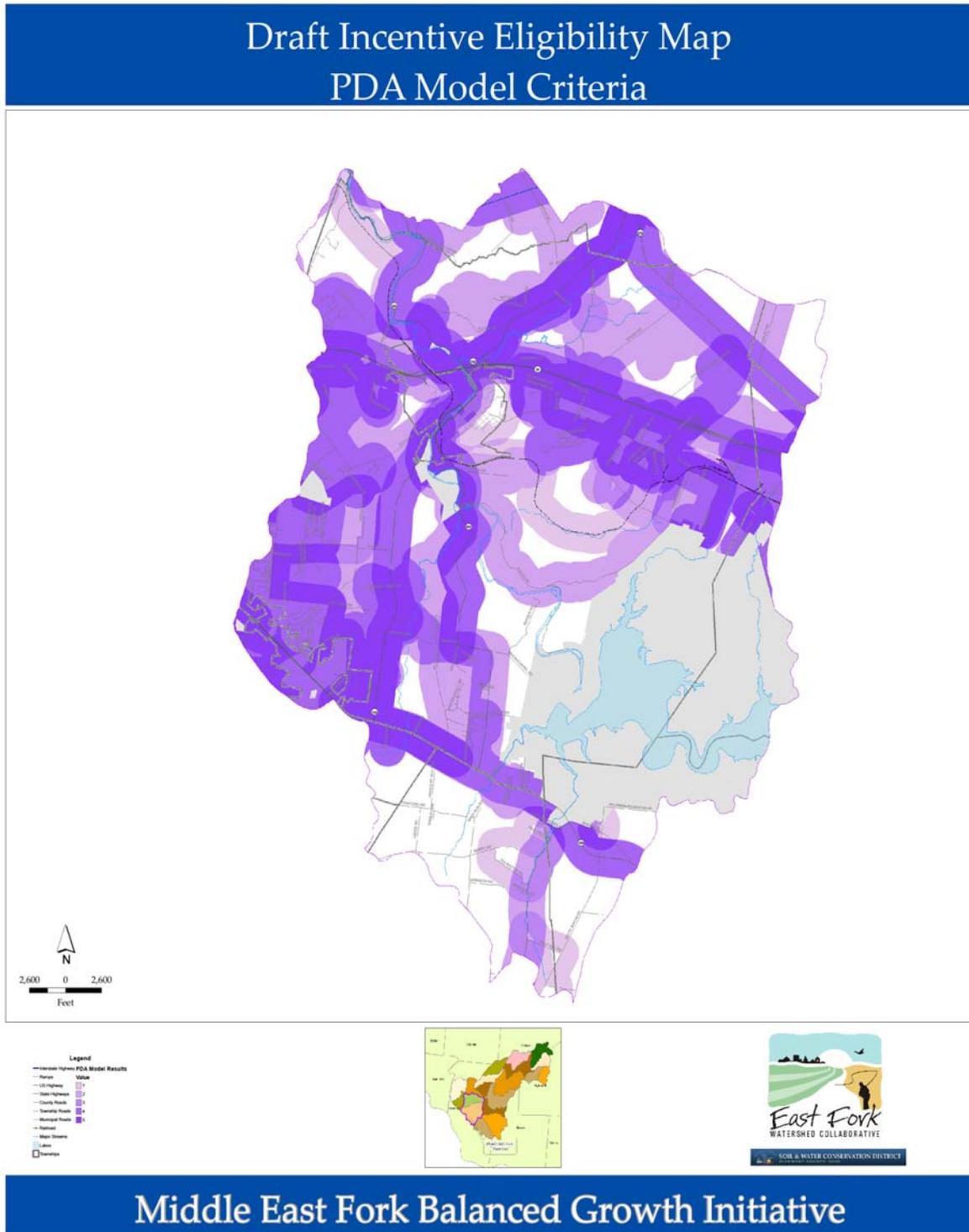
*Lexington Run subdivison located in Batavia Township*



*Arch Mines located in Jackson Township*

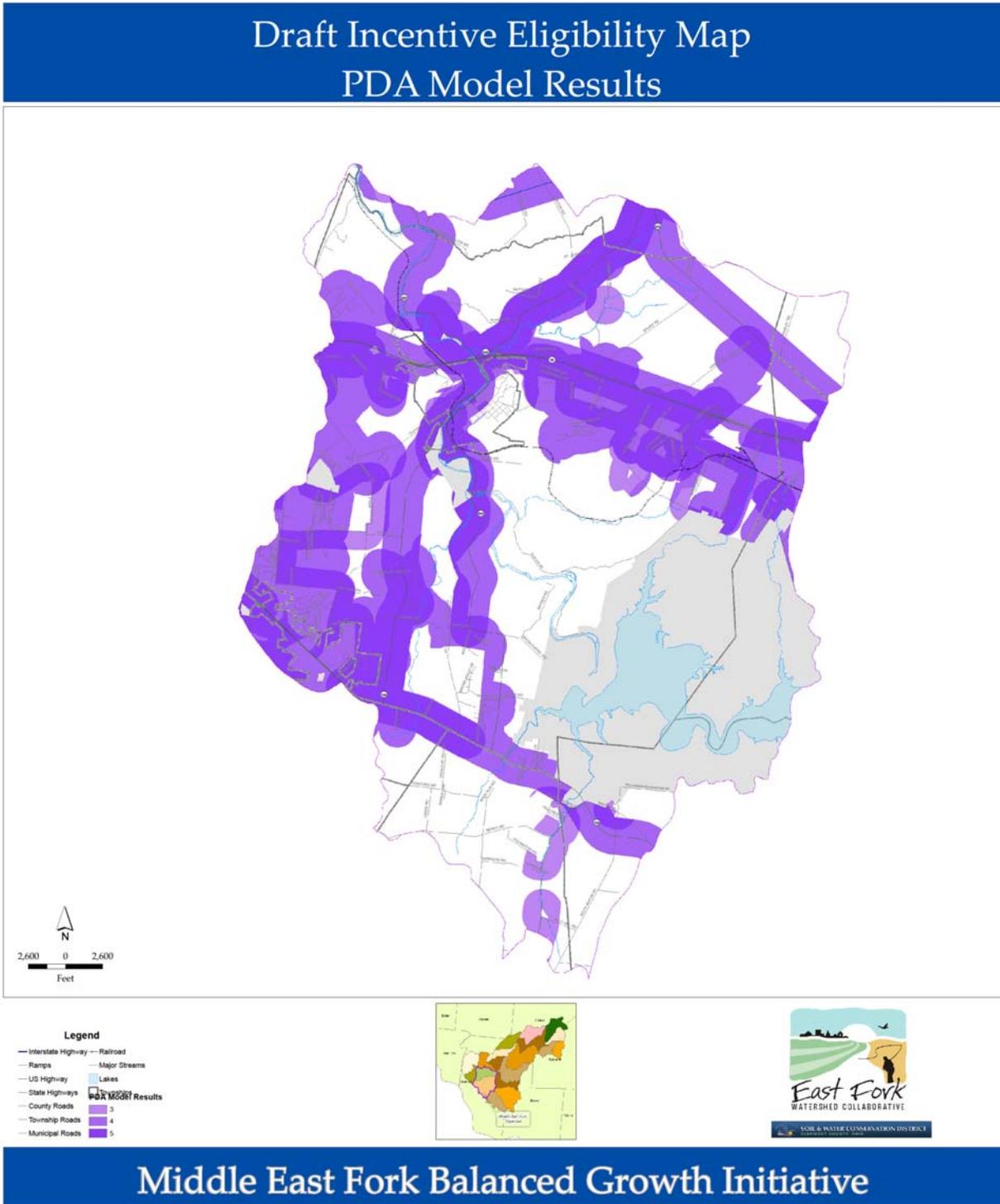
## PDA MODEL RESULTS

This map displays all the PDA criteria in the Middle East Fork Watershed generated by the GIS model. The darker purple areas reflect those areas that scored higher for development versus the lighter purple, lower scoring areas.



## TOP SCORING PDAs

This map displays the highest scoring PDAs in the Middle East Fork Watershed generated by the GIS model. Highest scoring areas include those that had a value of 3 or greater (see map legend); areas that scored 2 or lower were not given a priority land use designation.



## PRIORITY CONSERVATION AREAS

The WPP Technical Committee worked together to select and define criteria to identify areas in the watershed most suitable for conservation. The criteria for prioritizing areas for conservation are listed below.

A Priority Conservation Area is a locally designated area targeted for protection and restoration that may be important ecological, recreational, heritage, agricultural and public access areas that are significant for their contributions to water quality, stormwater management and general quality of life.

The objectives for identifying these areas are to:

- Prevent erosion
- Provide flood protection
- Provide source water protection
- Protect natural resources, open space
- Enhance recreation potential

The criteria selected to identify PCAs reflected the areas in the watershed where land use changes may adversely affect the watershed. The PCAs were mapped according to the following criteria.

### Criterion 1

- Stream Corridors/Floodplain:
  - 120 foot buffer on either side of watercourse draining area greater than 20 mi<sup>2</sup>
  - 75 foot buffer on watercourse draining an area greater than 1/2 mi<sup>2</sup> and up to 20 mi<sup>2</sup>.
  - 25 foot buffer on watercourse draining area less than 1/2 mi<sup>2</sup> and having a defined bed and bank.

Rationale

- Stream corridors provide many important functions including
  - Minimize property damage and protect water quality by providing area for stream flooding and meandering;
  - Reduce velocity and remove pollutants from stormwater runoff;
  - Stream corridor protection can pro-

vide source water protection for Harsha Lake;

- Provide stable habitat for wildlife.

### Criterion 2

- Large Forested Tracts
  - Areas that have ≥ 20 acres of contiguous forest.

Rationale: Healthy forests can save communities storm water infrastructure costs by absorbing storm water and removing pollutants. There is a strong correlation between the extent of forest canopy cover and the health of a watershed and its streams. Protected forested areas also provide air quality benefits, habitat for wildlife and preserve the natural character of the landscape.

### Criterion 3

- Potential Wetlands
  - Areas that are indicated on the National Wetlands Inventory and also contain hydric soils.

Rationale:

- Similar to stream corridors, wetland protection benefits include:
  - Absorption of storm water runoff
  - Removal of water pollutants, including nutrients, organic wastes and sediments;
  - Recharge of ground water;
  - Stable habitat for fish and wildlife
  - Enhanced aesthetic value and recreational opportunities.

### Criterion 4

- Sensitive Soils
  - Presence of steep slopes and highly erodible soils (as defined in the Clermont County subdivision regulations).

Rationale:

- The sensitive areas identified in the subdivision regulations that require additional engineering to be developed due to the nature of the soils and/or steep slopes. These areas

may be better suited for protection.

#### Criterion 5

- Protected Areas
  - State Parks, County Parks, Township Parks, Private Parks, Conservation Areas, Protected Areas, Conservation Easements.

#### Rationale:

- Existing protected areas were included as priority conservation areas to allow communities the opportunity to utilize state incentive programs to enhance these areas.

#### GIS DATA LAYERS TO REFINE

##### 1. Streams\*

Streams located in Clermont County were digitized from 1994 orthophotographs. A comprehensive inventory of streams in Clermont County and the East Fork Little Miami River Watershed would be most useful for identifying PCAs. Any updates to the local stream inventory will be reflected in the Balanced Growth maps.

##### 2. Wetlands\*

Wetlands were mapped using the National Wetlands Inventory. Updates of this data layer, provided by Ducks Unlimited, utilize more recent aerial imagery. Given that the location of wetlands were determined solely through aerial photography, the WPP decided to map only those NWI sites that intersected with areas containing hydric soils. Any updates to the NWI or local inventories will be reflected in the Balanced Growth maps.

Protected areas were not included in the GIS model analysis, although it remains in the list of criteria. Protected areas were included as a PCA criterion to ensure local jurisdictions could utilize state programs/incentives for improvements in these areas (i.e. state grants available for trails/

bikeways). Existing protected areas (including East Fork State Park) will be given a PCA designation to make these areas eligible for incentives. The Technical Committee chose to exclude protected areas from the scoring system to prioritize areas outside existing protected lands.



*East Fork LMR near Sycamore Park*

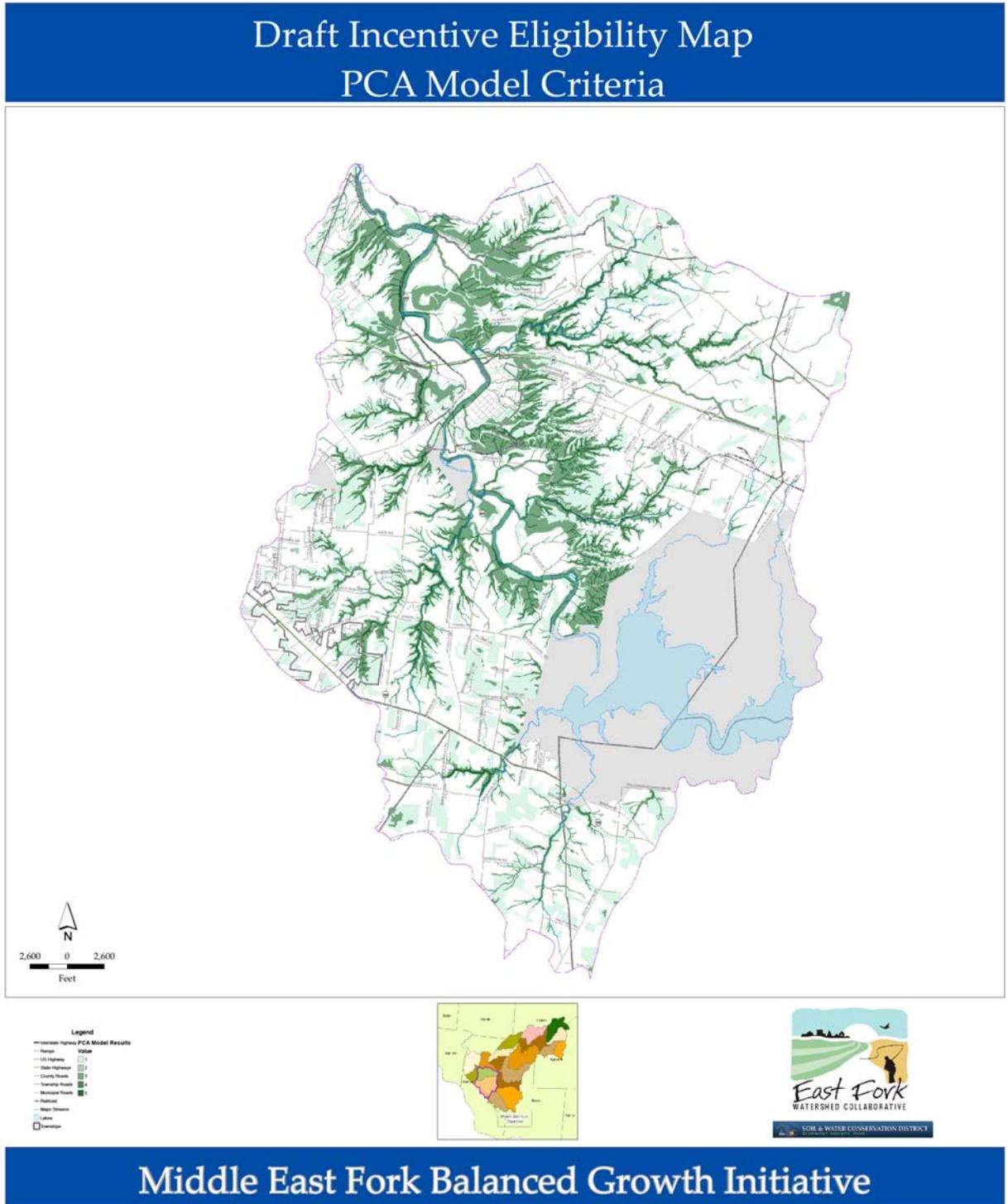


*Harsha Lake*

**\*The streams and wetlands data layers should not be interpreted at waters regulated by the State or Federal Government. Stream and wetland areas identified in the Balanced Growth maps should be field verified. Additional stream corridors and wetland areas may exist outside of these mapped areas.**

## PCA MODEL RESULTS

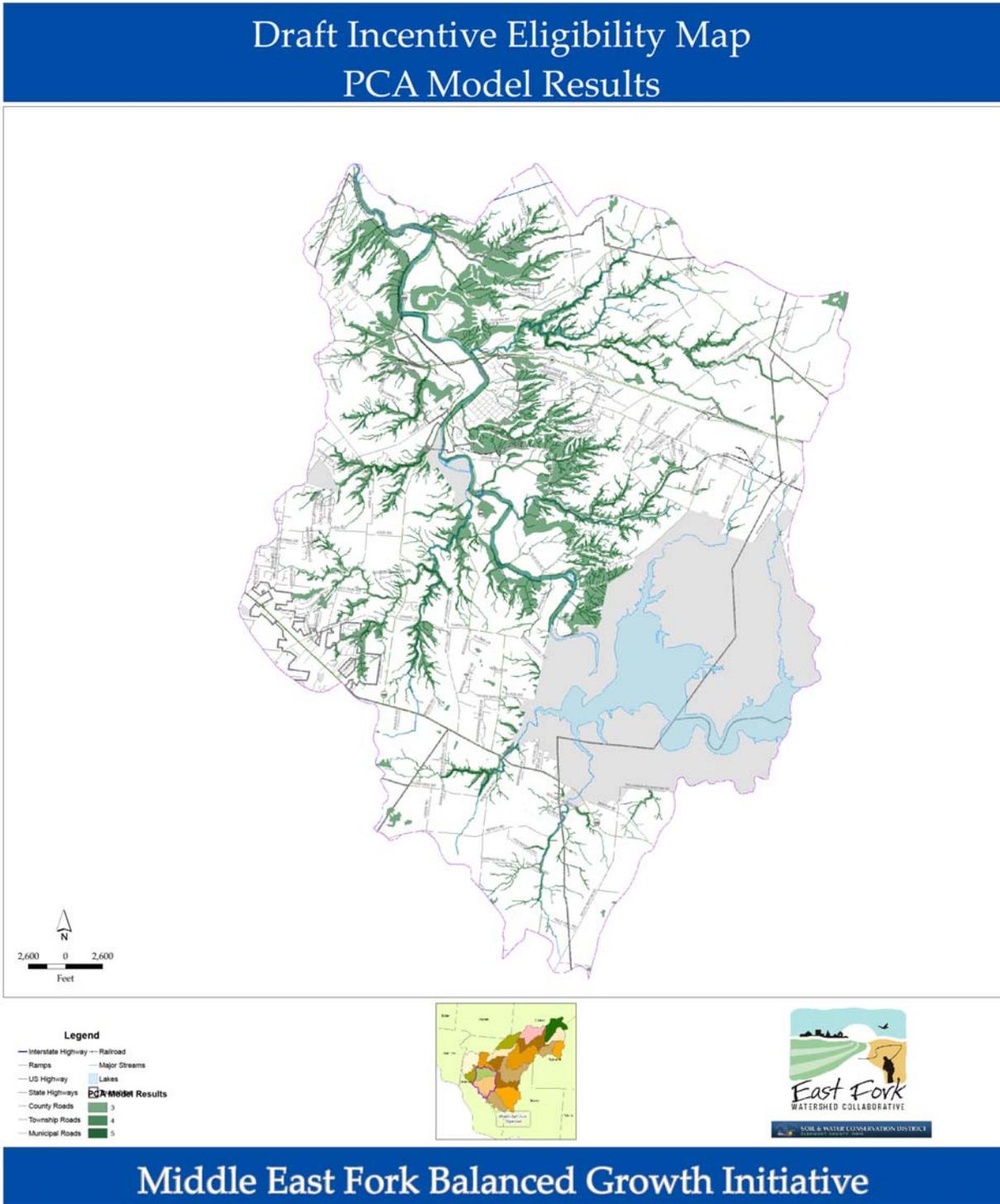
This map displays all the PCA criteria in the Middle East Fork Watershed generated by the GIS model. The darker green areas reflect those areas that scored higher for conservation versus the lighter green, lower scoring areas.



## Middle East Fork Balanced Growth Initiative

## TOP SCORING PCAs

This map displays the highest scoring PCAs in the Middle East Fork Watershed generated by the GIS model. Highest scoring areas include those that had a value of 3 or greater (see map legend); areas that scored 2 or lower were not given a priority land use designation.



## Middle East Fork Balanced Growth Initiative

## PRIORITY AGRICULTURAL AREAS

The WPP Technical Committee worked together to select and define criteria to identify areas in the watershed most suitable for agriculture.

A Priority Agricultural Area is a locally designated area that may have high potential for future agricultural use. These areas may also have high potential for development or conservation.

The objectives for identifying these areas are to:

- Protect rural character and quality of life
- Protect prime farmland
- Promote sustainable agriculture
- Secure agriculture's role in the local economy

The criteria selected to identify PAAs reflect areas that have high potential for future agricultural use, these areas may also have high potential for development and/or conservation activities/practices.

### Criterion 1

- Soils
  - Prime farmland soils
  - Locally important soils  
(As defined in the Clermont County Soil Survey)

Rationale:

- Prime and Locally Important Soils identify areas that have the best soil conditions for agriculture.

### Criterion 2

- Size of Existing Farms
  - Existing farms that are  $\geq 75$  acres of contiguous farmland

Rationale:

- Large areas of existing farmland may identify areas/farms that may have a higher degree of commitment toward maintain the agricultural land use.

### Criterion 3

- Distance from population centers
  - Areas located  $\geq 2$  mi. from population

centers.

Rationale:

- Areas located farther away from development may have higher potential for future agricultural use.

### Criterion 4

- CAUV Farms
  - Farms currently enrolled in the Current Agricultural Use Valuation (CAUV) program.

Rationale:

- Farmers enrolled in CAUV that also farmed  $\geq 75$  acres of contiguous farmland may identify landowners with a higher degree of commitment toward maintain the agricultural land use.

### Criterion 5

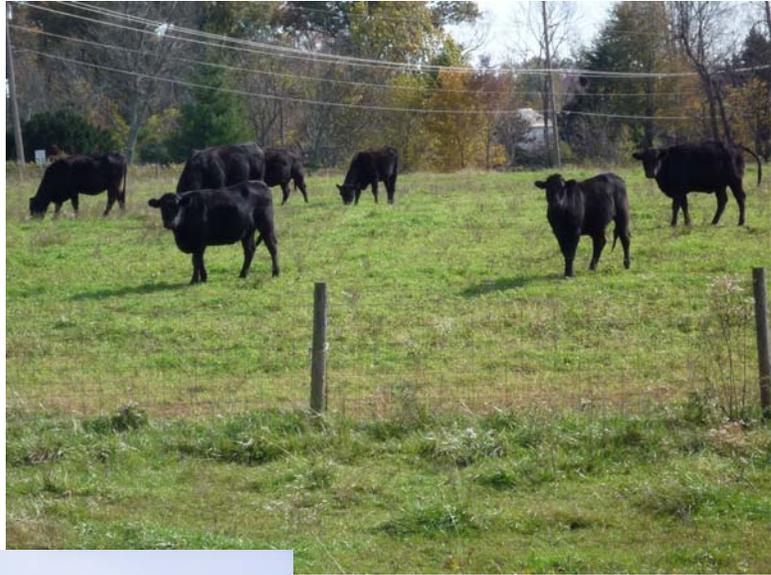
- Farmland Preservation Areas
  - Agricultural Easements or Districts

Rationale:

- Operating farms enrolled in an Agricultural District or have land enrolled in easements may have a higher degree of commitment toward maintain the agricultural land use.

Criterion 3 and 5 did not identify any PAAs in the Middle East Fork Watershed. The Technical Committee chose to keep these factors listed, as some jurisdictions may choose to apply these criteria to identify PAAs in the areas of their community outside the Middle East Fork Watershed.

As stated, The PAA designation is an optional land use designation for those communities interested in promoting agricultural preservation. The PAA maps identify areas that may have potential for future agricultural use. Communities that are interested in identifying PAAs should compare the highest scoring PAAs with the highest scoring PDAs and PCAs to make a preferred land use determination.

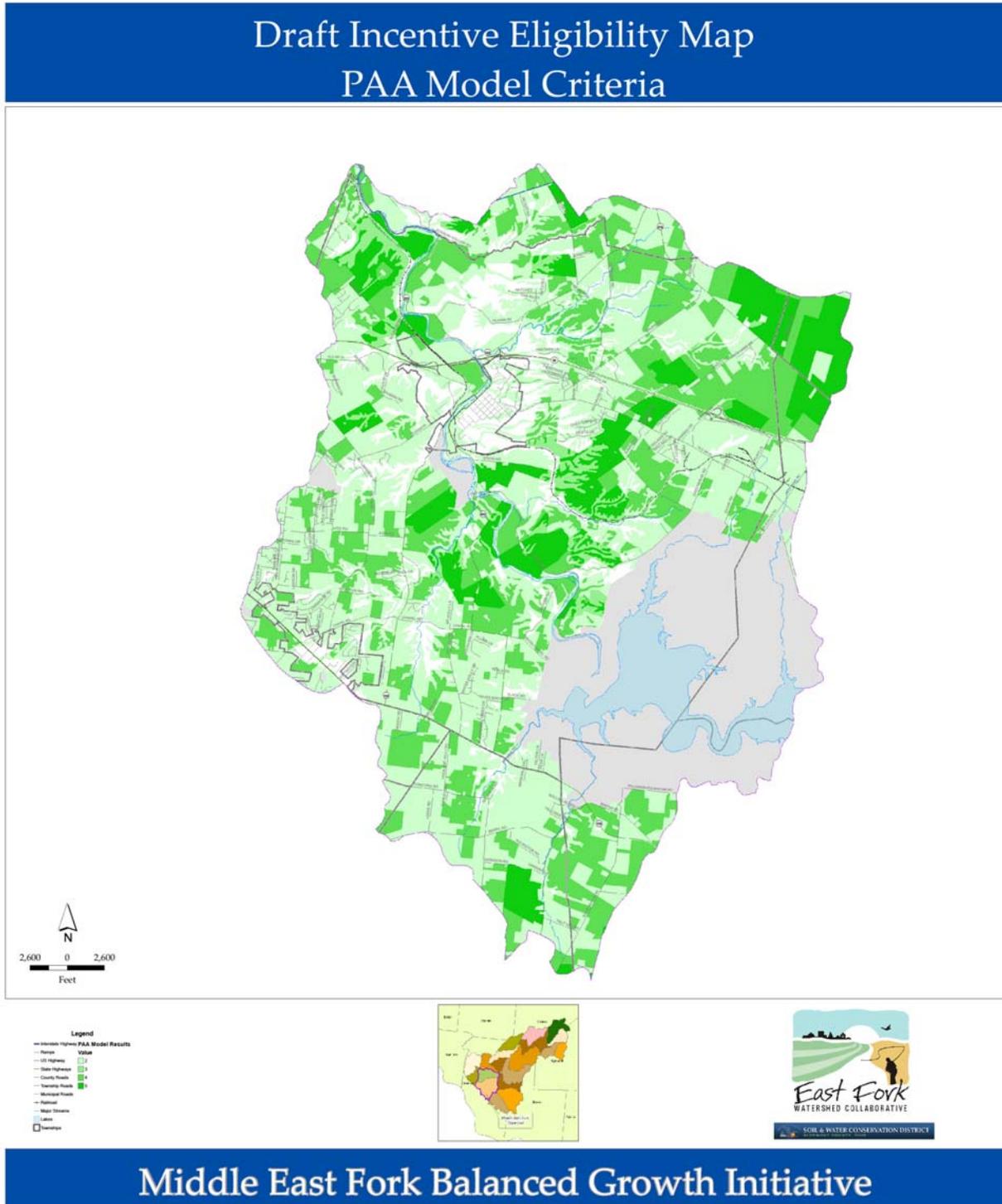


*Livestock, corn, and soybean fields located in Clermont County*



## PAA MODEL RESULTS

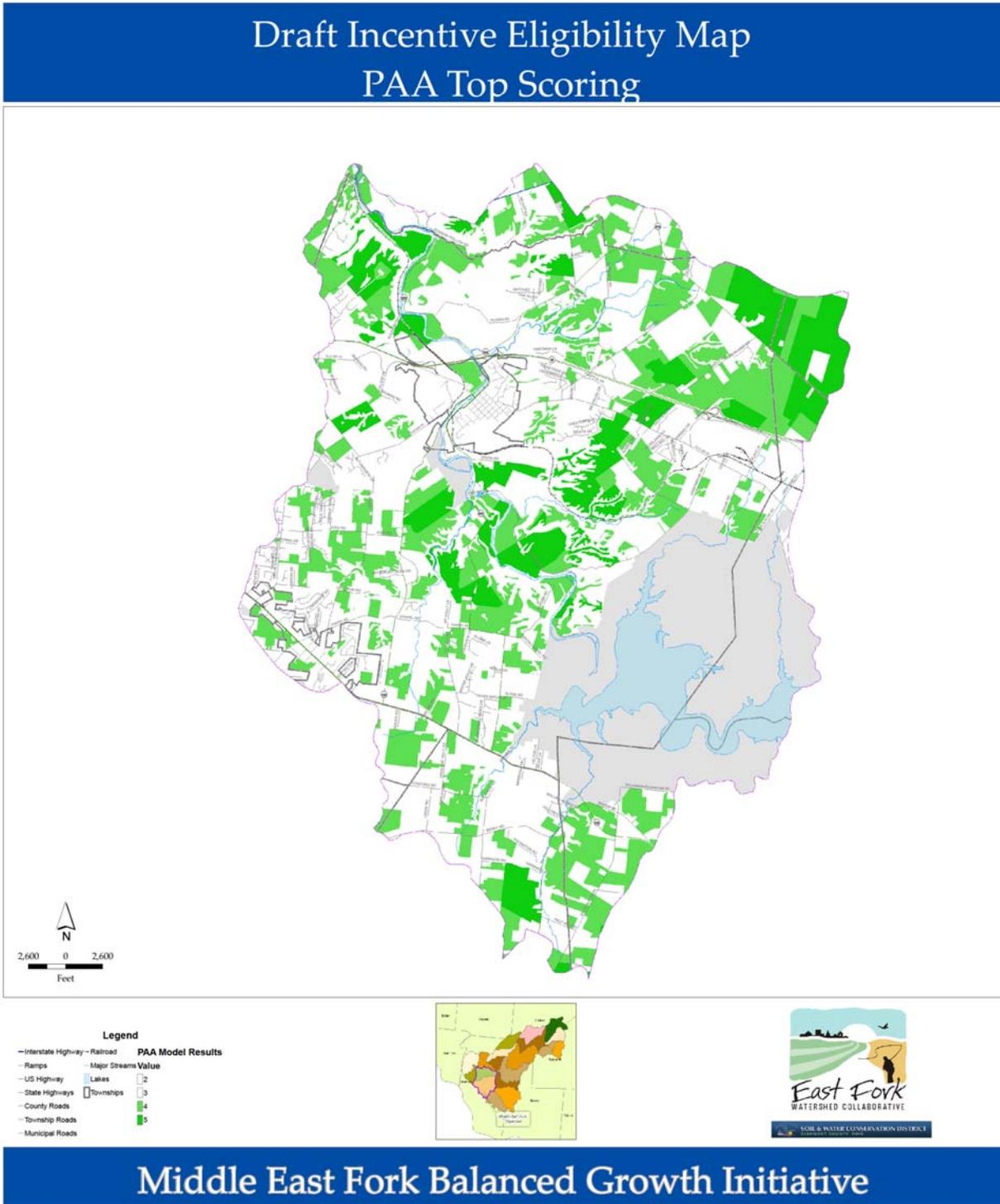
This map displays all the PAA criteria in the Middle East Fork Watershed generated by the GIS model. The darker green areas reflect those areas that scored higher for agricultural use versus the lighter green, lower scoring areas.



## Middle East Fork Balanced Growth Initiative

## TOP SCORING PAAs

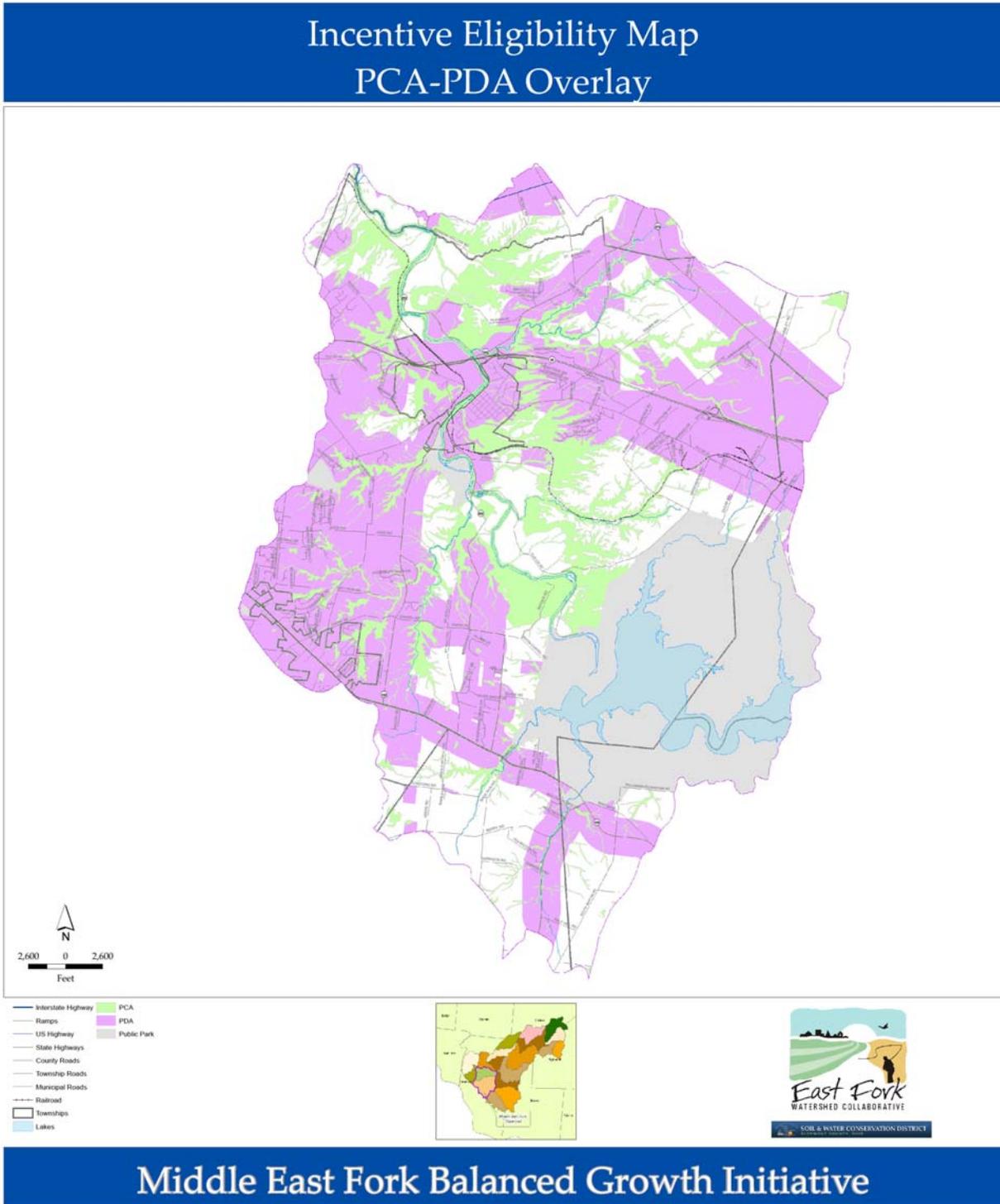
This map displays the highest scoring PAAs in the Middle East Fork Watershed generated by the GIS model. Highest scoring areas include those that had a value of 4 and above (see map legend); areas that scored 3 or lower were not given a priority land use designation.



## Middle East Fork Balanced Growth Initiative

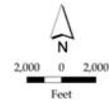
## INCENTIVE ELIGIBILITY MAP—PDAs and PCAs

The following map displays the highest scoring PDAs (purple) and PCAs (green) generated by the GIS model. In the areas where PCAs and PDAs overlap, the PCAs are recommended as the priority land use. This map also includes the changes completed by the Technical sub-committee.



## Middle East Fork Balanced Growth Initiative

# 2009 Aerial Photo



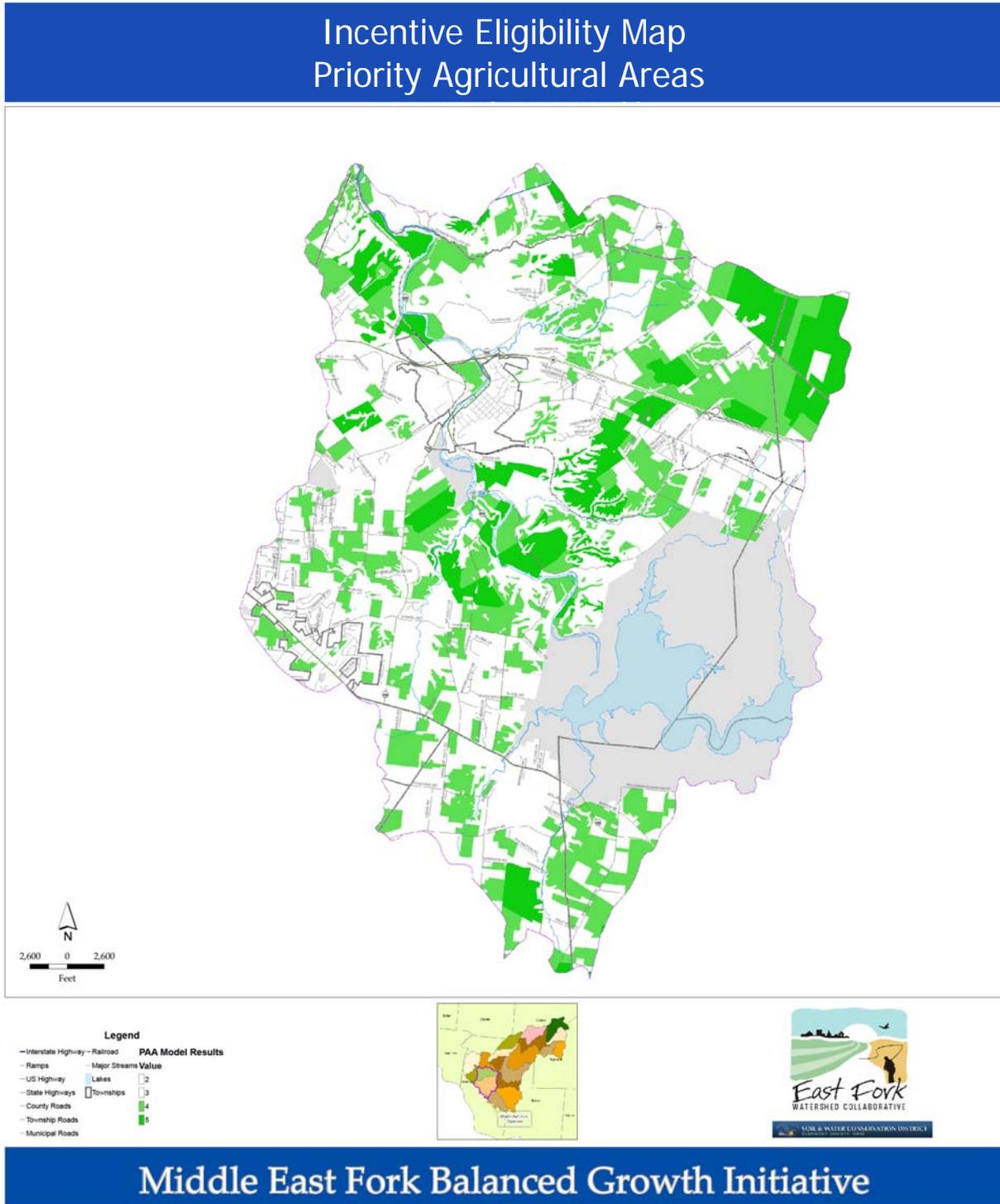
**Legend**  
Orange Area  
Interstate Highway  
Route  
US Highway  
State Highway  
County Road  
Township Road  
Municipal Road  
Highway  
Water  
2009 Photo Mosaic  
MSD  
District Area 1  
District Area 2  
District Area 3



## Middle East Fork Balanced Growth Initiative

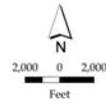
## INCENTIVE ELIGIBILITY MAP— PAAs

This map displays the highest scoring PAAs in the Middle East Fork Watershed generated by the GIS model. Highest scoring areas include those that had a value of 4 and above (see map legend); areas that scored 3 or lower were not given a priority land use designation. PAA is an optional land use designation.



## Middle East Fork Balanced Growth Initiative

# 2009 Aerial Photo



- Legend**
- State Road
  - Interstate Highway
  - Highway
  - US Highway
  - State Highway
  - County Road
  - Township Road
  - Municipal Road
  - Highway
  - County
  - 2009 Photo Mosaic
  - MSD
  - MSD - Area\_1
  - MSD - Area\_2
  - MSD - Area\_3



# Middle East Fork Balanced Growth Initiative

## JURISDICTION REVIEW

The following section includes the map adoption process and individual maps for each Middle East Fork community. Each jurisdiction was presented the draft maps and draft outline and given the opportunity to make changes to the maps for their areas and make recommendations to the text of the Plan.

Those jurisdictions who were interested in making revisions to their maps were asked to provide justification for those changes.

## FREQUENTLY ASKED QUESTIONS

### **Why here, why now?**

Clermont citizens and local governments have long understood the importance of water resources to community growth and the quality of life throughout the County. There are many initiatives underway to help restore and protect these important resources, including watershed action plans for the entire 540 sq. mi. East Fork drainage basin. One of those plans completed in 2008, focuses on the Middle East Fork sub-watershed, a 50+ sq. mi. drainage area surrounding Batavia and the East Fork Lake. This area of rapid growth represents an opportunity to build upon existing planning efforts by incorporating balanced growth planning principles into local community land use planning efforts. This local pilot effort will hopefully encourage local governments in other nearby watersheds to evaluate and utilize a balanced growth approach to planning.

### **My township/community already has a Growth Management or Land Use Plan. How will this plan differ and what is the benefit of an additional plan?**

The Balanced Growth plan will have many similarities and consistencies with any existing land use plans. However, the Balanced Growth plan will utilize a more analytical, watershed-based approach to evaluate the impact of land use decisions on critical natural resources and other important features. In this way, the plan will actually build upon the important foundation created by any existing plans. Today we have a much better understanding of how land use decisions can negatively impact water and other local resources. Utilizing balanced growth principles and practices, local governments can achieve a sustainable balance between community growth and resource protection. This will help protect and enhance the quality of life in our local communities.

Similar to other community planning tools (land use plans, growth management plans, etc.), a Balanced Growth plan will designate priority zones that are more suited to certain land uses than others (Priority Development Areas, Priority Conservation Areas, Priority Agriculture Areas).

### **If my property falls within an area designated as a “Priority Conservation Area (PCA) or Priority Agricultural Area (PAA),” will the Balanced Growth plan prevent me from developing the property or affect its future market value?**

The priority designations (Priority Development Areas, Priority Conservation Areas, Priority Agriculture Areas) are general planning guidelines and “recommendations” only and this designation does not prevent anyone from utilizing their property for any purpose allowed by law or zoning code.

## FREQUENTLY ASKED QUESTIONS

### **Will the Balanced Growth plan have any regulatory authority?**

The plan itself has no regulatory authority. After completion of the plan, townships and communities may voluntarily implement the recommendations in the Balanced Growth Plan.

### **The Balanced Growth Initiative is funded by a state grant. Is this an attempt by the state to exert more influence or regulatory authority over local jurisdictions and the planning process?**

No. The Balanced Growth Initiative is a voluntary, incentive based program to encourage Ohio communities to consider balanced growth principles and practices in their land use planning process. It is a “bottom-up, locally led” approach and the endorsement and implementation of any local plan is at the sole discretion of each individual jurisdiction. As a home rule state, Ohio does not assume a direct role in land use planning.

### **How will the Balanced Growth plan be implemented?**

Once a Middle East Fork Balanced Growth plan is completed and endorsed by local entities, it is up to each entity to decide how to implement it. There are a number of best practices that can be utilized for that purpose.

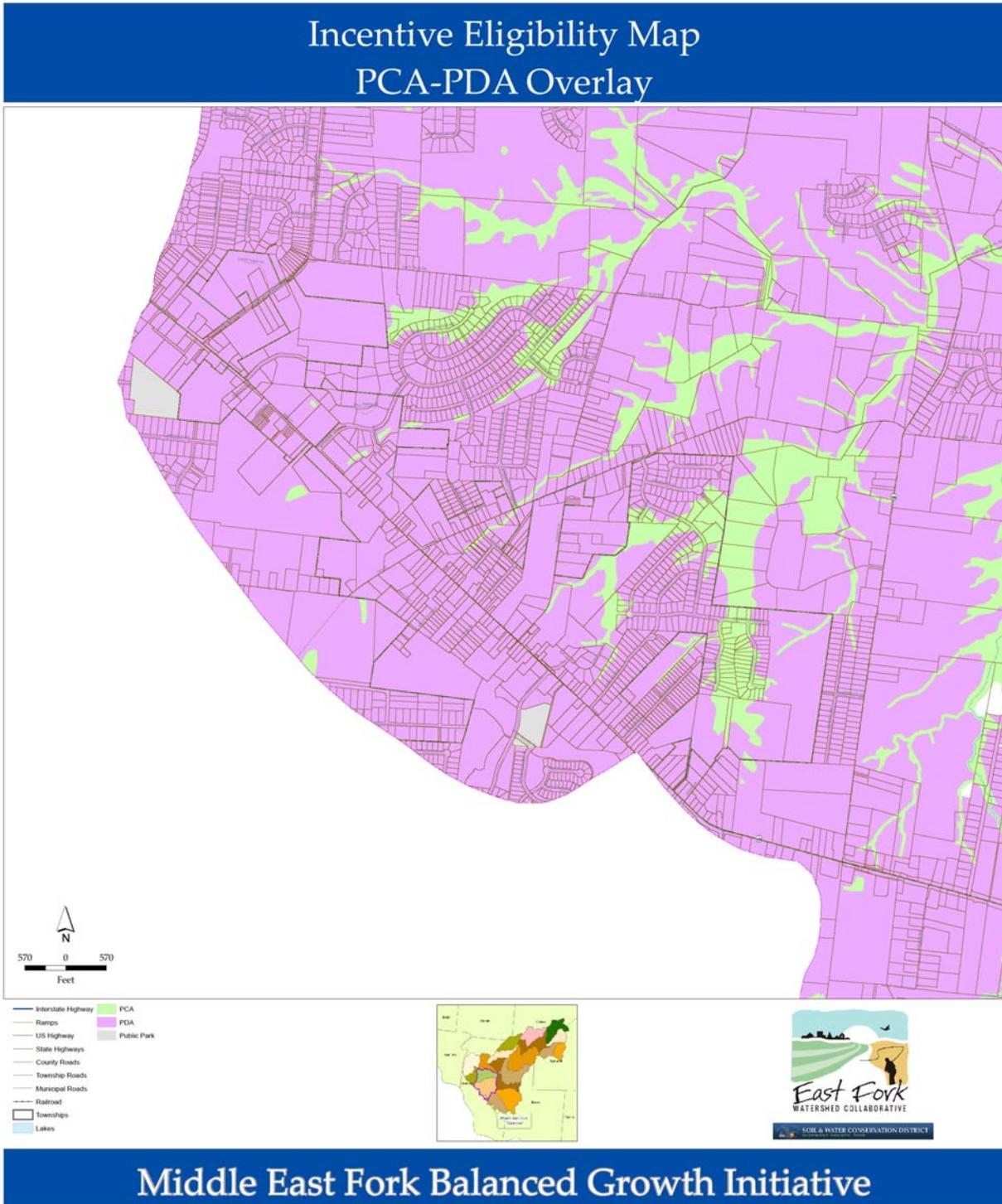
### **What type of incentives are available to encourage the adoption and implementation of a local Balanced Growth plan (for communities, developers, landowners)?**

The incentives for townships and villages to develop and implement balanced growth plans thus far include: 1) state assistance in identifying technical and financial resources used to support PCAs and PDAs; 2) state will assist in developing methods to provide more advance predictability and streamlining for site related decisions in PCAs and PDAs; 3) state to provide list of all state programs and funding sources that could be used to support conservation in PCAs and development and redevelopment in PDAs; 4) higher scores or special consideration for selected grant opportunities, reduced interest rates for loans, special considerations in state programs. The State of Ohio hopes to formalize and develop additional incentives and is seeking input from pilot projects in that regard.

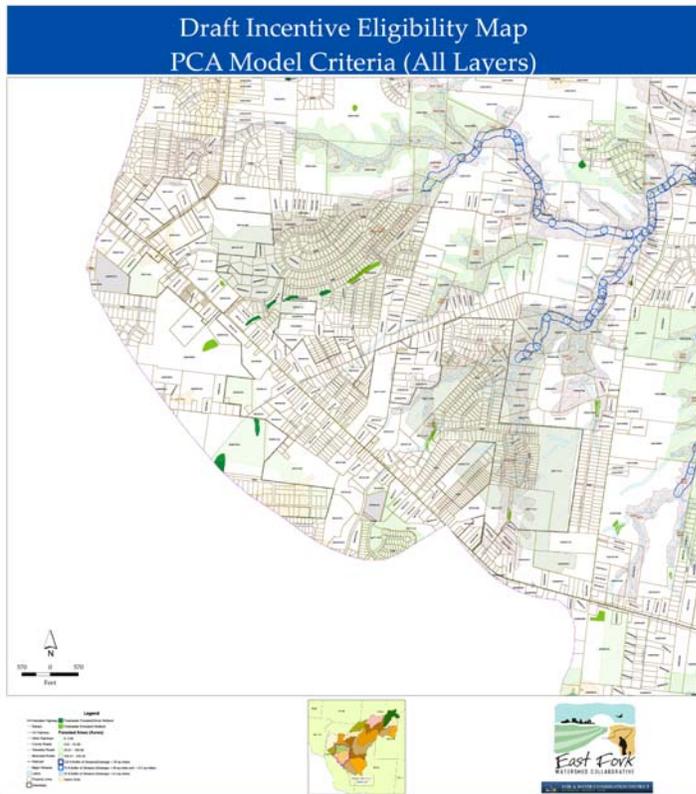
As jurisdictions develop best practices to achieve balanced planning goals, there will be opportunities to create incentives within each practice, ordinance or program. These incentives are an extremely important element and help insure the success and equitability of each program. As an example, a community may adopt a “conservation development” provision within their zoning regulations. But if there are no incentives for developers to consider that option, it will obviously have very limited success. However, if incentives are provided (i.e. - lower development costs, higher density, enhanced profitability, etc.), then the ordinance may help achieve desired community outcomes such as high quality green space protection, maintaining rural character, etc.

## AMELIA VILLAGE—INCENTIVE ELIGIBILITY MAP

The following map displays the highest scoring PDAs (purple) and PCAs (green) in the Village of Amelia. The PAA designation was not applied. In the areas where PCAs and PDAs overlap, the PCAs are recommended as the priority land use.

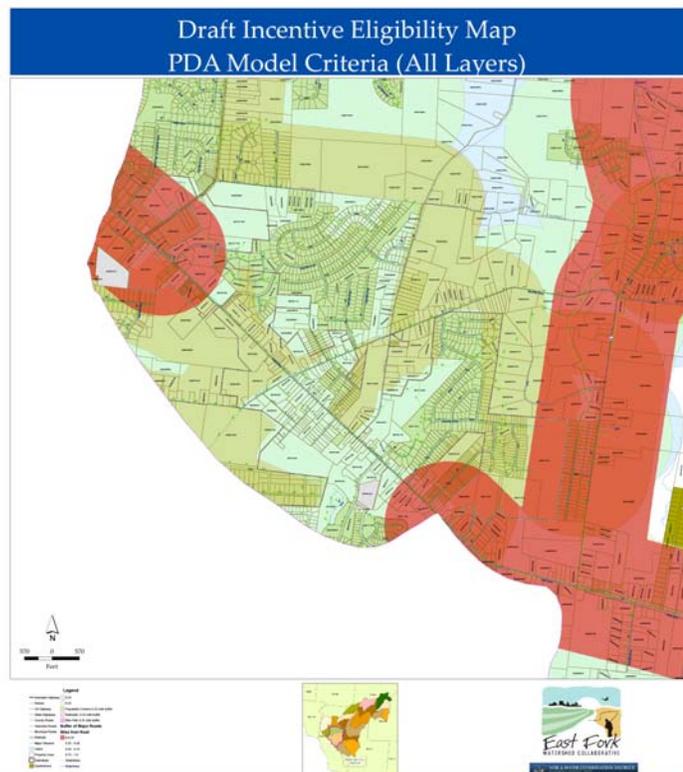


# AMELIA VILLAGE—LOCAL SUITABILITY FACTORS



- ### PCA Factors
- Freshwater Forested/Shrub Wetland
  - Freshwater Emergent Wetland
  - Forested Area 0-50 acres
  - Forested Area 5-25 acres
  - Forested Area 25-100 acres
  - Forested Area 100-500 acres
  - 120 ft Stream Buffer (drainage area >20 mi<sup>2</sup>)
  - 75 ft Stream Buffer (drainage area <20 > 0.5 mi<sup>2</sup>)
  - 25 ft Stream Buffer (drainage area < 0.5 mi<sup>2</sup>)
  - Hydric Soils

Middle East Fork Balanced Growth Initiative

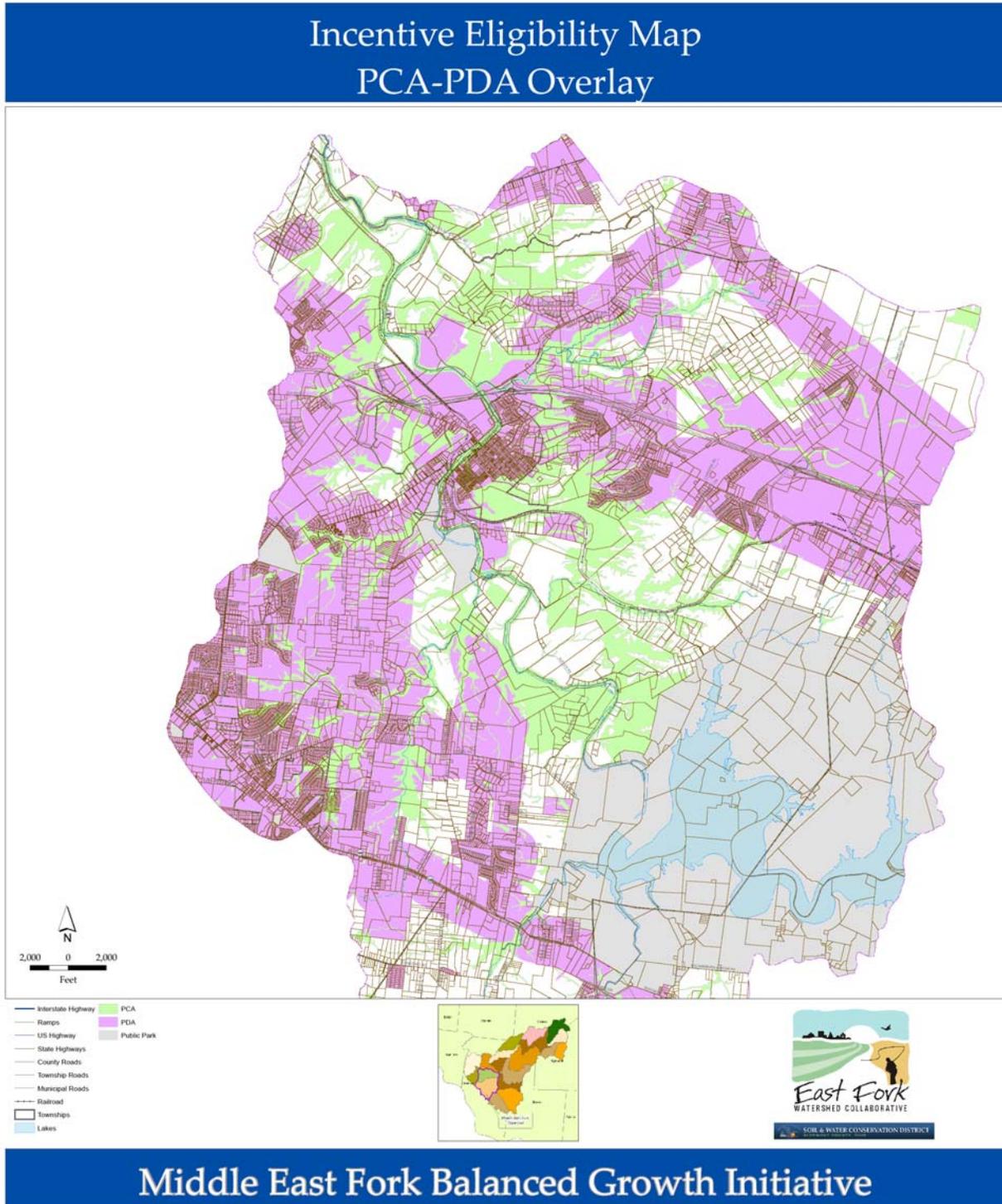


- ### PDA Factors
- Major Roadways 1/4 mi. buffer
  - Water Lines 1/4 mi. buffer
  - Sewer Lines 1/4 mi. buffer
  - Population Centers 1/4 mi. buffer
  - Railroads 1/4 mi. buffer
  - Bike Path 1/4 mi. buffer
  - Subdivisions

Middle East Fork Balanced Growth Initiative

## BATAVIA TOWNSHIP—INCENTIVE ELIGIBILITY MAP

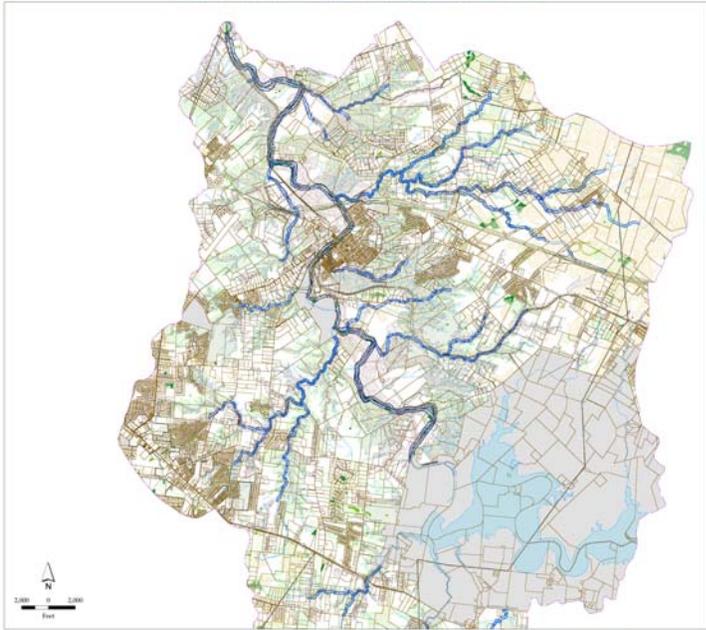
The following map displays the highest scoring PDAs (purple) and PCAs (green) in Batavia Township. The PAA designation was not applied. In the areas where PCAs and PDAs overlap, the PCAs are recommended as the priority land use.



## Middle East Fork Balanced Growth Initiative

# BATAVIA TOWNSHIP—LOCAL SUITABILITY FACTORS

## Draft Incentive Eligibility Map PCA Model Criteria (All Layers)

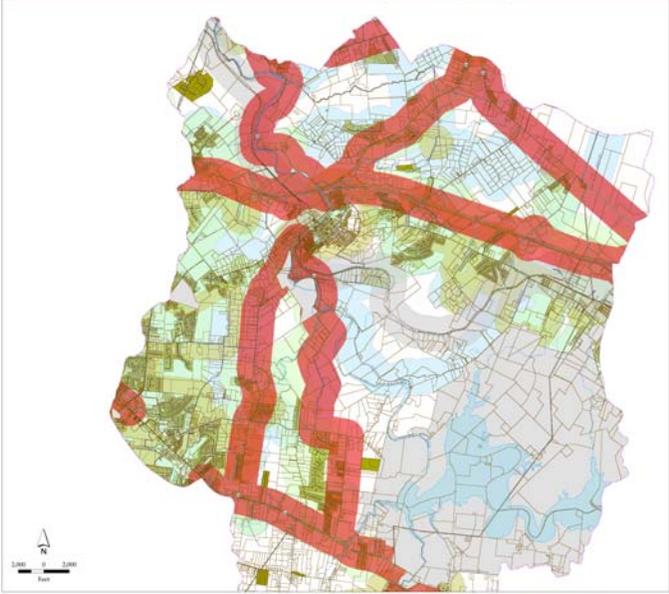


## Middle East Fork Balanced Growth Initiative

### PCA Factors

- Freshwater Forested/Shrub Wetland
- Freshwater Emergent Wetland
- Forested Area 0-50 acres
- Forested Area 5-25 acres
- Forested Area 25-100 acres
- Forested Area 100-500 acres
- 120 ft Stream Buffer (drainage area >20 mi<sup>2</sup>)
- 75 ft Stream Buffer (drainage area <20 > 0.5 mi<sup>2</sup>)
- 25 ft Stream Buffer (drainage area < 0.5 mi<sup>2</sup>)
- Hydric Soils

## Draft Incentive Eligibility Map PDA Model Criteria (All Layers)



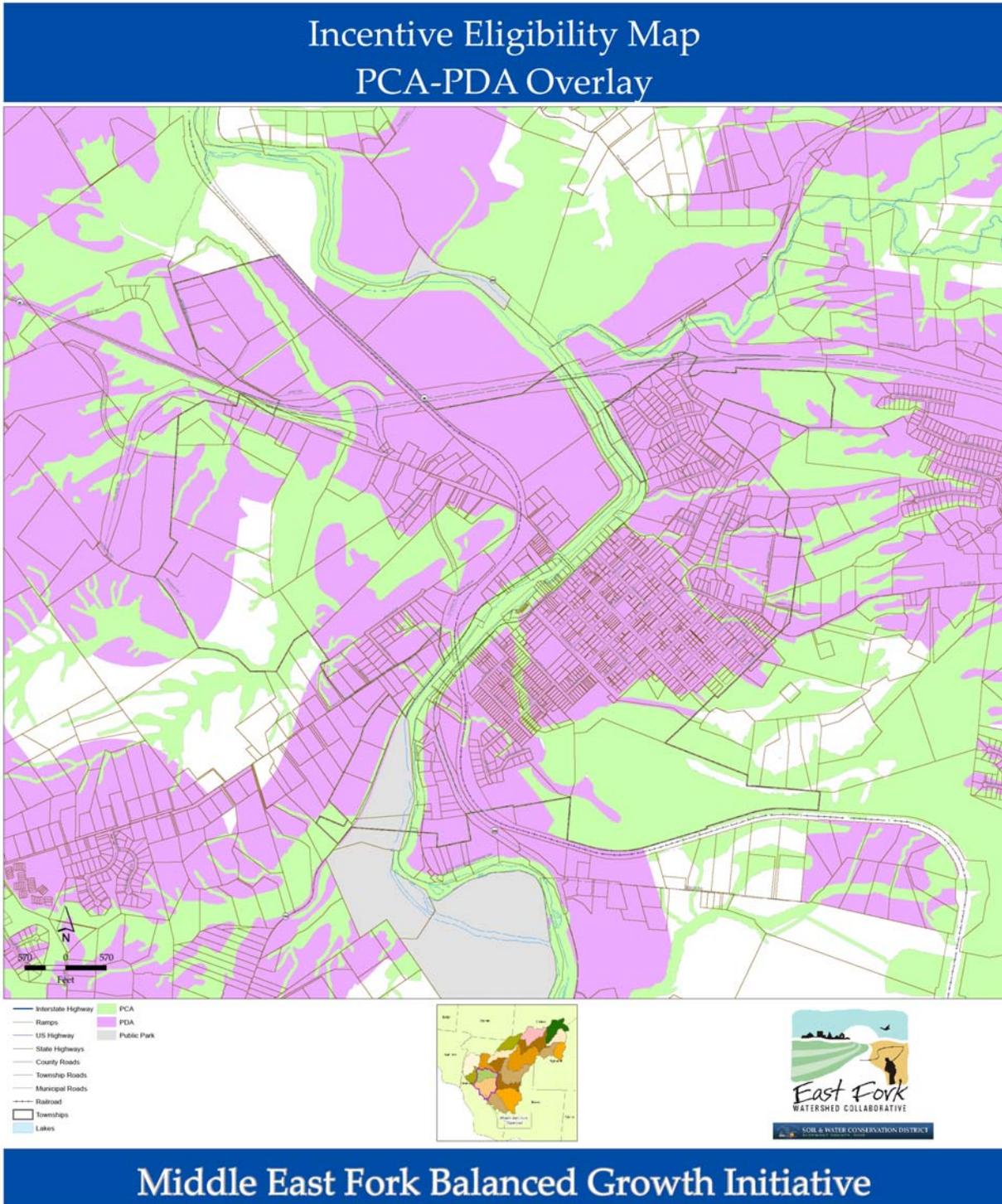
## Middle East Fork Balanced Growth Initiative

### PDA Factors

- Major Roadways 1/4 mi. buffer
- Water Lines 1/4 mi. buffer
- Sewer Lines 1/4 mi. buffer
- Population Centers 1/4 mi. buffer
- Railroads 1/4 mi. buffer
- Bike Path 1/4 mi. buffer
- Subdivisions

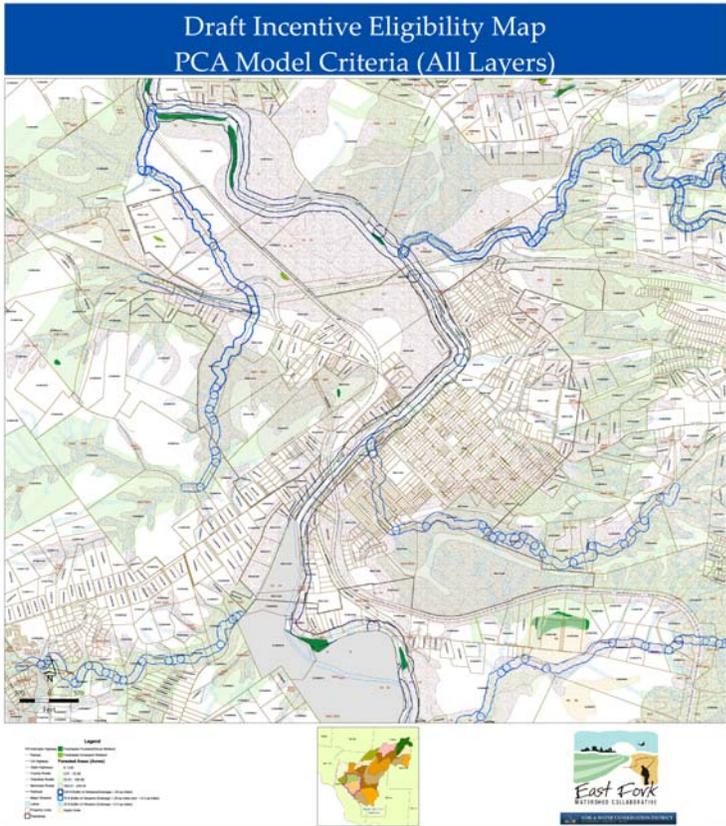
## BATAVIA VILLAGE —INCENTIVE ELIGIBILITY MAP

The following map displays the highest scoring PDAs (purple) and PCAs (green) generated in the Village of Batavia. The PAA designation was not applied. In the areas where PCAs and PDAs overlap, the PCAs are recommended as the priority land use.



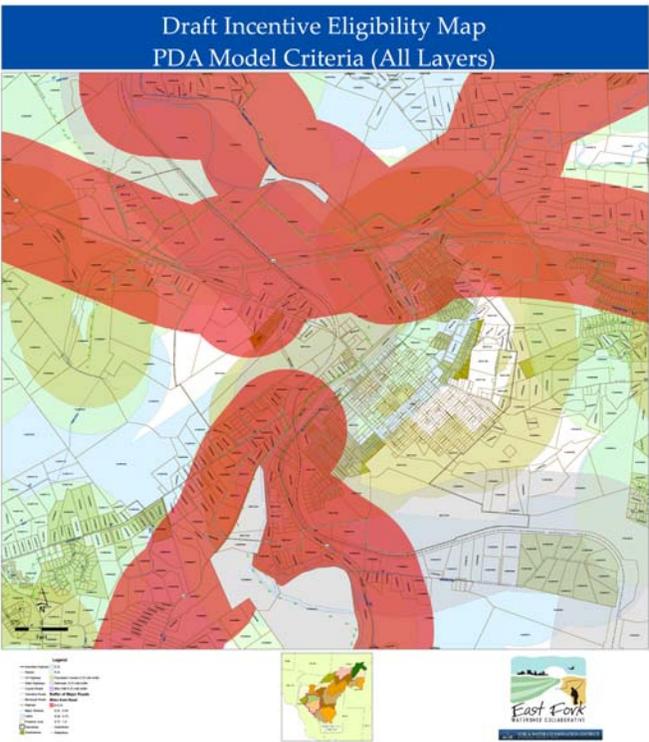
## Middle East Fork Balanced Growth Initiative

# BATAVIA VILLAGE—LOCAL SUITABILITY FACTORS



- ### PCA Factors
- Freshwater Forested/Shrub Wetland
  - Freshwater Emergent Wetland
  - Forested Area 0-50 acres
  - Forested Area 5-25 acres
  - Forested Area 25-100 acres
  - Forested Area 100-500 acres
  - 120 ft Stream Buffer (drainage area >20 mi<sup>2</sup>)
  - 75 ft Stream Buffer (drainage area <20 > 0.5 mi<sup>2</sup>)
  - 25 ft Stream Buffer (drainage area < 0.5 mi<sup>2</sup>)
  - Hydric Soils

Middle East Fork Balanced Growth Initiative

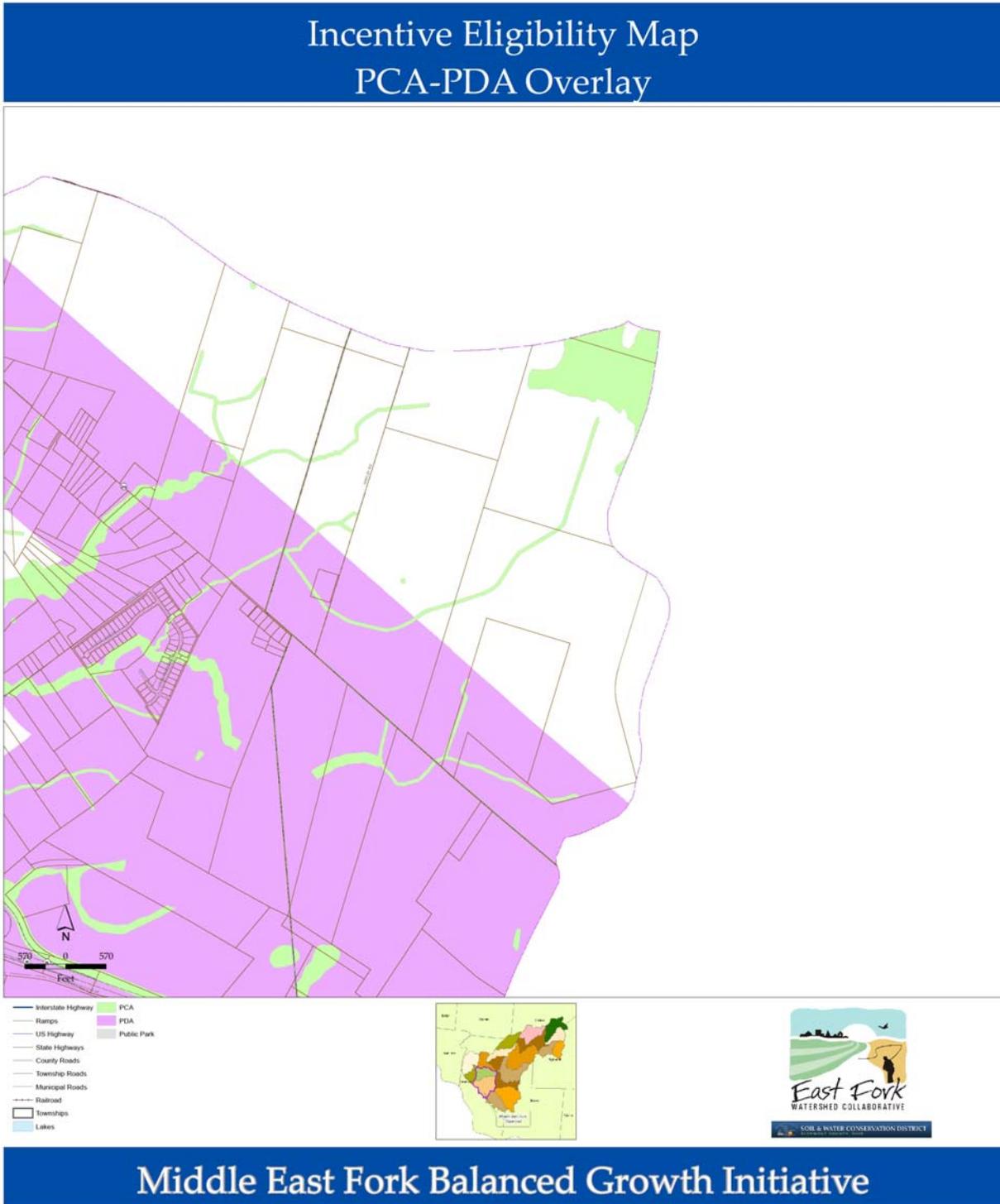


- ### PDA Factors
- Major Roadways 1/4 mi. buffer
  - Water Lines 1/4 mi. buffer
  - Sewer Lines 1/4 mi. buffer
  - Population Centers 1/4 mi. buffer
  - Railroads 1/4 mi. buffer
  - Bike Path 1/4 mi. buffer
  - Subdivisions

Middle East Fork Balanced Growth Initiative

## JACKSON TOWNSHIP—INCENTIVE ELIGIBILITY MAP

The following map displays the highest scoring PDAs (purple) and PCAs (green) in Jackson Township. The PAA designation was not applied. In the areas where PCAs and PDAs overlap, the PCAs are recommended as the priority land use.



## Middle East Fork Balanced Growth Initiative

# JACKSON TOWNSHIP—LOCAL SUITABILITY FACTORS

Draft Incentive Eligibility Map  
PCA Model Criteria (All Layers)



## PCA Factors

- Freshwater Forested/Shrub Wetland
- Freshwater Emergent Wetland
- Forested Area 0-50 acres
- Forested Area 5-25 acres
- Forested Area 25-100 acres
- Forested Area 100-500 acres
- 120 ft Stream Buffer (drainage area >20 mi<sup>2</sup>)
- 75 ft Stream Buffer (drainage area <20 > 0.5 mi<sup>2</sup>)
- 25 ft Stream Buffer (drainage area < 0.5 mi<sup>2</sup>)
- Hydric Soils

Middle East Fork Balanced Growth Initiative

Draft Incentive Eligibility Map  
PDA Model Criteria (All Layers)



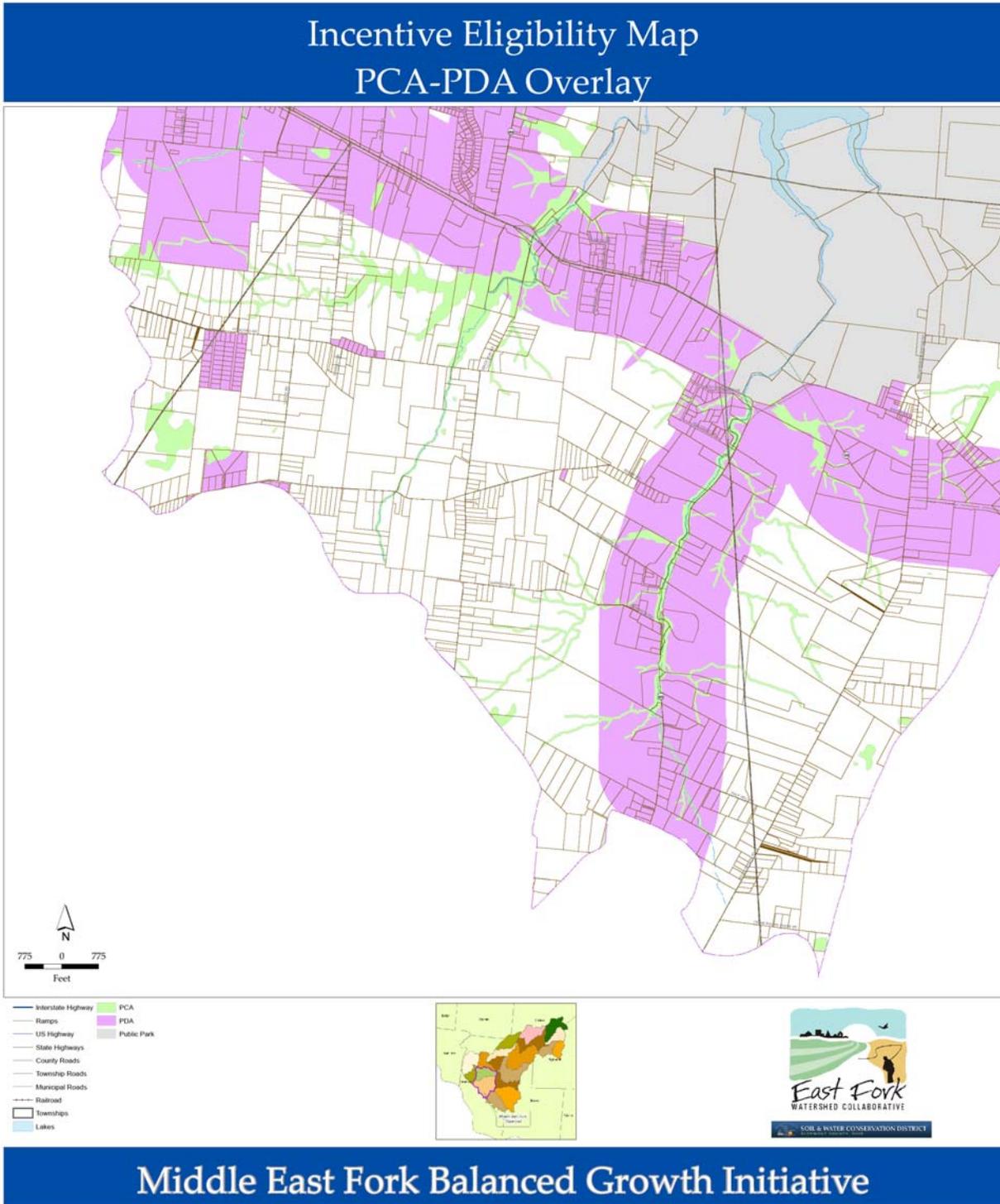
## PDA Factors

- Major Roadways 1/4 mi. buffer
- Water Lines 1/4 mi. buffer
- Sewer Lines 1/4 mi. buffer
- Population Centers 1/4 mi. buffer
- Railroads 1/4 mi. buffer
- Bike Path 1/4 mi. buffer
- Subdivisions

Middle East Fork Balanced Growth Initiative

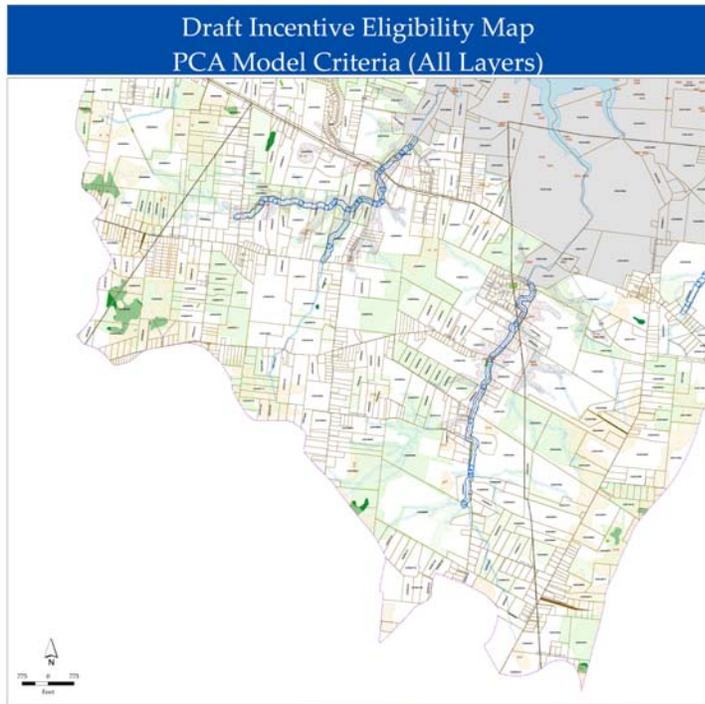
## MONROE TOWNSHIP—INCENTIVE ELIGIBILITY MAP

The following map displays the highest scoring PDAs (purple) and PCAs (green) generated in Monroe Township. The PAA designation was not applied. In the areas where PCAs and PDAs overlap, the PCAs are recommended as the priority land use.



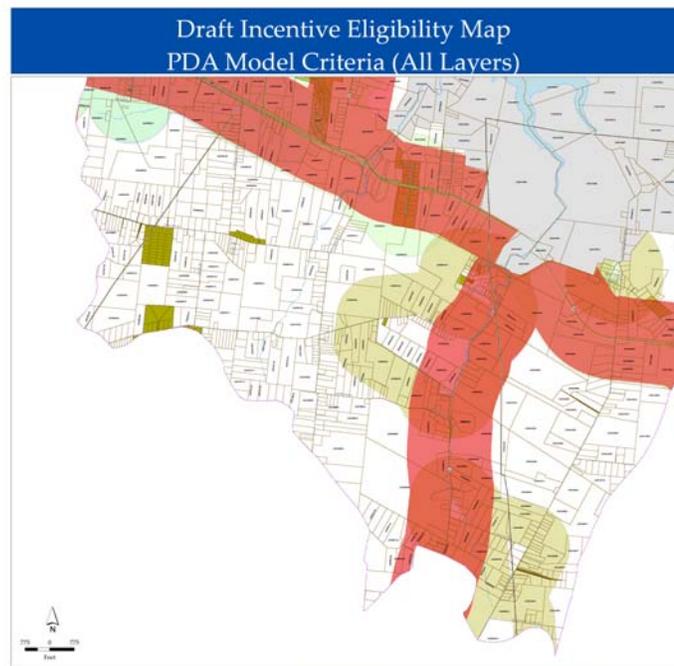
## Middle East Fork Balanced Growth Initiative

# MONROE TOWNSHIP—LOCAL SUITABILITY FACTORS



- ### PCA Factors
- Freshwater Forested/Shrub Wetland
  - Freshwater Emergent Wetland
  - Forested Area 0-50 acres
  - Forested Area 5-25 acres
  - Forested Area 25-100 acres
  - Forested Area 100-500 acres
  - 120 ft Stream Buffer (drainage area >20 mi<sup>2</sup>)
  - 75 ft Stream Buffer (drainage area <20 > 0.5 mi<sup>2</sup>)
  - 25 ft Stream Buffer (drainage area < 0.5 mi<sup>2</sup>)
  - Hydric Soils

Middle East Fork Balanced Growth Initiative

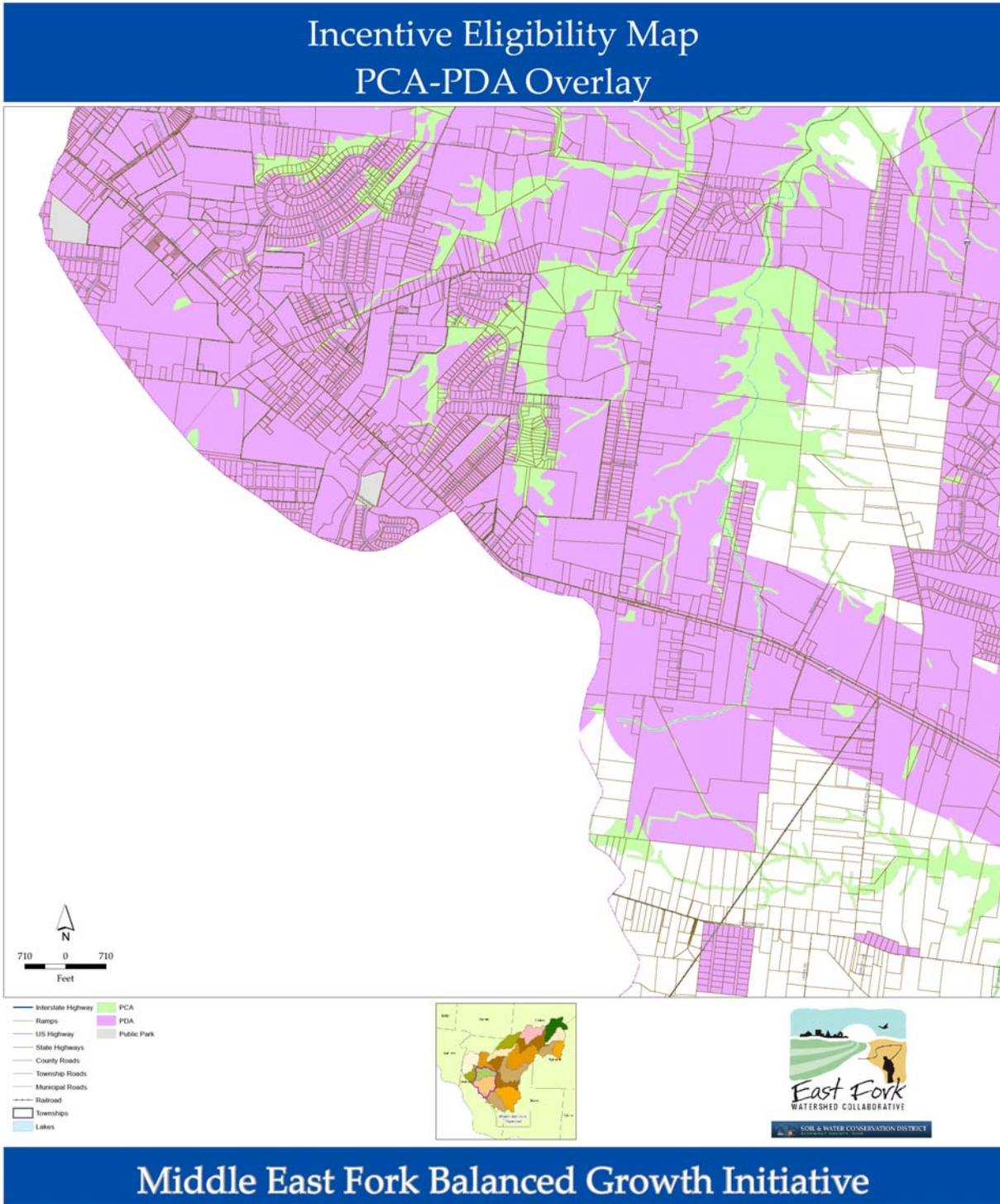


- ### PDA Factors
- Major Roadways 1/4 mi. buffer
  - Water Lines 1/4 mi. buffer
  - Sewer Lines 1/4 mi. buffer
  - Population Centers 1/4 mi. buffer
  - Railroads 1/4 mi. buffer
  - Bike Path 1/4 mi. buffer
  - Subdivisions

Middle East Fork Balanced Growth Initiative

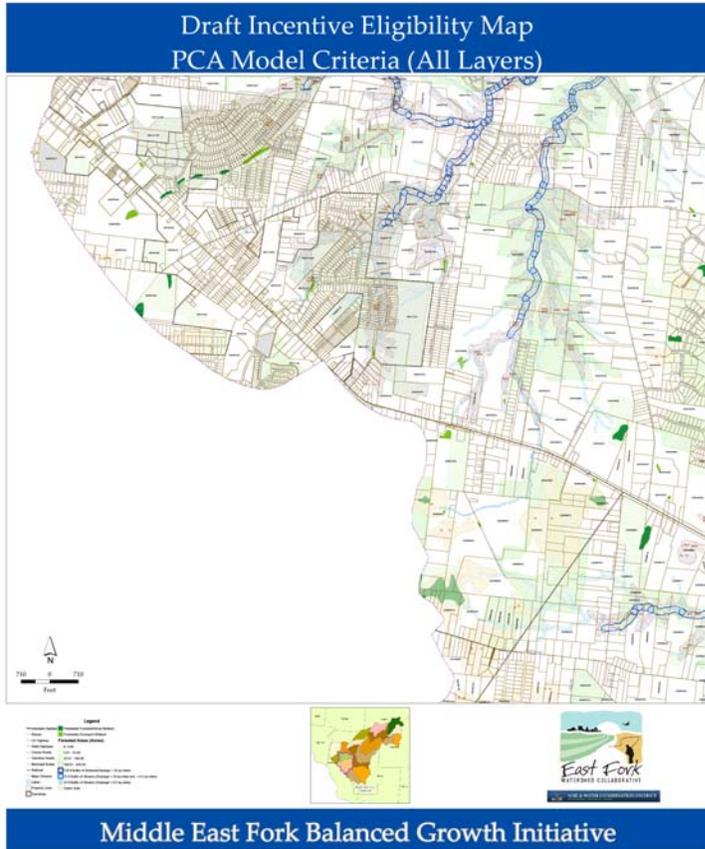
## PIERCE TOWNSHIP—INCENTIVE ELIGIBILITY MAP

The following map displays the highest scoring PDAs (purple) and PCAs (green) in Pierce Township. The PAA designation was not applied. In the areas where PCAs and PDAs overlap, the PCAs are recommended as the priority land use.

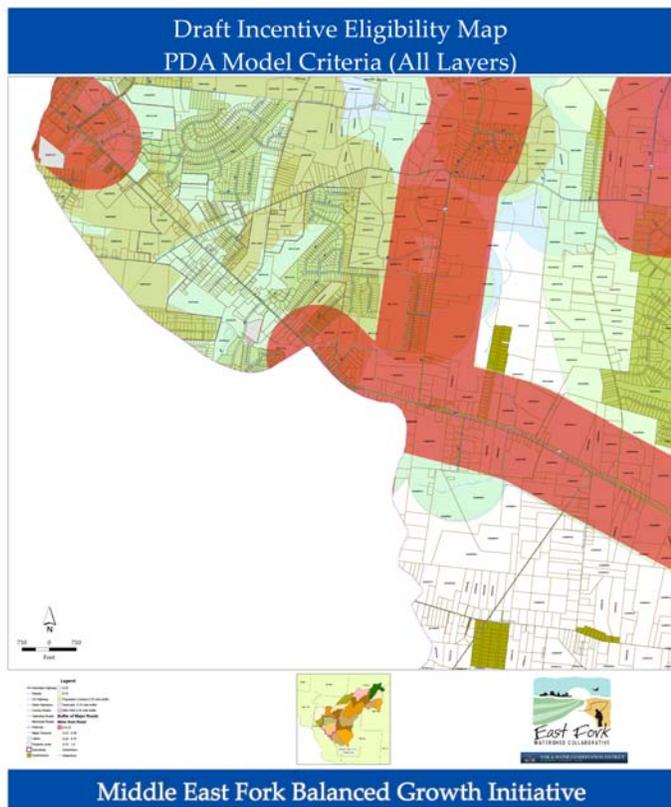


## Middle East Fork Balanced Growth Initiative

# PIERCE TOWNSHIP—LOCAL SUITABILITY FACTORS



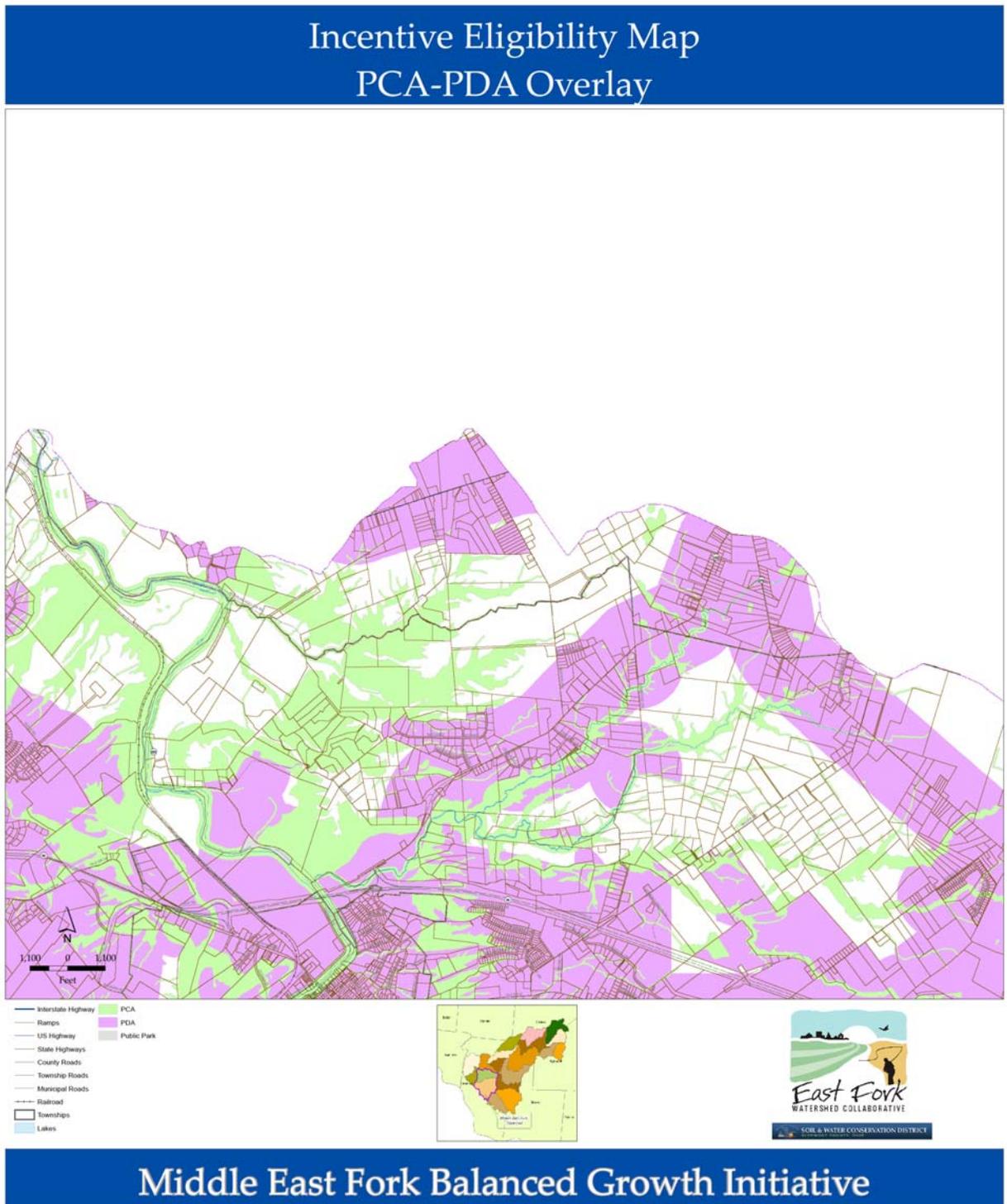
- ### PCA Factors
- Freshwater Forested/Shrub Wetland
  - Freshwater Emergent Wetland
  - Forested Area 0-50 acres
  - Forested Area 5-25 acres
  - Forested Area 25-100 acres
  - Forested Area 100-500 acres
  - 120 ft Stream Buffer (drainage area >20 mi<sup>2</sup>)
  - 75 ft Stream Buffer (drainage area <20 > 0.5 mi<sup>2</sup>)
  - 25 ft Stream Buffer (drainage area < 0.5 mi<sup>2</sup>)
  - Hydric Soils



- ### PDA Factors
- Major Roadways 1/4 mi. buffer
  - Water Lines 1/4 mi. buffer
  - Sewer Lines 1/4 mi. buffer
  - Population Centers 1/4 mi. buffer
  - Railroads 1/4 mi. buffer
  - Bike Path 1/4 mi. buffer
  - Subdivisions

## STONELICK TOWNSHIP—INCENTIVE ELIGIBILITY MAP

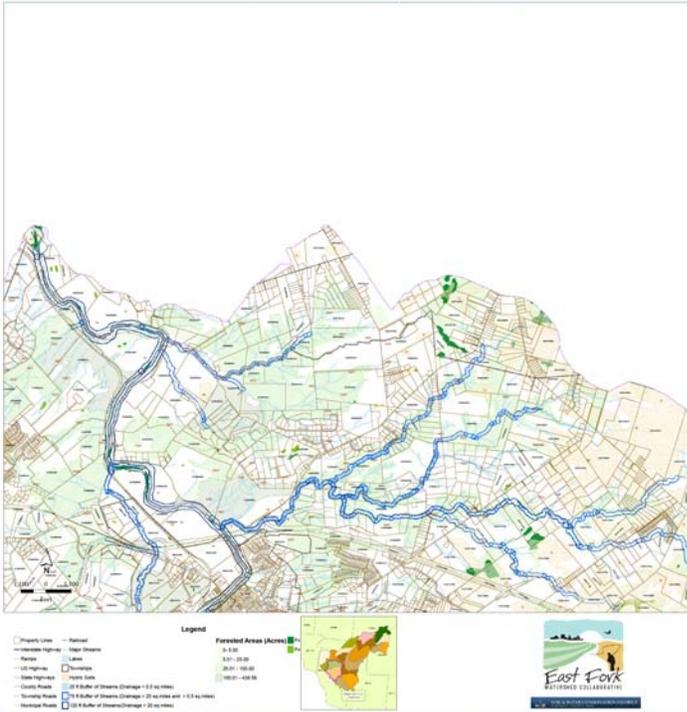
The following map displays the highest scoring PDAs (purple) and PCAs (green) in Stonelick Township. The PAA designation was not applied. In the areas where PCAs and PDAs overlap, the PCAs are recommended as the priority land use.



## Middle East Fork Balanced Growth Initiative

# STONELICK TOWNSHIP—LOCAL SUITABILITY FACTORS

## Draft Incentive Eligibility Map PCA Model Criteria (All Layers)

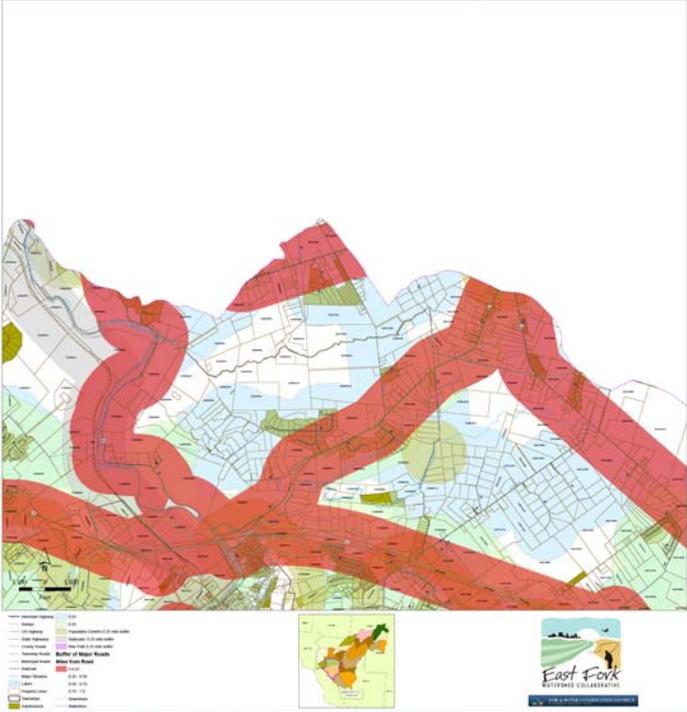


### PCA Factors

- Freshwater Forested/Shrub Wetland
- Freshwater Emergent Wetland
- Forested Area 0-50 acres
- Forested Area 5-25 acres
- Forested Area 25-100 acres
- Forested Area 100-500 acres
- 120 ft Stream Buffer (drainage area >20 mi<sup>2</sup>)
- 75 ft Stream Buffer (drainage area <20 > 0.5 mi<sup>2</sup>)
- 25 ft Stream Buffer (drainage area < 0.5 mi<sup>2</sup>)
- Hydric Soils

## Middle East Fork Balanced Growth Initiative

## Incentive Eligibility Map PDA Model Criteria (All Layers)



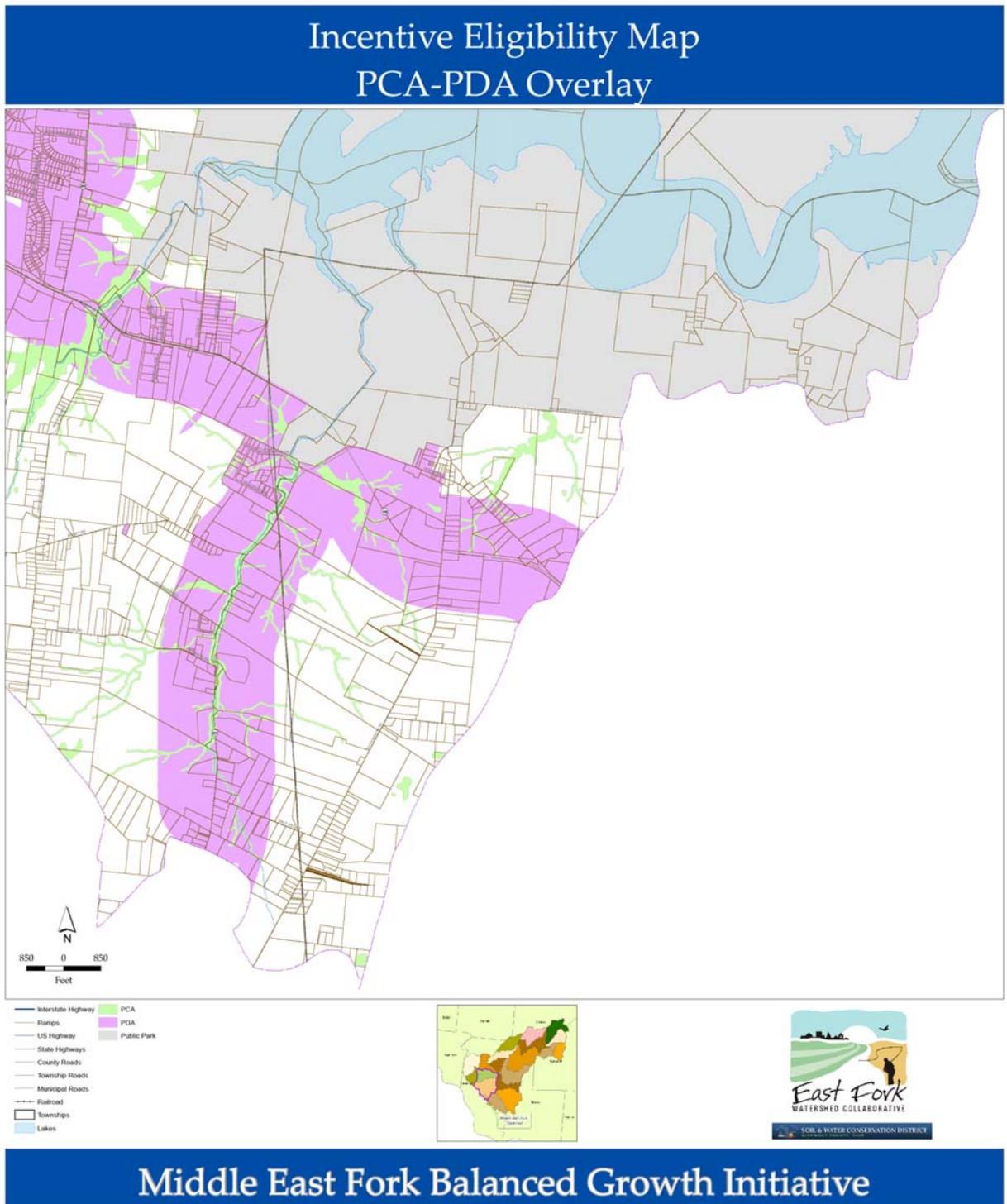
### PDA Factors

- Major Roadways 1/4 mi. buffer
- Water Lines 1/4 mi. buffer
- Sewer Lines 1/4 mi. buffer
- Population Centers 1/4 mi. buffer
- Railroads 1/4 mi. buffer
- Bike Path 1/4 mi. buffer
- Subdivisions

## Middle East Fork Balanced Growth Initiative

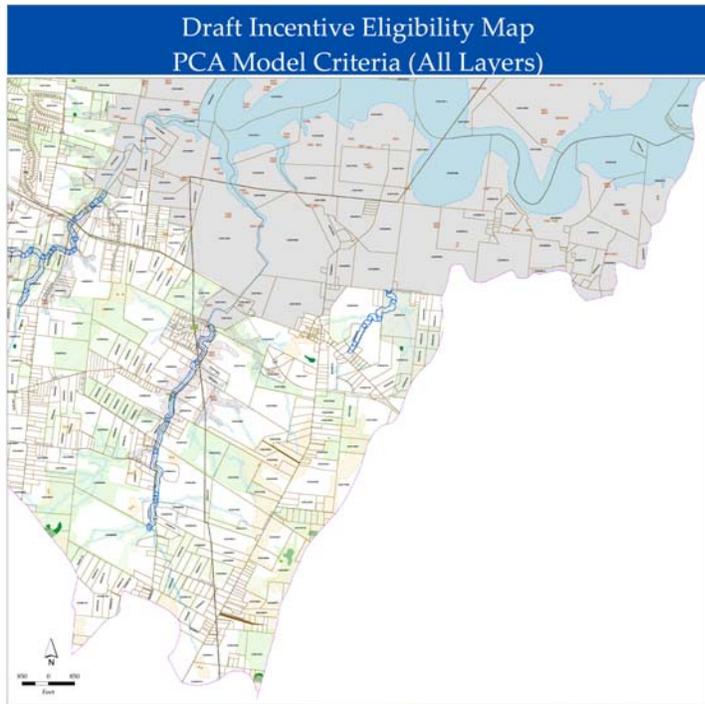
## TATE TOWNSHIP—INCENTIVE ELIGIBILITY MAP

The following map displays the highest scoring PDAs (purple) and PCAs (green) in Tate Township. The PAA designation was not applied. In the areas where PCAs and PDAs overlap, the PCAs are recommended as the priority land use.



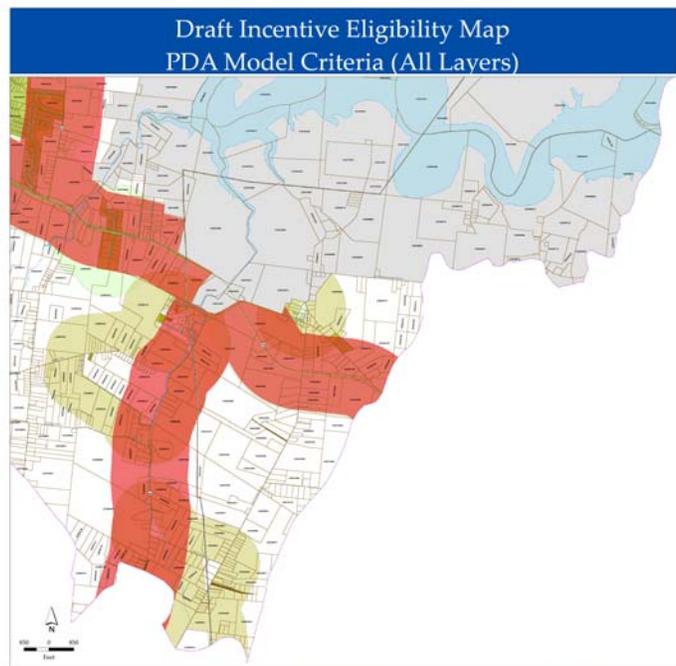
## Middle East Fork Balanced Growth Initiative

# TATE TOWNSHIP—LOCAL SUITABILITY FACTORS



- ### PCA Factors
- Freshwater Forested/Shrub Wetland
  - Freshwater Emergent Wetland
  - Forested Area 0-50 acres
  - Forested Area 5-25 acres
  - Forested Area 25-100 acres
  - Forested Area 100-500 acres
  - 120 ft Stream Buffer (drainage area >20 mi<sup>2</sup>)
  - 75 ft Stream Buffer (drainage area <20 > 0.5 mi<sup>2</sup>)
  - 25 ft Stream Buffer (drainage area < 0.5 mi<sup>2</sup>)
  - Hydric Soils

Middle East Fork Balanced Growth Initiative



- ### PDA Factors
- Major Roadways 1/4 mi. buffer
  - Water Lines 1/4 mi. buffer
  - Sewer Lines 1/4 mi. buffer
  - Population Centers 1/4 mi. buffer
  - Railroads 1/4 mi. buffer
  - Bike Path 1/4 mi. buffer
  - Subdivisions

Middle East Fork Balanced Growth Initiative

## UNION TOWNSHIP—INCENTIVE ELIGIBILITY MAP

The following map displays the highest scoring PDAs (purple) and PCAs (green) in Union Township. The PAA designation was not applied. In the areas where PCAs and PDAs overlap, the PCAs are recommended as the priority land use.

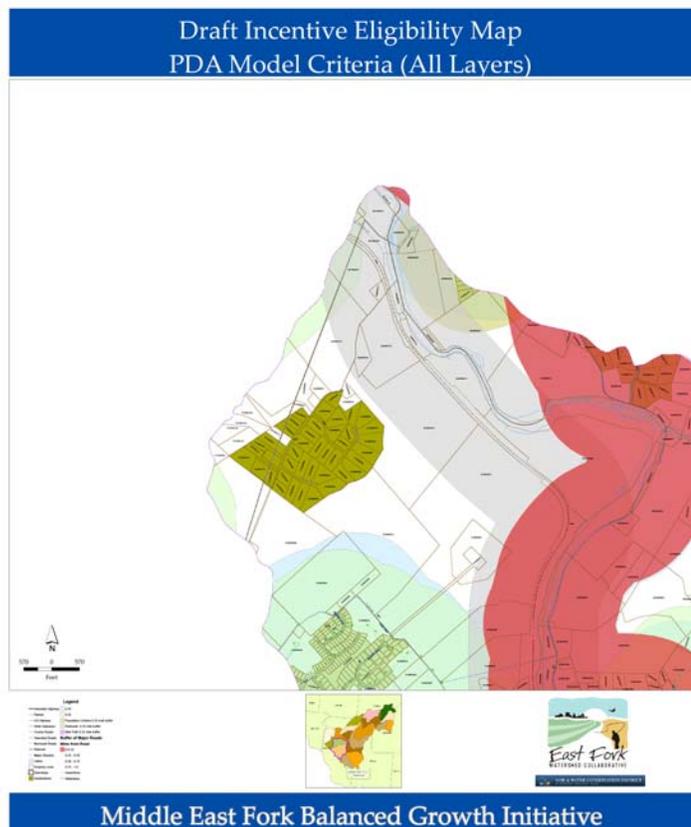


## Middle East Fork Balanced Growth Initiative

# UNION TOWNSHIP—LOCAL SUITABILITY FACTORS



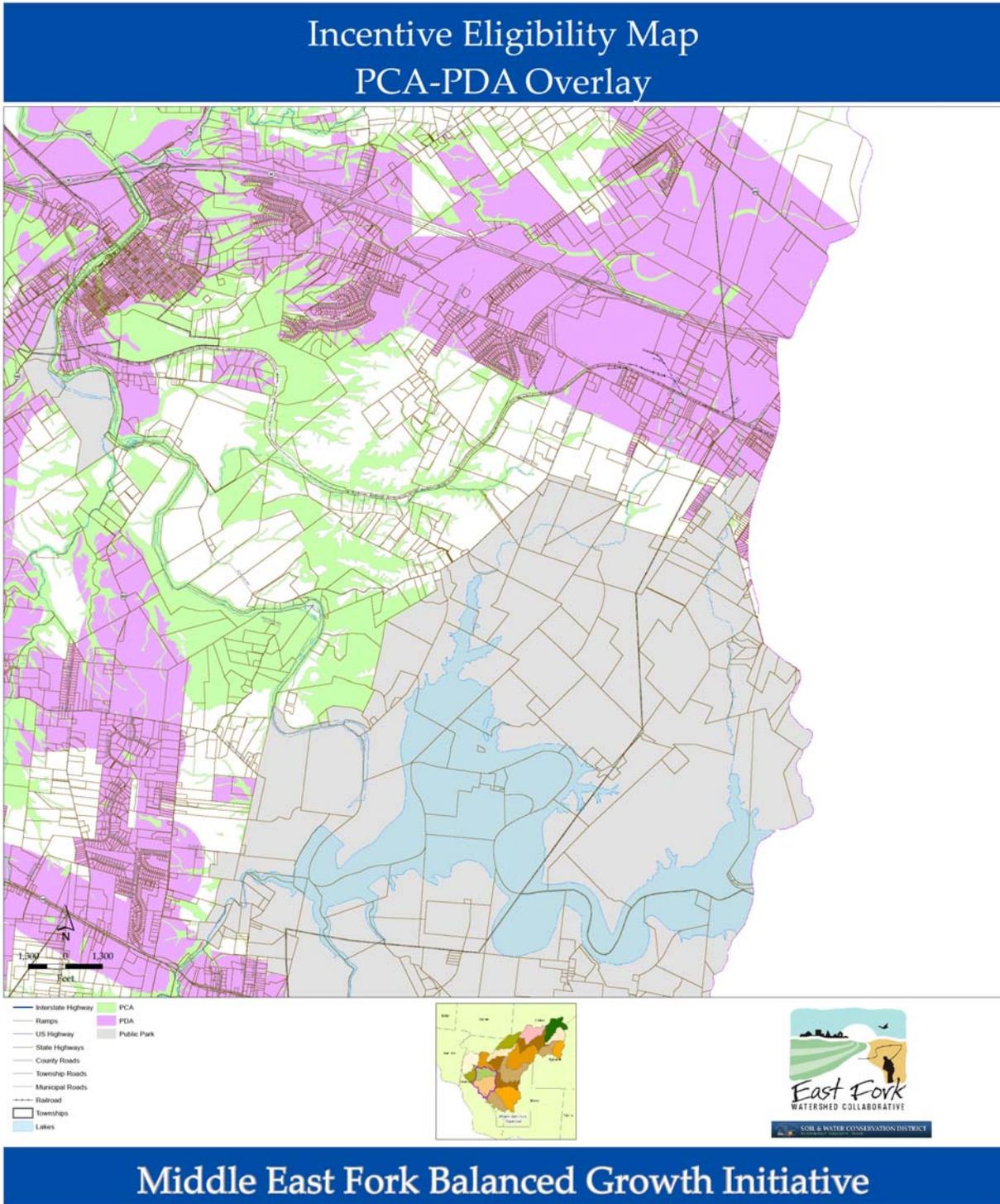
- ### PCA Factors
- Freshwater Forested/Shrub Wetland
  - Freshwater Emergent Wetland
  - Forested Area 0-50 acres
  - Forested Area 5-25 acres
  - Forested Area 25-100 acres
  - Forested Area 100-500 acres
  - 120 ft Stream Buffer (drainage area >20 mi<sup>2</sup>)
  - 75 ft Stream Buffer (drainage area <20 > 0.5 mi<sup>2</sup>)
  - 25 ft Stream Buffer (drainage area < 0.5 mi<sup>2</sup>)
  - Hydric Soils



- ### PDA Factors
- Major Roadways 1/4 mi. buffer
  - Water Lines 1/4 mi. buffer
  - Sewer Lines 1/4 mi. buffer
  - Population Centers 1/4 mi. buffer
  - Railroads 1/4 mi. buffer
  - Bike Path 1/4 mi. buffer
  - Subdivisions

## WILLIAMSBURG TOWNSHIP—INCENTIVE ELIGIBILITY MAP

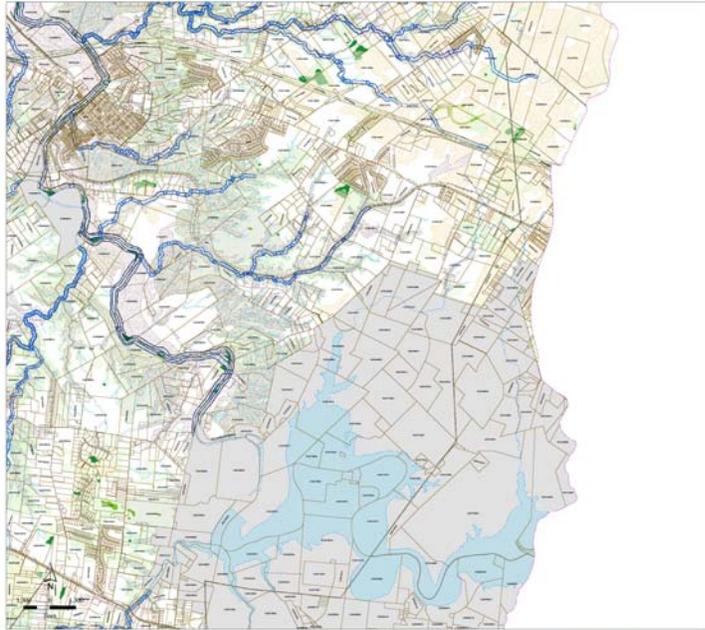
The following map displays the highest scoring PDAs (purple) and PCAs (green) in Williamsburg Township. The PAA designation was not applied. In the areas where PCAs and PDAs overlap, the PCAs are recommended as the priority land use.



## Middle East Fork Balanced Growth Initiative

# WILLIAMSBURG TOWNSHIP—LOCAL SUITABILITY FACTORS

## Draft Incentive Eligibility Map PCA Model Criteria (All Layers)



- Legend
- Major Roadways 1/4 mi. buffer
- Water Lines 1/4 mi. buffer
- Sewer Lines 1/4 mi. buffer
- Population Centers 1/4 mi. buffer
- Railroads 1/4 mi. buffer
- Bike Path 1/4 mi. buffer
- Subdivisions



### PCA Factors

- Freshwater Forested/Shrub Wetland
- Freshwater Emergent Wetland
- Forested Area 0-50 acres
- Forested Area 5-25 acres
- Forested Area 25-100 acres
- Forested Area 100-500 acres
- 120 ft Stream Buffer (drainage area >20 mi<sup>2</sup>)
- 75 ft Stream Buffer (drainage area <20 > 0.5 mi<sup>2</sup>)
- 25 ft Stream Buffer (drainage area < 0.5 mi<sup>2</sup>)
- Hydric Soils

Middle East Fork Balanced Growth Initiative

## Draft Incentive Eligibility Map PDA Model Criteria (All Layers)



### PDA Factors

- Major Roadways 1/4 mi. buffer
- Water Lines 1/4 mi. buffer
- Sewer Lines 1/4 mi. buffer
- Population Centers 1/4 mi. buffer
- Railroads 1/4 mi. buffer
- Bike Path 1/4 mi. buffer
- Subdivisions

- Legend
- Major Roadways 1/4 mi. buffer
- Water Lines 1/4 mi. buffer
- Sewer Lines 1/4 mi. buffer
- Population Centers 1/4 mi. buffer
- Railroads 1/4 mi. buffer
- Bike Path 1/4 mi. buffer
- Subdivisions



Middle East Fork Balanced Growth Initiative

## IMPLEMENTATION: TOOLS AND PRACTICES

Implementation of the Middle East Fork Balanced Growth Plan began with each community's review and revision of the draft PDA, PCA and PAA maps. Endorsement of the Plan and maps is achieved through resolutions from each jurisdiction. Implementation of the Plan's recommendations is strictly voluntary and will vary with each community's priorities. There are a variety of tools available to meet each community's objective for development and conservation.

The Best Local Land Use Practices document prepared by the Balanced Growth Task Force includes model zoning ordinances and resolutions recommended for voluntary adoption by local communities, a set of guidance documents for a range of additional best practices, and training opportunities for local government elected officials and staff. The document also includes recommendations to consider as local governments undergo comprehensive planning.



**Linking Land Use and Lake Erie:**  
Best Local Land Use Practices

*Ohio Lake Erie Commission*

**For additional information on the Balanced Best Local Land Use Practices and the technical assistance available to Balanced Growth Communities, please visit the Balanced Growth website:**

<http://www.balancedgrowth.ohio.gov/Home.aspx>

## COMPREHENSIVE PLANNING

The elements of a comprehensive plan will vary from community to community. In most cases though, the plan consists of a study of existing conditions and a discussion of future trends, goals, and objectives. Land-use patterns, housing conditions, population, roadways, and other infrastructure are usually the principle elements that are studied.

In some cases, educational facilities along with recreation and other government facilities are reviewed. Social service facilities can also be discussed. Comprehensive plans deal with the land-use related issues relevant to each of these topics.

A comprehensive plan should be a vision of what a community is to be in the future. The process of developing this plan should be a community-wide effort. All interest groups should have a part in determining what this vision should be. Goals and objectives should be developed along with a time frame for implementation. The contents of a comprehensive plan can vary from community to community but in most cases, it should consist of the following elements: land use -- both existing and future; demographics -- existing and projected; housing; infrastructure; education; recreation; and thoroughfares. The first phase of the process consists of collecting all available data on these topics. A citizens participation process should also be developed. After analyzing all existing data and taking input from the citizenry into consideration, goals and objectives can then be developed.

### Additional Resources:

- Ohio State University, Fact Sheet *Comprehensive Planning*; Web: [www.ohioline.osu.edu/](http://www.ohioline.osu.edu/)
- Joseph H. and Mary M. Chadbourne, *Common Groundwork: A Practical Guide to Protecting Rural and Urban Land*, Chadbourne & Chadbourne Inc., 18554 Haskings Rd., Chagrin Falls, Ohio 44023; Tel: 440-543-7303

## MODEL ZONING CODES

The Best Local Land Use Practices document also includes model ordinances for storm water and aquatic area protection and meadow protection. Guidance documents have been prepared for Conservation Development, Compact Development, Source Water Protection, Agricultural Lands Protection, Tree and Woodland protection, Scenic Protection, Historic Preservation, Steep Slopes Protection, Transfer of Development Rights (TDR), Brownfields Redevelopment, and Access Management.

The following sections include general information on the model regulations and guidance recommendations, which could then serve as tools for local governments to implement the Balanced Growth Plan in their respective communities.

### STORMWATER & AQUATIC AREAS

This model includes stormwater management, erosion and sediment control, and protection of riparian areas, floodplains, and wetlands. Measures that reduce stormwater impacts and protect aquatic resources can result in significant cost savings for communities.

### MEADOW PROTECTION

This model can be used in communities where mowing regulations exist. It is intended to ensure that natural meadow areas are permitted and protected. These open space areas provide valuable ecological services including stormwater management and wildlife habitat.

## BEST LOCAL LAND USE PRACTICES

### STORMWATER MANAGEMENT

Storm water management and riparian/wetland protection encompasses a range of subjects that have a significant impact on flooding, erosion, and water quality. The topics involved include long-term storm water management for quantity and

quality, erosion and sediment control on construction sites, and management of riparian areas, floodplains, and wetlands.

A variety of zoning and land management tools are available to local governments to manage storm water and protect riparian and wetland functions. These tools include:

- Riparian Setbacks
- Wetland Setbacks
- Storm Water Management
- Erosion and Sediment Control

These tools can have a direct return in cost savings to communities and landowners for flood and erosion control and storm water management. Natural vegetation and landforms slow, store, and filter storm and flood waters. The maintenance of these features as land is developed provides a low cost alternative to costly human-made remediation structures. Prevention of flooding, erosion, and sedimentation and other water quality problems through good site design and construction site management can greatly reduce the cost of remediation after a problem has developed.

#### Additional Resources:

- A Review of Selected Functions of Riparian Buffer Zones and Some Widths Associated with Them, Divelbiss, Ohio Department of Natural Resources, 1994.
- Wetland and Stream Buffer Size Requirements – A Review, Castelle et al. Journal of Environmental Quality, 1994.



*Lack of erosion controls near stream*

## IMPLEMENTATION: TOOLS AND PRACTICES

### LOW IMPACT DEVELOPMENT

The first three of the tools discussed above – riparian and wetland setbacks and storm water management – can collectively be achieved through Low Impact Development (LID). LID is a site design approach to storm water management that seeks to integrate hydrologically functional design with pollution prevention measures to compensate for land development impacts on hydrology and water quality while maintaining the full development potential of a site. LID's goal is to mimic natural hydrology and processes by using small-scale, decentralized practices that infiltrate, evaporate, detain, and transpire storm water. LID combines a number of design, pollution prevention and treatment Best Management Practices (BMPs) to minimize the amount of untreated storm water runoff leaving a site. More than a treatment, LID is a design strategy to match the pre-development and post-development storm water runoff conditions as closely as possible. Innovative planning can result in a site yielding the same number of houses or buildings but with significantly less impervious area. What results is an area with increased infiltration and decreased storm water runoff. LID storm water controls are uniformly and strategically located throughout the site.

Additional LID resources:

- Low Impact Development Center on line at <http://www.lowimpactdevelopment.org/>
- Tyne, Ron. 2000. *Bridging the Gap: Developers Can See Green* Land Development Spring/Summer 2000: 27-31.

### SOURCE WATER PROTECTION

Ohio EPA completes Source Water Assessments on public drinking water sources. As a part of these assessments, the Ohio EPA recommends that communities complete a Source Water Protection Plan. These plans may include:

- Implementation of local regulations,
- A public education program,
- Acquisition of critical wellhead or riparian

protection properties,

- Loans and incentive programs to existing industries to minimize potential contaminant sources.

The Bob McEwen Water Treatment Plant withdraws surface water from Harsha Lake for public drinking, serving 30% of residents in Clermont County. Because it is a source of public drinking water, a Source Water Assessment was completed by Ohio EPA in 2003. The assessment has been reviewed by the East Fork Watershed Collaborative and its results have been incorporated into Watershed Action Plans.



*Harsha Lake*

The Source Water Assessment for the Bob McEwen Treatment Plant includes an inventory of all potential contaminant sources within the protection areas. Threats to surface water sources include runoff from row crop agriculture, effluent from municipal sewage treatment facilities, inadequate household sewage treatment systems (HSTS), stormwater runoff from housing and commercial development in the watershed. Potential spills at numerous road and rail bridges crossing the East Fork Little Miami River and its tributaries are also an ever present threat.

To obtain a full copy of Ohio EPA's report, contact the Clermont SWCD ([www.clermontswcd.org](http://www.clermontswcd.org)) or Ohio EPA Division of Drinking and Ground Waters ([www.epa.ohio.gov/ddagw/](http://www.epa.ohio.gov/ddagw/)).

### CONSERVATION DEVELOPMENT

Communities appreciate the need for continued growth and expansion, but also worry about the

wide spread of new development across the countryside. In particular, they are concerned about the impact of this new development on the quality of life, rural and community character, and the protection of valuable resources.

The standard way of zoning new development not only results in a loss of resources and rural character, but also substantially increases the quantity, and reduces the quality, of water in our waterways, leading to erosion, sedimentation, and non-point source pollution.

A good community plan will outline areas for concentration of new development. It will also identify areas that are a high priority for maximum preservation, using the wide variety of tools that are available. Conservation development is a technique that applies to the rural/urban fringe areas, those that we know are going to develop, but where we would like to balance the impact of the development with the protection of water and other resources, including community character.

Conservation development most often applies to residential development, where the number of homes normally permitted on a specific parcel of land is grouped together on smaller lots, while a sizeable proportion of the property – at least 40%

- is set aside as open space. The open space serves as a buffer to protect vegetation, streams, wetlands, and floodplains on the property, and helps to manage storm water effectively on site. In exchange, the developer realizes a premium on the development because the results are high in quality and meet an underserved market.

A local example of a residential Conservation Development is Ivy Trails, a high end subdivision located half in Hamilton County and half in Clermont County. Indigenous wildlife and plants were protected in a conscious effort to maintain the local ecology. Approximately 30% (54 acres) of the site was set aside for green space protection.



*Ivy Trails Conservation Design Plan*



## IMPLEMENTATION: TOOLS AND PRACTICES

Conservation development can also apply to commercial and institutional development, primarily to those types that are campus-like in nature, where buildings and parking can be rearranged to accommodate natural, agricultural, cultural, or scenic resources. Office parks, graduated living facilities, educational campuses, and the like all work well in a conservation development scheme.

### Additional Resources:

- The Countryside Program, P. O. Box 24825, Lyndhurst, OH 44124; Tel: 216-295-0511; Web: <http://www.countrysideprogram.org/>  
Rootstown Township, 3988 State Route 44, Rootstown, OH 44272; Tel: 330-325-9370; Web: <http://www.rootstowntp.com>
- City of Delaware, One South Sandusky St., Delaware, OH 43015; Tel (Planning Department): 740-368-1652; Web: [www.delawareohio.com](http://www.delawareohio.com)

## COMPACT DEVELOPMENT

Compact development allows for reduced impervious surface, more efficient management of storm water, a wider range of transportation options, more organized management of wastewater, and the continued strength of existing cities and towns. Balanced growth encourages redevelopment. The quality and design of that development can have a major impact on the future of our watersheds. One of the ways to have the biggest impact is to encourage more compact develop-



*Example of Compact Development*

ment whenever possible.

Concentrated development can allow for the conservation of open space and natural services and amenities it provides. It also enhances the efficiency of business, the quality of neighborhoods, and the relationships (such as school and church) that develop within them. For these reasons, all communities are encouraged to explore ways in which they can make development more compact where appropriate. Compact development will have a very different character, depending on whether it is occurring in an urban neighborhood, a small town center, a rural crossroads, or a major retail center.

### Additional Resources:

- Randall Arendt, *Crossroads, Hamlet, Village, Town: Design Characteristics of Traditional Neighborhoods, Old and New*, Report, American Planning Association Planning Advisory Series, No. 487/488, Planners Press, July 1999, ISBN No. 1884829333. Email: [bookservice@planning.org](mailto:bookservice@planning.org)
- City of Columbus, Department of Development, Planning Division, 109 North Front Street, Ground Floor, Columbus, OH 43215-9030; Tel: 614-645-6556; Web site: <http://www.columbusinfobase.org/>

## TREE and WOODLAND PROTECTION

The protection of trees and woodlands in developing areas is a critical issue from an environmental quality and community character standpoint.



*East Fork LMR*

Woodland areas perform important water management services by absorbing and filtering runoff before it can impact local waterways. They provide valuable climate control functions by cooling surfaces and water bodies and processing pollutants in the air. They provide habitat for a variety of wildlife and shade to critical creek habitats. And, they enhance property values significantly when compared to open, non-wooded sites.

Clermont County's [Tools for Open Space Protection](#) document emphasizes the point that when development and conservation are properly balanced through the utilization of open space preservation tools, everyone benefits through enhancement in quality of life and infrastructure savings. Open space policies often result in increased property tax values and in turn, increased tax revenues. Essentially, when decision makers take action to preserve open space, they begin the process of converting "greenspace into greenbacks" for their community.

Additional Resources:

- The Countryside Program, P. O. Box 24825, Lyndhurst, OH 44124; Tel: 216-295-0511; Web: <http://www.countrysideprogram.org/>
- Society of American Foresters, 5400 Grosvenor Lane Bethesda, MD 20814-2198; Tel: 301-897-8720; Web: <http://www.safnet.org>

## STEEP SLOPES AND RIPARIAN PROTECTION

Riparian areas are naturally vegetated lands along rivers and streams. By slowing, storing, and gradually releasing storm flows, they prevent soil erosion, decrease the extent and duration of flooding, and filter and settle out pollutants. This process aids in protecting the ecological functioning of a watercourse. In areas where steep riparian slopes (>12%) are present, the ability to control storm flows is greatly diminished, increasing the potential for flood damage and deterioration in the watercourse's ecological health.

The development of areas containing steep slopes

should generally be discouraged due to the issues given previously. In situations where this is not feasible, development should be done with the intent of minimizing soil disturbances, maximizing retention of trees and vegetation, and complementing steep slope character.

## AGRICULTURAL LANDS PROTECTION

Agricultural preservation has been a much discussed topic in recent years, particularly in communities that are on the edge where rural and urban areas intersect. There is much debate and discussion about the role of agricultural land in our state, regional, and local economies, and the costs and benefits of its preservation.

Sound watershed planning often includes policies related to the conservation of agricultural land due to the contribution it makes in reducing the quantity of storm water entering local waterways. While the quality of water running off agricultural land must be managed, agricultural land preservation, coupled with riparian setbacks and vegetation filters, can play a major role in water quality control. Agricultural land preservation can also play a role as part of a balanced comprehensive plan, helping to focus new development on compact growth areas where infrastructure is easily provided and expanded, and where storm water impacts can be better mitigated. Finally, agricultural land preservation can play a role in recharge of groundwater sources, leading to better quality and quantity of drinking water within the watershed. In recent years, a variety of tools have become available to assist communities in meeting



*Aerial view of Clermont County*

## IMPLEMENTATION: TOOLS AND PRACTICES

their goals for agricultural land preservation. Agricultural zoning is one such tool.

### Additional Resources:

- Ohio State University Extension, Fact Sheet Series, 700 Ackerman Road, Suite 235, Columbus, OH 43202-1578; Tel; TDD No. 800-589-8292 (Ohio only) or 614-292-1868; Web: <http://ohioline.osu.edu>
- American Farmland Trust, 1200 18th St., NW, Suite 800, Washington, D.C. 20036; Tel: 202-331-7300; Web: <http://www.farmland.org/cgl/index.htm>
- American Farmland Trust, Central Great Lakes Region, Ohio Field Office, 50 West Broad Street, Suite 3250, Columbus, OH 43215; Tel: 614-469- 9877;
- Ohio Department of Agriculture, 8995 E. Main St., Reynoldsburg, OH 43068; Tel: 614-728-6200; Email: [agri@odant.agri.state.oh.us](mailto:agri@odant.agri.state.oh.us)

## SCENIC PROTECTION

Scenic viewsheds and other open space areas are important to many people in the region. These areas can increase recreational opportunities and ensure economic growth. The benefits attained from protecting viewsheds are not limited to only scenic enjoyment and tourism, as they may also increase property values in the area. In addition, protecting viewsheds allows for reductions in the conversion of open space into developed areas. This may aid in improving water quality by maintaining the natural hydrology and flow characteristics of streams, tributaries, and wetlands.

### Additional Resources:

- Preserving Endangered Rural Character by Thomas K. Kindschi, ASLA, and Charles W. Causier, AICP, ©1999 (Sheboygan County, Wisconsin), 1999 Planning Conference Proceedings of the American Planning Association.
- Scenic America, 801 Pennsylvania Ave., SE, Suite 300, Washington, DC 20003; Tel: 202-543-6200; Web: <http://www.scenic.org/>
- Scenic Ohio, P. O. Box 5835, Akron, OH 44372;

Tel; 330-865-9715; Web: <http://www.scenicohio.org>



*Covered bridge in Clermont County*

## BROWNFIELDS REDEVELOPMENT

In recent years, the need to redevelop underused or abandoned former industrial properties, known as brownfields, has been much discussed, particularly in urban communities. The lack of redevelopment of these lands plays a negative role in our state, regional and local economies. As regions fail to redevelop and reuse land in urban areas, industries and developers develop more land in rural and suburban areas thus contributing to the loss of critical green space, agricultural lands, and to the economic and population decline in older existing urban areas. These losses, as well as the failure to remediate former industrial properties which may leach contaminants into surrounding waters and play a role in the water quality of and the environmental conditions in the East Fork Little Miami River Watershed.

### Additional Resources:

- Ohio Environmental Protection Agency, Division of Emergency and Remedial Response, 122 S. Front St., Columbus, OH 43215; Tel: 614-644- 2924; Web: <http://www.epa.state.oh.us/derr/SABR/Brown/brown.html>
- Brownfields One Stop Shop (BOSS), Great Lakes Environmental Finance Center, Cleve-

land State University, 1717 Euclid Avenue, Cleveland, OH 45551; Tel: 330-528-3237; Web: [www.glefc.org](http://www.glefc.org)



*Former Batavia Ford Plant in Batavia*

## TRANSFER OF DEVELOPMENT RIGHTS

As discussed earlier, compact development focused on areas of existing infrastructure is the most desirable from a watershed protection standpoint. Compact development allows for reduced impervious surface, more efficient management of storm water, a wider range of transportation options, more organized management of wastewater, and the continued strength of existing cities and towns. In rural areas, however, the standard character of new development is just the opposite: low density, decentralized residential and commercial uses extending out into the countryside.

One of the reasons for the expansion of low density development in rural areas is the need for rural landowners to develop their properties to raise funds for retirement, health care, or other family needs. Tools have been developed in parts of Ohio and other states that allow rural landowners the flexibility to choose to develop or to sell the development rights on their land to another landowner who can apply them to a more compact development proposal. For example, a landowner with 100 acres in a 2-acre zoning district would be permitted 40 or 50 homes to be built on his property. Instead of selling land for develop-

ment, this “sending” landowner could sell the 50 development rights to another landowner, perhaps in a village, with 100 acres, thus allowing the “receiving” landowner the right to build 50 additional homes on the receiving property. The sending landowner places a conservation easement on the sending property and retains ownership and the ability to farm or use the property for other open space oriented uses. Usually, a few development rights are retained by the sending landowner to permit homes for his children or others.

This approach is known as “transfer of development rights”(TDR). If applied properly in Ohio, it could allow development in rural areas to be transferred to more compact development areas in urban areas, thereby encouraging balanced growth and retaining the quality of life and watershed in the countryside, while enhancing the small town feel and vibrancy of the village site. Legislation in other states has included, among others, components such as:

- Program should be voluntary
- Program must be tied to comprehensive planning, ideally countywide/regionwide watershed planning
- Programs should provide for receiving zones in areas with supporting infrastructure
- Programs should allow for increased density in receiving areas
- Programs should provide for township tax base stability in sending zones
- Programs should provide for density transfer across jurisdictional boundaries, and should not require contiguous boundaries of participating communities
- Communities and counties should be enabled to establish banks to facilitate transfer of development rights
- Participating jurisdictions should be enabled to provide incentives such as density bonuses and streamlined review processes.

### Additional Resources:

- The Countryside Program, P. O. Box24825, Lyndhurst, OH 44124; Tel: 216-295-0511; Web:

## INCENTIVES

### BALANCED GROWTH STATE INCENTIVES

Communities that opt to participate in the Balanced Growth Program are eligible for special incentives through specific state programs. The alignment of state programs and offering of incentives is solely in place to support locally based land use decisions and will not be used to violate those decisions.

There are 28 state programs that include special consideration for Balanced Growth participating communities. A Balanced Growth participating community is one that has passed a resolution of support for a Watershed Balanced Growth Plan that has been endorsed by the state. A complete listing of state programs and the technical and financial incentives available to participating jurisdictions is included in Appendix B.

The OWRC, OLEC and State Assistance Working Group (SAWG) have been working to enhance the Ohio Balanced Growth Program by increasing the value of the incentives package. Strengthening the incentives for endorsed plans and adding additional incentives has been identified as the highest priority goal for the program. Participating Balanced Growth communities will be kept informed of any enhancements to the incentives package.

### RECOMMENDATIONS FOR LOCAL INCENTIVES

The Balanced Growth Best Land Use Practices include many inherent benefits for local communities, including direct saving of community dollars and improved ecological function and services. While the MEF WPP recognizes these inherent benefits, it also understands how local incentives can facilitate widespread implementation of Balanced Growth practices.

The WPP will work with local communities to implement the best practices and explore the potential for implementing local incentives recommended by the MEF WPP Private Sector subcommittee.

The MEF WPP held a series of stakeholder meetings to add more complete private sector representation to the planning process with the aim of developing recommendations for private sector focused incentives. These stakeholder meetings included members from a wide cross section of the private sector including landowners, farmers, developers, homebuilders, engineers, and realtors.

The MEF WPP Private Sector Subcommittee reviewed and ranked proposed new private sector incentives. The subcommittee members ranked incentives into categories of high, medium, and low priority. The highest ranked incentives are listed below and excerpts from the Public Involvement Process Report are included in Appendix VI.

These recommendations for potential local incentives are simply recommendations at this time. Endorsing the Balanced Growth Plan in no way obligates local jurisdictions to implement the recommendations for local incentives. Those jurisdictions who are interested in researching ways to implement potential local incentives may continue to work with the MEF WPP to do so.

High Priority Recommendations for Local Incentives:

- Increase density for future developments in exchange for conservation measures.
- Speed up the permitting process; advance “by right” conservation development ordinance; and simplify concept plan submittal process and criteria.
- Create a local land trust to promote protection of natural and cultural resources through conservation easements, land acquisition, and education.
- Reduce/eliminate inheritance tax to preserve large agricultural lands
- Payments to landowners for storm water management and treatment zones on private property

## APPENDICES



## APPENDIX A: MIDDLE EAST FORK WATERSHED PLANNING PARTNERSHIP MEMBERS



### Middle East Fork Balanced Growth Project Watershed Planning Partnership

<u>Name</u>	<u>Township/Village/Department/Organization/Business</u>
Commissioner Ed Humphrey	Clermont County Board of Commissioners
David Spinney	Clermont County Board of Commissioners
Ray Sebastian*	Clermont County Planning Department
Becky McClatchey*	Clermont Soil & Water Conservation District
Paul Berringer *	Clermont Soil & Water Conservation District
Kelly Perry	Clermont County Geographic Information Systems
Joshua Hamaker	Clermont County Geographic Information Systems
Rex Parsons*	Batavia Township
Denise Kelley*	Batavia Township
David Elmer*	Pierce Township
Cory Wright*	Union Township
Dani Speigel	Monroe Township
Kermit Beckworth, Jr.	Stonelick Township Trustee
Skeets Humphries	Stonelick Township Trustee
Hal Herron Sr.	Jackson Township
Hal Herron, Jr.	Jackson Township Trustee, Farmer/Landowner
Frank Wilson	Tate Township Trustee
Vonnie Malott	Williamsburg Township
Gary Jordan	Williamsburg Township Trustee
Mayor John Thebout	Village of Batavia
Mayor Leroy Ellington	Village of Amelia
Doug Thomson	Clermont County Planning Commission
Chris Clingman*	Clermont County Park District
John McManus*	Clermont Stormwater Management Department
Hannah Lubbers	Clermont Office of Environmental Quality
Paul Braasch*	Clermont Office of Environmental Quality
Tom Yeager*	Clermont Water Resources Department
Andy Kuchta	Clermont Economic Development/Planning

\* WPP Technical Committee Members

Adele Evans	Clermont Office of Economic Development
Jeremy Evans	Clermont County Engineer's Department
Robert Wildey	Clermont County Health District
Steve Wharton	Clermont County Transportation Improvement District
Jim Watson*	Greater Cincinnati HBA/McGill Smith Punshon, Inc.
Mike Grever	Clermont County Homebuilder's Association
Todd Winemiller*	Resident
David Keller	Clermont County Farm Bureau
Lori Hillman	Natural Resource Conservation Service*
Steve Anderson	Farm Service Agency*
Margaret Jenkins	Ohio State University Extension
Bob Bowman	Ohio Department of Natural Resources, East Fork
Jim O'Boyle	U.S. Army Corp, Harsha Lake
Doug Auxier*	Auxier Gas
Tim Turton	Redi Rock
Mat Walker*	MI Homes
Graham Parlin *	HPA Development Group
Faye and Jim Miller*	Stonelick Township Residents
Roger Maham	Resident
Angelo Santoro	Santoro Engineering Company
Dan Rouster	Rouster Farms
Larry Sprague	Fischer Homes
Dave Anspach	Clermont SWCD/Clermont Park District Board Member
Ed Motz	Resident
Rich Wright	Arch Materials
Jim Wilson	Resident
Paul Duchemin	Resident
Mike Schottelkotte	Drees Homes
Richard Hoffman	Clermont County Planning Commission
John Trautmann	JA Trautman Realtors
Rick Young	Ohio Valley Development Council/HBA

\* WPP Technical Committee Members

## **APPENDIX B: BALANCED GROWTH STATE INCENTIVES for LOCAL GOVERNMENTS**

In order to support and encourage watershed groups to undertake the Balanced Growth Program process, the state has created an incentives package that is available to WPPs and their participating local jurisdictions with an endorsed plan. The rationale being that if local governments can agree on areas within a watershed where development is to be encouraged (PDAs) and areas where conservation activities are to be promoted (PCAs), the State of Ohio will support those decisions by aligning state programs to support those decisions, and conversely will not utilize state programs to violate those locally based decisions.

The objectives of the state incentives package are to:

- Promote economically and environmentally sound watershed-based planning by local governments
- Provide incentives for development in PDAs
- Promote redevelopment in PDAs
- Provide incentives to promote conservation activities in PCAs

The state incentive package includes the ability to work directly with state agencies, greater streamlining and predictability of site decisions in priority areas, a comprehensive inventory of state programs and funding sources that can be used to maintain the intended use of priority areas, and greater access to or special consideration for financial and technical assistance state programs for projects in priority areas.

- **State Program Inventory:** Provides a list of all state programs and funding sources that could be used to support development or redevelopment in PDAs and conservation in PCAs.
- **State Assistance Work Group (SAWG):** Provides an opportunity to work with state agencies/SAWG. The SAWG is charged with assisting the participating local governments in identifying and obtaining technical and financial resources that can be used to support PDAs and PCAs.
- **Financial and Technical Special Incentives:** Provides special incentives including specific grant and technical assistance programs that offer added consideration for projects that are within PDAs and PCAs.
- **Streamlining and Predictability:** The SAWG will develop methods to provide more advance predictability and streamlining for site related decisions in PDAs and PCAs.

### **STATE PROGRAM INVENTORY**

The State Program Inventory is intended to be a resource for Watershed Planning Partnerships to help identify programs that will support develop or re-development in Priority Development Areas and conservation in Priority Conservation Areas.

**Development Programs:** There are 109 state programs and funding sources in the State Program Inventory that could be used to support development or redevelopment in the PDAs. This includes 33 programs for infrastructure (primarily transportation and water) through ODOT, OWDA, OEPA, 65 that are site specific and 11 for services.

**Conservation Programs:** There are a total of 45 state programs and funding sources in the Inventory that could be used to support conservation in the PCAs. This includes 30 programs that are site specific (acquisition or restoration)

## APPENDIX B: BALANCED GROWTH STATE INCENTIVES for LOCAL GOVERNMENTS

### STATE ASSISTANCE WORKING GROUP

The SAWG consists of personnel from each state agency involved in supporting the Balanced Growth Program, including the Ohio Department of Natural Resources, Development, Transportation, Agriculture, Health, Ohio Environmental Protection Agency. The SAWG will be available to assist Watershed Planning Partnerships and participating local governments in identifying technical and financial resources that can support Priority Development Areas (PDAs) and Priority Conservation Areas (PCAs). The state agencies will assist in identifying sources of support, providing agency guidance on utilizing support and promoting awareness of the local WPP intentions with the agencies.

### STREAMLINING AND PREDICTABILITY

Providing greater predictability for private sector decisions is a significant objective for this program. Watershed Balanced Growth Plans are intended in part to help private developers to understand they can anticipate streamlined decision making for development in the PDAs and greater requirements for conservation in PCAs.

Programs that require federal, state or local actions to be consistent with specifically adopted plans are a method that Watershed Planning Partnerships and local governments can use to assure that state and federal actions are predictably consistent with their Watershed Balanced Growth Plans (examples include: Ohio Coastal Management Program Federal Consistency, Ohio EPA Section 208 Plan Consistency, and consistency with ODOT's Long Range Transportation Plan called ACCESS OHIO 2004-2030).

The State Assistance Work Group has looked at methods to provide streamlining of permits and more advance predictability pertaining to site-related decisions in Balanced Growth watersheds. While regulatory changes will generally be available statewide, they also will address the need for state regulatory streamlining and predictability in Balanced Growth watersheds where local planning endorsed by the state is known to have occurred in advance of project implementation.



Ohio  
Balanced  
Growth  
Strategy

DRAFT 10-4-11

2011

Prepared by:

Ohio Lake Erie Commission  
One Maritime Plaza, 4<sup>th</sup> Floor  
Toledo, Ohio 43604  
(419) 245-2514

Ohio Water Resources Council  
P.O. Box 1049  
Columbus, Ohio 43216  
(614) 644-2146

## FINANCIAL AND TECHNICAL SPECIAL INCENTIVES

The following sections includes a short summary of the Financial and Technical Special Incentives offered to Balanced Growth communities. These include funding sources and programs that have incorporated Balanced Growth-specific considerations in their applications processes.

1/14/2011

**Special Incentives:** These are the 28 state programs that include special consideration for Balanced Growth participating communities. A Balanced Growth participating community is one that has passed a resolution of support for a Watershed Balanced Growth Plan that has been endorsed by the state. Underline indicates general category of targeted applicants (see program details for specific eligibility requirements).

More information about each program, including contact information, is available in the complete Inventory of State Programs, Appendix C of the Ohio Balanced Growth Strategy (posted online at <http://balancedgrowth.ohio.gov/BalancedGrowthStrategy.aspx>).

Program	Type	Agency	Purpose	Incentives
Clean Ohio Agricultural Easement Purchase Program PAA/PCA	Grant	ODA	Allows <u>counties, townships, and land trusts</u> to apply to ODA on behalf of farmers for the purchase of agricultural easements that preserve productive farmland for future generations.	Applicants receive up to 3 points for the plan in a participating BG community, and up to 5 points for projects in a participating BG community located in a PCA or PAA in the Tier I part of the review (out of 100 pts). Applicants may receive additional points in Tier II essay question about planning (up to 10 pts of 50 pts)(150 pts total).
Agricultural Security Area PAA/PCA	Tax Credit	ODA	ASAs promote agricultural retention by creating special areas in which agriculture is encouraged and protected. ASAs provide certain benefits to communities and <u>farmers</u> , including protection from non-agricultural development, ensuring a critical mass of land to help keep farming viable, and possible tax benefits for investing in new real agricultural property.	Counties with participating communities may be able to implement local incentives for the ASA in support of PAAs. The ODA Office of Farmland Preservation can assist counties in marketing and/or enrolling properties that support PAAs.
Clean Water Act Section 319 Implementation Grants PCA	Grant	OEPA	Provides financial assistance to <u>local soil and water conservation districts, local watershed groups, local governments and others</u> to implement watershed management actions designed to eliminate impaired waters and reduce nonpoint source pollution in Ohio.	Balanced Growth communities can receive up to two additional points out of a possible 62 on review criteria for proposed projects.

**APPENDIX B: BALANCED GROWTH STATE INCENTIVES for LOCAL GOVERNMENTS**

1/14/2011

<b>Program</b>	<b>Type</b>	<b>Agency</b>	<b>Purpose</b>	<b>Incentives</b>
Water Pollution Control Loan Fund  PCA/PDA	Loan	OEPA	Provides low-cost financing and technical assistance to <u>local governments</u> for the planning, design and construction of wastewater facilities improvements, and for the control of nonpoint source pollution of surface and ground waters.	Projects that implement a qualifying sustainable growth plan will receive an additional 3 points in their rating scores (out of a typical 36 points). See 2010 WPCLF Program Management Plan, Page 11.
Water Resource Restoration Sponsor Program (WRRSP) of the Water Pollution Control Loan Fund  PCA	Grant	OEPA	Provides funds to <u>political entities such as municipalities or park districts, or not-for-profit organizations</u> , for restoration / protection of aquatic habitat resources: e.g., stream corridor restoration, natural channel design, acquisition of acreage containing high quality wetlands, riparian corridor, or headwater streams.	Projects that implement a qualifying sustainable growth plan will receive an additional 3 points in their rating scores (out of a typical 36 points). See 2010 WPCLF Program Management Plan, Page 11.
Water Supply Revolving Loan Account  PDA	Loan	OEPA	Provides low interest loans to <u>eligible public water systems</u> to fund improvements to eliminate public health threats and ensure compliance with federal and state drinking water laws and regulations.	A Balanced Growth Plan may qualify as an Endorsed Protection Plan in the Bonus Points for Effective Management section of the project rankings (up to 5 points). See Final DWAF PY 2011 Program Management and Intended Use Plan, Page 30.

Program	Type	Agency	Purpose	Incentives
Section 208 Planning (State Water Quality Management Plan)  PCA/PDA	Regulatory	OEPA	Meets requirements in federal regulations; applies knowledge of the water quality problems and threats in a region in developing plans that identify what steps will be taken, by what entities and by when to help improve and maintain good water quality. Provides a mechanism for <u>local communities</u> to strengthen local land use and sewer infrastructure planning; OEPA review of wastewater discharge permits and sewer PTIs in PDAs.	BG participating communities may request that areawide agencies in charge of local 208 plans incorporate features from the local BG plans. "Specific prescriptions" regarding wastewater treatment and disposal options would be binding upon OEPA in permitting actions; permits must be consistent with approved 208 plans.
Ohio Coastal Management Assistance Grant Program  PCA/PDA Planning	Grant	ODNR	Provides financial assistance to <u>local governments, state agencies, non-profits and educational institutions</u> for projects that preserve, protect and enhance Lake Erie coastal resources and/or support their sustainable use. Program only available in Lake Erie watershed.	Balanced Growth communities can receive up to six additional points out of a possible 140 on review criteria for proposed projects.
Watershed Coordinator Grant Program  PCA	Grant	ODNR, OEPA	Provides <u>non-profits and local governments</u> with four year grants to employ watershed coordinators to plan nonpoint source pollution programs via stakeholder compiled watershed action plans.	No additional points. However, a successful balanced growth plan would reflect well in the application process.
Market Development Grant  PDA	Grant	ODNR	Provides grant funds to <u>Ohio businesses and non-profit organizations</u> for costs associated with the development of Ohio markets for recycled or recyclable materials.	Balanced Growth participants should indicate how a proposed market development project relates to BG, thereby strengthening the application.

## APPENDIX B: BALANCED GROWTH STATE INCENTIVES for LOCAL GOVERNMENTS

1/14/2011

Program	Type	Agency	Purpose	Incentives
Scrap Tire Grant PDA	Grant	ODNR	Provides grant funds to <u>Ohio businesses and educational institutions</u> for costs associated with the development of markets for scrap tires or scrap tire material.	Balanced Growth participants should indicate how a proposed scrap tire project relates to BG, thereby strengthening the application.
Land & Water Conservation Fund PCA	Grant	ODNR	Provides financial assistance to <u>local governments</u> to acquire and/or development properties for outdoor recreation.	Balanced Growth communities can receive up to 10 additional points out of a possible 145 on review criteria for proposed projects.
Nature Works PCA	Grant	ODNR	Provides financial assistance to <u>local governments</u> to acquire and/or development properties for outdoor recreation.	Balanced Growth communities can receive up to 10 additional points out of a possible 150 on review criteria for proposed projects.
Streams & Storm Water Program PCA/PDA Planning	Tech. Assist.	ODNR	Provides technical assistance to <u>local government, business and individuals</u> in the areas of site development, storm water management, stream mitigation, rehabilitation and restoration (mitigation review and design assistance).	Prioritize staff resources toward watersheds with endorsed Watershed Balanced Growth Plans.
Statewide Geologic Mapping Program PCA/PDA Planning	Tech. Assist.	ODNR	Performs the necessary field, laboratory and administrative tasks to map and make public reports on the geology and mineral resources of each county in Ohio.	Technical (geological) information in support of Balanced Growth Plan, including special studies that may be requested by WPPs.
Recreation Harbor Evaluation Program PDA	Grant	ODNR	Provides financial assistance to <u>local political subdivisions</u> on the Ohio River and Lake Erie and its tributaries to address dredging needs for recreational boating harbors and channels.	Balanced Growth communities can receive up to 15 additional points out of a possible 115 on review criteria for proposed projects.

Program	Type	Agency	Purpose	Incentives
Ohio Lake Erie Conservation Reserve Enhancement Program (CREP) and Scioto River Watershed CREP PAA/PCA	Grant	ODNR	Improves water quality by reducing sediment pollution and field runoff through the installation of filter strips, riparian buffers, wetland, hardwood trees, wildlife habitat and field windbreaks by farmers.	Prioritize some remaining state matching funds and in-kind staff assistance for Balanced Growth communities.
National Flood Insurance Program Community Rating System PCA	Insurance Discount	ODNR	Provides subsidized flood insurance in <u>local communities</u> that adopt and enforce flood damage reduction regulations. Also, communities participating in the NFIP have access to all aspects of disaster assistance. The CRS rewards those communities that are doing more than the minimum National Flood Insurance Program requirements to help their residents prevent or reduce flood losses.	Balanced Growth communities are, by definition, likely to be performing land use planning activities to forward sustainable development practices. Communities participating in CRS can apply for points based on BG planning activities to achieve discounted flood insurance premiums.
Floodplain Mgmt. Tech Asst. Program PCA Planning	Tech. Assist.	ODNR	Provides technical and planning assistance to <u>local governments</u> in order to reduce flood loss and preserve natural benefit and function of floodplain resources in Ohio.	NFIP participation and local adopted floodplain management regulations gives communities eligibility for state and federal disaster relief funds. Additionally, NFIP participating communities with FEMA-approved hazard mitigation plans are eligible for an array of pre- and post-disaster mitigation funds. BG plans may support these requirements.
Dam Safety Technical Assistance PCA/PDA Planning	Tech. Assist.	ODNR	Provides technical assistance to <u>local communities</u> about the location and extent of dam failure inundation areas.	Inclusion of strategies and actions to address dam failure risk in Balanced Growth Plans can easily be incorporated into mitigation plans.

**APPENDIX B: BALANCED GROWTH STATE INCENTIVES for LOCAL GOVERNMENTS**

1/14/2011

Program	Type	Agency	Purpose	Incentives
Ohio New Markets Tax Credit  PDA	Tax Credit	ODOD	Helps finance business investments in low-income communities by providing investors ( <u>community development entities</u> ) with state tax credits in exchange for delivering below market rate investment options to Ohio businesses.	Project located in PDA can be used to meet a required program objective receiving weighted preference in application.
Clean Ohio Revitalization Fund – Sustainable Reinvestment Pilot Track  PDA	Grant	ODOD	Once a site has been designated a brownfield, the Clean Ohio Revitalization Fund can provide grant money to <u>local governments</u> for various activities, including Asbestos Surveys, Phase II Environmental Assessments, demolition, removal of contaminated soil and groundwater, and a host of other remediation strategies.  This track provides up to \$1.5 million for the cleanup, demolition, and infrastructure activities for projects in one of the three new categories: Sustainable Infrastructure (Signature Parks and Green Infrastructure), Urban Waterfronts and Cleanfields/Brightfields (Wind and Solar).	Project located in a PDA meets the criteria for 'Development Plan in Place' and receives up to three of 70 points in the base calculation.

Program	Type	Agency	Purpose	Incentives
Clean Ohio Revitalization Fund – Known End User Track PDA	Grant	ODOD	Once a site has been designated a brownfield, the Clean Ohio Revitalization Fund can provide grant money to <u>local governments</u> for various activities, including Asbestos Surveys, Phase II Environmental Assessments, demolition, removal of contaminated soil and groundwater, and a host of other remediation strategies. All cleanup activities (including acquisition and infrastructure) are eligible costs for projects with a known end use that are utilizing the Known End Use Track of the application.	Project located in a PDA receives up to three points in the base calculation.
Clean Ohio Revitalization Fund – Redevelopment Ready Track PDA	Grant	ODOD	Once a site has been designated a brownfield, the Clean Ohio Revitalization Fund can provide grant money to <u>local governments</u> for various activities including Asbestos Surveys, Phase II Environmental Assessments, demolition, removal of contaminated soil and groundwater, and other remediation strategies.	Project located in a PDA receives up to three points in the base calculation.
Lake Erie Protection Fund PCA/PDA Planning	Grant	OLEC	Provides funds to <u>non-profits or units of government (local, state, or federal, including universities)</u> for research that will benefit Lake Erie or to supplement state commitments to policies and programs pertaining to water quality and resource protection in the Lake Erie watershed.	Funding is reserved for one Balanced Growth project per year of up to \$15,000; additional Balanced Growth projects will receive priority consideration in funding decisions.
Dam Safety Loan Program PDA	Loan	OWDA	Provides below market rate loans to <u>local governments</u> to protect dam structures.	Additional ½ percentage point discount on loans to BG participating communities.

1/14/2011

<b>Program</b>	<b>Type</b>	<b>Agency</b>	<b>Purpose</b>	<b>Incentives</b>
Fresh Water Loan Group PDA	Loan	OWDA	Provides market rate loans to <u>local governments</u> that are making improvements to their drinking water treatment, wastewater treatment or storm water treatment systems.	Additional ½ percentage point discount on loans to BG participating communities.
Community Assistance Loan Program PDA	Loan	OWDA	Provides below market rate loans to <u>local governments</u> that are making improvements to their drinking water treatment or wastewater treatment systems.	Additional ½ percentage point discount on loans to BG participating communities.

## **APPENDIX C: CRITERIA SELECTION AND GIS ANALYSIS**

### **DEVELOPING CRITERIA AND DRAFT MAPS**

#### Overall Methodology

1. Identified highest priorities for each land use category
2. Selected and defined criteria that aligned with the highest scoring community priorities
3. Weighted the land use criteria
4. Geographic Information Systems (GIS) Model Analysis
5. Map Refinement
6. Jurisdiction Review

#### Step 1—Survey

The Middle East Fork WPP began the process of mapping priority areas by having each WPP member complete a general survey to identify priorities related to development, conservation and agriculture. This survey was mailed to each WPP member prior to a planning meeting held on May 5, 2010. Additional surveys were brought to the meeting for WPP members to complete. Members were asked to rate factors as high, medium or low priority for each land use category. A total of 22 completed surveys was collected. The initial survey (Figure 1) and results (Table 1) are shown on the following pages. Results from this initial survey were used as the basis for selecting the land use criteria.

The WPP formed a Technical Committee to serve as the primary working group for the Middle East Fork planning process. This committee worked together to study the watershed, select criteria for each land use category and oversee the GIS analysis to develop draft maps of priority areas. The Technical Committee included individuals who represented development, conservation, agricultural and community interests.

#### Step 2—Select and Define Criteria

The Technical Committee reviewed the results from the initial MEF WPP Survey and used those factors as a starting point for selecting land use criteria. The highest scoring priorities - those priorities that scored in the top 20% (based on frequency of response) - provided the basis for defining goals and objectives and selecting criteria for each land use category.

Numerous Technical Committee meetings were held to review the natural features of the watershed and discuss the most important factors for identifying lands most suitable for development, conservation and agriculture. After much discussion, the group reached agreement on a concise list of criteria to reflect the WPP's priorities for each land use designation.

#### Step 3—Weighting Criteria

The Technical Committee worked together to define and weight (score) each criterion. A weighting system was applied, rather than mapping the criteria broadly according to their definitions, as the Technical Committee agreed that some criteria were more important than others for determining land use suitability. All Technical Committee members were given the opportunity to complete a weighting worksheet to score each criterion for each of the three land use categories. The weighted average for each criterion was entered into the computer model. The results of the weighting exercise are shown in Tables 2, 3, and 4.

**APPENDIX C: CRITERIA SELECTION AND GIS ANALYSIS**



**MIDDLE EAST FORK BALANCED GROWTH PROJECT**

Planning Partnership Survey



Please read through the following and rank each factor accordingly. Results from these surveys will be analyzed to identify and prioritize factors that indicate land suitability for conservation or development.

1. Please rank the following factors to indicate your priorities for designating **Priority Conservation Areas** in the watershed. Rank the importance of each factor as either high (H), medium (M), low (L), or not applicable (NA).

- \_\_\_\_\_ Areas prone to erosion and landslides
- \_\_\_\_\_ Areas that preserve the natural character of the landscape
- \_\_\_\_\_ Areas that support diverse species (fish, mussels, birds, etc...)
- \_\_\_\_\_ Areas that support recreation
- \_\_\_\_\_ Areas that provide natural stormwater management
- \_\_\_\_\_ Areas prone to flooding
- \_\_\_\_\_ Areas that provide source water (drinking water) protection
- \_\_\_\_\_ Areas that provide open space protection
- \_\_\_\_\_ Wetland areas
- \_\_\_\_\_ Forested areas
- \_\_\_\_\_ Stream corridors for water quality, flood and erosion control
- \_\_\_\_\_ Historical, culturally significant areas
- \_\_\_\_\_ Areas that have a low percentage of impervious surface cover
- \_\_\_\_\_ Areas that house threatened or endangered species
- \_\_\_\_\_ Areas in close proximity to high quality water features
- \_\_\_\_\_ Areas in close proximity to protected areas (parks, conservation easements)
- \_\_\_\_\_ Poorly drained, non-wetland areas

Please include any other factors priorities not listed and incorporate into the ranking:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Please rank the following factors to indicate your priorities for designating **Priority Agricultural Areas** in the watershed as either high (H), medium (M), low (L), or not applicable (NA).

- \_\_\_\_\_ Prime farmland soils
- \_\_\_\_\_ Location and size of existing farms
- \_\_\_\_\_ Presence of Agricultural Districts
- \_\_\_\_\_ Areas that have potential for alternative agriculture (ex. community gardens, truck or market gardens, pick-your-own-berries farms, nurseries, etc...)

Please include any other factors priorities not listed and incorporate into the ranking:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



*This project is sponsored by The Ohio Water Resources Council*



# MIDDLE EAST FORK BALANCED GROWTH PROJECT

## Planning Partnership Survey



3. Please rank the following factors to indicate your priorities for designating **Priority Development Areas** in the watershed. Rank the importance of each factor as either high (H), medium (M), low (L), or not applicable (NA).

- Areas with existing utilities (sewer, water)
- Areas in close proximity to State or US Routes
- Areas in close proximity to recreational corridors
- Current zoning
- Larger tracts of land capable of optimizing low impact development/compact development features
- Areas located away from critical watershed features (lakes, streams, riparian corridors)
- Existing developed areas w/ potential for redevelopment
- Flat, well drained terrain
- Areas that do not include prime agricultural soils
- Areas that will not detract from historic, culturally significant areas
- Existing percentage of impervious surface cover
- Areas in close proximity to recreation (parks, trails, open space)
- Existing stormwater outfall (existing drainage capacity for future development)
- Areas in close proximity to cultural attractions
- Areas in close proximity to existing commercial market/districts

Please include any other priorities not listed:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. Please indicate your community:

- Batavia Township
- Jackson Township
- Monroe Township
- Pierce Township
- Stonelick Township
- Tate Township
- Village of Amelia
- Village of Batavia
- Union Township
- Williamsburg Township

WPP Planning Survey cont.

**APPENDIX C: CRITERIA SELECTION AND GIS ANALYSIS**

<b>Surveys</b>	<b>Factors</b>	<b>Score</b>	<b>Percentage</b>
22 respondents	Rate: High, Medium, Low, N/A	total possible points = 66	Factors scored above 80%
	H = 3 pts, M= 2pts, L=1 pt, NA = 0		
<b>Conservation Areas</b>	Areas prone to erosion/landslides	58	88
	Areas that provide natural stormwater management	55	83
	Areas that are prone to flooding	56	85
	Areas that provide source water protection	59	89
	Wetlands	53	80
	Stream corridors	57	86
<b>Agricultural Areas</b>	Prime farmland soils	53	80
<b>Development Areas</b>	Areas served by existing utilities	63	95
	Areas in close proximity to State/US routes	56	85
	Current zoning	54	82
	Large undeveloped tracts of land	54	82
	Areas located away critical watershed features	57	86
	Existing developed areas/areas for re-development	62	94
	Areas with adequate storm water drainage capacity	56	85

TABLE 4. Planning Partnership Survey Responses

PCA Criteria	Definition	Weight
Riparian Corridor/100-yr floodplain	A. 120 ft setback/buffer of 120 ft on either side of watercourse draining area greater than 20 square miles	5
	B.) 75 ft. buffer on watercourse draining an area greater than 1/2 square mile and up to 20 square miles	5
	C.) 25 ft on watercourse draining area less than 1/2 square mile and having a defined bed and bank	5
Forest Area	Areas covered by 20 more acres of contiguous forest	3
Potential Wetlands	Presence of hydric soils (potential wetlands) combined with National Wetlands Inventory (NWI) data	4
Sensitive Soils	Presence of steep slopes and erodible soils (defined in Subdivision Regs)	3
Protected Areas	Protected areas/conservation easements	5

TABLE 5. PCA Criteria results from the weighting exercise.

**APPENDIX C: CRITERIA SELECTION AND GIS ANALYSIS**

<b>PDA Criteria</b>	<b>Definition</b>	<b>Weighted Average</b>
Proximity to major highways/roads	Areas located <.25 mi to U.S. Routes, State Routes, and primary arterial roads	5
Proximity to Sanitary Sewer Lines	Areas located <.25 mi to existing water lines	5
Proximity to Water Lines	Areas located <.25 mi to existing water lines	5
Proximity to Population Centers	Areas located <.25 mi from population centers	4
Proximity to rail	Areas located <.25 mi from existing rail lines	2
Proximity to bike trails, walking trails	Areas located <.25 mi from existing bike trails, walking trails	2

TABLE 6. PDA Criteria results from the weighting exercise.

PAA Criteria	Definitions	Weighted Average
Soils	Prime farmland/locally important soils (defined in Clermont Soil Survey)	4
Farm Size/Location	Areas covered by 75 acres or more of contiguous farmland	3
Distance from population centers	Areas located > 2 mi. from population centers	4
CAUV enrolled	Farms currently enrolled	3
Farmland Preservation Areas	Agricultural Easements/Districts	4

TABLE 7. PAA Criteria results from the weighting exercise.

## APPENDIX C: CRITERIA SELECTION AND GIS ANALYSIS

### 4. Geographic Information Systems (GIS) Model Analysis

#### GIS Analysis Description:

This section provides information on the data and models used to develop Priority Areas for development, conservation, and agriculture in the Middle East Fork Watershed. The modeling was completed using ArcGIS ArcMap 10 software with the Spatial Analyst extension.

#### Description of the datasets:

All the data is projected in State Plane NAD 1983 Ohio South.

- Physiographic Data
  - Soils – SSURGO certified soils layer provided by the Clermont County Soil and Water Conservation District.
  - Forest – This forest layer was digitized as part of the East Fork of Little Miami Watershed Land Use study by Tetrattech in 1997.
  - Wetlands – The National wetlands inventory layer was provided by the US Fish and Wildlife Service and can be download from the following website. <http://www.fws.gov/wetlands/Data/DataDownload.html>
  - Riparian Corridor – a combination of the Clermont County Streams Layer and a 2006 DTM that was used to calculated drainage areas.
  - Farms – The Farm layer was generated from Clermont County Parcels that were enrolled in CAUV.
- Infrastructure
  - Roads – Clermont County centerlines were used to define the location of major highways and roads.
  - Waterlines – Clermont County Water Resources Department’s waterlines were used in the model.
  - Sewerlines- Clermont County Water Resources Department’s sewerlines were used in the model.
  - Railroad- Clermont County Railroads were used in the model
  - Bike/Walking Trails- Major Walking and Biking trails were provided by Clermont County GIS.
  - Protected Area- this layer consists of Parks and Areas already dedicated to conservation and was provided by Clermont County GIS.
- Demographic data
  - Census Blocks – 2000 Census Block Population provided by the US Census Bureau.

#### 2. Description of the models and the data processing.

All Models used esri Model Builder and the Spatial Analyst extension.

The following process was used on all the data except where noted. All models started with a layer and then had a selection applied to the data to query out the information needed. The layer then had a field added to contain the Value of the feature for the overlay and using the field calculator the value was applied to all features in that layer. That layer was then converted to a raster with a 10 foot by 10 foot grid. After all the layers were converted to a grid they were then overlaid using the Map Algebra tool and the values were added together. All null values were converted to 0 so they would not add or subtract any value to the maps. The three model diagrams are provided for reference. Protected Areas were excluded from all models.

- PCAs

- Riparian Corridor Data processing:

- Drainage areas were calculated using Spatial Analysts Flow Direction and Flow Accumulations tools on the Clermont County's 2006 DTM. The Flow Accumulation layer was queried based on area to determine at which point the stream would have a drainage area greater than 20 square miles and greater than ½ square mile and less than a 20 square mile drainage area and then all drainage that was less than ½ a square mile, but was still included in the streams layer. The information was then used in the model described above.

- Forests Area Data processing:

- The layer was merged together so all adjacent polygons became one. Using the Calculate geometry tool area was calculated. The information was then used in the model described above.

- Potential Wetlands Data processing:

- The model looked at 2 classifications from the [WETLAND\_TY] field of the wetland inventory. The "Freshwater Forested/Shrub Wetland" and "Freshwater Emergent Wetland" types were selected to be part of the model. The information was then used in the model described above.

- Sensitive Soils Data Processing:

- A definition query was applied on the [SOIL\_SYM] field on the Soils Layer that include the following soil types AdC, Ee, Gn, Hu, Lg, Ln, Mh, Ne, Rh, Sh, St, Bc, Ct, Mb, CcD2, CkD3, EaD2, EaE2, EaF2, EbD2, EbE2, EbG2, EcE3, EdG3, FaE2, FaG2, HkD2, HkF2, HIG3, RkE2, SeD2, Cu, Gr. The information was then used in the model described above.

- PDAs

- Proximity to major highways/roads Data Processing:

- The [TYPE] field was used to determine the Major roadways by querying these types: 1 – Interstates; 2-US Highways; 3-State Highways; 8-Ramps. The information was then used in the model described above.

- Proximity to Sanitary Sewer Lines Data Processing:

- There was no processing done to this data layer.

- Proximity to Waterline Data Processing:

- There was no processing done to this data layer.

- Proximity to Population Centers data processing:

- The 2000 Census Blocks with population was used to determine Population Centers. Population Centers were chosen as being greater than 2 people per ac after looking at density values that corresponded to subdivisions and villages within the study area.

- Proximity to Rail data processing:

- There was no processing done to this data layer.

- Proximity to Bike Trails and Walking Trails:

- There was no processing done to this data layer.

## APPENDIX C: CRITERIA SELECTION AND GIS ANALYSIS

- PAAs

Soils data processing:

Two sets of soil information were used to make this layer Prime Farmland soils and locally important soils. They were defined using the following definition queries. Both sets of soils were provided by Clermont County Soil Survey.

Prime Farmland defined as: Bc, CcB, CcB2, Ee, FnB, Gn, GpB, Hu, Lg, Ln, Mb, MdB, MgA, Mh, Ne, OcA, OcB, Rn, RpA, RpB, RpB2, SaA, SaB, Sh, St, WvB

Locally important soils defined as: AvA, AvB, AvB2, Bc, CcC2, CcD2, Ct, EaD2, EbD2, FnC2, HkD2, Mb, Ne, RpC2, SeC2, SeD2, Sh, WvC2

CAUV enrolled data processing:

The Clermont County Property Lines were used to select all parcels that we enrolled in CAUV.

Farm Size data processing:

The Properties that were selected as CAUV parcels we then queried in the model by the ACRES field to determine Farm Sizes.

Distance from population centers data processing:

The 2000 Census Blocks with population was used to determine Population Centers. Population Centers were chosen as being greater than 2 people per ac after looking at density values that corresponded to subdivisions and villages within the study area.

### Selection of the highest scoring priority areas

After the model was run for the priority areas we used a quantile classification of the data to classify it into 5 categories. Quantiles classification tries to distribute the number of features equally into each class defines. These values were then used in the model builder to re-class the values to 1 -5. The PCA and the PDA layers were overlaid using the Map Algebra to try and determine where the 2 areas are mixed in land use potential and where the PDA and PCA areas stand out. This was achieved by giving all the PDA negative values so when the model was done there was a value range from -5 to 5. -5 would represent areas where the PDA was the only scoring value and 5 would be where the PCA was the only scoring value. All values in between could represent a mix of the two layers and a 0 value would represent an area where the 2 layers have equal potential. The data was then symbolized to show the range of potential priority area.

### 4. Overlay of PCAs with PDAs

- The Technical committee intended to compare the highest scoring PDAs and PCAs and make land use recommendations based on the comparison of those scores. However, the PDA criteria emphasized the importance of existing infrastructure (roads, sewer, water) and the layout/overlap of these features resulted in a disproportionately large area of PDAs. The resulting maps did not reflect a balance between development and conservation. Rather than compare the scores between the two land uses, the Technical Committee chose to select the highest scoring PDAs—3rd, 4th, and 5th Quantiles—and include the PCAs as an overlay. In the areas where PCAs and PDAs overlapped, the PCAs would be recommended as the priority land use.

## 5. Map Refinement

A sub-group of the Technical Committee worked together to identify and correct some minor, expected anomalies generated by the GIS model. For example, the definitions and weighting of some of the PDA criteria identified a few areas in the watershed as priority, although these areas had a very low likelihood of being developed. Likewise, there were some areas that were not selected by the model as PDA, although these areas had a high likelihood of being developed (i.e. projects with approved design plans). Other similar anomalies were corrected for PCAs and PAAs. The WPP relied on the expertise and local knowledge of the committee members to refine the maps.

The Technical Committee members who participated in the map refinement included:

- Denise Kelley, Batavia Township
- Rex Parsons, Batavia Township
- Cory Wright, Union Township
- Jim Watson, Engineer/HBA representative
- Lori Hillman, NRCS
- John McManus, Clermont Stormwater Dept.

A full listing of the modifications made to the draft map are included below.

### **Map edits by quadrant**

#### Quadrant 1:

- Eliminate PDAs North of Filager along SR 222
- Add PDA designation between Judd Rd. and Apple Rd.
- Add PCAs designation to undesignated segments that occur between large PCA areas—enhance connection of the PCA corridors.
- Add PDA designation to undesignated areas located on college campus
- Eliminate PDA designation along SR 222 and east of Roudebush Ln.

#### Quadrant 2:

- Add PDA designation to area north of Jim Sauls Rd.
- Eliminate PDA designation adjacent to Old SR 32 and Greenbriar Rd.
- Eliminate PDA designation adjacent to Summit Rd.
- Add PDA designation to 2 parcels along Herold Rd.
- Extend PDA designation from Herold Rd to Bauer Rd.
- Eliminate PDA near Elmwood Rd.
- Eliminate PDA near Cain Rd.

#### Quadrant 3:

- Add PDA designation to separate segments east for SR 132 and south of Chapel Rd.

#### Quadrant 4:

- Round out PDAs south of lake along SR 222 near Hillcrest and Hulington Rd.

#### All Areas:

- The Committee chose to support all development projects with approved design plans with a PDA designation.

## **APPENDIX C: CRITERIA SELECTION AND GIS ANALYSIS**

### **Step 6– Jurisdiction Review**

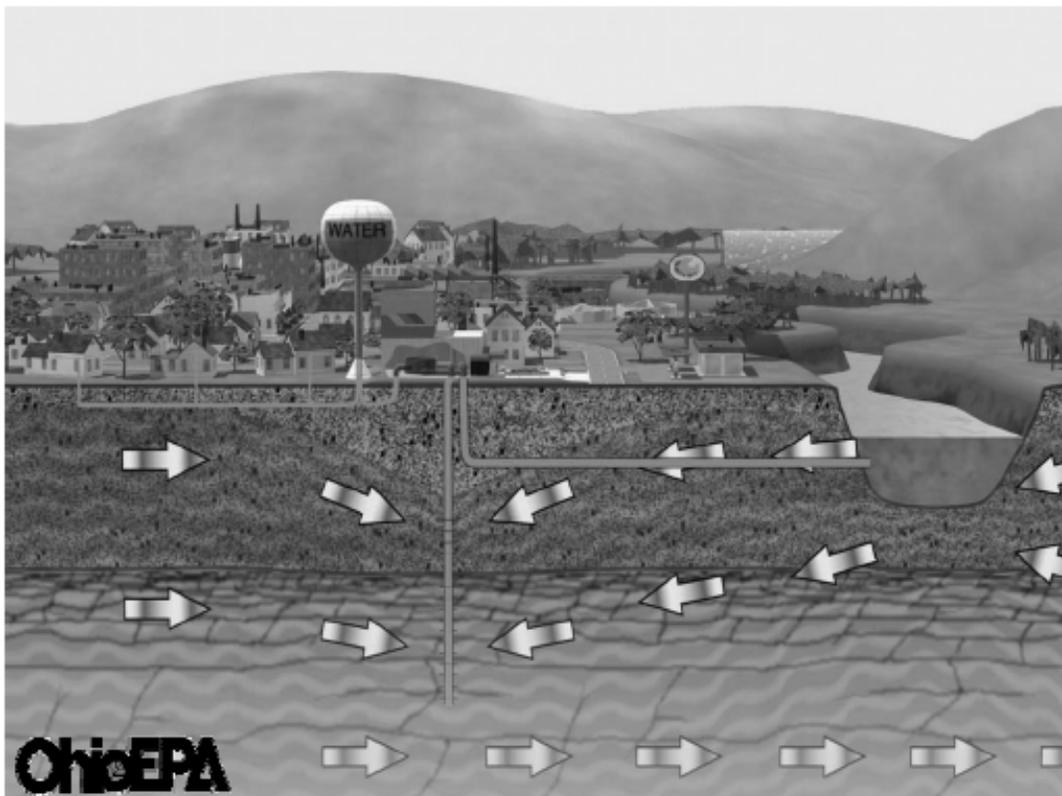
Each jurisdiction was presented with a draft outline of the Balanced Growth Plan which included the draft PDA, PCA and PAA maps. The draft maps were reviewed and discussed by community staff and elected officials in public meetings, including Council, Zoning Commission, and Township Trustee meetings, and revised with community input based on local data and priorities. Local communities were able to make changes to the maps for their area to reflect community priorities.

# Drinking Water Source Assessment for the Clermont County Bob McEwen Water Treatment Plant

Public Water System # 1401211

Prepared by:

Ohio Environmental Protection Agency  
Division of Surface Water  
Division of Drinking and Ground Waters  
Southwest District Office



For more information or to obtain a full copy of this report, contact the Clermont SWCD ([www.clermontswcd.org](http://www.clermontswcd.org)) or Ohio EPA Division of Drinking and Ground Waters ([www.epa.ohio.gov/ddagw/](http://www.epa.ohio.gov/ddagw/))

# Drinking Water Source Assessment for the Clermont County Bob McEwen Water Treatment Plant



## SUMMARY

**Source Water Assessment and Protection.** The following report for the Clermont County Bob McEwen Water Treatment Plant was compiled as part of the Source Water Assessment and Protection Program for Ohio. This program is intended to identify drinking water protection areas and provide information on how to reduce the risk of contamination of the waters within those areas. The goal of the program is to ensure the long term availability of abundant and safe drinking water for the present and future citizens of Ohio.

The Safe Drinking Water Act Amendments of 1996 established the national Source Water Assessment and Protection Program, targeting drinking water sources for all public water systems in the United States. A public water system is a facility that provides drinking water to 15 or more service connections or that regularly serves at least 25 people a day for at least 60 days a year, whether from an underground well or spring, or from an above ground stream, lake, or reservoir. The requirement does not address residential wells or cisterns. In Ohio there are approximately 5,800 public water systems.

**Background.** The Bob McEwen Water Treatment Plant is owned by the Clermont County Board of Commissioners. Daily operational responsibilities of the Bob McEwen Water Treatment Plant were transferred to Operations Management International, Inc. (OMI) in March of 2000. OMI operates a community public water system that serves a population of approximately 99,987 people. The water treatment facility distributes over 1 billion gallons of water annually. Drinking water is

obtained from three different sources.

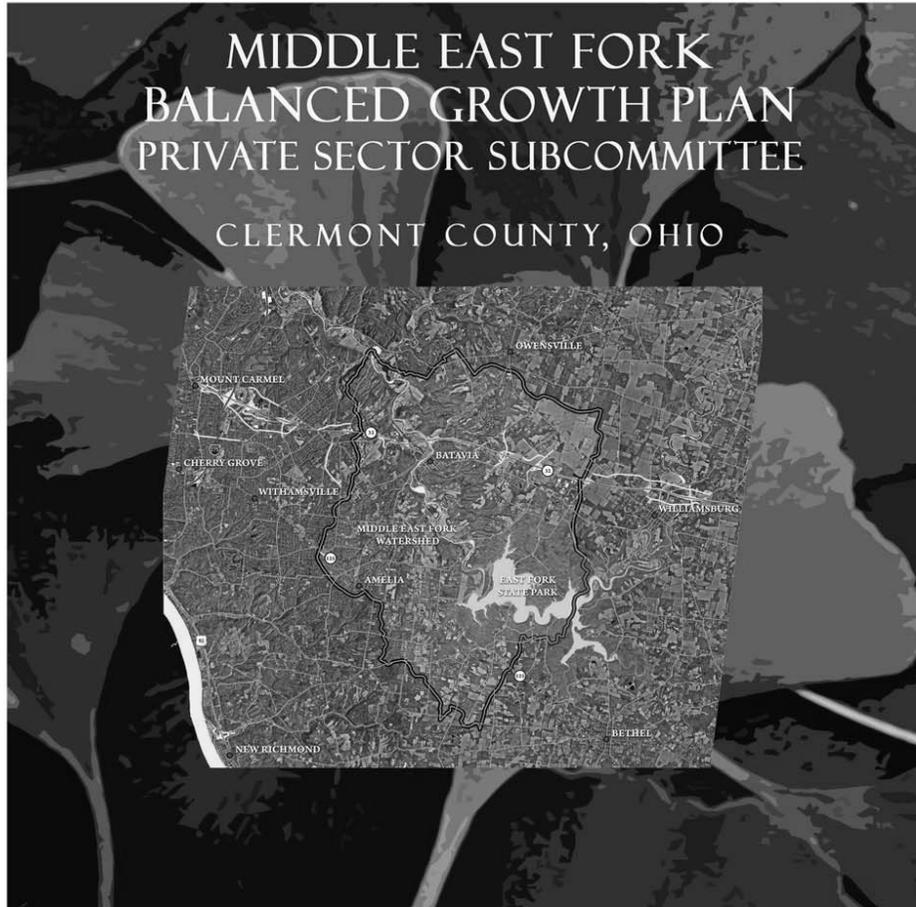
The primary sources of Clermont County's water are from the Bob McEwen surface water intake on East Fork (Harsha) Lake and groundwater wells.

**Protection Areas.** The drinking water source protection area for the surface water sources are shown in Figure 1. Also included are the results of an inventory of all potential contaminant sources within the protection areas. Threats to the surface water sources include runoff from row crop agriculture, effluent from municipal sewage treatment facilities, inadequate septic systems, stormwater runoff from housing and commercial development in the watershed. Potential spills at numerous road and rail bridges crossing the East Fork Little Miami River and its tributaries are an ever present threat also.

**Protective Strategies.** The ultimate goal of source water assessment is implementation of protective strategies that will better protect the drinking water source. Strategies for protecting Harsha Lake should include controlling septic discharges and runoff from urban and agricultural areas, effective land use planning and coordinating with local emergency response agencies.

The Clermont County and other jurisdictions comprising the protection areas are encouraged to develop a local protection plan to protect the sources of drinking water.

## PUBLIC INVOLVEMENT PROGRAM



PREPARED FOR:

CLERMONT COUNTY, OHIO

TRANSPORTATION IMPROVEMENT DISTRICT  
CLERMONT COUNTY, OHIO

IN COLLABORATION WITH:

SOIL & WATER CONSERVATION DISTRICT  
CLERMONT COUNTY, OHIO

PREPARED BY:



August 10, 2011

Please contact Clermont SWCD to obtain a full copy of this report.

**Final Report**  
**Middle East Fork Balanced Growth Project**  
**Private Sector Subcommittee**  
August 10, 2011

**Executive Summary**

The objective of the Middle East Fork Balanced Growth Project (MEFBGP) is to help the Middle East Fork communities develop a locally driven voluntary Watershed Balanced Growth Plan and Program that supports economic development, conservation of important natural resources for the Middle East Fork Watershed, and future transportation needs. This summarizes the work to date of the Private Sector Subcommittee, an important group in the Public Involvement Plan.

The Private Sector Subcommittee is part of the larger Stakeholders Committee with representatives from the private and public sectors. The Watershed Planning Partnership (WPP) oversees the planning and implementation of the Balanced Growth Plan. The Technical Committee is looking at ways to identify priority agriculture, conservation, and development areas using Clermont County's GIS system and committee determined criteria and analysis. The Clermont Soil and Water Conservation District is managing this project with technical assistance from Clermont County.

A comprehensive Public Involvement Plan (PIP) is important to the success of any public involvement effort. The ultimate goal of a Public Involvement Plan is to allow the public opportunities to participate in the planning process and influence decisions. The Public Involvement work outlines ways to identify and contact the community affected by the plan; informs them of the need for the plan through exhibits and related planning information, drafts plans and project summaries; and involves them in the decision-making process.

The Private Sector Subcommittee was formed to facilitate public involvement and add more complete private sector representation to the MEFBGP PIP. The Subcommittee included 22 members from a wide cross section of the private sector and includes landowners, farmers, developers, homebuilders, engineers, and realtors. In a series of three meetings the Private Sector Subcommittee has reviewed: case studies on balanced growth planning; conservation planning materials; existing land uses and natural resources; future land uses; Potential Priority Conservation Areas, Agricultural Areas, and Development Areas; and provided recommendations for the stakeholder committee to consider for potential private sector focused incentives. Potential next steps were also reviewed.

Private Sector Subcommittee members reviewed the work of the Stakeholder Committee and Technical Committee, discussed and identified goals and objectives, and identified potential private sector incentives that would engage the Private Sector and could potentially advance balanced growth outcomes. Goals and objectives were grouped into

nine categories: economics; land use and community growth; rural character; agriculture; natural resources, parks and recreation; history and culture; transportation; private sector incentives, and conservation incentives (see appendix for details).

Private Sector Subcommittee members questioned whether these voluntary ideas would become mandatory regulations. There was more interest in discussing real incentives for the private sector. The subcommittee then identified potential private sector incentives that would advance balanced growth goals. After considerable discussion, a short list of new potential incentives was prepared and the Private Sector Subcommittee reviewed and ranked these proposed new private sector incentives. The subcommittee members ranked incentives into categories of high, medium, and low priority (see appendix for details).

#### High Priority

- Increase density for future developments in exchange for conservation measures
- Speed up the permitting process; advance “by right” conservation development ordinance; and simplify concept plan submittal process and criteria.
- Create a local land trust to promote protection of natural and cultural resources through conservation easements, land acquisition, and education.
- Reduce / eliminate inheritance tax to preserve large agricultural lands
- Payments to landowners for stormwater management and treatment zones on private property

#### Medium Priority

- Modify subdivision rules to permit uncurbed streets and roadside swales
- Water quality trading program where landowners reduce pollution on their site to offset pollution generated from new or expanded local industry. Landowners would receive payments through local agency for pollution remedies.
- Transfer of development rights for implementation of conservation measures.
- Purchase of conservation easements to protect environmentally sensitive lands

#### Low Priority

- Create incentives for redevelopment and infill development
- Outright purchase of environmentally sensitive lands by local government entity

These incentives were the primary recommendation of the Subcommittee. Potential next steps could include providing funding and implementation details for the incentives to test feasibility and potentially drafting one or more incentive based ordinances.

## APPENDIX E: RECOMMENDATIONS for LOCAL INCENTIVES—Excerpts from the PIP Report

### Introduction and Background

In January 2010, the Clermont Soil and Water Conservation District (CSWCD) and Clermont County Planning Department (CCPD) were awarded a grant through the Ohio Water Resources Council to develop a Watershed Balanced Growth Plan for the Middle East Fork, a sub-watershed of the East Fork, Little Miami River Watershed.

The objective of the MEFBGP is to help the Middle East Fork communities develop a voluntary, locally driven Watershed Balanced Growth Plan that supports economic development and conservation of important natural resources for the Middle East Fork Watershed.

The Middle East Fork Watershed is composed of several stakeholder jurisdictions, including the Villages of Amelia and Batavia, and Batavia, Jackson, Monroe, Pierce, Stonelick, Tate, Union and Williamsburg Townships. Over 65% of the study area is within Batavia Township. The study area is approximately 56 square miles.

The East Fork Watershed Coalition (EFWC) has formed a Watershed Balanced Growth Planning Partnership group, which includes representatives from each Township/Village in the planning area, along with other key stakeholders, representing public agencies and private organizations and interests.

The Watershed Planning Partnership will work together to:

- Develop criteria to identify priority areas for development and conservation
- Obtain community input/feedback on development of the plan
- Develop tools/strategies to implement the Balanced Growth Plan
- Incorporate Balanced Growth Planning tools/concepts into local land use and growth management plans

### The Planning Process / Description of Methodology

The planning process for the Private Sector Subcommittee work is outlined below:

- Task 1 Project Kick Off / Coordination
- Task 2 Stakeholder and Private Sector Identification and Research
- Task 3 Public Involvement Meeting 1 / “Clean Slate” Meeting
- Task 4 Public Involvement Meeting 2 / Issues Refinement
- Task 5 Final Stakeholder Meeting 3 / Recommendations / Public Involvement Summary

#### Task 1: Project Kickoff / Coordination:

An initial meeting was held to discuss the project goals and proposed tasks with CSWCD, CCPD, CCGIS, CCTID and others as determined by Clermont Soil and Water Conservation District, the lead planning group. Discussion included the work schedule, proposed meetings, coordination and assistance available in preparation of deliverables.

The core project team discussed strategies to engage the public and especially private sector stakeholders. Coordination of the PIP meetings with the WPP, Technical Committee and related meetings was discussed. Background information was provided to the Private Sector Subcommittee from CSWCD in advance of this kick-off meeting.

#### **Task 2: Stakeholder Identification and Research:**

This stakeholder work has involved many public agencies and jurisdictions to date. With assistance from the CSWCD staff, CCPD, CCTID and jurisdictional input an expanded list of participants for the PIP was prepared with emphasis on private sector representation. The Eastern Corridor LUVF, EC Green Infrastructure Master Plan, SR32 Vision Plan, SR32 East Corridor Study Strategic Plan, and the Middle East Fork: Land Classification plan 2002 were briefly reviewed and compared with zoning / land use to identify larger property owners, zones of potential change and potential stakeholders. Coordination with County GIS staff was conducted to maximize use of exhibits and analysis plans / exhibits for other County uses. General balanced growth research was conducted and a review of four Ohio balanced growth pilot projects was conducted. Coordination with Clermont County Water Resources Department was conducted to maximize utility of this work. An updated list of stakeholders was prepared by staff and contacted for participation in the next steps of public involvement. To better engage the private sector, stakeholder pre-meetings were held with key private sector individuals or groups.

#### **Task 3: Public Involvement Meeting #1 / “Clean Slate” Meeting:**

A “clean slate” stakeholder meeting was held with the expanded Private Sector Subcommittee. This meeting reviewed findings and currently available resource information, present goals of the MEFBGP, along with supporting objectives of the Ohio Water Resources Council Balanced Growth Program, and EFWC/SWCD. Exhibits included inventory of existing natural resources, infrastructure and land use in the planning area. This meeting allowed new stakeholders to voice initial opinions on private sector considerations/issues, resources that should be conserved, provide perspective on the values of those resources and provide input on future land use, conservation and development priorities and infrastructure issues. The subcommittee discussed potential incentives to private property owners and developers. Exhibits, handouts and public comment sheets were prepared and shared with the private sector subcommittee (see appendix for meeting summary).

#### **Task 4: Public Involvement Meeting #2 / Issues Refinement:**

Goals and issues identified by the Private Sector Subcommittee in the kick-off meeting were refined in this continuation meeting. The Private Sector Subcommittee prioritized this refined list of potential incentives. Conservation and Development Areas and other potential green infrastructure tools were discussed within the context of private property owner’s goals. Preliminary summary exhibits of initial PCA/PDA plan were illustrated

## **APPENDIX E: RECOMMENDATIONS for LOCAL INCENTIVES—Excerpts from the PIP Report**

and presented. Exhibits, handouts and public comment sheets were shared with the Private Sector Subcommittee (see appendix for meeting summary).

### **Task 5. Stakeholder Meeting #3 / Recommendations / Public Involvement Report:**

The stakeholder meeting included progress reports of work being conducted by the Technical Committee, a report summarizing the Balanced Growth Workshop conducted March 10 and an overview of the Private Sector Subcommittee's incentives and prioritization work. Those present confirmed the draft private sector incentives and priorities. Schedule for next steps was reviewed. A discussion of potential next steps included: a private sector focus group and potentially drafting model "by right" ordinances for conservation development and / or compact development. Based on the previous meetings and Task 5 refinements were reviewed and agreed upon by the expanded group. A draft report with maps and handouts was prepared (see appendix for meeting summary).

#### **Meeting Summaries:**

The meeting summaries below include meeting intent, introduction, and discussions. See the appendix of this report for detailed meeting summaries with list of attendees, sign in sheets, handouts, and displays.

#### **Clean Slate Meeting, Meeting #1, August 10, 2010**

Research on the progress on the balanced growth planning effort to date was conducted. Status, schedule, and goals were reviewed. The first Private Sector Subcommittee meeting was attended by 23 people. The intent of the meeting was to present the Balanced Growth Program to this subcommittee and provide them with an opportunity to share their thoughts on "balanced growth planning". Becky McClatchey gave a PowerPoint presentation on Ohio's balanced growth program, and explained its principles and objectives. Gary Meisner, meeting facilitator, lead a goals and objectives consensus exercise. The categories discussed were: economics; land use and community; rural character; agriculture; natural resources, parks, and recreation; history and culture; transportation and access; private sector incentives; and conservation incentives. Discussions with the subcommittee lead to a list of potential incentives.

#### **Issues Refinement Meeting, Meeting #2, September 27, 2010**

The second Private Sector Subcommittee meeting was attended by 13 people. The intent of the meeting was to review goals and objectives from meeting #1 and identify potential private sector incentives. There was considerable discussion by the subcommittee about the importance of keeping the balanced growth program / plan voluntary. Gary Meisner lead a discussion about the potential incentives. Subcommittee members, by group consensus, ranked the incentives as high, medium, and low categories. This was to be further reviewed at the next meeting.

### **Final Stakeholder Meeting, Meeting #3, May 12, 2011**

The third Private Sector Subcommittee and Stakeholder meeting was attended by 21 people. The intent of the meeting summarized work of several committees, the “Balanced Growth Workshop,” as well as the private sector subcommittee’s work and recommendations on potential incentives. The meeting included presentations by Becky McClatchey, Paul Berringer, and Gary Meisner. The Private Sector Incentives exercise were presented and discussed. Potential next steps were discussed.

### **Recommendations and Next Steps**

A key concern of the Private Sector Subcommittee is that any balanced growth plan be voluntary as the program sponsors intended, and that the plan remains so into the future. This concern was voiced at each of the three meetings. There was concern that regulations would grow out of this effort and be increased in the future. The Private Sector Subcommittee members emphasized that “voluntary” balanced growth recommendations should not be misused or misinterpreted. Potential conservation development and/or compact development regulations, if prepared, should be “by right” to ensure prompt approval of projects and have real incentives.

The Subcommittee identified potential private sector incentives. After discussion, a short list of new potential incentives was prepared and the Private Sector Subcommittee reviewed and ranked these proposed new private sector incentives. The Subcommittee members ranked Private Sector Incentives into categories of high, medium, and low priority (see appendix for details).

Next steps potentially include the development of implementation tools and practices, development of a Middle East Fork Watershed Balanced Growth Plan and gaining local jurisdictional involvement and endorsement. Specific tools and practices could include refinement of incentives, draft model ordinances and supporting graphics for Residential Conservation Development and Mixed Use Compact Development. It was recommended to continue to conduct presentations and meetings with the Private Sector Subcommittee to obtain their input and support. The group determined it was important that each of the thirteen jurisdictions be provided opportunities to review and recommend ideas for balanced growth and potential incentives, together with their individual jurisdictional goals.

**Clermont County Middle East Fork Watershed  
Balance Growth Planning  
Summary of Meeting #1  
August 10, 2010**

Intent of Meeting: This meeting is a "clean slate" meeting open to the public to provide input into the MEF Balanced Growth Planning project.

**Middle East Fork Balanced Growth Overview**

Those in Attendance: (See Attached Sign-In Sheets)

- Introduction – Becky McClatchey, CCSWD Project Director
  - PowerPoint introduction explaining balanced growth planning
  
- Gary W. Meisner, Meeting Facilitator
  - Review of what was discussed last week at private sector subcommittee
  - What we are doing tonight
    - Criteria topics for discussion
    - Importance of fresh ideas and public input
    - How public input will be used
  
- Discussion
  - Economics
    - It is best to utilize existing infrastructure for growth
    - "Sustainable" economics is being fiscally responsible
    - Consider what is happening in terms of uneconomic factors
      - Freedoms and culture of America encourages sprawl which is uneconomical
    - Commuters driving 30 miles to and from work every day is common
      - Many enjoy sustaining themselves by living in the country with a large property
    - Cost of maintenance / operations is forgotten when discussing preserving park like open space that must then be mowed / maintained
    - Cost of community services is not always taken into account
      - Quality land use mix that pays for community services
    - Economics at project scale, must be able to have profitability
      - One doesn't have to go far to see stressed projects in today's economy
    - Sprawl must be minimized or major difficulties will occur
    - Municipalities need to work with companies on tax incentives to encourage them to locate in already developed areas instead of sprawling out further

- Market & considerations are key to good development
- Public & private partnerships are important
- Encourage "infill" development
- Encourage smart growth
  - No curbs on roadways
  - Green – Planted in prairie
  - Saved on development costs
- Live within your means (public & private sector)
  - Especially state & federal governments
- Rein in government - especially state & federal
- Road bypasses can kill economic development along transportation corridors if not careful
- Land Use + Community Growth
  - Infill development is good growth
  - Redevelop & recycle older developments
  - More control over big box developments
    - Big box shells remain after business moves out
    - Frustrating to look at abandoned buildings
  - Value add growth
  - East of Batavia has remained rural because lack of infrastructure
  - 20 years ago developers would pressure a county commissioner to send out a sewer line to the property
  - Planning and forethought is paramount for development
  - Encourage managed growth plans
  - Inheritance taxes affecting property subdivisions
    - Descendants end up splitting up large properties because farmers are land rich and cash poor
  - Conservation plan & waste treatment innovations
  - Waste water technology is a major factor in growth strategy
    - Conservation development can occur with typical sewer system, individual treatment system or development treatment system
    - Investigate and encourage new technologies
    - Problem with package treatment plant is high cost per household
    - Package plants are cost prohibitive unless your building hundreds of homes
  - Large treatment plants built to service a small number of residents to end pollution in streams
    - Then needed to attract hundreds to thousands of new residents to be able to pay for the operation of the treatment facilities
  - Growth planning should be responsive to geography
  - Different areas of the County face different issues
  - Partnering & education about proper management
  - Improve process / land planning

**APPENDIX E: RECOMMENDATIONS for LOCAL INCENTIVES—Excerpts from the PIP Report**

- Separating grey and black water
- Rural Character
  - Plan to preserve "rural character"
  - Key to quality of life
  - Unique heritage
  - Need a balance of lifestyles
  - Many people enjoy large properties and don't want their neighbors living on top of them
  - Doesn't want to lose the privacy that currently are enjoyed
  - Doesn't want Big Brother telling him how to run his operation
  - Preservation of small towns & villages
  - Like no sidewalks, no curb and gutter, drainage ditch, septic tanks
  - Diversity of animals and agriculture
  - Each community is unique
  - Not happy about potential for a storm water tax
  - Privacy is key
  - Keep own identity
  - More horses in Ohio than in the past
    - Horse slaughter outlawed
    - Horses taken to Mexico or Kentucky and let loose or put down
- Agricultural
  - Protect agriculture & practices
  - Eliminate or reduce inheritance tax to preserve large agricultural lands
  - Education about newest, best, environmentally friendly practices that are out there (Best Management Practices)
  - Education about agriculture and how food gets to the table
  - Clean Air Act considering dust a pollutant will have detrimental effects on agriculture
    - Reduce excessive regulation
  - Emphasize conservation of water
    - Special fertilizers
  - EPA going to start regulating agricultural runoff
  - Promote smart agriculture
  - Abolish or reign in the EPA
  - Respond to change is key to agriculture
- Natural Resources, Parks & Recreation
  - Growth impact on water resources
  - Water quality - emphasize "grey" water reuse - storm water
  - Valid incentives - Zoning should recognize
  - Agriculture
  - Grassland
  - Stream
  - Wood lots
- History & Culture

- Maintain quality of life
  - Respect for past
  - Why many people moved to Clermont County
- Historically agriculture has been very important
- Historically small town / village character has been important
- People who move to country want to move amenities out to the country with them
- Preservation of agricultural heritage
- Ways to protect our resources such as Stonelick Valley
- Preserve historic covered bridge that was struck by truck
- Transportation & Access
  - When the Eastgate Mall arrived US-32 became a huge traffic jam
  - Smaller townships don't have infrastructure for development to occur even if demand existed
  - Transportation considerations beyond Middle East Fork
  - US-28 bypass was a huge mistake to economic development, road bypasses can kill economic development through transportation corridors
  - Character of corridors is very important
  - US-32 character is an important balance
  - Respond to rural presence by limiting infrastructure expansions
  - Learn from mistakes
  - Railroad transportation corridor rarely used but has new potential
- Private Sector Incentives
  - Eliminate or reduce inheritance tax to preserve large agricultural lands
  - Create / explore incentives through zoning for smart growth, conservation plans and less infrastructure
  - Be sensitive to new regulations - "I don't want Big Brother telling me how to run my operation"
  - Create green infrastructure incentives for buffer zones, naturalized grasslands, woodlands, etc.
  - Partnering / Public & Private
- Conservation Incentives
  - Developer or existing farmer should be rewarded for implementing balanced growth principles
  - Create rules that reward developers, agriculture and private sector
  - Find incentives that match the goals that are being pursued in Growth Management Plan
  - Recognize open space more as natural spaces
    - Horse farm as part of conservation subdivision
- New topics:
  - Implementation of the Balanced Growth Program
  - Uncontrollable Factors
    - Brown County

APPENDIX E: RECOMMENDATIONS for LOCAL INCENTIVES—Excerpts from the PIP Report

Balanced Growth Stakeholder Meeting #1  
8/10/2010

Name	Address	Phone	Email
LARRY SPRAGUE	2670 Chanceford Dr. Christiansburg, VA	859-344-5968	
CHRIS CLINGMAN	PARK DISTRICT 2228 US Rt 50 BATAVIA, OH	732-2977	
Sketchs Hopkins	Stonelick Twp	732-3299	
GARY JORDAN	4024 Tollgate Rd. Batavia Williamsburg, VA	724-5315	g.jordan@fuse.net
Jay Jim Miller	5287 Seneby Fall Batavia	513-132-2469	Jayjimiller@Yahoo.com
PAUL DUCHEMIN	1510 CEDAR ROSE LN BATAVIA, OH	513 732 0134	DDUCHEMIN@LINCOLNRR.COM
DAN ROUSTER	1989 ST RT 131 MILFORD OH 45150	513-318 1906	
FROYEN MAHAM	P.O. Box 406 Willsburg, OH	513-266-5023	FroyenJMcFuse.net
James Lumbia	303 East Main Batavia	513-732-2442	

Balanced Growth Stakeholder Meeting #1  
8/10/2010

Name	Address	Phone	Email
Scott Zahmer	101 E. Main St. Benton	732-7394	SLATHRNER@CO.CLERMONTOHIO.GOV
David Keller			
RAY SEBASTIAN			
Ed Maly			
Angele Santoro			
Dave Anspach			
Kermit Beckwith			

**Clermont County Middle East Fork Watershed  
Balanced Growth Planning - Private Sector Subcommittee  
Summary of Meeting # 2  
September 27, 2010**

**Those in Attendance:**

**Private Sector Sub-Committee**

Mike Grever  
Richard Hoffman  
David Keller  
Dan Rouster  
John Trautman  
Tim Turton  
Todd Winemiller  
Rick Young

**Facilitators, County CSWD Staff:**

Gary Meisner, Meisner + Associates  
Frederick Lutt, Meisner + Associates  
Paul Berringer, Clermont SWCD  
Ray Sebastian, Clermont Planning, Building  
Scot Lahrmer, Clermont BCC

**Not in Attendance:**

**Private Sector Sub-Committee**

Steve Anderson  
Dave Anspach  
Doug Auxier  
Dale Eads  
Doug Evans  
Hal Herron  
Roger Maham  
Graham Parlin  
Larry Roberts  
Angelo Santoro  
Mike Schottelkotte  
Larry Sprague  
Mat Walker  
Jim Watson  
Mike Bzak

**Intent of Meeting:**

To continue private sector discussions on Middle East Fork and Little Miami River balanced growth planning. Potential incentives that serve the public good and that the private sector could support will be outlined and prioritized.

**Introduction:**

Paul Berringer began the meeting with announcements and reviewed the meeting agenda.

Gary Meisner then led the group discussion with a review of the private sector incentives and prioritization of incentives.

It was pointed out that there have been a number of water quality studies done on the East Fork and Little Miami River watershed in the last twenty years. General discussion related to the influence of water quality on balanced growth was reviewed and potential funding issues were briefly mentioned.

There is a concern that if water quality is not improved on the Middle East Fork there could be a halt to new green field construction. This is due to an inability to receive an increased sanitary treatment discharge permit for two existing treatment facilities from Ohio EPA. Permitting is subject to Ohio EPA rules. Those rules limit discharge on the Middle East Fork due to high levels of phosphorus. Water quality standards govern permitting.

Increasing treatment volume is possible for the two local Middle East Fork treatment plants. They are currently operating under capacity. However, phosphorus removal will be a continued issue over the long term due to high levels in Harsha Lake. It would be very expensive for the County to purchase / operate phosphorus removal systems. A possible option to plant investment by the County is to adopt “green infrastructure” techniques that could satisfy the EPA’s long term water quality improvement goals. Improved water quality through “green infrastructure” could possibly be adopted as part of an “incentives” program to private sector property owners. The County may be able to invest in these “green” solutions at less cost than plant expansion. This is subject to further review with EPA, County officials and needs additional research.

The mitigation of impacts from public projects, infrastructure, transportation improvement projects and private development is required by law. Local mitigation in Clermont County is possible. Creating a local mitigation “bank”, or process could benefit private property owners whose land could be used for stream and wetlands mitigation. This is also subject to further review.

#### **General Discussion:**

A great deal of concern was expressed by several committee members regarding whether this will be a “voluntary” plan. They recommended to keep the balanced growth plan voluntary. The fear is that politicians and jurisdictions could rewrite, interpret and use some, or all of the voluntary incentives and define those as new mandatory regulations. Scot Lahrmer commented that the County wants the balanced growth program to be voluntary. Paul Berringer commented that some new regulations may be on the horizon since the EPA is always looking at new regulations regarding air and water quality.

Another general concern emphasized the importance for Clermont County to maintain affordable housing. How much could the balanced growth plan’s potential regulations increase housing costs? These costs are always passed along to the buyers. Can there be offsets to any new requirements.

The private sector incentives below were reviewed. The ranking and comments from committee discussions are briefly summarized:

#### **“Increase density of future development in exchange for conservation measures.”**

- **Ranking: High**
- Seems to also fit with existing PUD zoning regulations.
- To match gross site density may be an option.
- To increase gross density, minimum lot sizes would need to be amended.
- PUDs are currently reviewed by local zoning boards on an individual basis, which can produce good, or bad outcomes.
- How would adopting a “conservation subdivision ordinance” work separate from the current PUD zoning? Could a “conservation subdivision ordinance” create a more streamlined development approval process?

**APPENDIX E: RECOMMENDATIONS for LOCAL INCENTIVES—Excerpts from the PIP Report**

**“Purchase conservation easements by local government entity (or other organizations) to protect environmentally sensitive lands.”**

- Ranking: **Medium**
- How are appraisals made and how fair would they be?
- Environmentally sensitive lands are those that would not be covered under existing Federal legislation, such as wetlands and stream edges, but would be valuable to reduce harmful runoff, such as wooded slopes and streambanks.

**“Outright purchase of environmentally sensitive lands by local government entity.”**

- Ranking: **Low**
- How are appraisals made and how fair they would be?
- Does government do this better than the private sector?

**“Modify subdivision rules to permit uncurbed streets and roadside swales roads.”**

- Ranking: **Medium**
- Work with County Engineer to review.
- These measures could reduce some infrastructure / hard construction costs of subdivisions while also slowing / treating harmful runoff.
- Care must be taken to leave open options that work in different topography and conditions.
- Impact to costs might be minimal. Needs some assessment of long term maintenance costs.

**“Create a local Land Trust to promote protection of natural and cultural resources through conservation easement, land acquisition, and education.”**

- Ranking: **High**
- Land Trust would be privately run and donations would be tax deductible.
- Greater trust in organizations run by interested private sector individuals.
- Land Trust could run and administer a variety of “Green” programs.
- Opportunity to bring in private funds from outside Clermont County through other non-profits such as The Nature Conservancy, leveraging private funds to help communities achieve BG goals which serve public good.

**“Reduce / eliminate inheritance tax to preserve large agricultural lands.”**

- Ranking: **High**
- Considered important, but perhaps not much can be done at the local level.
- This is mostly a State and Federal issue.

**“Transfer of development rights for conservation measures.”**

- Ranking: **Medium**
- Concerns centered on how the development rights would be transferred and the level of incentives that the TOD would bring to private property owners.
- Transfers would most likely be within a jurisdiction.

**“Payments to landowners for stormwater management and treatment zones on private property.”**

- Ranking: **High/Medium**
- Some concern over the length of commitment and flexibility for future changes in private land use.
- How would payments be structured and how is “value” determined?

**“Create incentives for redevelopment and infill.”**

- Ranking: **Low**
- There is little land inside of Batavia Village to redevelop, but long term incentives could help development.

**“Water Quality Trading Program: landowner reduces pollution on their site to offset pollution generated from new or expanded local industry. Landowner receives payments through local agency for pollution remedies.”**

- Ranking: **Medium**
- Ray Sebastian was concerned about lack of funding of County staff to administer and review agreements with landowners, annual inspections of facilities and maintenance follow-ups. Staff time could be funded from fees and budgeted as part of the administrative costs of the program.
- Frederick Lutt and Paul Berringer discussed details of the Great Miami River Watershed trading program. It is the pilot program in Ohio for water quality trading and was established in 2005. There are concerns about the effectiveness of various nutrient reduction practices and field tests will be made to measure effectiveness. Paul mentioned that there is an Ohio River Basin Water Quality Trading Program in the development stage, spearheaded by power utility companies along the Ohio River facing tighter permit limitations on effluent discharges. Local ag producers are invited to a listening meeting at Southern State Community College on October 14<sup>th</sup>.

**Additional Potential Incentive:**

The subcommittee created an additional incentive:

**“Speed up the permit process; advance a “by right” conservation development ordinance; and simplify concept plan submittal / criteria.”**

- Ranking: **High**
- “By right” conservation development was considered desirable since it would lead to quicker and more reliable approval.
- Developers must currently spend a lot for engineering drawings when making concept plan submittals, only to have to make significant and costly revisions. It would be better to not require such detailed drawings for concept plan submittals.
- How could concept planning process be made efficient and still have good oversight?

**Meeting Summary prepared by:**

Frederick Lutt, Meisner + Associates / Land Vision

Paul Berringer, Clermont SWCD.

Please forward and additions or refinements.

APPENDIX E: RECOMMENDATIONS for LOCAL INCENTIVES—Excerpts from the PIP Report

Balanced Growth Meeting  
9/27/2010

Name	Agency/Organization	Address	Phone	Email
Paul Bersinger	Clermont SWCD		732-7075	
Joshua Hamker	Clermont Co. GIS		732-7357	
GARY WEISNER	MEVENEY ASSOCIATES		321-2796	
Toll Wine Miller	FSA Farmer		477-3825	
Mike Grew	Clermont Home builder		553-6148	
DAN ROUSTON	Private		312-1906	
Pat Sebesta	Planner		732-7212	
Scott Lahmer	BCC		732-7394	
Eric Young	ONDG		426-2072	

Jim Furtan Coppage/RediPack 859-356-9221

**Clermont County Middle East Fork Watershed  
Balanced Growth Planning – Stakeholders  
Summary of Meeting  
October 13, 2010 5:00 – 7:00 pm**

**Those in Attendance:**

**Stakeholders**  
Kermit Beckworth, Jr.  
Faye E. Miller  
Jim Miller  
Travis Miller, OKI

**Facilitators**

Gary Meisner, Meisner + Associates  
Frederick Lutt, Meisner + Associates  
Paul Berringer, Clermont SWCD  
David Spinney, Clermont BCC  
Scot Lahrmer, Clermont BCC

**Private Sector Sub-Committee**

Dan Rouster  
Richard Young

**Intent of Meeting**

- To continue stakeholder discussions on Middle East Fork of the Little Miami River balanced growth planning.
- Review and discuss Draft Mission Statement.
- Review and discuss Goals and Objectives of Middle East Fork Balanced Growth Planning.
- Work through “concerns” exercise.
- Review and discuss potential incentives that serve the public good and that the private sector could support.
- Review technical committee work on draft criteria and GIS mapping.
- Provide update of schedule.

**Introduction:**

Paul Berringer began the meeting with announcements and reviewed the meeting agenda. Becky McClackey is scheduled to return to work November 4, 2010.

**Draft Mission Statement Review:**

The Draft Mission Statement was reviewed. It was written by Paul and Becky and was based on previous Mission Statements for other watersheds programs. The statement reads:

“Balanced growth is a strategy to protect and restore the Middle East Fork Watershed to ensure long-term economic competitiveness, ecological health, and quality of life.”

A discussion of the Mission Statement followed. There was concern about the voluntary nature of the balanced growth program. Those in attendance agreed that the following sentence should be added to the Draft Mission Statement: “This is a voluntary, incentive

## APPENDIX E: RECOMMENDATIONS for LOCAL INCENTIVES—Excerpts from the PIP Report

based strategy.” This Mission Statement will be reviewed again at the December meeting.

### Goals and Objectives Consensus Exercise:

The list of goals and objectives is arranged in nine categories. Stakeholders were to rank each item high, medium or low. Those not in attendance will be requested to complete and fax or email their form.

### Top Concerns:

Gary Meisner lead the discussion of stakeholders top 3 to 5 concerns. Those top concerns are:

- Water quality and the health of the watershed are essential to public health, safety and welfare.
- What are the economics and cost/benefits of water quality?
- Reducing impact of growth on water quality.
- Preserving rural, green, and agricultural land uses.
- Encouraging conservation development.
- Take market conditions into account with planning future of agriculture and development
- Carbon based fertilizer is cost effective and results in higher yields compared to salt based fertilizer. It has application to agriculture, golf courses, backyards, and subdivisions and could help water quality in the watershed.

### Review Private Sector Incentives:

Gary Meisner then led the group discussion with a review of the private sector incentives and prioritization of incentives.

It was pointed out that there have been a number of water quality studies done on the East Fork and Little Miami River watershed in the last twenty years. General discussion related to the influence of water quality on balanced growth was reviewed and potential funding issues were briefly mentioned.

There is a concern that if water quality is not improved on the Middle East Fork there could be a halt to new green field construction. This is due to an inability to receive an increased sanitary treatment discharge permit for two existing treatment facilities from Ohio EPA. Permitting is subject to Ohio EPA rules. Those rules limit discharge on the Middle East Fork due to high levels of phosphorus.

Increasing treatment volume is possible for the two local Middle East Fork treatment plants. They are currently operating under capacity, however phosphorus removal will be a continued issue over the long term due to high levels in Harsha Lake. It is very expensive for the County to purchase / operate phosphorus removal systems. A possible option to plant investment by the County is to adopt “green infrastructure” techniques that could satisfy the EPA’s long term water quality improvement goals. Improved water quality through “green infrastructure” could possibly be adopted as part of an

“incentives” program to private sector property owners. The County may be able to invest in these “green” solutions at less cost than plant expansion.

The mitigation of impacts from public projects, infrastructure, transportation, etc and private development is required by law. Local mitigation in Clermont County is possible. Creating a mitigation “bank” or local process could benefit private property owners whose land could be used.

#### **General Discussion:**

A great deal of concern was expressed by the committee to keep the balanced growth plan voluntary. The fear is that politicians and jurisdictions could rewrite some, or all of the voluntary incentives to be mandatory regulations. Scot Lahrmer commented that the County wants the balanced growth program to be voluntary. Paul Berringer commented that some new regulations might be on the horizon since the EPA is always looking at new regulations regarding air and water quality.

Another general concern emphasized was the importance for Clermont County to maintain affordable housing. How much could the balanced growth plan’s potential regulations increase housing costs? These costs are always passed along to the buyers.

The private sector incentives below were reviewed. The ranking and comments from committee discussions are briefly summarized:

#### **High Ranking Incentives:**

**“Increase density of future development in exchange for conservation measures.”**

- Ranking: High
- Seems to also fit with existing PUD zoning regulations.
- To match gross site density may be an option.
- To increase gross density, minimum lot sizes would need to be amended.
- PUDs are currently reviewed by local zoning boards on an individual basis, which can produce good, or bad outcomes.
- How would adopting a conservation subdivision ordinance work separate from the current PUD zoning? Could a conservation subdivision ordinance be more streamlined?

**“Create a local Land Trust to promote protection of natural and cultural resources through conservation easement, land acquisition, and education.”**

- Ranking: High
- Land Trust would be privately run and donations would be tax deductible.
- Greater trust in organizations run by interested private sector individuals.
- Land Trust could run and administer a variety of “Green” programs.
- Opportunity to bring in private funds from outside Clermont County through other non-profits such as The Nature Conservancy.

**“Reduce / eliminate inheritance tax to preserve large agricultural lands.”**

- Ranking: High

## APPENDIX E: RECOMMENDATIONS for LOCAL INCENTIVES—Excerpts from the PIP Report

- Considered important, but perhaps not much can be done at the local level. This is mostly a State and Federal issue.

### **“Speed up the permit process; advance “by right” conservation development ordinance; and simplify concept plan submittal / criteria.”**

- Ranking: High
- “By right” conservation development was considered desirable since it would lead to quicker and more reliable approval
- Developers must currently spend a lot for engineering drawings when making concept plan submittals only to have to make significant and costly revisions. It would be better to not require such detailed drawings for concept plan submittals.
- How could concept planning process be made efficient and still have good oversight?

### **Medium Ranking Incentives:**

#### **“Payments to landowners for stormwater management and treatment zones on private property.”**

- Ranking: High/Medium
- Some concern over the length of commitment and flexibility for future changes in private land use.
- How would payments be structured and how is “value” determined?

#### **“Purchase conservation easements by local government entity (or other organizations) to protect environmentally sensitive lands.”**

- Ranking: Medium
- How are appraisals made and how fair would they be?
- Environmentally sensitive lands are those that would not be covered under existing Federal legislation, such as wetlands and stream edges, but would be valuable to reduce harmful runoff, such as wooded slopes and streambanks.

#### **“Modify subdivision rules to permit uncurbed streets and roadside swales roads.”**

- Ranking: Medium
- Work with County Engineer to review.
- These measures could reduce some infrastructure / hard construction costs of subdivisions while also slowing / treating harmful runoff.
- Care must be taken to leave open options that work in different topography and conditions.
- Impact to costs might be minimal. Needs some assessment of long term maintenance costs.

#### **“Transfer of development rights for conservation measures.”**

- Ranking: Medium
- Concerns centered on how the development rights would be transferred and the level of incentives.
- Transfers would most likely be within a jurisdiction.

**“Water Quality Trading Program: landowner reduces pollution on their site to offset pollution generated from new or expanded local industry. Landowner receives payments through local agency for pollution remedies.”**

- Ranking: Medium
- Ray Sebastian was concerned about lack of funding of County staff to administer and review agreements with landowners, annual inspections of facilities and maintenance follow-ups. Staff time could be funded from fees and budgeted as part of the administrative costs of the program.
- Frederick Lutt and Paul Berringer discussed details of the Great Miami River Watershed trading program. It is the pilot program in Ohio for water quality trading and was established in 2005. There are concerns about the effectiveness of various nutrient reduction practices and field tests will be made to measure effectiveness.

**Low Ranking Incentives:**

**“Outright purchase of environmentally sensitive lands by local government entity.”**

- Ranking: Low
- How are appraisals made and how fair they would be?
- Does government do this better than the private sector?

**“Create incentives for redevelopment and infill.”**

- Ranking: Low
- There is little land inside of Batavia Village to redevelop, but long term incentives could help development.

#### **Tetra Tech Meeting Summary**

Paul Berringer and Gary Meisner gave a brief summary of their meeting on October 6, 2010 with Tetra Tech. Staff from the engineering firm demonstrated their new software “Sustain Model” which models watersheds and the effects of various green Best Management Practices (BMP) on runoff. The model was developed for more urban and built up areas, but may be amended for fringe urban areas such as Clermont County. The software can analyze many scenarios at once and is a helpful tool at the site level.

#### **GIS Mapping Presentation**

Paul Berringer gave a presentation of GIS mapping done to date for the Balanced Growth Project. He discussed the various layer of data and the weight and priority given to each layer. The Technical Subcommittee has developed a preliminary set of criteria with input from the group and voted on importance of each criteria. Paul stressed the scientific and geographical basis of the modeling. Layers include slopes, proximity to watercourses, lakes, and roads, soil types, and vegetation cover. This work is proceeding and ideas are being refined.

Faye Miller requested copies of the maps be sent to stakeholders for review.

The following Draft Maps were presented:

## APPENDIX E: RECOMMENDATIONS for LOCAL INCENTIVES—Excerpts from the PIP Report

- Slopes
- Proposed Agricultural Areas
- Proposed Conservation Areas
- Proposed Development Areas
- Proposed Agricultural Areas versus Conservation Areas
- Proposed Conservation Areas versus Development Areas
- Proposed Agricultural Areas versus Development Areas

Additional discussion of this work will be held at the December meeting.

### Meeting Conclusion / Next Steps

Paul Berringer thanked everyone for their attendance and input.

Those not in attendance are urged to complete the Goals and Objectives Ranking Exercise, and the Consensus Exercise.

### Upcoming Events

- The next meeting is scheduled for December 8, 2010. Meisner + Associates will present a summary of the Goals and Objectives Ranking Exercise.
- Draft GIS maps will be ready for review at that meeting from the Technical Committee.
- The Draft Balanced Growth Plan is scheduled for completion by late December 2010.
- Several Balanced Growth workshops and jurisdictional meetings are planned to begin in early 2011.
- Modeling efforts will continue and will address additional sustainability issues and public/jurisdictional input.

Meeting summary prepared by: Frederick Lutt, Meisner + Associates / Land Vision and Paul Berringer, Clermont SWCD.

**Balanced Growth Stakeholder Meeting #2  
10/13/2010**

Name	Address	Phone	Email
Paul Berringer	Clermont SWCD	732-7075	pberringer@co.clermont.oh.us
with (2) videoband Jaye E Miller	5289 Brady Fork	732-2469	Jayejimmiller@yahoo.com
DAVID SPINNEY	101 E Main St (Bldg)	732-7300	dspinney@co.clermont.oh.us
Travis Miller	720 E. HERRICK WAY	621-8300	tmiller@cki.org
RICHARD YOUNG	1705 NIMROD BLVD	677-2919	vince@fox.net
Joel Lehner	101 E. Main St	772-7394	SLAHERNE@co.clermont.oh.us
DAN ROUSTER	1989 ST RT 131 MILFORD OH 45150	312-1906	danrouster@imgi.mn.com
FRED LUTTI	9	321-2796	
GARY MEISNER		321-2796	

**APPENDIX E: RECOMMENDATIONS for LOCAL INCENTIVES—Excerpts from the PIP Report**

**Middle East Fork Balanced Growth Project  
Watershed Planning Partnership  
Summary of Meeting #3  
May 12, 2011 at 5:00 p.m.  
Batavia Township Administration Building**

**Attendees:**

Dan Rouster, Rousters Apple House  
Faye & Jim Miller, Stonelick Township  
Gary Jordan, Williamsburg Township  
Paul Braasch, Clermont Office of  
Environmental Quality  
Dani Speigel, Monroe Township  
Lori Hillman, NRCS  
Robert Wildey, Clermont General Health  
District  
Andy Kuchta, Clermont Economic  
Development  
Ray Sebastian, Clermont County

Rich Wright, Arch Materials  
Tom Yeager, Clermont Co. Water  
Resources  
Jim Watson, OVDC, Clermont Chamber  
Gary Meisner, Meisner & Assoc.  
Chris Clingman, Clermont Park District  
David Anspach, Clermont SWCD  
David Spinney, Board County  
Commissioners  
Doug Thomson, Planning Commission  
Richard Hoffman, Planning Commission  
Becky McClatchey, Clermont SWCD  
Paul Berringer, Clermont SWCD

**Overview**

Becky McClatchey provided an overview of the progress so far and the work completed by the Stakeholder and Technical Committees. Each member was provided with a list of goals/objectives and incentives produced by the Stakeholder/Private Sector Committee. The draft criteria and draft concept maps produced by the Technical Committee were also presented. A summary of the Balanced Growth Workshop held on March 10, 2011 was also presented.

Paul Berringer gave examples of ongoing Balanced Growth related efforts. The stream mitigation issue at Arch Materials was presented as a good example of how the Balanced Growth Watershed Planning Partnership can help provide a strong voice to support common sense approaches to meeting environmental regulations. The Balanced Growth draft map also called out sensitive areas that could have helped with site planning.

The Woodbury Glen development project example was also discussed; Clermont SWCD is seeking technical assistance through the BG program to help local developers and Batavia Township facilitate potential Conservation Development approaches to a development project off Judd R. in Batavia Twp. In the absence of local land trust, Clermont SWCD is investigating holding an easement on any designated conservation areas.

Clermont SWCD is also researching the potential to collaborate with a local land trust to leverage private dollars for public good to hold and monitor required conservation areas, and present potential opportunities on those lands for mitigation or other innovative restoration strategies.

The new Urban Task Force initiative was also discussed. SWCDs throughout Ohio have convened an Urban Task Force to look at ways local agencies like SWCDs can help streamline

and facilitate some of the environmental regulatory processes that the development community and landowners face. This task force is being chaired by a local engineer with Bayer Becker Engineers, who also sits on the Board of the Butler SWCD. This demonstrates the value of having a diverse watershed partnership that includes interests from all sectors.

During the meeting, several concerns were raised about the voluntary nature of the Balanced Growth program and the potential for increased regulation. Clermont SWCD has relayed these concerns to the administrators of the Ohio Balanced Growth Program and they have assured Clermont SWCD that this program is strictly voluntary; local jurisdictions will not be required or forced to implement the recommendations in the Balanced Growth Plan. It has also been suggested that the Watershed Planning Partnership carefully craft the language of the Balanced Growth Plan to ensure the Plan permanently remains voluntary (for the communities and individuals) and is not misused or misinterpreted.

Other members stated that they see the Balanced Growth program as a way to get ahead of environmental regulations, as it is a positive, community-led response to such regulations/requirements. One example discussed was the Ohio-Kentucky-Indiana (OKI) Regional Council of Governments rating system for transportation projects and eligibility for federal funding. OKI gives points to transportation that are in compliance with the local comprehensive plan. The Balanced Growth Plan would satisfy this requirement and provide additional points to local projects/help facilitate more federal funding for county transportation projects.

#### Implementation

The WPP is looking for ways to tie together the goals of the Balanced Growth Program and the potential local incentives generated by the Private Sector Committee. The Watershed Planning Partnership is interested in researching and potentially developing templates for a By-right Conservation Development Ordinance and a Compact Development Ordinance; tailoring both to make suitable for this area. It was decided that interested WPP members should participate in upcoming meetings to explore these ideas and other longer-term incentive programs (i.e. Advanced Mitigation; Payment to Private Landowners for Conservation Practices/Measures).

It was noted that the WPP shouldn't narrow the focus on residential development. Industry plays an important role in the local economy and creates jobs. Implementation strategies should include ways to facilitate industrial development. To encourage industry there must be sufficient infrastructure in place; Balanced Growth could help County develop/maintain those needs (i.e. transportation funding)

It was also noted that the BG Plan should include strategies for education and community outreach. The need for education related to sustainable agriculture was discussed. Innovative/sustainable agricultural practices could become the norm if other landowners/farmers have an opportunity to learn new practices/techniques.

Meeting Adjourned 7:10 p.m.

Meeting Summary Prepared by Becky McClatchey

**APPENDIX E: RECOMMENDATIONS for LOCAL INCENTIVES—Excerpts from the PIP Report**

**Balanced Growth Watershed Partnership Meeting  
5/12/2011**

Name	Agency/Organization	Address	Phone	Email
DAN ROUSTAR	ROUSTERS APPLE HOUSE			
Faye Jim Miller	Stonick Twp.		732-2469	fayejmiller@yahoo.com
Gary Jordan	Williamsburg Twp.		317-9205	gjordan@fuse.net
Paul Braesch	Clar. Office Environmental Quality		732-7745	pbraesch@co.dcnr.nj.us
Dani Speigel	Morse Twp.		734-6462	dspeigel@fuse.net
Lori Hillman	NRCS		732-7075	lori.hillman@dnr.state.nj.us
Robert Willey	CCGHD		732-7606	
Andy Kuchta	CED		732-7946	
RAY SEDASIAN	Clont Co		732-7213	



"THE BALANCED GROWTH PLAN IS A VOLUNTARY PROGRAM"

Private Sector Incentives Programs Ranking Exercise

Carefully review the list of private incentives and note any additional incentives you would like to see. Then rank the incentives: high, medium and low.

Table with 4 columns: Incentive, Rank (High, Medium, Low). Rows include incentives like 'Increase density of future development in exchange for conservation measures' and 'Outright purchase of environmentally sensitive lands by local government entity'. Includes a section for 'Existing Private Sector Incentives' with programs like CAUV and Wetlands Restoration.

