

**Hubbard County Environmental
Services
Shoreland Management and SSTS
Ordinances Presentation**

**Hubbard County COLA meeting—
June 28, 2018**

Shoreland Management Ordinance

2018 amendment highlights:

- **Home occupations—created new home extended business category that allows a use to occur in an accessory structure.**
- **Water-oriented accessory structure— now allow such a structure on all properties, not just those of persons with medical disabilities. Must meet 20' OHW setback. 48 sq. ft. maximum footprint. 10' maximum height.**
- **Vegetative alteration—returned to State Rule language allowing limited clearing of trees/shrubs in shore impact zone with a permit.**
- **Variances and Appeals — updated findings of fact.**
- **Permits—added language requiring a permit for a change to a structure that results in a change of the structure's use.**
- **On pre-1971 nonconforming structures, decks/platforms cannot be located in bluff impact zones.**
- **Added incidental retail sales to “agriculture” definition.**
- **Added youth camp as a type of conditional use.**

Subsurface Sewage Treatment System (SSTS) - “Do”s and “Don’t”s

Do

- **Use multiple tanks or compartments—helps keep solids out of drainfield**
- **Use effluent filter—requires maint., but cheap insurance to keep solids out of drainfield**
- **Insulate tank and lines that are exposed to frost (i.e. under driveway)**
- **Rock trench drainfield (higher install cost, but most reliable)**
- **Pay for quality materials (e.g. thick wall pipe) and install—you get what you pay for**
- **Use lint filter on washing machine discharge—keeps lint out of drainfield**
- **Minimize garbage disposal use which can overload treatment capacity — compost instead!**
- **Properly size your SSTS for # of bedrooms and water-using appliances—guards against hydraulic overloading**
- **Pump tank(s) regularly—solids build-up reduces retention/treatment time**
- **Learn what your SSTS components do and how to inspect them**

Don't

- Use powdered detergent—contains clay that clogs drainfield
- Use bleach or high strength cleaners—kills tank flora
- Clean paint brushes/rollers/etc. in sink—clogs drainfield
- Do multiple loads of laundry in a row—hydraulically overloads drainfield
- Direct high-efficiency furnace condensate discharge line into floor drain—slow, frequent discharge freezes sewer line shut
- Drive over SSTS or plant trees/shrubs/garden on drainfield—breaks components or roots clog components
- Use flushable wipes or toilet as a trash can (cig. butts, etc.) - clogs drainfield
- Use antibiotics or other prescription meds—kills tank flora
- Pump tank in fall—heat generating flora won't have enough time to repopulate before winter