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