

11/12/94

To: Members of the Design Review Committee

From: Mary Rothbart

This is a brief summary of the comments of Tony Stein, from the Waldpart Branch of Oregon Fish and Wildlife (phone 867-4741) from our meeting of Oct. 9. He made several suggestions about our master plan for landscaping with a view to preserving and maintaining the river (riparian management--the riparian area is the green area found along streams, springs, rivers, lakes and ponds):

1. First, Stein agreed with the committee that we should aim for cooperation between serving the values of a beautiful view for homeowners and the needs of conserving the river bank. He suggests that a general principle for planting is to include plants of different heights including oregon grape and salal as well as other shrubs and trees of different ages. By planting trees of different ages, it is possible to cut down those that are getting too large, and others will be coming up to take their places. This kind of planting would be ideal for the central area of the commons as well as the banks of the river. He suggests that we employ the book "Naturescaping" published by Oregon Fish and Wildlife in planning this section.

He suggests that as trees are coming along, the branches be cut, but that we allow close planting of trees that will not conflict with windows on the river. He recommends that the alders be mixed with conifers, especially cedars, spruce and hemlock.

2. He urges the use of trees and extensive shrubs to hold the river bank, noting that the section of river bank at the southern portion of Quietwater is being rapidly eroded due to lack of root systems holding it together. These trees will serve a dual function of shading the river for fish.

3. When a tree falls or is cut, he suggests that we leave it to become a nurse log, or if it falls into the river to leave it there as a place for the young fish to develop.

4. He indicates that the wetland we have north of the swimming pool is very precious. A general rule is that no building be done within 10 feet of the wetland. He suggests that we may consider developing a pond for beauty and wildlife. Another project might be a low maintenance rock garden in the central area.

5. The issue of riparian management is very important. A general rule of setbacks for maintaining areas next to the river for plants is 50 feet. We are currently much closer to the bank than this, but Stein suggests that we a) make sure all banks are well enough planted that we do not lose the banks to erosion, and b) then allow plantings back up toward 50 feet in areas where home owners approve and the plantings continue to include "windows on the river."

6. In connection with the issue of a floating dock to put out in summer only, Stein said that there is a place in Florence on 54th St., he thought, where we might be able to acquire a plastic dock for canoe use.

7. Questions were asked about use of Roundup next to the trails: a member of the committee indicated with I believe, support from Tony, that there are some problems with even Roundup draining into the river, and the committee considered possible use of salt to maintain the edges of the trails.

8. Wood ducks and mergansers are sometimes seen at the river, and their stay could be enhanced by building wood duck boxes (described in the Naturescaping book).

9. If we do decide to have some planting of conifers, Tony might be able a) to locate some trees free of charge to be planted here, and b) to recruit job corps members to do tree planting. Mary Jo Hendrick is another person we could contact about our planning.

NOTE FROM MARY: This note is concerned with the likely new building across the river from Quietwater. Currently, because we are located within the city, state rules for river maintenance and riparian management do not apply. Yachats evidently does not have a policy for riparian areas and wetlands, although I believe from what Tony said, Lincoln City does. Because there could soon be building on the other side of the river from Quietwater (and if the lack of Yachats rules apply there), it is very important that we encourage the city council to develop a riparian policy to protect the other shore, our views across the river, and possibilities for wildlife. These rules would also be helpful to us. They might be able to check on Lincoln City's current policy for a guide to their work. On the other hand, if state rules apply on the other side of the river, it would be very important that we see they are enforced during development. The development on the other side of the river could have profound effects on the future of Quietwater.