

Land Use and Voluntary Land Protection Recommendations

Implementation of land use policies and regulations is a critical component of strategy used by local, State and Federal units of government for protecting water quality. In addition to benefits for aquatic resources, planning, zoning and conservation easements are tools used for ensuring the conservation of wildlife habitat, providing for sustainable development, protecting property values, and maintaining community character. **Table A** lists Land Use Policies recommended for the Cheboygan River/Lower Black River Watershed Initiative. Another avenue for protecting the watershed's natural resources and rural characteristic is through voluntary land protection. Many options are available to those landowners wishing to protect high quality natural areas, critical areas, or areas where development may pose a risk of degrading the high water quality currently exhibited by the Cheboygan River Watershed. Recommended Voluntary Land Protection projects are listed in **Table B**.

TABLE A: LAND USE RECOMMENDATIONS		
	Recommendation	Timeline
Objective One	Establish Responsible Land-Use Practices	
Task 1	Develop Cheboygan Watershed Land Use Development Guidelines; model after the Grand Traverse Bay Guidelines & Recommended Land Use Regulations	
Milestones	Work with local government on the adoption of guidelines & regulations that provide for the protection of the water resources. Develop and distribute at meetings: handouts covering model stormwater management, site plan review standards, recommended setback distances, stormwater management guidelines, greenbelt provision language, and a checklist Encourage removal of sewage/storm drains which discharge directly to watershed	<ul style="list-style-type: none"> ◆ 1-2 yrs ◆ 2 yrs ◆ 2-5 yrs.
BMP's	Ordinances; guidelines; educational materials	
Responsible Parties	NEMCOG	
Anticipated Products	Informational packets	
<i>Estimated Cost</i>	\$10,000	
Evaluation	Review changes, if any, made to local plans & ordinances in subsequent years	◆ 5-10 yrs
Task 2	Deliver presentations to local units of government	
Milestones	Revise NEMCOG's PowerPoint Presentation on the connection between land use practices, nonpoint source pollution and water quality. Deliver presentations to County Planning Commissions and County Chapters of the Michigan Townships Associations	<ul style="list-style-type: none"> ◆ 1 yr ◆ 2 yrs
BMP's	Educational materials/presentations	
Responsible Parties	NEMCOG	
Anticipated Products	PowerPoint presentation	
<i>Estimated Cost</i>	\$10,000	
Evaluation	Interview meeting attendees, analyze feedback	◆ 3 yrs
Objective Two	Protect/restore sensitive areas such as wetlands and riparian corridors	
Task 1	Involve Riparian Landowners in lake and stream protection efforts	
Milestones	Encourage compliance to "no wake" by working with enforcement agencies and river watch groups Encourage riparian landowners to maintain/create native conservation buffers	<ul style="list-style-type: none"> ◆ On going ◆ Ongoing
BMP's	Educational materials, cooperation with enforcement agencies & community watch groups	
Responsible Parties	NEMCOG	
Anticipated Products	Signage: Habitat Conservation Area; Proceed Slowly; Bald Eagle Nesting Area; Loon Nesting Area, etc.	
<i>Estimated Cost</i>	\$5000	
Evaluation	Focus group	◆ 5 yrs
Total Land Use Recommendations Cost \$25,000		

TABLE B: VOLUNTARY LAND PROTECTION PROJECTS

	Recommendation	Timeline
Objective One	Develop database of Priority Parcels within watershed	
Task 1	Identify priority Parcels within the watershed	
Milestones	Develop criteria for determining what constitutes a priority parcel Identify priority parcels of land utilizing GIS data from watershed inventory Develop priority parcel map for watershed Obtain landowner information of priority parcels from County Equalization Department	<ul style="list-style-type: none"> ◆ 1-2 yrs. ◆ 1-2 yrs. ◆ 2 yrs. ◆ 2-3 yrs.
BMP's	Database, priority parcel map	
Responsible Parties	Little Traverse Land Conservancy, NEMCOG	
Anticipated Products	Maps, database	
<i>Estimated Cost</i>	\$5,000	
Evaluation	Review data for accuracy; conduct survey of agencies using data base	◆ 3-5 yrs.
Objective Two	Provide voluntary land protection information to riparian landowners	
Task 1	Develop and/or compile informational materials on easement and land donation programs to priority property owners.	
Milestones	Assemble information packets and distribute to owners of priority land parcels in the watershed	◆ 1-2 yrs.
BMP's	Educational materials	
Responsible Parties	Little Traverse Land Conservancy	
Anticipated Products	Informational packets for riparian landowners	
<i>Estimated Cost</i>	\$1,000	
Evaluation	Records of participation in programs/voluntary land protection measures taken by land owners	
Task 2	Organize and hold a workshop on voluntary land protection techniques.	
Milestones	Develop and assemble workshop materials Organize workshop Contact priority parcel landowners to participate in workshop	<ul style="list-style-type: none"> ◆ 1-2 yrs. ◆ 1-2 yrs. ◆ 1-2 yrs.
BMP's	Educational materials	
Responsible Parties	Little Traverse Land Conservancy, NEMCOG	
Anticipated Products	Workshop materials, workshop	
<i>Estimated Cost</i>	\$2,000	
Evaluation	Follow up surveys/interviews with workshop participants	
Task 3	Contact and meet with at least ten priority property owners for consideration of conservation easement, and/or land donation.	
Milestones	Contact and meet with at least 5 priority property owners each year	◆ 2 yrs.
BMP's	Community outreach, educational materials	
Responsible Parties	Little Traverse Land Conservancy, NEMCOG	
Anticipated Products	Permanently protected priority parcels	
<i>Estimated Cost</i>	\$2,000	
Evaluation	Detailed records of any voluntary land protection measures taken by property owners contacted	
Total Voluntary Land Protection Program Costs: \$10,000		