

Excerpt from Land Use Planning Agreements

8.0 LAND USE REQUIREMENTS. The following provisions shall govern the use of the Land:

8.1 **SITE PLAN.** A Site Plan for the Land, designating use limitations and suggestions for specific areas, drafted for and implemented by Council, sets forth locations and guidelines for the activities outlined in 7.1 above. In addition, guidelines for resource conservation, commercial activity, common use areas and facilities, water usage, energy generation, waste treatment, and wilderness and retreat areas are also included in the Site Plan and Site Development protocols.

8.2 **LAND USE DEVELOPMENT PLANNING.** Land use plans for the placement and design of Community developments, including but not limited to tree removal, buildings, earthworks, water storages, and energy generation structures must be reviewed and approved by the Land Use Committee or other agency of Council prior to construction.

8.3 **SOIL CONSERVATION.** The Member agrees to cooperate with any soil conservation plan adopted by the HA. Practices which contribute to soil erosion are prohibited.

8.4 **WILDLIFE.**

8.4.1 **PROTECTION.** Wildlife and natural habitat on the Land are a sacred trust. It is the intent of the Community to manage the Land so as to increase its biotic health and the diversity of species. This is understood to include protection and propagation of native species that may be rare or underrepresented on the Land. Destruction of endangered or rare plants or animals or their habitat is prohibited.

8.4.2 **PREDATION & INVASION.** Members may take any reasonable measures not prohibited by this Agreement to prevent predation or invasion of cultivated leaseholdings by wild animals or plants.

8.4.3 **REGULATION.** The Community reserves the right to cull populations of wild animals to preserve habitat, protect endangered or rare species, or to protect the health of humans or domestic animals.

8.5 **CARE AND PROTECTION OF WATER.** The Community and the Member agree:

8.5.1 To catch and store all roof and other water runoff in appropriately designed and sized storage tanks, ponds, or swales;

8.5.2 To implement water conservation programs so as to meet reasonable consumption and discharge limits;

8.5.3 Not to construct any earthworks, including roads, which would alter the flow of stormwater or other existing waterways, without the prior approval of the HA or its designated agency;

8.5.4 To prevent the pollution of any ground or surface water by refuse, waste, or toxic substances.

8.5.5 To protect all springs, streams, and riparian areas by limiting human impacts, such as soil erosion, on these sensitive sites. Setbacks from sensitive sites may be established by the HA.

8.6 **SOLAR ACCESS.** Access to optimum sunlight for thermal gain to buildings and for solar electric generation shall not be impeded.

8.6.1 Installation or removal of vegetation or structures that may affect solar access on Community land or Members' leaseholdings is subject to approval by Council or its agency.

8.7 WASTE TREATMENT. Human and other animal excreta and domestic wastes are to be rendered harmless and the nutrients therein recycled to soil within the premises of the Land.

8.7.1 HUMAN FECAL MATTER is to be composted or digested in approved containers or, if water-borne, discharged to contained plant- or animal-based treatment systems as approved by Council or its agency.

8.7.2 DISCHARGE from waste treatment systems must meet all applicable government water quality restrictions, be substantially free of agricultural nutrients, and be of a quality harmless for human swimming and recreation.

8.7.3 LIQUID WASTE, including urine and grey water must be adequately treated and dispersed according to Community established standards.

8.7.4 STREAM PROTECTION. No solid or liquid waste from any building, domicile, toilet chamber, person, or domestic animal is to be discharged within 50 feet of any stream or pond, nor within 100 feet of any surface spring.

8.8. HAZARDOUS SUBSTANCES AND POLLUTION. The pollution of earth, air, and water, and the use and accumulation of hazardous substances is to be minimized in all circumstances.

8.8.1 TOXICS. The use and storage of poisonous substances shall not exceed standards established by HA.

8.8.2 PERSISTENT POLLUTANTS. Discharge of all petrochemicals, heavy metals, and radioactive materials into the air, water, or soil of the Land is prohibited.

8.8.3 TOXIC WASTE spills must be cleaned up immediately by excavating any contaminated soil and disposing of it as toxic waste.

8.8.4 AIR POLLUTION may not exceed standards set by the Site Plan or Council.

8.8.5 Volatile substances such as paints, solvents, and agricultural amendments may not be sprayed or spread in a manner that would promote drift to non-target areas.

8.9 REFUSE AND RUBBISH. The Member agrees to keep the Land free and clear of rubbish, trash, and litter. Refuse is to be disposed of in a timely and proper manner.

Burning of garbage and plastics is prohibited.

8.10 MATERIALS STORED FOR FUTURE USE. Materials shall be clearly labeled with the member's name and kept in a rot-free, safe, sanitary, and presentable condition only at locations approved by the HA.

8.10.1 The Member agrees to avoid the use of materials that cannot be safely reused, renewed, or recycled.

8.10.2 Member owned materials improperly stored on community land may be removed by the HA and a charge assessed against the member.