

exposed during construction, and in the design and operation of stormwater and drainage control systems.

(4) Environmentally Sensitive Areas. All clearing and grading activities that will occur in or adversely affect environmentally sensitive areas shall be subject to the regulations of Article VI-D et seq. of Chapter 18.15 JCC, and JCC 18.30.070, without limitation to thresholds found herein:

(a) Critical Aquifer Recharge Areas. Standards governing development activities in these areas are found in Article VI-E of Chapter 18.15 JCC.

(b) Frequently Flooded Areas. Fills in flood hazard areas as identified on the FIRM (Flood Insurance Rate Maps) are not permitted unless the administrator finds that no reasonable alternative exists.

(c) Geologically Hazardous Areas. Standards governing development activities in these areas are found in Article VI-G of Chapter 18.15 JCC.

(d) Fish and Wildlife Habitat Areas. Standards governing development activities in these areas are found in Article VI-H of Chapter 18.15 JCC.

(e) Regulated Wetlands. Alteration (filling, excavating, or draining) of regulated wetlands shall be subject to the provisions of Article VI-I of Chapter 18.15 JCC.

(5) Grading.

(a) Project or building permits which involve grading of 500 or more cubic yards are subject to environmental review under the State Environmental Policy Act (SEPA) (see Article X of Chapter 18.40 JCC) unless the grading is SEPA-exempt under WAC 197-11-800.

(Note: this does not apply when grading is associated with a development or activity which is categorically exempt from SEPA review requirements. Most minor new construction, including construction of a single-family house and related outbuildings, is exempt from SEPA review; see WAC 197-11-800.)

(b) All grading of 500 cubic yards or more shall be subject to a stormwater management permit, as specified in JCC 18.30.070(6), with the exception of:

(i) Maintenance of gravel roads;

(ii) A SEPA-exempt (cf. WAC 197-11-800(2)(d)) residential driveway;

(iii) Construction of a Class I – III logging road (per RCW 76.09.050 and WAC 222);

(iv) Drainage improvements constructed in accordance with subsection (2) of this section and JCC 18.30.070; or

(v) Construction of a pond of one-half acre or less which is not in a regulated wetland. [Ord. 11-00 § 6.6]

18.30.070 Stormwater management standards.

All new development and redevelopment must conform to the standards and minimum requirements set by the most current version of the Washington Department of Ecology Stormwater Management Manual for Western Washington (SMM) and obtain a stormwater management permit if required by subsection (65) of this section. The administrator may require additional measures as indicated by the environmental review or other site plan review.

(1) Definitions. For the purposes of this section, the definitions at I-2.3 of the SMM shall apply:

(a) “New development” includes land-disturbing activities, including Class IV General forest practices that are conversions from timber land to other uses; structural

development, including construction or installation of a building or other structure; creation of impervious surfaces; and subdivision, short subdivision and binding site plans as defined and applied in Chapter 58.17 RCW. Projects meeting the definition of redevelopment shall not be considered new development.

(b) “Redevelopment” includes, on a site that is already substantially developed (i.e., has 35 percent or more of existing impervious surface coverage), the creation or addition of impervious surfaces; the expansion of a building footprint or addition or replacement of a structure; structural development including construction, installation or expansion of a building or other structure; replacement of impervious surface that is not part of a routine maintenance activity; and land-disturbing activities.

(c) “Impervious surface” means a hard surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities shall be considered impervious surfaces for purposes of runoff modeling.

(d) “Land-disturbing activity” is any activity that results in movement of earth, or a change in the existing soil cover (both vegetative and nonvegetative) and/or the existing soil topography. Land-disturbing activities include, but are not limited to, clearing, grading, filling, and excavation. Compaction that is associated with stabilization of structures and road construction shall also be considered a land-disturbing activity. Vegetation maintenance practices are not considered land-disturbing activity.

(2) Exemptions. Commercial agriculture, road maintenance activities, and forest practices regulated under WAC Title 222, except for Class IV General forest practices and COHPs (see JCC 18.20.160), pursuant to SMM Section I-2.2, are exempt from the provisions of the minimum requirements.

(3) Development and Redevelopment Minimum Requirements. Development and redevelopment meeting the criteria of subsection (1)(a) of this section shall be required to control erosion and sediment during construction and to permanently stabilize soil exposed during construction. Such development shall:

(a) Comply with the minimum requirements for development of small parcels in Section I-2.5 of the SMM;

(b) Applicants for all development and redevelopment meeting the criteria for subsection(1)(a) of this section, except for detached single-family residences and duplexes creating or adding less than 2,000 square feet and land-disturbing activities of less than 7,000 square feet, shall prepare a stormwater site plan (or, show on other diagrams being prepared for the project, if appropriate) showing:

(i) Vicinity map;

(ii) Location of the structure and its access;

(iii) All applicable setback requirements;

- (iv) Location of all applicable erosion and sediment control BMPs; and
- (v) Existing site features and sensitive areas.
- (4) New Development Minimum Requirements.
 - (a) All new development and redevelopment shall be required to comply with Minimum Requirement #2 (Construction Stormwater Pollution Prevention) as contained in the SMM.
 - (b) New development that includes: (i) the creation or addition of 2,000 square feet, or greater, of new, replaced, or new plus replaced impervious surface area; or (ii) has land-disturbing activities of 7,000 square feet or greater shall comply with Minimum Requirements Nos. 1 through 5 as contained in the SMM.
 - (c) New development that includes: (i) the creation or addition of 5,000 or more square feet of impervious surface; or (ii) converts three-quarters acre, or more, of native vegetation to lawn or landscaped areas; or (iii) converts 2.5 acres, or more, of native vegetation to pasture, shall comply with Minimum Requirements Nos. 1 through 10 as contained in the SMM.
 - (d) Redevelopment that includes: (i) new, replaced, or total of new plus replaced impervious surface of 2,000 square feet or more; or (ii) 7,000 square feet or more of land-disturbing activity shall comply with Minimum Requirements Nos. 1 through 5 as contained in the SMM.
 - (e) Stormwater Site Plan. Stormwater site plans shall be developed to the standards of [Volume I](#), Chapter 3 of the SMM, and include:
 - (i) Project overview;
 - (ii) Plot plan, including the elements of subsection (3)(b) of this section; and:
 - (iii) Locations of structures and other impervious surfaces;
 - (iv) Locations of stormwater runoff [treatment and flow](#) control facilities;
 - (v) Road rights-of-way and easements;
 - (vi) Preliminary conditions summary;
 - (vii) Analysis of off-site water quality impacts (including ground water) resulting from the project, and mitigation measures;
 - (viii) Analysis and design of proposed stormwater runoff control facilities, including [flow control](#), [treatment](#), and source control BMPs (cf. [Volume I](#), Section I-4 of the SMM, which provides a list of and selection process for BMPs);
 - (ix) ~~Erosion and sediment control plan~~ [Construction stormwater pollution prevention plan](#);
 - (x) Special reports and studies;
 - (xi) Stormwater and drainage system maintenance specifications.
 - (xii) [Commercial and industrial developments, subdivisions or other projects requiring a Large Parcel Erosion and Sediment Control Plan and includes provisions of stormwater management facilities including collection, conveyance, treatment, detention, and infiltration facilities shall enter into a Stormwater Management Facility Maintenance Agreement with Jefferson County to operate and maintain the facilities as per the approved plans. The public works department will prepare the agreement after approval of the project stormwater site plan and submit it to the applicant. The applicant shall file the agreement with the Jefferson County auditor prior to final project approval by Jefferson County. The proponent shall file the agreement with the Jefferson County Auditor.](#)

(5) Stormwater Management Permit and Plan Review. All grading of 500 cubic yards or more (not exempted under subsection (5)(b) of this section), land-disturbing activities of 7,000 square feet or more, or creation of 2,000 square feet or more of impervious surface shall be subject to a stormwater management permit. Prior to issuance of a stormwater management permit, the applicant shall submit the required stormwater management plans to the administrator for review and approval. The administrator shall issue the stormwater management permit consistent with a Type I permit process (as specified in Chapter 18.40 JCC) only upon a finding that the proposed use or activity meets all applicable requirements of JCC 18.30.060 and this section, and any other applicable requirements of this code.

(a) Applications for grading projects or land-disturbing activities which require a stormwater management permit shall include the following information. The administrator may waive specific submittal requirements determined to be unnecessary for review of the application.

- (i) Source of fill material and deposition of excess material;
- (ii) Physical characteristics of fill material;
- (iii) Proposed methods of placement and compaction consistent with the applicable standards in ~~Appendix Chapter 33~~ of the Uniform International Building Code;
- (iv) Proposed surfacing material;
- (v) Proposed method(s) of drainage and erosion control;
- (vi) Methods for restoration of the site;
- (vii) Demonstration that instream flow of water will remain unobstructed;
- (viii) Demonstration that erosion and sedimentation from outflow channels will be minimized by vegetation or other means; and
- (ix) Demonstration that pond runoff will be controlled to protect adjacent property from damage. [Ord. 02-03 § 2; Ord. 21-02 § 1; Ord. 18-02 § 2 (Exh. C); Ord. 11-00 § 6.7]

18.30.080 Roads.

(1) General. The following shall apply to all public and private roads, including any road in a development subject to Chapter 18.35 JCC, Land Divisions:

(a) Transportation facilities shall be designed and constructed in conformance with the following reference manuals and standards of the Jefferson County department of public works which are hereby adopted by reference in this code, including:

- (i) American Association of State Highway and Transportation Officials (AASHTO), A Policy on Geometric Design of Highways and Streets, Standard Specifications for Highway Bridges, and Roadside Design Guide;
- (ii) Washington State Department of Transportation (WSDOT) Local Agency Guidelines, Highway Design Manual, Bridge Manual, Construction Manual, Highway Runoff Manual, Hydraulics Manual, Plans Preparation Manual, Standard Specifications for Road, Bridge, and Municipal Construction, and Standard Plans for Road, Bridge, and Municipal Construction;
- (iii) Washington Department of Ecology Stormwater Management Manual;
- (iv) Federal Highway Administration Manual on Uniform Traffic Control Devices;
- (v) Institute of Transportation Engineers (ITE) Trip Generation Manual; and
- (vi) Transportation Research Board (TRB) Highway Capacity Manual, Special Report #209.

- (b) Bridges shall be designed and constructed in conformance with the standards of the department of public works identified by reference in this code. Bridge design and construction shall be certified by a licensed engineer.
- (c) Road signs and traffic signs shall be installed in conformance with the standards of the department of public works identified by reference in this title.
- (d) Drainage, erosion control, and stormwater management facilities shall comply with the requirements of the storm drainage standards contained in JCC 18.30.070 and the Washington Department of Ecology Stormwater Management Manual, and any other applicable Jefferson County standards.
- (e) The applicant shall submit plans for construction of roads, bridges, stormwater management facilities, and/or land disturbing activities regulated by this code to the department of public works for review and approval prior to commencing construction.
- (f) Clearing, grading, and construction of roads, bridges, utilities, and stormwater management facilities shall be inspected by the department of public works. In order to enable the department to conduct inspections in a timely manner, the applicant shall notify the department in a timely manner regarding the project construction schedule.
The following road inspections are typically required:
- (i) Installation of temporary erosion and sediment control measures;
 - (ii) Clearing and road subgrade preparation;
 - (iii) Placing roadway gravel base;
 - (iv) Placing roadway crushed surfacing top course;
 - (v) Placing improved roadway surface (chip seal or asphalt concrete);
 - (vi) Construction of stormwater management facilities; and
 - (vii) Final plat review.
- Additional inspections may be necessary based on site-specific conditions or the nature of the project.
- (g) The department of public works may require [subdivision-development](#) applicants to submit a traffic analysis prepared by a licensed engineer in order to determine the potential off-site impacts to public and private transportation facilities from proposed subdivisions.
- (h) Subdivision road systems shall provide access to the public road system at two locations, when feasible. One access location may be allowed based on a finding by the department of public works that a single access location is adequate to protect the public health, safety, and welfare.
- (i) Access to subdivisions from arterial and collector roads shall be restricted. Lots shall be accessed from an internal access road system, unless the lots are accessed from a local access road.
- (j) [Subdivisions-Developments](#) shall make appropriate provision to ensure safe walking conditions for pedestrians and for students who walk to and from school. Construction of road improvements, sidewalks, trails, or bicycle facilities may be required in order to meet this standard.
- (k) Subdivisions shall make appropriate provision for transit and school bus stops.
- (l) When a proposed subdivision is adjacent to a county road, a right-of-way 30 feet in width from the roadway centerline shall be conveyed to Jefferson County by either

statutory warranty deed or dedication in fee simple on the plat, if such right-of-way has not been previously conveyed.

(m) Easements for private roads providing access to and/or internal circulation within subdivisions shall be 60 feet in width. Easement width may be reduced on the recommendation of the department of public works based on a finding that the public health, safety, and welfare will be protected and that the easement width is adequate for the construction and maintenance of roads and utilities. Where reduced access easement widths are proposed, parallel utilities easements may be required.

(n) Access easements from the county road system to the subdivision shall be provided consistent with the requirements of this code. Access from the public road system shall be depicted on the final plat.

(o) Subdivision road names shall be approved by the board of county commissioners based on a recommendation by the department of public works.

(p) Subdivisions shall establish an agreement for the continuing maintenance of private roads either by recording a separate instrument and referencing said instrument on the plat or by declaring a maintenance agreement on the plat. The applicant shall submit the maintenance agreement to the department of public works for review and approval prior to final plat approval.

(q) All required construction of roads, bridges, utilities, and stormwater management facilities shall be inspected and approved by the department of public works prior to final plat development approval.

~~(r) Prior to final plat approval, the subdivision applicant shall provide the department of public works all documentation and calculations necessary to verify the accuracy and completeness of the plat survey.~~

(s) Subdivision applicants may post a surety guaranteeing completion of subdivision improvements within one year of final plat approval. The surety shall be reviewed and approved by the department of public works. The surety shall be for 200 percent of the cost of constructing the improvements based on an estimate prepared by a licensed engineer. In the event that the applicant does not complete construction of improvements within one year, the department of public works shall be authorized to complete the construction and pay for the work from the surety account. Surety shall not be accepted for water supply development other than distribution facilities.

(t) A maintenance bond guaranteeing any improvements required by this code for two years may be required by Jefferson County as a condition of final plat approval. Maintenance bonds shall be approved by the department of public works.

(u) Applications requiring review by the department of public works to meet the requirements of this section shall be assessed hourly review fees in accordance with the Jefferson County fee schedule. By making application, the applicant agrees to reimburse the department for its expenses even if the proposal is denied by subsequent action of the county or the proposal is otherwise not completed.

(v) Modifications to design and construction standards for a specific road project may be approved by the county engineer.

(w) Developments proposing access to County collector roads and State Highways shall make appropriate access improvements to ensure that mobility on these roadways is not degraded. The design of access improvements shall be reviewed and approved by the

Jefferson County Engineer for County roads and by the Washington Department of Transportation for State Routes.

(2) Public Roads.

(a) General.

(i) The Jefferson County engineer is responsible for the design and construction of all county roads.

(ii) The standard right-of-way width is 60 feet for all public roads.

(iii) Roadway monumentation shall be approved by the department of public works.

(iv) Road access permits are required for access to county roads. Applications will be reviewed by the administrator for the requirements of the environmentally sensitive areas overlay district (see Article VI-D of Chapter 18.15 JCC) and of the State Environmental Policy Act (Article X of Chapter 18.40 JCC) prior to being approved by the county engineer. Such permits shall be limited as follows:

(A) The number of access points along roads shall be limited to one per parcel, except:

- For agricultural access;
- When the parcel topography makes a single access point impractical for the entire parcel;
- When access is being provided for commercial uses with 20 or more parking spaces; or
- When additional access points are required or approved by the county engineer.

(B) New access points to arterial roads shall not be allowed if reasonable access from any other road is available.

(C) Road access points shall have a clear and unobstructed sight distance in both directions adequate to ensure public safety. Appropriate site distances shall be determined by the county engineer, based on speed limit, roadway surface, and other pertinent factors.

(D) Storm drainage and culvert sizing shall be based upon engineering analysis and the standards of JCC 18.30.060(2) and 18.30.070. Maximum length of surface drainage for roadside ditches before discharging onto adjacent property or into natural drainageway shall be 1,000 feet.

(E) The permits shall be conditioned to address impacts to environmentally sensitive areas or as indicated by SEPA analysis, if applicable.

(F) The county engineer shall have the authority to approve or deny all road access permits, which decision is final and not subject to administrative appeal.

(b) Road and Right-of-Way Dedication.

(i) Where any public road right-of-way abutting a property proposed for a development is subject to a conditional use permit or to Chapter 18.35 JCC, Land Divisions, and has insufficient width to conform to the county's adopted road standards for the class of road involved, the county engineer may:

(A) Require the dedication of sufficient additional right-of-way to bring the abutting half of the right-of-way (measured from the existing county road centerline) into conformance with the adopted standards; and

approved by the county engineer, and a method to cover the cost of operation and maintenance ~~must be~~ approved by the county engineer. [Ord. 11-00 § 6.14]

18.30.150 Signs.

No sign shall hereafter be erected or used for any purpose or in any manner except as permitted by the regulations of this section or as specified elsewhere in this code. All signs subject to this section shall be subject to approval and issuance of a sign permit by the administrator according to a Type 1 permit approval process as specified in Chapter 18.40 JCC. The administrator may waive certain requirements of this section or require additional conditions for any sign permit, if deemed necessary to maintain consistency with the Comprehensive Plan.

(1) Prohibited Signs. The following signs are prohibited:

- (a) Abandoned signs;
- (b) Billboards;
- (c) Flashing, revolving or moving signs, excepting analog clocks;
- (d) Off-site signs which advertise a business;
- (e) Signs or sign structures, which by coloring, shape, working, or location resemble or conflict with traffic-control signs or devices;
- (f) Signs which create a safety hazard for pedestrians or vehicular traffic; and
- (g) Signs attached to utility poles or traffic signs.

(2) Exemptions. The following signs are exempt from the provisions of this section:

- (a) Traffic and standardized public signs installed by a government entity;
- (b) Window and merchandise displays, point of purchase advertising displays such as product dispensers and barber poles;
- (c) National flags, flags of a political subdivision, and symbolic flags of an institution or business;
- (d) Legal notices required by law;
- (e) Historic site plaques and markers and gravestones;
- (f) Personal signs on private property displaying personal messages such as “yard sale” or “no trespassing” or political messages not to exceed eight square feet;
- ~~(g) Political campaign signs posted within 60 days of a primary or general election provided they are removed by the candidate or landowner within 72 hours following the election terminating candidacy;~~
- (h) Structures intended for separate use, such as recycling containers and phone booths;
- (i) Real estate signs; ~~and~~
- (j) Lettering painted on or magnetically flush-mounted onto a motor vehicle operating in the normal course of business; ~~;~~
- (k) Directional or advertising signs no larger than three (3) square feet which supports agriculture activities and uses defined through 18.20 of the JCC; and;
- (l) Neon signs placed in the window of a business.

(3) Design Standards. All signs must meet the following standards:

(a) The following standards apply to the illumination and illustration of signs:

- (i) The illumination of signs shall be shaded, shielded, or directed in a downward direction so the light intensity or brightness shall not adversely affect surrounding properties or public and private rights-of-way or create a hazard or nuisance to the traveling public, or to surrounding properties.