STATE OF WASHINGTON  
County of Jefferson

IN THE MATTER OF DELAYING 
IMPLEMENTATION OF AMENDMENTS TO 
UDC SECTION 6.7, SAID AMENDMENTS 
HAVING BEEN PREVIOUSLY ENACTED 
AS PART OF ORDINANCE #21-1220-02 

ORDINANCE NO. 02-0210-03

WHEREAS, the Board of Jefferson County Commissioners ("the Board") has, as required by the Growth Management Act, state law codified at RCW 36.70A.010 et seq., set in motion and completed the process for proper professional review and public notice and comment with respect to any and all proposed amendments to the County’s Comprehensive Plan (the "Plan"), a Plan that was originally adopted by Resolution No. 72-98 on August 28, 1998 and subsequently amended, and;

WHEREAS, one of the adopted amendments to the County’s Comprehensive Plan (MLA #02-241) changed the boundary for the rural commercial district known formally as the Glen Cove LAMIRD; and

WHEREAS, the change in the Glen Cove LAMIRD boundary also required changes, revisions and additions to certain portions of this County’s GMA-driven development regulations, which are known as the Unified Development Code or "UDC;"

and

WHEREAS, the changes to the UDC necessitated by the changes to the boundary of the Glen Cove LAMIRD were submitted as MLA #02-329, i.e., a separate amendment document for consideration by staff, outside agencies and the public; and

WHEREAS, MLA #02-329 contained a copy of the proposed "line-in, line-out" changes, revisions; that would be made to the UDC if MLA #02-329 were approved by the Board; and
WHEREAS, those proposed “line-in, line-out” changes, revisions and additions included changes to UDC §6.7, entitled “Stormwater Management Standards,” specifically changes that would make the most current Washington State Department of Ecology [or “DOE”] Stormwater Management Manual, also known as the “2001 Manual,” the controlling document for any future application [at any location in the unincorporated County] for a County-issued stormwater management permit; and

WHEREAS, adoption by the County of the more stringent standards described and laid out within the “2001 Manual” was expressly included at page 2-62 [last bullet on the page] of the Draft SEIS issued in late August 2002; and

WHEREAS, a decision to expressly state in the UDC that the County will impose upon any applicant for a County-issued stormwater management permit the standards described and listed in the 2001 Manual conforms with the adopted Comprehensive Plan or “CP” Land Use Policy (or “LNP”) 26.1 because that LNP [added to the CP in November 1999 as part of a Hearings Board Compliance Order] states the County will require new development “to comply with the latest edition of the DOE’s Stormwater Manual for the Puget Sound Basin;” and

WHEREAS, Ordinance #14-1213-02, which enacted and approved Mineral Resource Overlay designations for Fred Hill Materials, Inc. and W. E. Seton, expressly refers to the concept that the County will use the “2001 Manual” when it evaluates any requests for mining or excavating permits on the parcels that have been newly designated as Mineral Resource Lands; and

WHEREAS, Condition #3 imposed on Fred Hill Materials within Ordinance #14-1213-02 expressly states that the operations there shall be subject to the standards found in the “latest edition of the [DOE] Stormwater Management Manual for Western Washington;” and

WHEREAS, the above statements prove the clear intent of this Board, as the elected legislature of this County, to adopt and utilize the most current version of the DOE Stormwater Management Manual for Western Washington; and
WHEREAS, the omission from Exhibit “C” to Ordinance #18-1213-02 of any language that adopts and enacts the “2001 Manual” as the official Manual that controls the application process for any stormwater management permit that relates to real property located within the unincorporated portions of Jefferson County was clearly a clerical error rather than an intentional policy decision of the Board; and

WHEREAS, the County has stated since at least May 1, 2002 its intent to make adoption of the “2001 Manual” a part of what it accomplishes during this CP amendment cycle; however

WHEREAS, the transition to reliance upon the “2001 Manual” is, in reality, fraught with more consequences and obstacles than originally thought; and

WHEREAS, the “2001 Manual” has lower thresholds that establish the bright-line between a “de minimus” activity [an activity not requiring the applicant to utilize and comply with the “2001 Manual”] and those which will require oversight through the “2001 Manual,” which inevitably leads to the conclusion that more activities will be regulated pursuant to the “2001 Manual” than would be regulated under the earlier version of the relevant Stormwater Management Manual; and

WHEREAS, County staff, specifically the planners from Community Development and personnel from Public Works, have determined that it simply is not possible to quickly transition (literally overnight) from understanding, explaining and utilizing the earlier Stormwater Management Manual one day to understanding, explaining and utilizing the “2001 Manual” the next day; and

WHEREAS, County staff is not sufficiently familiar with the procedural and substantive components of the “2001 Manual” to adequately explain the rules that would be controlling if the “2001 Manual” were applied to a specific application; and

WHEREAS, the County staff will need training and experience with hypothetical applications and/or enforcement situations in order to become acquainted with the new rules detailed in the “2001 Manual,” and

WHEREAS, having County staff attempt to utilize, explain and understand the “2001 Manual” in real-world situations that are of importance to any particular applicant
when they do not feel comfortable with the provisions of the “2001 Manual” would only invite error, repetition of tasks and citizen discontent; and

WHEREAS, County staff has previously sought estimates relating to the cost of obtaining the training they would need to “get up to speed” on the “2001 Manual;” and

WHEREAS, the County would rather, when it comes to using, understanding and explaining the “2001 Manual,” do it right than do it quickly; and

WHEREAS, an immediate implementation date for the “2001 Manual” was a wiser step in theory than it was in fact;

WHEREAS, County staff has stated that they will need several months to “get up to speed” on the procedural and substantive sections of the “2001 Manual,” and

WHEREAS, the County Commission is no less committed to adoption and use of the “2001 Manual” than it was when it approved Ordinance #21-1220-02 in December 2002; and

WHEREAS, this Ordinance has been the subject of a public hearing before the elected County Commissioners.

NOW, THEREFORE, BE IT ORDAINED by the Jefferson County Board of County Commissioners as follows:

Section One: The attached document entitled Exhibit “A” shall be the adopted and effective language of UDC Section 6.7 from the date of adoption of this Ordinance until the close of business on June 30, 2003.

Section Two: The attached document entitled Exhibit “B” shall be the adopted and effective language of UDC Section 6.7 from the opening of business on July 1, 2003 forward.

Section Three: Adoption of this Ordinance serves to expressly repeal, replace and supersede a portion of Exhibit “C” to Ordinance #21-1220-02, specifically the last four pages of Exhibit “C” to that earlier Ordinance, which are entitled “Board of Commissioners 12/09/02 Decision, Unified Development Code. Section 6.7. Page 6-7,” those words being found at the top of the first of those four pages.
Section Four: All other portions of Ordinance #18-1213-02 and Ordinance #21-1220-02 not repealed, replaced or superseded by adoption of this Ordinance remain valid and are not altered, revised, replaced or repealed by adoption of this Ordinance.

Section Five: All Sections of this Ordinance are individually severable and the invalidation of any Section of this Ordinance shall not impact the lawfulness or effectiveness of any other Section.

Approved and adopted this 10th day of February, 2003

JEFFERSON COUNTY
BOARD OF COMMISSIONERS

Dan Tiffen, Chair

Glen Huntingford, Member

Lorna Delaney, CMC
Clerk of the Board

Wendi H. Wrinkle, Member
d. **Fish and Wildlife Habitat Areas.** Standards governing development activities in these areas are found in Section 3.6.8.

e. **Regulated Wetlands.** Alteration (filling, excavating, or draining) of regulated wetlands shall be subject to the provisions of Section 3.6.9.

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 Section 8.1.0 of this Code) 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 Section 6.7.6., with the exception of:

1. Maintenance of gravel roads;
2. A SEPA-exempt (cf. WAC 197-11-800(2)(d)) residential driveway;
3. Construction of a Class I-II logging road (per RCW 76.09.050 and WAC 222);
4. Drainage improvements constructed in accordance with Sections 6.6.2 and 6.6.7 of this Code; or
5. Construction of a pond of one-half acre or less which is not in a regulated wetland.

### SECTION 6 • DEVELOPMENT STANDARDS

6.7 **Stormwater Management Standards.**

All new development and redevelopment must conform to the standards and minimum requirements set by the Washington Department of Ecology Stormwater Management Manual for the Puget Sound Basin (SMM)—currently adopted by Jefferson County and obtain a stormwater management permit if required by Section 6.7.6. 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 6.7, the definitions at I-2.1 of the SMM shall apply:

   a. "Small Parcel Development" is a development that:
      1. creates or adds less than 5,000 square feet of impervious area; or
      2. the construction of an individual, detached, single-family residence, accessory dwelling unit, or duplex (less than 5,000 square feet); or
      3. land-disturbing activities of 10,000 square feet or more, but less than one (1) acre.

   b. "New Development" includes land-disturbing activities, structural development (construction, installation or expansion of a building or other structure), creation of impervious surfaces, Class IV General forest practices and COHP plans, and subdivision, short subdivision and binding site plans as defined in RCW 58.17.020.

   c. "Redevelopment" includes, on an already developed site, the creation or addition of impervious surfaces, structural development, and replacement of impervious surface that is not part of routine maintenance; and also, land-disturbing activities that are associated with the above activities.

   d. "Impervious surface" means a hard surface area which creates a barrier to the entry of water into the soil mantle in comparison with natural conditions prior to development, or 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 roofs, driveways, patios, packed earth, and oiled surfaces. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces.

   e. A "land-disturbing activity" results in a change in the existing soil cover (both vegetative and nonvegetative) or the existing topography, and include but are not limited to demolition, construction, clearing, grading, filling, and excavation.

2. **Exemptions.** Commercial agriculture, and forest practices regulated under WAC 222, except for Class IV General forest practices and COHPs (see Section 4.16 of this Code), are exempt from the provisions of the minimum requirements.

3. **Small Parcel Minimum Requirements.** Small parcel development meeting the criteria of Section 6.7.1.a, above, 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 1-4 for small parcels in Section I-2.3 of the SMM, and shall employ the small parcel Best Management Practices (BMPs) of Section II–5.10;

b. Applicants for all small parcel development meeting the criteria for Section 6.7.1.a, above, except for detached single-family residences and duplexes creating or adding less than 3,000 square feet and land disturbing activities of less than 10,000 square feet, shall prepare a small parcel erosion and sediment control plan (or, show on other diagrams being prepared for the project, if appropriate) showing:

(1) vicinity map;
(2) location of the structure and its access;
(3) all applicable setback requirements;
(4) location of all applicable erosion and sediment control BMPs; and
(5) existing site features and sensitive areas.


a. New development that includes 1) the creation or addition of less than 5,000 square feet of impervious surface that covers more than 50 percent of the site; or 2) the creation or addition of 5,000 or more square feet of impervious surface and land-disturbing activities of less than one acre shall comply with the Permanent Stormwater Quality Control (PSQC) Plan minimum requirements 2–11 in Sections I–2.6 through I–2.15 of the SMM, and the small parcel minimum requirements of Section 6.7.3, above.

b. New development that includes 1) the creation or addition of 5,000 or more square feet of impervious surface, and/or 2) land-disturbing activities of one acre or more, shall comply with Large Parcel Erosion and Sediment Control Plan minimum requirement No. 1 in Section I–2.5 of the SMM, the PSQC Plan minimum requirements Nos. 2–11 in Sections I–2.6 through I–2.15 of the SMM, and a Stormwater Site Plan shall be prepared.

c. Stormwater Site Plan. A stormwater site plan required by Sections 6.7.4.b, 6.7.5.a or .b shall be developed to the standards of Sections I–3.4 and I–3.5 of the SMM, and include:

(6) project overview;
(7) plot plan, including the elements of Section 6.7.3.b and:
   i. locations of structures and other impervious surfaces;
   ii. locations of stormwater runoff control facilities;
   iii. road rights-of-way and easements.
(8) preliminary conditions summary;
(9) analysis of off-site water quality impacts (including groundwater) resulting from the project, and mitigation measures;
(10) analysis and design of proposed stormwater runoff control facilities, including treatment and source control BMPs (cf. Section I–4 of the SMM, which provides a list of and selection process for BMPs);
(11) erosion and sediment control plan;
(12) special reports and studies;
(13) stormwater and drainage system maintenance specifications.

5. Redevelopment Minimum Requirements.

a. Where redevelopment of 5,000 or more square feet of impervious surface occurs:

(1) the new development minimum requirements 1-11 in Sections I-2.5 through 1-2.15 of the SMM shall apply to that portion of the site that is being redeveloped;

(2) source-control BMPs (cf. Section I-4 of the SMM, which provides a list of and selection process for BMPs) shall be applied to the entire site (including adjoining parcels if they are part of the project); and

(3) a Stormwater Site Plan shall be prepared.

b. In addition to the requirements of Section 6.7.5.a, above, a Stormwater Site Plan (see Section 6.7.4.c, above) shall also be prepared to implement the minimum requirements to the maximum extent practicable for the entire site when any of the following conditions apply:

(1) existing sites larger than one acre with 50 percent or more impervious surface;
(2) sites that discharge to a receiving water that has a documented water quality problem as defined by the Jefferson
County Health Department or by criteria listed in Section 1-2.4.2.B.2 of the SMM; or
(3) sites where the need for additional stormwater control measures has been identified through a watershed plan, marine habitat protection plan, or by the Puget Sound Water Quality Authority.

6. Stormwater Management Permit and Plan Review. All grading of 500 cubic yards or more [not exempted under 6.6.5(b)], land-disturbing activities of 10,000 square feet or more, or creation of 5,000 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 1 permit process (as specified in Section 8) only upon a finding that the proposed use or activity meets all applicable requirements of Sections 6.6 and 6.7, 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.

(1) Source of fill material and deposition of excess material;
(2) Physical characteristics of fill material;
(3) Proposed methods of placement and compaction consistent with the applicable standards in Appendix Chapter 33 of the Uniform Building Code;
(4) Proposed surfacing material;
(5) Proposed method(s) of drainage and erosion control;
(6) Methods for restoration of the site;
(7) Demonstration that in-stream flow of water will remain unobstructed;
(8) Demonstration that erosion and sedimentation from outflow channels will be minimized by vegetation or other means; and

(9) Demonstration that pond runoff will be controlled to protect adjacent property from damage.

6.8 Roads.

1. General. The following shall apply to all public and private roads, including any road in a development subject to Section 7 (Land Divisions) of this Code:

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:

(4) Federal Highway Administration Manual on Uniform Traffic Control Devices;
(5) Institute of Transportation Engineers (ITE) Trip Generation Manual; and

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 ordinance.

d. Drainage, erosion control, and stormwater management facilities shall comply with the requirements of the Storm Drainage Standards.
SECTION 6 · DEVELOPMENT 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:

1. Installation of temporary erosion and sediment control measures;
2. Clearing and road subgrade preparation;
3. Placing roadway gravel base;
4. Placing roadway crushed surfacing top course;
5. Placing improved roadway surface (chip seal or asphalt concrete);
6. Construction of stormwater management facilities; and
7. 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 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 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 approval.
d. **Fish and Wildlife Habitat Areas.** Standards governing development activities in these areas are found in Section 3.6.8.

e. **Regulated Wetlands.** Alteration (filling, excavating, or draining) of regulated wetlands shall be subject to the provisions of Section 3.6.6.

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 Section 8.1.3 of this Code) 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 Section 6.7.6, with the exception of:

1. Maintenance of gravel roads;
2. A SEPA-exempt (cf. WAC 197-11-800(2)(d)) residential driveway;
3. Construction of a Class I-III logging road (per RCW 76.09.050 and WAC 222);
4. Drainage improvements constructed in accordance with Sections 6.6.2 and 6.7;
5. Construction of a pond of one-half acre or less which is not in a regulated wetland.

6.7 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 Section 6.7.6. 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 6.7, the definitions at I-2.3 of the Manual shall apply:

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Unified Development Code
Section 6 Development Standards
Amended by Ordinance No. 18-1213-02 and 21-1220-02

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SECTION 6 DEVELOPMENT STANDARDS

a. "New Development" includes land-disturbing activities, including Class IV-general forest practices that are conversions from timberland 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 meetings 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% 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 non-vegetative) 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 222, except for Class IV General forest practices and OCHPs (see Section 4.16 of this Code) pursuant to MANUAL section 1-2.2, are exempt from the provisions of the minimum requirements.

3. Development and Redevelopment Minimum Requirements. Development and redevelopment meeting the criteria of Section 6.7.1.a, above, 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 required minimum requirements for development small parcels in Section 1-2.5 of the MANUAL;

b. Applicants for all development and redevelopment meeting the criteria for Section 6.7.1.a, above, 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:
   (1) vicinity map;
   (2) location of the structure and its access;
   (3) all applicable setback requirements;
   (4) location of all applicable erosion and sediment control BMPs; and
   (5) existing site features and sensitive areas.


a. All new development and redevelopment shall be required to comply with Minimum Requirement #2 (Construction Stormwater Pollution Prevention) as contained in the MANUAL.

b. New development that includes 1) the creation or addition of 2,000 square feet, or greater, of new, replaced, or new plus replaced impervious surface area or 2) has land-disturbing activities of 7,000 square feet or greater shall comply with Minimum Requirements #1 through #5 as contained in the MANUAL.

5. Stormwater Management Permit and Plan Review. All grading of 500 cubic yards or more (not exempted under 6.6.5(b)), 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 Section 8) only upon a finding that the proposed use or activity meets all applicable requirements of Sections 6.5.
SECTION 6 - DEVELOPMENT STANDARDS


(4) Federal Highway Administration Manual on Uniform Traffic Control Devices;

(5) Institute of Transportation Engineers (ITE) Trip Generation Manual; and


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 ordinance.

d. Drainage, erosion control, and stormwater management facilities shall comply with the requirements of the Storm Drainage Standards.

6.8 Roads.

1. General. The following shall apply to all public and private roads, including any road in a development subject to Section 7 (Land Divisions) of this Code:

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:


SECTION 6 • DEVELOPMENT 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:

1. Installation of temporary erosion and sediment control measures;
2. Clearing and road subgrade preparation;
3. Placing roadway gravel base;
4. Placing roadway crushed surfacing top-course;
5. Placing improved roadway surface (chip seal or asphalt concrete);
6. Construction of stormwater management facilities; and
7. 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 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.

l. 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 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 approval.