

ORDINANCE 05-19-11-Z1

AN ORDINANCE AMENDING THE JOHNSON COUNTY UNIFIED DEVELOPMENT ORDINANCE TO ADD STORMWATER MANAGEMENT STANDARDS TO THE JOHNSON COUNTY UNIFIED DEVELOPMENT ORDINANCE

Section I. Purpose. The purpose of this ordinance is to further the stated purpose of the Unified Development Ordinance for Johnson County by limiting the disruption of natural hydrology by reducing impervious cover, increasing onsite infiltration, and managing stormwater runoff.

Section II. Amendments.

A. Chapter 8:1.18 is hereby amended by adding a new subsection 8.1.18(VII) which reads as follows:

VII. Stormwater Management. No plat of a major subdivision or site plan shall be approved unless it includes a stormwater management plan that is adequate to serve the area or unless there has been a determination by the Planning and Zoning Administrator, or a duly authorized representative, that a stormwater management plan is not necessary.

The following general standards shall apply:

1. Stormwater Management

- a. All areas within the proposed parcel(s) shall be developed to comply with Statewide Urban Design Standards (SUDAS) and shall manage water quality volume of 1.25 inches by infiltration processes according to the Iowa Stormwater Management Manual.
- b. The plan must be designed to prevent the post-development rate of runoff from the subdivision or site planned development from exceeding the pre-development rate of runoff for a five-year to a 100-year, 24-hour storm as defined by the Iowa Stormwater Management Manual.
- c. Adequate overland relief with a proper easement established for storms larger than a 100-year storm as defined by the Iowa Stormwater Management Manual shall be provided.
- d. The design is to be completed and signed by a licensed engineer.

2. Water Quality Criteria

- a. Post-development runoff shall be captured and treated by water quality Best Management Practices (BMP), as recognized by the SUDAS and the Iowa Stormwater Management Manual, to prevent or minimize water quality impacts from land development. The applicant shall use the below information to comply with this criterion:
 1. Structural and non-structural practices shall be designed to capture and treat the Water Quality Volume (WQv). The WQv shall be computed as specified in the Iowa Stormwater Management Manual.
 2. This criterion shall be met using practices from the Stormwater Technology section in the Iowa Stormwater Management Manual. BMPs or combinations of BMPs shall be selected that achieve the highest pollutant load reduction for the pollutants of concern.
- b. The design is to be completed and signed by a licensed engineer.

3. Channel Protection Storage Volume Criteria

- a. The stormwater system shall be designed so that post-development stormwater discharges will not erode natural channels or steep slopes. This will protect in-stream habitats and reduce in-channel erosion. To protect channels from erosion, 24-hour extended detention of the one-year, 24-hour storm should be provided as specified in the Iowa Stormwater Management Manual.
- b. The design is to be completed and signed by a licensed engineer.

4. Flood Control Criteria

- a. Downstream overbank flood and property protection shall be provided by controlling the post-development, five-year to a 100-year, 24-hour storm peak discharge rate from exceeding the pre-development peak discharge rate as listed in the Iowa Stormwater Management Manual.
 - b. Stormwater BMPs shall provide an emergency spillway and designated overflow route demonstrating that the 100-year, 24-hour storm as defined by the Iowa Stormwater Management Manual can safely pass through the structure without creating damaging conditions downstream.
 - c. The design is to be completed and signed by a licensed engineer.
5. All stormwater management plans must be approved by a representative of the Johnson County Soil and Water Conservation District.
6. The landowners of the subdivision, including but not limited to lot owners and owners of any common open space, shall be responsible for maintaining as-built BMPs in a manner consistent with the approved stormwater management plan as determined by the county.

B. Section 8:1.21(V)(6) is hereby amended by amending the first sentence thereof so it reads as follows: "In addition to meeting the requirements of section 8:1.18(VII), upon direction of the Planning and Zoning Administrator, the subdivider shall submit a letter of intent including a soil erosion and sediment control plan for the entire area of the proposed subdivision".

Section III. Repealer. All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed

Section IV. Savings Clause. If any section, provision, or part of this ordinance shall be adjudged invalid, illegal or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid, illegal or unconstitutional.

Section V. Effective Date. This ordinance shall be in effect after its final passage and publication as part of the proceedings of the Board of Supervisors.

Date of publication:



Chairperson, Board of Supervisors
Johnson County, Iowa



Attest: Tom Slockett, Auditor
Johnson County, Iowa