Bear Creek Watershed Association Policy

Approved: September 13, 2006

BCWA Policy 3 - Referral Review Policy: *Land Use Development Applications*

Statement of Basis and Purpose
The BCWA is a referral agency for land use development applications submitted to Jefferson and Clear Creek Counties, and potentially Park County. The Association, as a water quality management agency and local watershed authority, reviews applications for consistency with local, regional and state water and environmental regulations, associated policies and the watershed management plan.

This "Referral Review Policy" outlines essential components of the Association expectations, review and comment process.

Association Review Expectations

Land use applications that cause a land disturbance and/or a potential to negatively affect water or environmental quality are subject to review and comment (reviewable). Rezoning applications will be addressed on a case-by-case basis with a determination of potential for future land disturbance or water quality degradation.

1. The Association expects reviewable land use applications within the Bear Creek Watershed to include the Urban Drainage and Flood Control (UDFCD) *4-Step Planning Process*[1] *(http://www.udfcd.org)*. This planning process includes structural best management practices (BMPs) as an integral part of new development or a project with redevelopment.

2. Reviewable land use applications that do not use the *4-Step Planning Process* will be deemed "*not reviewable; require additional information*".

Land Disturbance Criteria

A land application under review by the Association will be evaluated for the following elements:

1. Uses a treatment train approach and applies multiple structural and/or non-structural best management practices consistent for the watershed and Hydrogeological conditions of the site;

2. A new development project or a rezoning project that causes land disturbance should strive to mimic pre-development hydrology and promote infiltration over off-site runoff.

[1]Urban Drainage and Flood Control District, Denver Colorado. The **Urban Storm Drainage Criteria Manual** can be downloaded at: http://www.udfcd.org/downloads/down_critmanual.htm

3. A new development project or a rezoning project that causes land disturbance should not reasonably increase pollutant loading over ambient conditions, with no net increase in total phosphorus loading on long-term bases.

4. A development or redevelopment site should not cause or create a potential for off-site or downstream increased erosion or water quality degradation.

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The *4-Step planning process* includes four basic elements {*See UDFCD Urban Storm Drainage Criteria Manual, Volume 3 for information on the 4-step process and stormwater management*}. The Association, in review of a land use application that includes a *4-Step Planning Process,* will consider the following policy directions:

1. Runoff Reduction

- The land use application should include techniques for reducing stormwater runoff. This may include porous paving surfaces, disconnected impervious area, modular block pavement as well as vegetated swales and sumps,

- Site design should promote water infiltration structures and on-site recharge, whenever feasible.

2. Provide Water Quality (Capture Volume) Enhancement

- Site design must consider water quality features [*Best Management Practices]* to preserve surface and groundwater quality.

- Detention ponds or basins are an important aspect of water quality; however a single detention structure in sloped terrain will not mitigate all adverse water quality effects. A treatment train that may include several detention structures is the preferred Association option.

- Runoff reduction or filtering should protect sensitive aquatic and riparian habitat found in the Bear Creek Watershed. The Association supports the Denver Regional Council of Governments policy on no *"net loss of wetland function."*

- The amount of nutrient (nitrogen and phosphorus) and other pollutant runoff from the site under post-construction conditions should not exceed ambient pre-construction conditions on a long-term basis.

- Large scale land use developments should obtain water quality data on pre-construction conditions. In the event that a project has no pre-construction water quality data, the Association will use existing watershed scale data to determine ambient conditions and establish an expected base-line condition(s).

3. <u>Stabilized Drainageways</u>

- Land development projects that significantly increase impervious area on a property must identify drainageway stabilization mitigation measures in the land application process to reduce increased velocity impacts such as down cutting and scouring.

- A change in hydrology caused by development that generates higher quantities of stormwater runoff with subsequent higher potential pollutant loading to adjacent waterways requires appropriate use of BMPs or appropriate practices.

4. <u>Industrial and Commercial BMPs Must Be Appropriate For Watershed</u>

- Industrial and Commercial BMPs should not cause a degradation of water quality or environmental conditions.

- Landscape designs should promote growth practices that prevent excessive runoff to waterways/ watershed.

- Irrigation and fertilized landscaping should not contribute nutrient loading in the watershed.

- The Association promotes use of native vegetation and low impact designs that include infiltration, when feasible.