**Proposed Stormwater Language to Include in the Central West Small Area Plan**

***Language to be included in Chapter 4: Concept Plan:***

Stormwater management shall be integrated into the site, building, and landscape design. Stormwater management strategies shall be coordinated and applied in a comprehensive manner in the “Evaluation for Form and Use Planning Area” in the Central West Focus Area.

The conceptual stormwater management plan (Plan) shall include hydrologic analyses of the existing conditions (pre-development) and the undeveloped conditions (forested). In addition, a coordinated effort should be demonstrated to manage stormwater during the construction phase. At a minimum, the proposed conditions hydrology will not exceed the pre-development (existing) conditions. Additionally, the Plan will strive to make the proposed conditions hydrology match the undeveloped conditions, to the maximum extent practicable. The conceptual stormwater management plan will identify the discharge points from the development area and the limited development area that will be analyzed with each site development plan application.

The Plan shall identify the sto**r**mwater impacts and document on individual site development permit applications how those stormwater impacts will be mitigated. Stormwater management plans will comply with applicable Town stormwater management requirements, applicable federal and state rules, and applicable federal and state laws.

The stormwater design criteria shall address peak rates, volumes, and quality as follows:

1. The post-development stormwater runoff peak discharge rate shall be controlled such that the post-development runoff peak discharge rate at all locations where stormwater runoff exits the development (or at points designated in the conceptual plan) shall not exceed the pre-development (existing conditions) stormwater runoff peak discharge rate for the 1-year, 2-year, and 25-year, frequency, 24-hour duration storm events.
2. The post-development stormwater runoff volume shall be controlled such that the post-development runoff volume, at all locations where stormwater runoff exits the development area (or at other points designated in the conceptual plan) shall not exceed the pre-development (existing conditions) runoff volume for the 2-year frequency, 24-hour duration storm event.
3. The stormwater water quality volume shall be treated as required by current and future Town, federal or state rules.

Stormwater management facilities shall not be located in any street rights-of-way maintained by the Town unless mutually agreed upon but may be located within rights-of-way maintained by the Owner. Stormwater management facility outlets shall be located a minimum of 30 feet from adjacent private property boundaries, and facility discharges toward private property shall be in a sheet flow condition.

Stormwater facilities shall not be located in the Resource Conservation District streamside zones established in the LUMO or in stream buffers as restricted by applicable Jordan Water Supply Nutrient Strategy rules or statutes.

***Language to be included in Chapter 5: Implementation***

The development of a Small Area Stormwater Management Plan/Master Plan is recommended for the Central West Focus Area to comprehensively address stormwater management for proposed new development and redevelopment projects.