



MONROE PLANNING COMMISSION
Agenda Item Cover Sheet

TITLE:	<i>Code Amendment - Low Impact Development</i>
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DATE:	CONTACT:	PRESENTER:	ITEM:
09/12/16	Vince Bertrand, Public Works	Vince Bertrand	New Business

Discussion: 09/12/2016

Public Hearing: None (to be scheduled)

- Attachments:**
1. MMC Chapter 15.01 Proposed Amendments
 2. MMC Title 17 Proposed Amendments
 3. MMC Chapter 18.10 Proposed Amendments Concept
 4. MMC Chapter 18.86 Proposed Amendments
 5. Street Standards Proposed Amendments

DESCRIPTION/BACKGROUND

New National Pollutant Discharge Elimination System (“NPDES”) provisions require municipalities to integrate Low Impact Development (“LID”) techniques into plans and/or codes by no later than December 31, 2016. The intent of this requirement is to make low impact development the ***preferred*** and commonly used approach to site development.

LID is a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes by emphasizing conservation, use of on-site natural features, and site planning into a project design. LID techniques work with nature to manage stormwater as close to where it falls as possible. LID employs principles such as preserving and re-creating natural landscape features and minimizing impervious surfaces to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

By implementing LID principles and practices, stormwater can be managed in a way that reduces the impact of built areas and promotes the natural movement of water

within an ecosystem. Common LID techniques include: bio-retention, rain gardens, permeable pavement, vegetated roofs, and rainwater harvesting.

City codes and standards are being reviewed and several code amendments have been identified so far to implement the low impact development requirement:

- MMC 15.01 Storm Water Management (attachment 1)
 - Removal of verbatim inclusion of the 1991 Stormwater Manual
 - Adoption of the 2012 Stormwater Management Manual for Western Washington
- MMC 17.04 General Requirement and MMC 17.20 Utility Requirements in Subdivision Code (attachment 2)
 - Codify the requirement that site planning and stormwater management are integrated at the initial design phase
 - Requiring complete stormwater management plans at preliminary plat application
- MMC 18.10 et al minimum lot size requirements (attachment 3)
 - Eliminate or greatly reduce the minimum lot size requirements while keeping the current per acre yield of lots
 - This is to incentivize the use of low impact development techniques that are land intensive while still allowing developers to get the same number of lots
- MMC 18.86 Off-Street Parking (attachment 4)
 - Requires use of low impact development best management practices in parking lot development
 - Eliminates requirement of special permission to use pervious pavement
- Street Standards (attachment 5)
 - Decrease minimum pavement and R-O-W widths and include bike lanes on collectors and arterials

The September 12, 2016 Planning Commission meeting will feature a presentation on the NPDES requirements and code amendments in anticipation of a future Planning Commission public hearing.

RECOMMENDED ACTION

Discussion.
