



MONROE PLANNING COMMISSION
Agenda Item Cover Sheet

TITLE:	<i>Public Hearing - Low Impact Development (w/ other miscellaneous code amendments) Code Amendment</i>
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DATE:	CONTACT:	PRESENTER:	ITEM:
10/10/16	Brad Feilberg, Public Works	Brad Feilberg	Public Hearing

Discussion: 09/12/2016; 09/26/2016

Public Hearing: October 10, 2016

Attachments:

1. Draft Ordinance
2. Draft Road Standards
3. SEPA DNS

DESCRIPTION/BACKGROUND

On September 12, 2016 the Planning Commission was generally briefed on the concept of Low Impact Development (LID) and the need for the City to adopt related code amendments by the end of 2016.

Since that meeting, a draft LIC code amendment ordinance and draft Road Standards were prepared (Attachment 1 and Attachment 2) and presented to the Planning Commission at its September 26, 2016 meeting.

The proposed code amendments involve several titles of the Monroe Municipal Code (MMC). This includes Monroe Municipal Code Title 15 (Buildings and Construction), Title 17 (Subdivisions), Title 18 (Planning and Zoning) and Title 20 (Environment). In addition to low impact development, other miscellaneous code amendments are included.

More specifically, examples of affected Monroe Municipal Code Chapters and the amendments include:

- MMC 15.01 Storm Water Management

- 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
 - 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
 - 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 18.12 Downtown Commercial zone
 - Miscellaneous amendment to the Downtown Neighborhood Land Use Matrix (Rails and Roads Neighborhood)
- MMC 18.84 Planned Residential Development
 - Requires a stormwater site assessment for a Planned Residential Development,
 - Amendment to the PRD minimum lot size requirements.
- MMC 18.86 Off-Street Parking
 - Requires use of low impact development best management practices in parking lot development
 - Eliminates requirement of special permission to use pervious pavement
 - Amends off-street parking requirements (number of required spaces) for certain uses
- MMC 18.94 Outline of Yards Requirements
 - Adds rainwater harvesting systems as a general exception to yard standards.
- MMC20.05.080
 - References the new Stormwater Manual adopted in MMC section 15.01.025
- Street Standards (Attachment 2)
 - Decrease minimum pavement and R-O-W widths and include bike lanes on collectors and arterials

Also, various code sections are proposed for deletion, as presented in the attached draft ordinance (Attachment 1)

As background, the 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.

Pursuant to the State Environmental Policy Act (SEPA), the City issued a Determination of Non-Significance on the proposed code amendments on September 27, 2016 (Attachment 3).

In accordance with RCW 36.70A.106, the proposed amendments were transmitted to the Washington State Department of Commerce for State agency review on September 28, 2016.

RECOMMENDED ACTION

1. Hold public hearing.
2. Close public testimony portion of the public hearing.
3. Discuss proposed code amendment.
4. Direct staff to prepare facts and findings to support the Planning Commission recommendation to be brought back to the Planning Commission’s October 26, 2016 meeting for action.