



MONROE PLANNING COMMISSION
Agenda Item Cover Sheet

TITLE:	<i>Public Hearing - Low Impact Development Code Amendment (w/ other miscellaneous code amendments; continued from October 10, 2016)</i>
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DATE:		CONTACT:	PRESENTER:	ITEM:
10/24/16		Brad Feilberg, Public Works	Brad Feilberg	Public Hearing

Discussion: 09/12/2016; 09/26/2016; 10/10/2016, 10/24/2016

Public Hearing: October 10, 2016 (continued to October 24, 2016)

- Attachments:**
1. Draft Ordinance
 2. Draft Road Standards
 3. SEPA DNS
 4. Draft Facts and Findings (supporting Planning Commission action)

[PLANNING COMMISSION: Please bring your packet materials (Attachments 1, 2 and 3 above) for this agenda item from the October 10, 2016 meeting packet.]

DESCRIPTION/BACKGROUND

On October 10, 2016 the Planning Commission held a public hearing on proposed amendments to the Monroe Municipal Code related to low impact development (LID) standards. There was no oral or written public testimony.

Following closure of the public testimony of the public hearing, the direction from the Planning Commission was for staff to prepare facts and findings in support of the amendments contained in the draft ordinance in the October 10, 2016 packet **(Attachment 1)**.

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**). The public comment deadline concluded October 11, 2016. The received no public comments. The appeal deadline for the SEPA determination was October 18, 2016. No appeal was filed.

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. No State agency comments were received during the 14-day expedited review period.

RECOMMENDED ACTION

1. Deliberate on the proposed code amendment.
2. Move to close the deliberation portion of the public hearing.
3. Move that the Planning Commission adopts the findings and conclusions contained in Attachment 4 and recommends that the Monroe City Council **APPROVE** the proposed amendments to Monroe Municipal Code Title 15

(Buildings and Construction), Title 17 (Subdivisions), Title 18 (Planning and Zoning) and Title 20 (Environment) as identified in **Attachment 1**.