CITY OF MONROE
ORDINANCE NO. 002/2017

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, AMENDING MONROE MUNICIPAL CODE CHAPTER 18.10 LAND USE ZONING DISTRICT AND DISTRICT REQUIREMENTS; CHAPTER 18.82 SITE PLAN REVIEW; CHAPTER 18.84 PLANNED RESIDENTIAL DEVELOPMENT; AND ORDINANCE NO. 022/2016; PROVIDING FOR ADOPTION OF LOW-IMPACT DEVELOPMENT REGULATION AMENDMENTS THAT WERE INADVERTENTLY OMITTED FROM ORDINANCE NO. 022/2016; MAKING OTHER MINOR, RELATED AND NON-SUBSTANTIVE CODE REVISIONS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council adopted Ordinance No. 022/2016, on December 6, 2016, which amended Monroe Municipal Code Title 15 (Buildings And Construction), Title 17 (Subdivisions), Title 18 (Planning And Zoning) and Title 20 (Environment), collectively implementing the Federal Clean Water Act National Pollutant Discharge Elimination System Phase II Requirements and making other minor code revisions; and

WHEREAS, following adoption of Ordinance No. 022/2016, it was discovered that the ordinance had inadvertently omitted a few intended amendments to the above-referenced MMC provisions and further contained a few non-substantive typographical and/or syntax errors; and

WHEREAS, the substance of the amendments set forth in this ordinance was vetted with the City's Planning Commission and City Council, and was subject to all applicable public noticing, public hearing, SEPA review and public participation requirements as part of the City's legislative process for considering and adopting Ordinance No. 022/2016; and

WHEREAS, the City Council wishes to adopt the amendments set forth herein expeditiously in order to rectify the above-referenced omissions and typographical errors.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE DO ORDAIN AS FOLLOWS:

Section 1.   Amendment of Section 5 of Ordinance No. 022/2016 and MMC Subsection 18.10.010(B). Section 5 of Ordinance No. 022/2016 and Monroe Municipal Code Subsection 18.10.010(B) are hereby amended as follows:

B. Standard Density Calculation. To calculate the number of possible dwelling units/lots for single-family zoning districts, [~~REMOVE TWENTY PERCENT FROM THE GROSS SITE AREA, IN SQUARE FEET, FOR ROADS, GUTTERS, CURBS, SIDEWALKS, AND RETENTION AREAS AND THEN~~] multiply the [~~NET~~]**gross** site area, in acres, by the units allowed per acre from the table below:

Zoning District	Units allowed per acre
MR 6,000	7.26
UR 6,000	5.80
R-4	4.00
UR 9,600	3.63
SR 15,000	2.32

1. When calculating the maximum residential density, any resulting fraction 0.50 or over shall be rounded up to the next whole number and any fraction 0.49 or under shall be rounded down to the preceding whole number. For example, in the UR 6,000 zone, a one-acre site could yield six units ([~~43,560 SQUARE FEET X 0.80 = 34,848 SQUARE FEET / 6,000 SQUARE FEET~~]**one acre x 5.8 units per acre** = 5.8 units or six total units).

2. Nothing contained within this chapter guarantees the maximum defined density. The identified maximum residential density may not always be achievable due to unique site considerations including but not limited to critical areas, topography, right-of-way dedication, stormwater requirements, etc.

Section 2. Amendment of Section 6 of Ordinance No. 022/2016 and MMC Subsection 18.10.020(B). Section 6 of Ordinance No. 022/2016 and Monroe Municipal Code Subsection 18.10.020(B) are hereby amended as follows:

B. Standard Density Calculation. To calculate the number of possible dwelling units/lots, for multifamily zoning districts, multiply the gross site area, in acres, by the units allowed per acre from the table in Section 18.10.010(B)[~~BY THE MINIMUM UNIT/LOT SIZE, IN SQUARE FEET, TO DETERMINE THE BASE DENSITY~~]. In cases when multifamily parcels are subdivided into individual parcels, pursuant to MMC Title 17, the standards of MMC 18.10.010(B) apply.[~~IN AREAS THAT DO NOT HAVE A MINIMUM LOT SIZE, MULTIPLY THE NET SITE AREA, IN ACRES, BY THE MAXIMUM ALLOWED NUMBER OF UNITS/LOTS PER ACRE.~~]

1. When calculating the maximum residential density, any resulting fraction 0.50 or over shall be rounded up to the next whole number and any fraction 0.49 or under shall be rounded down to the preceding whole number. For example, in the MR 6,000 zone, a one-acre site could yield eleven units ([~~43,560 SQUARE FEET / 4,000 SQUARE FEET = 10.89 UNITS OR ELEVEN TOTAL UNITS~~]**one acre x 7.26 units per acre = 7.26 units or seven total units**).

2. Nothing contained within this chapter guarantees the maximum defined density. The identified maximum residential density may not always be achievable due to unique site considerations including but not limited to critical areas, topography, right-of-way dedication, stormwater requirements, etc.

Section 3. Amendment of Section 15 of Ordinance No. 022/2016 and MMC Subsection 18.82.030(A). Monroe Municipal Code Subsection 18.82.030(A), as amended by Section 15 of Ordinance No. 022/2016, is hereby further amended as follows:

A. The title and location of the proposed development, together with the names, addresses and telephone numbers of the record owner or owners of the land[~~AND WIVES~~], and of the applicant, and, if applicable, the names, addresses and telephone numbers of any architect, planner, designer or engineer responsible for the preparation of the plan, and of any authorized representative of the applicant;

Section 4. Amendment of Section 21 of Ordinance No. 022/2016 and MMC Subsection 18.84.160(A). Section 21 of Ordinance No. 022/2016 and Monroe Municipal Code Subsection 18.84.160(A), are hereby amended as follows:

A. The result of the [~~DIVISION~~]**multiplication** of the developable acreage by the maximum dwelling units per acre permitted under the zoning district for planned residential development;

Section 5. Amendment of MMC Subsection 18.84.080(H)(16). Monroe Municipal Code Subsection 18.84.080(H)(16) is hereby amended as follows:

H. Street and Site Design Standards. All PRDs should fulfill the standards set forth in the city of Monroe public works and construction standards.

. . . .

16.   Housing developments shall limit their impervious surface area in recognition of the storm water and soil conditions present in the residential development area and to prevent adverse storm water impacts. Low-impact development techniques for storm water management shall be used in accordance with MMC 15.01.[060]025, and as directed by the city engineer. Housing developments shall be designed to take advantage of open space and landscape features to utilize storm water low-impact development techniques including natural filtration and on-site infiltration of storm water.

Section 6.   Findings. The above recitals, together with the content of Agenda Bill AB-17-007 and Section 1 of Ordinance No. 022/2016, are hereby adopted as legislative findings in support of this ordinance.

Section 7.   Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by State or federal law or regulation, such decision or pre-emption shall not affect the validity or enforceability of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 8.   Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage and approval and publication as required by law.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 10th day of January , 2017.

First Reading: Waived
Adoption: January 10, 2017
Published: January 17, 2017
Effective: January 22, 2017

CITY OF MONROE, WASHINGTON:

Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:

Elizabeth M. Smoot, MMC, City Clerk

J. Zachary Lell, City Attorney