

GMA Compliance

MICC Title 15 Amendments

Stormwater Fee in Lieu

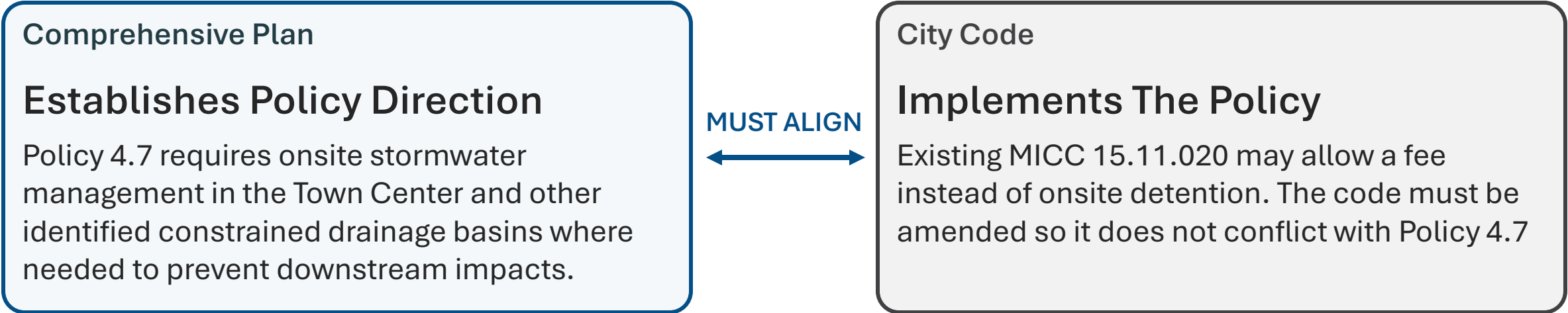


AB 6965
July 21, 2026
Regular City Council Meeting



Stormwater Management in the Town Center

Through AB 6968, the City Council adopted Ordinance No. 26-09, amending the Comprehensive Plan and establishing the Station Subarea Plan. The ordinance also adopted Utilities Element Policies 4.7 and 4.8, which must be implemented through consistent City Code provisions.

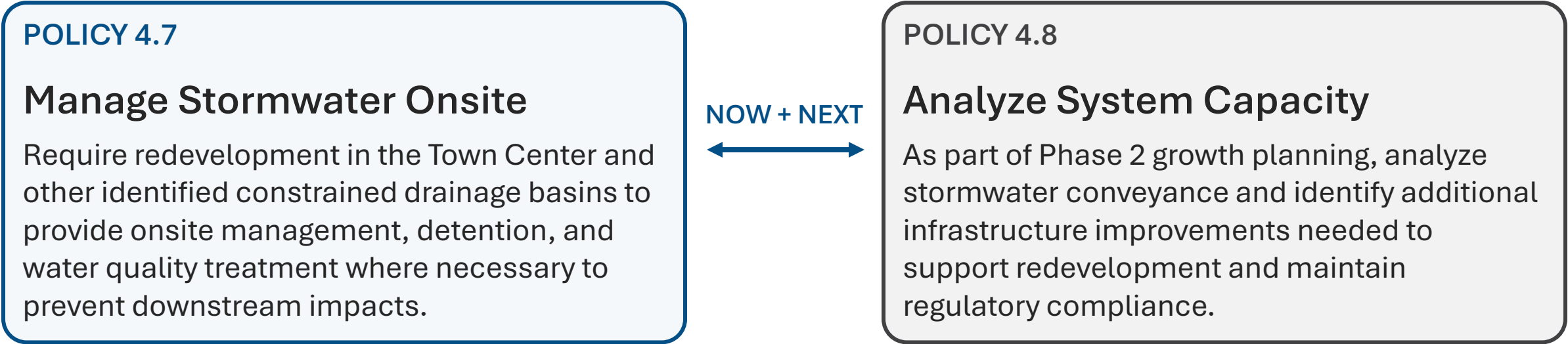


Why the Amendment is Needed: Amending MICC 15.11.020 implements adopted Policy 4.7 and maintains consistency between the Comprehensive Plan and City Code.



Adopted Utilities Element Policies

Ordinance No. 26-09, adopted through AB 6968, added Policies 4.7 and 4.8. Policy 4.7 establishes an immediate development requirement, while Policy 4.8 directs the City to evaluate future system needs.



Timing: Policy 4.7 is implemented through the current code amendment. Policy 4.8 analysis is planned for the 2027–2028 biennium.

Proposed Code Amendment

MICC 15.11.020 allows a developer, when authorized by the City Engineer, to pay a fee instead of constructing required onsite detention. Ordinance No. 26C-11 expands when that option is unavailable.

CURRENT CODE

Fee in Lieu May be Authorized

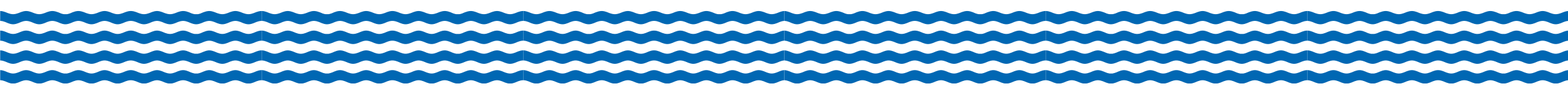
The option is unavailable when undetained runoff may materially worsen an existing downstream drainage, flooding, erosion, or water quality problem.

PROPOSED AMENDMENT

Required Onsite Detention in Constrained Basins

The fee-in-lieu option would also be unavailable in the Town Center or another City-identified constrained drainage basin where onsite management and detention are needed to protect the stormwater system and downstream waters.

Result: Implements Policy 4.7 while protecting drainage systems, water quality, downstream facilities, and receiving waters.



Next Steps

JULY 21, 2026

AFTER ADOPTION

2027-2028 BIENNIUM

Council Consideration

Public hearing for Ordinance No. 26C-11

Implement Policy 4.7

Following publication, the ordinance takes effect in five days and requires onsite detention in the Town Center and other identified constrained drainage basins.

Advance Policy 4.8

Complete Phase 2 conveyance analysis and identify any additional stormwater infrastructure improvements or code amendments needed.

Recommended Action: Adopt Ordinance No. 26C-11 to amend MICC 15.11.020(B) to implement Utilities Element Policy 4.7 by requiring onsite stormwater detention for development within the Town Center and other constrained drainage basins identified by the City.

