



City of Arlington Council Agenda Bill

Item:
WS #3
Attachment
D

COUNCIL MEETING DATE:	
March 12, 2018	
SUBJECT:	
Amendments to AMC Chapter 13 regarding Accessory Dwelling Units	
ATTACHMENTS:	
DRAFT Ordinance with AMC Chapter 13 Amendments	
DEPARTMENT OF ORIGIN	
Public Works	
EXPENDITURES REQUESTED:	None
BUDGET CATEGORY:	Water/Sewer Funds
BUDGETED AMOUNT:	N/A
LEGAL REVIEW:	
DESCRIPTION:	
Modification to AMC 13.12.020 and 13.04.180 to allow a single-family residential connection to also serve an Accessory Dwelling Unit located on the same property and served by one meter.	
HISTORY:	
As a way to assist with Arlington's growing population and housing needs, the City is looking to allow Accessory Dwelling Units to be constructed on single family residential parcels. Accessory Dwelling Units are permitted under AMC Chapter 20, these amendments to AMC Chapter 13 will allow for water and sewer service to the accessory dwelling units.	
ALTERNATIVES:	
Do not approve the changes to allow for Accessory Dwelling Units. Remand to staff for further information.	
RECOMMENDED MOTION:	
Workshop; discussion only. At the March 19, 2018 council meeting the motion will be "I move to approve the ordinance amending AMC 13.12.020 and 13.04.180 and authorize the mayor to sign the ordinance pending final review by the city attorney."	

ORDINANCE NO. 2018-XXX

AN ORDINANCE OF THE CITY OF ARLINGTON, WASHINGTON
AMENDING ARLINGTON MUNICIPAL CODE
CHAPTERS 13.04 AND 13.12 PERTAINING TO UTILITY RATES RELATING TO
ACCESSORY DWELLING UNITS

Formatted: Centered

WHEREAS, the City of Arlington has the authority to set rates and charges for its utility system; and

WHEREAS, the City is interested in encouraging the use of accessory dwelling units (ADUs) and wishes to amend provisions in the Arlington Municipal Code relating to utility charges which may be applicable to said ADUs; and

Formatted: Indent: First line: 0"

WHEREAS, the City Council considered this amendment at their workshop on March 12, 2018 and at their regular meeting held on March 19, 2018, and determined approving the amendment was in the best interest of the City and its citizens;

NOW, THEREFORE, the City Council of the City of Arlington do hereby ordain as follows:

Section 1. Arlington Municipal Code Section 13.04.180 shall be and hereby is amended to read as follows:

13.04.180 - Engineering and design requirements.

- (a) General.
 - (1) The property owner is responsible for water system design.
 - (2) The water system designer must be a civil engineer licensed in the state of Washington and qualified by both experience and educational background in the design of water facilities.
 - (3) Engineering and design shall conform to the City of Arlington Design and Construction Standards and Specifications manual.
- (b) Water facility requirements.
 - (1) Whenever property is developed or redeveloped in any way such that water demand or use is altered, new water facilities are required whenever necessary to:
 - A. Meet fire flow and other fire protection requirements, including the number and location of fire hydrants and fire sprinkler components, as determined by the fire marshal's office of the jurisdiction in which the project is located.
 - B. Meet domestic and irrigation flow requirements. See the engineering standards.

Formatted: Indent: First line: 0", Space After: 0 pt

- C. Meet pressure requirements. See the engineering standards.
 - D. Replace or relocate existing facilities as required or authorized by the utility.
- (2) Whenever property is developed or redeveloped, water mains shall be extended through and to the extremes of the property being developed as required by the utility when needed for the orderly extension or efficient gridding of the public water system.
- (c) Water service design.
- (1) Water services shall be sized and designed in accordance with the Engineering Standards.
 - (2) Each premise shall have appropriately sized and designed separate water service or services. All services shall be metered. ~~Premises containing no more than three multiple residential dwelling units, commercial or industrial businesses shall have a separate metered water service for each individual dwelling unit and/or commercial or industrial unit, except where situations and/or special conditions exist that make an individual service for each unit impossible or unfeasible at the discretion of the director of public works. The director of public works shall determine when such situations or conditions prohibit individual services.~~
 - ~~(3) Condominiums must have individual metered water services to each condominium unit.~~
 - (3) No water service or water main shall be located under or within five feet of any building.
- (d) Cross-connection control. All connections to the public water system shall comply with the backflow prevention requirements of AMC 13.04.280.

Section 2. Arlington Municipal Code Section 13.12.020(a) shall be and hereby is amended to read as follows:

- (a) Single Family Residential (SFR) Unit. A single-family residential building, or a single-family detached dwelling unit, that is designed for, permitted for, and occupied exclusively by one family, and includes manufactured homes and mobile homes, and is served by a single metered water meter and a single sanitary sewer connection. In addition to providing water service to the single-family residential building, the metered water service can also serve a single Accessory Dwelling Unit that is located on the same property and as defined in AMC 20.44.042. Each single family residential unit shall be charged a minimum of one base charge based on the meter size, as hereinafter defined, plus a charge based on the amount of water consumption.

Section 3. 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 preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Formatted: Indent: Left: 0", First line: 0.5"

Formatted: Indent: Left: 0.5"

Formatted: Font color: Red

Formatted: No underline

Formatted: Font color: Red

Formatted: No underline

Section 4. Effective Date. This Ordinance or a summary thereof shall be published in the official newspaper of the City. The Ordinance shall take effect and be in full force five (5) days after the date of publication.

PASSED BY the City Council and APPROVED by the Mayor this ____ day of March, 2018.

CITY OF ARLINGTON

Barbara Tolbert, Mayor

Attest:

Kristin Banfield, City Clerk

Approved as to form:

Steven J. Peiffle
City Attorney