

**CITY OF MONROE  
ORDINANCE NO. 006/2015**

AN ORDINANCE OF THE CITY OF MONROE,  
WASHINGTON, AMENDING SECTION 13.04.025 OF THE  
MONROE MUNICIPAL CODE, WATER SYSTEM CAPITAL  
IMPROVEMENT CHARGE, IN ORDER TO CLARIFY  
WHEN CAPITAL IMPROVEMENT CHARGES SHALL BE  
ASSESSED, PROVIDING FOR SEVERABILITY; AND  
ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, the City Council has determined that the City's water code is unclear about when water capital improvement charges are imposed and/or modified; and

WHEREAS, the Monroe City Council wishes to encourage the construction of accessory dwelling units to provide additional housing options; and

WHEREAS, it is anticipated that the limited number of accessory dwelling units constructed will have a minimal impact on the amount of capital improvement charges collected.

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

Section 1. Water System Capital Improvement Charge Amended. MMC 13.04.025 is hereby amended to provide as follows:

**13.04.025 Water system capital improvement charge.** A water system capital improvement charge shall be assessed at time of application for a new connection to the Monroe Water System or at time of expansion or change of use of a facility when the water usage is expected to increase. A water system capital charge shall not be assessed when an additional meter is purchased for an already served parcel when the water usage is not expected to increase. No refunds will be given if a change in use or occupancy causes the expected water usage to decrease.

Capital improvement charges shall be established by the city council by periodic resolution. The amount set by such resolution shall be the amount paid per equivalent residential unit (ERU). Single-family residences shall be charged for one ERU. Multi-family structures shall be charged for one ERU per residential unit. ~~[EXCEPTION: 1-BEDROOM OR STUDIO RESIDENTIAL UNITS LOCATED IN THE DOWNTOWN COMMERCIAL ZONE, WHICH STRUCTURES ARE MIXED COMMERCIAL AND RESIDENTIAL USE, SHALL BE CHARGED .333 PER ERU PER UNIT.]~~ ERU's for non-residential new customers shall be based on the size of water meter needed to supply the customer's calculated peak demand:

<u>Meter size</u>	<u>ERUs</u>
5/8 x 3/4 inch	1
1 inch	2.5
1 - 1/2 inches	5
2 inches	8
3 inches	16
4 inches	25
6 inches	50
8 inches	80

or the expected water usage, whichever is greater. When using expected water usage, one ERU is defined as having an average annual monthly discharge of 1,000 cubic feet. All expected water usage including, but not limited to, domestic supply, irrigation, and process water will be included to determine the appropriate fee. This charge will be determined by the city engineer and any decision may be appealed to the city council for a final determination.

**Exceptions:**

1. **1-bedroom or studio residential units located in the Downtown Commercial zone, which structures are mixed commercial and residential use, shall be charged .333 per ERU per unit.**
2. **Permitted accessory dwelling units (as defined in Title 18 MMC) contained within the structure of the primary dwelling unit or detached from the primary dwelling unit shall be exempt from capital improvement charges.**

In no case shall the ERU amount be less than one except as noted above.

**Section 2. Severability.** If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.


**Section 3. Effective Date.** This ordinance shall be in force and effect five days from and after its passage by the Monroe City Council 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 14th day of April, 2015.

1<sup>st</sup> Reading: April 7, 2015  
Final Reading: April 14, 2015  
Published: April 21, 2015  
Effective: April 26, 2015

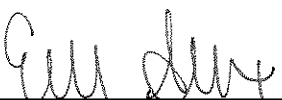
CITY OF MONROE, WASHINGTON:

(SEAL)

  
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Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:

  
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Elizabeth M. Smoot, CMC, City Clerk

  
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J. Zachary Lell, City Attorney