

CITY OF MONROE
ORDINANCE NO. 008/2023

AN ORDINANCE OF THE CITY OF MONROE,
WASHINGTON, AMENDING CHAPTER 3.54 MMC,
TRANSPORTATION IMPACT FEES; UPDATING THE
CITY'S CODIFIED TRANSPORTATION IMPACT FEE
SCHEDULE PURSUANT TO MMC 3.54.130; PROVIDING
FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE
DATE

WHEREAS, pursuant to Chapter 82.02 RCW, the City of Monroe has adopted and codified at Chapter 3.54 MMC standards and procedures for imposing transportation impact fees on development activity within the City in order to fund transportation system improvements necessary to serve such development; and

WHEREAS, pursuant to MMC 3.54.130(G) impact fees shall be adjusted annually in accordance with a five-year rolling average of the Washington State Department of Transportation Construction Cost Index (CCI); and

WHEREAS, the current five-year rolling average of the CCI has increased by 6.2 percent over the previous five-year rolling average of the CCI.

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

Section 1. Amendment of MMC 3.54.130. Subsection 3.54.130(B) Calculation of impact fees, of the Monroe Municipal Code is hereby amended as follows:

B. Each applicant for development shall pay its share in accordance with the following:

Land Use	Unit of Measure	Impact Fee Rate
Single Family (1 or 2 dwelling units)	Dwelling Unit	\$((3,791)) <u>4,026</u>
Multifamily (3 or more dwelling units)	Dwelling Unit	\$((2,161)) <u>2,295</u>
Senior Housing	Dwelling Unit	\$((1,022)) <u>1,085</u>
Commercial Services	SF GFA	\$((15.08)) <u>16.01</u>
School	Student	\$((492.32)) <u>522.84</u>
Institutional	SF GFA	\$((2.81)) <u>2.98</u>
Light Industry/Industrial Park	SF GFA	\$((3.44)) <u>3.65</u>
Warehousing/Storage	SF GFA	\$((1.21)) <u>1.29</u>
Restaurant	SF GFA	\$((19.15)) <u>20.34</u>
General Retail	SF GFA	\$((9.28)) <u>9.86</u>

Land Use	Unit of Measure	Impact Fee Rate
Supermarket	SF GFA	\$((23.02)) <u>24.45</u>
Administrative Office	SF GFA	\$((5.64)) <u>5.99</u>
Medical Office/Dental Clinic	SF GFA	\$((13.53)) <u>14.37</u>

Exception: Permitted accessory dwelling units (as defined in MMC 22.12) contained within the structure of the primary dwelling unit or detached from the primary dwelling unit shall be exempt from transportation impact fees.


Section 2. 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 3. 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 27th day of June, 2023.

1st Reading: May 23, 2023
Adoption: June 27, 2023
Published: June 30, 2023
Effective: July 5, 2023

CITY OF MONROE, WASHINGTON:


Geoffrey Thomas (Jun 28, 2023 17:27 PDT)

Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:


Jodi Wycoff (Jun 29, 2023 09:24 PDT)

Jodi Wycoff, City Clerk


Zach Leil (Jun 28, 2023 09:30 PDT)

J. Zachary Leil, City Attorney











ORD 008 2023_Amend MMC 3.54.130_Transpo rtation Impact Fee Schedule

Final Audit Report

2023-06-29

Created:	2023-06-28
By:	Jodi Wycoff (jwycoff@monroewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5dL4UiHI4-PsN24sV2KsTkEPSkwx_qvI

"ORD 008 2023_Amend MMC 3.54.130_Transportation Impact F ee Schedule" History

-  Document created by Jodi Wycoff (jwycoff@monroewa.gov)
2023-06-28 - 4:25:36 PM GMT
-  Document emailed to Zach Lell (zlell@omwlaw.com) for signature
2023-06-28 - 4:26:11 PM GMT
-  Email viewed by Zach Lell (zlell@omwlaw.com)
2023-06-28 - 4:26:39 PM GMT
-  Document e-signed by Zach Lell (zlell@omwlaw.com)
Signature Date: 2023-06-28 - 4:30:04 PM GMT - Time Source: server
-  Document emailed to Geoffrey Thomas (gthomas@monroewa.gov) for signature
2023-06-28 - 4:30:05 PM GMT
-  Email viewed by Geoffrey Thomas (gthomas@monroewa.gov)
2023-06-29 - 0:27:22 AM GMT
-  Document e-signed by Geoffrey Thomas (gthomas@monroewa.gov)
Signature Date: 2023-06-29 - 0:27:30 AM GMT - Time Source: server
-  Document emailed to Jodi Wycoff (jwycoff@monroewa.gov) for signature
2023-06-29 - 0:27:31 AM GMT
-  Email viewed by Jodi Wycoff (jwycoff@monroewa.gov)
2023-06-29 - 4:24:31 PM GMT
-  Document e-signed by Jodi Wycoff (jwycoff@monroewa.gov)
Signature Date: 2023-06-29 - 4:24:38 PM GMT - Time Source: server

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2023-06-29 - 4:24:38 PM GMT