

**CITY OF MONROE  
ORDINANCE NO. 010/2022**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, AMENDING CHAPTER 3.52 MMC PARK IMPACT FEES; UPDATING AND AMENDING THE CITY'S SCHEDULE OF PARK IMPACT FEES AND THE CALCULATION METHODOLOGY THEREFORE; REPEALING ORDINANCE NO. 006/2022; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, in order to ensure that new parks and recreation facilities are available when needed, the City Council has determined that the cost of such facilities must be shared by the public and the private sectors, and that a proportionate share of the expense of new parks and recreation facilities needed to serve new development should be borne by developers through the City's imposition of park impact fees; and

WHEREAS, the City of Monroe adopted its park impact fee program by ordinance, the regulations for which are currently codified at Chapter 3.52 MMC; and

WHEREAS, park impact fees are authorized by the Growth Management Act as a financing tool for cities to ensure that growth pays for an appropriate share of the parks and recreation facilities needed to serve such growth; and

WHEREAS, the park impact fees imposed pursuant to Chapter 3.52 MMC are based upon the calculation methodology set forth in the Park Impact Fee Technical Memorandum that has been commissioned by the City's technical consultants; and

WHEREAS, the Park Impact Fee Technical Memorandum has been updated to reflect recent amendments to the Monroe Comprehensive Plan, including without limitation the park and recreation element and the City's Park Recreation and Open Space (PROS) Plan; and

WHEREAS, the City desires to amend the park impact fee schedule codified at Chapter 3.52 MMC in order to reflect the updated Park Impact Fee Technical Memorandum and to establish impact fees within the range set forth therein; and

WHEREAS, the amendments to Chapter 3.52 MMC set forth in this ordinance will assist in funding the parks and recreational facilities necessary to serve new growth within the City while simultaneously encouraging and facilitating residential development of the type and in the manner consistent with the City's community planning vision and the Monroe Housing Action Plan; and

WHEREAS, the City Council adopted Ordinance No. 006/2022 on February 22, 2022 amending Chapter 3.52 MMC substantially as set forth herein; and

WHEREAS, it was subsequently discovered prior to publication of Ordinance No. 006/2022 that said ordinance contained an inadvertent error regarding the impact fee amounts for certain categories of multifamily housing; and

WHEREAS, the City Council wishes to repeal and replace Ordinance No. 006/2022 to correct such inadvertent error;

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

Section 1. Repealer. Ordinance No. 006/2022 is hereby repealed in its entirety.

Section 2. Amendment of MMC 3.52.070. Section 3.52.070 of the Monroe Municipal Code is hereby amended to provide in its entirety as follows:

A. The park impact fee for each development activity on which an impact fee is imposed as provided in this chapter shall be determined according to the following schedule:

| <b>Housing Type</b>                            | <b>Single-Family Detached</b> | <b>Single-Family Attached (duplex)</b> | <b>Single-Family Attached 3-4 units/structure</b> | <b>Single-Family Attached 5+ units/structure</b> | <b>Mobile Home</b> |
|--|-------------------------------|--|---|--|--------------------|
| Average Number of persons/type of housing unit | 2.7                           | 2.3                                    | 2.3   | 2.1  | 2.2                |
| Total impact fee/unit                          | \$2,479.00                    | \$2,111.00                             | \$2,111.00  | \$1,928.00                                       | \$1,020.00         |

| <b><u>Unit Type/Density</u></b>   | <b><u>Total Impact Fee/Unit</u></b> |
|-----------------------------------|-------------------------------------|
| <u>Single Family – Detached</u>   | <u>\$7,304</u>                      |
| <u>Duplex</u>                     | <u>\$2,111</u>                      |
| <u>3-4 Units – Attached</u>       | <u>\$2,111</u>                      |
| <u>5 or more units – Attached</u> | <u>\$5,645</u>                      |
| <u>Mobile Homes</u>               | <u>\$7,403</u>                      |

\* The methodology for determining the maximum park impact fees is set forth in the Park Impact Fee Calculation Technical Memorandum (~~2015~~2021), which is incorporated herein by reference and shall be maintained in the office of the director and made available for inspection upon request.

B. If development approval is requested for mixed uses, then the fee shall be determined using the above schedule by apportioning the space committed to uses specified on the schedule.

C. If the type of development activity that is applied for is not specified on the above fee schedule, the director shall use the fee applicable to the most comparable type of development activity or land use on the above fee schedule. The director shall be guided in the selection of a comparable type by the Monroe comprehensive plan and its technical appendices, and by MMC Title 22, Unified Development Regulations. If the director determines that there is not a comparable development activity or land use on the above fee schedule, then the director shall determine the appropriate fee by considering demographic or other documentation that is available from state, local, and regional authorities.

D. In the case of a change of use, redevelopment, or expansion or modification of an existing use for which a park impact fee is required by this chapter, the impact fee shall be based upon the net positive increase in the impact fee for the new as opposed to the previous use. The director shall be guided in this determination by the sources and agencies listed above.

E. The park impact fees established in this section shall be adjusted annually, effective January 1<sup>st</sup>, in accordance with a five-year rolling average of the Washington State Department of Transportation Construction Cost Index ("CCI").

Section 3. Amendment of MMC 3.52.160. Subsection 3.52.160(B)(2) of the Monroe Municipal Code is hereby amended to provide in its entirety as follows:

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2. Expansion, or alteration and accessory structures:

a. Alteration or expansion ~~Of~~ an existing building where no additional residential units are created and where the use is not changed; and/or

b. The construction and/or establishment of any accessory building or structures, specifically including without limitation any permitted accessory dwelling unit (as defined in Chapter 22.12 MMC, Definitions) contained within the structure of the primary dwelling unit or detached from the primary dwelling unit.

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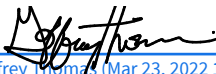
Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance shall be published as required by law and shall be in full force and effect ninety (90) days from and after its passage.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 22<sup>nd</sup> day of March, 2022.


First Reading: 03/08/2022  
Adoption: 03/22/2022  
Published: 03/25/2022  
Effective: 06/20/2022

CITY OF MONROE, WASHINGTON:

  
[Geoffrey Thomas \(Mar 23, 2022 13:21 PDT\)](#)  
\_\_\_\_\_  
Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:

  
[Jodi Wycoff \(Mar 24, 2022 09:35 PDT\)](#)  
\_\_\_\_\_  
Jodi Wycoff, CMC, City Clerk

  
[Zach Lell \(Mar 23, 2022 11:36 PDT\)](#)  
\_\_\_\_\_  
J. Zachary Lell, City Attorney











# ORD 010\_2022\_Amend CH 3.52 MMC\_Park Impact Fees

Final Audit Report

2022-03-24

|                 |   |
|-----------------|---|
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