

MONROE CITY COUNCIL

Regular Business Meeting
July 19, 2016, 7:00 P.M.

Council Chambers, City Hall
806 W Main Street, Monroe, WA 98272

AGENDA

Call To Order

Roll Call

Pledge Of Allegiance

1. Councilmember Scarboro

Comments From Citizens

[This time is set aside for members of the audience to speak to the City Council on any issue related to the City of Monroe; except any quasi-judicial matter subject to a public hearing. **Please sign in prior to the meeting; testimony is limited to 3 minutes per speaker.**]

Consent Agenda

1. Approval of the Minutes; July 12, 2016, Regular Business Meeting

Documents:

[20160719 CA1 MCC Minutes 20160712.pdf](#)

2. Approval of AP Checks and ACH Payments

Documents:

[20160719 CA2 AP Checks.pdf](#)

3. AB16-101: Ordinance No. 011/2016, Adopting Impact Fee Deferral System; Final Reading

Documents:

[AB16-101_ORD 011 2016_Impact Fee Deferral System.pdf](#)

Councilmember Reports

1. City Council Transportation/Planning, Public Works, Parks & Recreation, and Public Safety Committee (Councilmember Davis)

NOTE: MEETING CANCELLED

Staff/ Department Reports

1. Parks & Recreation Update

Documents:

[20160719 DR1 ParksDeptUpdate.pdf](#)

2. Downtown Decorative Lighting Update (Installation Funding/Timeline)

Mayor/ Administrative Reports

1. Monroe This Week (July 15, 2016, Edition No. 28)

Documents:

[20160719 MR1 Monroe This Week Edition 28.pdf](#)

2. Draft Agenda for July 26, 2016, Regular Business Meeting

Executive Session

If needed.

Adjournment

Majority vote to extend past 10:00 p.m.

THE CITY COUNCIL MAY ADD AND TAKE ACTION ON OTHER ITEMS NOT LISTED ON THIS
AGENDA

Accommodations for people with disabilities will be provided upon request. Please call City Hall at
360-794-7400. Please allow 48 hours advance notice.

CALL TO ORDER, ROLL CALL AND PLEDGE

The July 12, 2016, Regular Business Meeting of the Monroe City Council was called to order by Mayor Geoffrey Thomas at 7:05 p.m.; Council Chambers, City Hall.

Councilmembers present: Cudaback, Davis, Gamble¹, Hanford, Rasmussen, and Scarboro.

Staff members present: Brazel, Feilberg, Kyle, Osaki, Quenzer, Smoot, and Warthan.

The Pledge of Allegiance was led by Councilmember Davis.

Mayor Thomas noted, without objection the excused absence of Councilmember Kamp; and that Councilmember Gamble would be late. No objections were noted.

ANNOUNCEMENTS/PRESENTATIONS

1. Presentation: Representative D. Kristiansen

Mr. Dan Kristiansen, Washington State House of Representatives, 39th Legislative District, presented information on the following topics: the 2016 Legislative Session, budget, housing, US2 Bypass, SR522, public disclosure issues, and the upcoming 2017 Legislative Session.

The Mayor and City Council thanked Representative Kristiansen for the presentation; and general discussion ensued regarding the upcoming 2017 Legislative Session.

COMMENTS FROM CITIZENS

The following persons spoke regarding AB16-096, Discussion: Admissions Tax, MMC 5.03: Mr. Paul Barker and Ms. Kristina Barker.

The following person spoke regarding a water bill issue: Mr. Chris Waltman.

CONSENT AGENDA

City Clerk Elizabeth Smoot noted a typographical error in the minutes – Councilmember Kamp led the pledge (as opposed to Councilmember Davis).

1. Approval of the Minutes; June 28, 2016, Regular Business Meeting
2. Approval of Payroll Warrants and ACH Payments (*Check Nos. 34791 through 34832 and ACH/Direct Deposit Payments in a total amount of \$1,147,108.91*)

Councilmember Rasmussen moved to approve the Consent Agenda; the motion was seconded by Councilmember Cudaback. On vote,
Motion carried (5-0).

¹ CLERK'S NOTE: Councilmember Gamble arrived at approximately 7:54 p.m. during Unfinished Business No. 1.

UNFINISHED BUSINESS

1. AB16-095: Discussion: MMC 5.03, Admissions Tax

Mr. Gene Brazel, City Administrator, provided background information on AB16-095, Monroe Municipal Code (MMC) 5.03 - Admissions Tax and presented a revised agenda bill with additional amendment options to MMC 5.03.

General discussion ensued regarding code amendment options, current collection of admissions taxes (applicable businesses, revenues collected, etc.), and other nearby cities' policies on the collection of admissions taxes.

Councilmember Cudaback moved to direct the Mayor and Staff to prepare an ordinance based on amendment option 4, revising MMC 5.03.010, Definitions, C, to delete "or any similar place," and to be brought back to a future Council meeting for consideration; the motion was seconded by Councilmember Hanford.

General discussion ensued regarding the amendment options, potential further amendment to MMC 5.03.010(C), and request for additional information on the current collection of admission taxes. Mayor Thomas stated staff will work with the City Attorney to prepare the ordinance with the proposed amendment and gather the requested information; to be brought back for Council's consideration in August 2016.

On vote, Motion passed (3-3);
Councilmembers Gamble, Rasmussen, and Scarboro opposed;
Mayor Thomas voted in favor of the motion².

NEW BUSINESS

1. AB16-096: Ordinance No. 011/2016, Adopting Impact Fee Deferral System; First Reading

Mr. Dave Osaki, Community Development Director, provided background information on AB16-096, the proposed code amendments adopting an impact fee deferral system, and Planning Commission recommendation thereto.

Councilmember Cudaback moved to accept as first reading Ordinance No. 011/2016, implementing the requirements of Engrossed Senate Bill (ESB) 5923 by amending Sections 20.07.150, 20.10.100 and 20.12.110 of the Monroe Municipal Code related to an impact fee deferral program for single family detached and single family attached dwelling units; providing for severability; and establishing an effective date; the motion was seconded by Councilmember Gamble. On vote,

Motion carried (6-0).

² CLERK'S NOTE: Per the City Council Rules of Procedure, and RCW, the Mayor may vote to break ties not involving the passage of an ordinance, the acceptance of a grant, the revocation of a franchise or a license, or a resolution to pay money.

FINAL ACTION

Mayor Thomas noted, without objection, the need to add an item to the agenda -- AB16-100/Resolution No. 011/2016, regarding the City of Monroe's opposition to the issuance of a proposed marijuana retailer license. No objections were noted; and AB16-100/Resolution No. 011/2016 was added to the agenda as Final Action Item No. 4.

1. AB16-097: Resolution No. 010/2016, Amending Master Fee Schedule

Mr. Brazel provided background information on AB16-097, Resolution No. 010/2016, and the proposed amendments to the Master Fee Schedule.

Councilmember Hanford moved to approve Resolution No. 010/2016, amending the City of Monroe Master Fee Schedule, and fees, fines, penalties, interest and charges for 2016; the motion was seconded by Councilmember Rasmussen. On vote,

Motion carried (6-0).

2. AB16-098: Ordinance No. 012/2016, Iron Eagle Rezone; First and Final Reading

City Clerk Smoot reviewed the Appearance of Fairness Disclosures; the City Council provided no affirmative responses, and there were no challenges from parties of record.

Ms. Kristi Kyle, Senior Planner, provided background information on AB16-098, Ordinance No. 012/2016, and the proposed rezone. First and Final reading was requested in order to keep on schedule to approve the preliminary plat on July 26, 2016.

Councilmember Hanford moved to waive Council Rules of Procedure requiring two readings of ordinances; the motion was seconded by Councilmember Davis. On vote,

Motion carried (6-0).

General discussion ensued regarding the zoning and development plans for the subject property.

Councilmember Hanford moved to adopt upon first and final reading Ordinance No. 012/2016, amending zoning designations in the Iron Eagle Rezone Area from Urban Residential 9600 (UR 9600) and Multi-Family Residential 6000 (MR 6000) to Urban Residential 6000 (UR 6000); setting forth supportive findings; providing for severability; and fixing a time when the same shall become effective; the motion was seconded by Councilmember Davis. On vote,

Motion carried (6-0).

3. AB16-099: Setting Date for Consideration of Iron Eagle Preliminary Plat

Ms. Kyle provided background information on AB16-099, setting the date for consideration of the Iron Eagle Preliminary Plat.

Councilmember Hanford moved to set the date of July 26, 2016, for the City Council's closed record consideration of the Hearing Examiner's Recommendation on Iron Eagle, a Preliminary Plat File No. 15-SDPL-0001; the motion was seconded by Councilmember Cudaback. On vote,
Motion carried (6-0).

4. AB16-100: Resolution No. 011/2016, Authorize the Mayor to Notify the Washington State Liquor and Cannabis Board of the City of Monroe's Opposition to the Issuance of Proposed Marijuana Retailer License 422399-7A

Mr. Osaki provided background information on AB16-100 and the proposed resolution.

Councilmember Hanford moved to approve Resolution No. 001/2016, authorizing and directing the Mayor to notify the Washington State Liquor and Cannabis Board of the City's opposition to the issuance of Marijuana License 422399-7A, and to request an adjudicative hearing before any final action on said license applications is taken; the motion was seconded by Councilmember Davis. On vote,

Motion carried (6-0).

COUNCILMEMBER REPORTS

1. City Council Legislative Affairs Committee (Councilmember Kamp)

Councilmember Hanford reviewed the items on the July 12, 2016, City Council Legislative Affairs Committee Agenda, including the draft 2017 Legislative Priorities. The City's Lobbyist, Green Light Strategies, will present the proposed list at the August 9, 2016, Council Meeting.

2. Community Transit Board of Directors Meeting (Councilmember Cudaback)

Councilmember Cudaback noted the agenda included in the Council Meeting packet, and stated she was unable to attend the meeting.

3. Snohomish Health District Board of Directors (Councilmember Rasmussen)

Councilmember Rasmussen reviewed the items discussed at the July 12, 2016, Snohomish Health District Board of Directors Meeting, including: the Heroin and Opioid Epidemic and Per Capita Funding Request.

1. Individual Reports

Councilmember Gamble commented on youth baseball tournaments held the previous weekend.

Councilmember Rasmussen commented on the youth baseball tournaments held the previous weekend and the upcoming Seahawks/Gatorade training camp, and thanked the Monroe Police Department for their service.

Councilmember Hanford commented on the Dallas Police Shooting event and thanked Police Chief Tim Quenzer and the Monroe Police Department for their service.

Councilmember Cudaback thanked the Monroe Police Department for their service.

Councilmember Scarboro thanked the Monroe Police Department for their service, and queried on the Pro Wakeboard event held the previous weekend.

STAFF/DEPARTMENT REPORTS

Police Chief Tim Quenzer thanked the citizens of Monroe for their words and acts of appreciation towards the Monroe Police Department over the past few days.

Mr. Brazel thanked staff for their work, and reported on the following topics: Pro Wakeboard event, upcoming Wake and Skate event, and the Skate Park project.

3. Downtown Decorative Lighting (Installation Funding/Timeline)

Mr. Brazel reported that the Monroe Rotary has pledged \$2,000 towards the additional \$8,000 needed for installation (should the other \$6,000 be raised).

1. Traffic Improvements (Blueberry/Kelsey)

Mr. Brad Feilberg, Public Works Director, provided traffic improvement options for the intersection of Blueberry Lane and Kelsey Street, Monroe. General discussion ensued regarding the traffic improvement options, current traffic issues at the intersections, proposed installation of a ‘butterfly pork chop’ median at this intersection, timing, noticing, and cost of the proposed traffic improvement.

Councilmember Hanford moved to direct the Mayor and Staff to have a ‘butterfly pork chop’ median installed at the intersection of Blueberry Lane and Kelsey Street; the motion was seconded by Councilmember Gamble.
On vote,

Motion carried (6-0).

2. Finance – Monthly Revenues/Expenditures Report (June 2016)

Mr. Brazel noted the Finance report included in the agenda packet materials.

MAYOR/ADMINISTRATIVE REPORTS

1. Monroe This Week (*July 8, 2016, Edition No. 27*)³

Mayor Thomas thanked staff, Chief Quenzer, and the Monroe Police Department for their service, and reported on the following items: population statistics received; residential development in process; Pro Wakeboard event; meeting with the Master

³ CLERK’S NOTE: This item addressed out of order on the agenda at the time of the meeting; presented just prior to Staff/Department Report No. 1.

Builders Association; correspondence with Jump, Rattle, and Roll regarding admissions tax; concerns from residents on Rainier View Road; Music in the Parks; Coffee with the Mayor; and July Snohomish County Cities Dinner.

2. Draft Agenda for July 19, 2016, Regular Business Meeting

Administrator Brazel reviewed the draft agenda for the July 19, 2016, Monroe City Council Regular Business Meeting, the extended agenda, and additions/edits thereto.

3. Cancellation of August 2, 2016, Regular Business Meeting (*for attendance at National Night Out*)

Councilmember Hanford moved to cancel the August 2, 2016, Regular Business Meeting; the motion was seconded by Councilmember Gamble.
On vote,

Motion carried (6-0).

ADJOURNMENT

There being no further business, the motion was made by Councilmember Hanford and seconded by Councilmember Rasmussen to adjourn the meeting. On vote,
Motion carried (6-0).

MEETING ADJOURNED: 9:47 p.m.

Geoffrey Thomas, Mayor

Elizabeth M. Smoot, MMC, City Clerk

Minutes approved at the Regular Business Meeting of July 19, 2016.

COUNCIL AP CHECKS AND ACH PAYMENTS 6/16/16 - 7/19/16

Abell Bill

W Abell supplemental insurance \$1,694.83
 Total Paid to **Abell Bill** \$1,694.83

Accela Inc #774375

timeclock plus interface license & maintenance \$6,060.60
 Total Paid to **Accela Inc #774375** \$6,060.60

Acosta Jesse

interpreting services \$109.18
 Total Paid to **Acosta Jesse** \$109.18

AFTS

Postage - Utilities \$206.27
 Printing Services - Delinquency Notices \$87.88
 Total Paid to **AFTS** \$294.15

Amberson Aaron

A Amberson 2016 boot allowance \$212.00
 Total Paid to **Amberson Aaron** \$212.00

Anderson Donna

Refund Check \$519.13
 Total Paid to **Anderson Donna** \$519.13

Associated Petroleum Products I

Police vehicle fuel - Bldg H \$3,721.14
 PW vehicle fuel \$3,084.53
 Total Paid to **Associated Petroleum Products Inc** \$6,805.67

Baker-Lewis-Schwison & Laws PL

public defender legal fees \$12,000.00
 Total Paid to **Baker-Lewis-Schwison & Laws PLLC** \$12,000.00

BDS Planning & Urban Design Inc

consultant services \$2,916.87
 Total Paid to **BDS Planning & Urban Design Inc** \$2,916.87

City of Monroe

Ferguson Waterworks - AMI contract retainage \$28,670.42
 Grindline Skateparks Inc - Monroe Skatepark retainage \$4,454.30
 Oceanside Construction -Columbia/Elizabeth Watermain retainage \$6,488.03
 Oceanside Construction -Rivmont Watermain Replacement retainag \$7,025.83
 Total Paid to **City of Monroe** \$46,638.58

Comcate Software Inc

monthly maint-Monroe connection \$819.54
 Total Paid to **Comcate Software Inc** \$819.54

Costco-HSBC Business Solutions	
kitchen & office supplies	\$139.98
Total Paid to Costco-HSBC Business Solutions	\$139.98
Crosby Larry	
Crosby supplemental insurance	\$104.90
Total Paid to Crosby Larry	\$104.90
David Evans and Associates Inc	
Tjerne Ext	\$47,774.76
Total Paid to David Evans and Associates Inc	\$47,774.76
Department of Ecology	
NAICS Code: 221310	\$49.00
Total Paid to Department of Ecology	\$49.00
Department of Health	
T Christan Wastewater Operator Certification	\$87.00
Total Paid to Department of Health	\$87.00
Department of Labor & Industrie	
Qtr 2 2016 Volunteer L&I	\$108.31
Total Paid to Department of Labor & Industries	\$108.31
Department of License State of	
dyed diesel fuel user tax return	\$425.00
Total Paid to Department of License State of Washington	\$425.00
Department of Transportation	
Tjerne PI Ext	\$1,893.78
Tjerne PI Ext signal maintenance	\$1,161.54
Total Paid to Department of Transportation	\$3,055.32
East County Senior Center	
Senior Transportation plan	\$1,250.00
Total Paid to East County Senior Center	\$1,250.00
Farmer Maria	
interpreting services	\$100.00
Total Paid to Farmer Maria	\$100.00
Ferguson Enterprises Inc	
AMI contract	\$222,969.21
Total Paid to Ferguson Enterprises Inc	\$222,969.21
Ferguson Waterworks	
water meter repairs	\$68,588.06
Total Paid to Ferguson Waterworks	\$68,588.06
Grainger Inc	
mag tape	\$212.95
Total Paid to Grainger Inc	\$212.95

Granich Engineered Products Inc	\$1,836.05
Total Paid to Granich Engineered Products Inc	\$1,836.05
GreenLight Strategies Inc	
GREEN LIGHT - Lobbying fees	\$3,800.00
Total Paid to GreenLight Strategies Inc	\$3,800.00
Grindline Skateparks Inc	
Lake Tye Park Skatepark	\$92,827.50
Total Paid to Grindline Skateparks Inc	\$92,827.50
Guadagno Virant PLLC	
public defender legal fees	\$750.00
Total Paid to Guadagno Virant PLLC	\$750.00
H.B. Jaeger Company LLC	
meter supplies	\$4,709.62
project 41	\$20,861.11
Total Paid to H.B. Jaeger Company LLC	\$25,570.73
HD Supply Waterworks LTD	
project 41	\$3,082.70
repairs	\$2,333.23
stock	\$2,422.65
Total Paid to HD Supply Waterworks LTD	\$7,838.58
HealthEquity Employer Services	
HSA monthly payment	\$59.00
Total Paid to HealthEquity Employer Services	\$59.00
Inaba Scott	
Refund Check	\$289.53
Total Paid to Inaba Scott	\$289.53
Inland Environmental Resources	
mag hydroxide	\$9,813.80
Total Paid to Inland Environmental Resources Inc	\$9,813.80
Integra Telecom	
IP Phone	\$436.72
IP Phone labor	\$36.85
Total Paid to Integra Telecom	\$473.57
International Association for	
IAPE training	\$375.00
Total Paid to International Association for	\$375.00
KBA Inc	
NCR Phase 1	\$13,415.18
Total Paid to KBA Inc	\$13,415.18

Larson Matt	
Refund Check	\$269.18
Total Paid to Larson Matt	\$269.18
Lowe's Home Centers Inc	
Maintenance/Repairs/Supplies	\$3,480.55
Total Paid to Lowe's Home Centers Inc	\$3,480.55
McKibben Lyle	
Refund Check	\$535.95
Total Paid to McKibben Lyle	\$535.95
Monroe Chamber of Commerce	
destination marketing management development	\$4,583.00
Total Paid to Monroe Chamber of Commerce	\$4,583.00
Myownly Boarding Kennel	
Lexi 6/19-6/22/16 kennel services	\$485.00
Total Paid to Myownly Boarding Kennel	\$485.00
NC Machinery/Power/Rental Co	
maintenance	\$54.60
Total Paid to NC Machinery/Power/Rental Company	\$54.60
Nelson Jr Odin	
Refund Check	\$46.51
Total Paid to Nelson Jr Odin	\$46.51
NI Government Services Inc	
satellite phone	\$147.46
Total Paid to NI Government Services Inc	\$147.46
Ocean Systems	
omnivore support	\$99.00
Total Paid to Ocean Systems	\$99.00
Oceanside Construction Inc	
Columbia/Elizabeth Street Watermain Project	\$131,998.63
Rivmont Watermain Replacement project	\$146,418.28
Total Paid to Oceanside Construction Inc	\$278,416.91
Ogden Murphy Wallace PLLC	
professional services through 5/31/16	\$24,686.45
Total Paid to Ogden Murphy Wallace PLLC	\$24,686.45
Osaki David	
D Osaki application fee for PAW/APA Awards	\$150.00
Total Paid to Osaki David	\$150.00
Pak West Development LLC NW	
Refund Check	\$969.11
Total Paid to Pak West Development LLC NW	\$969.11

Paul Sayers landscaping LLC	
downtown flowers	\$773.63
topsoil	\$35.94
Total Paid to Paul Sayers landscaping LLC	\$809.57
Paxman Darrell	
payment of reimbursement agreement fees - 5% Administrative fee	\$2,606.14
Total Paid to Paxman Darrell	\$2,606.14
Pharm-A-Save Monroe	
M Wakefield RX	\$71.04
Total Paid to Pharm-A-Save Monroe	\$71.04
Provencher Kevin	
Refund Check	\$187.96
Total Paid to Provencher Kevin	\$187.96
PUD	
PUD - 16410 177th Ave SE	\$220.59
PUD - 512 S Sams St	\$14,553.37
PUD - 806 W Main St A	\$1,282.86
PUD - Street Lighting	\$7,370.87
Reservoir #5 - 13125 191st Ave SE	\$195.08
Total Paid to PUD	\$23,622.77
Puget Sound Clean Air Agency	
2016 clean air assessment	\$2,879.00
Total Paid to Puget Sound Clean Air Agency	\$2,879.00
Republic Services Inc	
ALLIED -Garbage/Recycle/Yardwa	\$246,771.81
ALLIED/REPUBLIC - Recycle - WW	\$61.86
ALLIED/REPUBLIC -Recycle - PW	\$566.91
ALLIED/REPUBLIC -Recycle CH	\$128.69
ALLIED/REPUBLIC -Recycle -PW/P	\$38.52
Total Paid to Republic Services Inc	\$247,567.79
RH2 Engineering Inc	
Powell Street sewer replacement	\$16,935.85
Total Paid to RH2 Engineering Inc	\$16,935.85
Ricoh USA Inc	
Bldg 6001 Ricoh copier lease	\$577.70
CH 5180 Ricoh color/fax copier	\$765.87
CH 906 Ricoh copier lease	\$399.67
CH PRO8100s copier lease	\$488.40
Engr Ricoh copier lease	\$130.91
PD Ricoh 906EX copier lease	\$327.79
PD Ricoh Pro8100s copier lease	\$424.72
PW Ricoh copier lease	\$290.20

WWTP Ricoh copier lease	\$156.01
Total Paid to Ricoh USA Inc	\$3,561.27
Rozzano Mara J.	
Judge's salary	\$4,400.00
Total Paid to Rozzano Mara J.	\$4,400.00
Salvation Army	
Community Utility Program City of Monroe Utilities Fund	\$100.00
Total Paid to Salvation Army	\$100.00
San Diego Police Equipment Co I	
ammunition	\$3,306.21
dept ammunition	\$11,954.34
Total Paid to San Diego Police Equipment Co Inc	\$15,260.55
Sinn Andre & Christine	
Refund Check	\$38.04
Total Paid to Sinn Andre & Christine	\$38.04
Smarsh Inc	
Archive services	\$659.50
Total Paid to Smarsh Inc	\$659.50
Snohomish Conservation District	
City of Monroe Surface Water Education Services	\$2,352.98
Total Paid to Snohomish Conservation District	\$2,352.98
Snohomish County Clerks & Fina	
E Smoot SCCFOA meeting	\$18.00
Total Paid to Snohomish County Clerks & Finance Office	\$18.00
Snohomish County District Court	
interpreting services	\$102.50
Total Paid to Snohomish County District Court Evergreen	\$102.50
Snohomish County Facilities Man	
E.R.& R. charges - Invoice 11804	\$415.17
Total Paid to Snohomish County Facilities Managment	\$415.17
Snohomish County Fire District #	
2nd qtr 2016 fiber optics	\$804.65
3rd qtr 2016 fiber optics	\$804.65
Total Paid to Snohomish County Fire District #3	\$1,609.30
Snohomish County Sheriff Correc	
jail billing	\$22,233.56
Total Paid to Snohomish County Sheriff Corrections Bure	\$22,233.56
Snohomish County Sheriff's Offic	
inmate medical billing	\$100.07
Total Paid to Snohomish County Sheriff's Office	\$100.07

Snohomish County Treasurer

Crime victims compensation	\$397.99
Total Paid to Snohomish County Treasurer	\$397.99

SNOPAC911

access assessment	\$488.98
dispatch services	\$21,849.62
managed laptop program	\$2,026.92
Total Paid to SNOPAC911	\$24,365.52

State Treasurer's Office

Jurisdiction Billing	\$29,709.02
Total Paid to State Treasurer's Office	\$29,709.02

Stradford Jerry

Refund Check	\$93.04
Total Paid to Stradford Jerry	\$93.04

Tenelco Inc.

biosolids	\$11,038.48
Total Paid to Tenelco Inc.	\$11,038.48

Thomco Construction Inc

Woods Creek Road Phase 1	\$405,204.53
Total Paid to Thomco Construction Inc	\$405,204.53

Trane U.S. Inc.

WWTP ECP	\$117,707.73
Total Paid to Trane U.S. Inc.	\$117,707.73

Trimaxx Construction Inc

Tjerne Place SE Extension	\$56,584.99
Total Paid to Trimaxx Construction Inc	\$56,584.99

US Bank National Associatio ND

ABC- Tyler Christian- CCC exam fee	\$98.00
ACTION CLEANING - custodial services	\$2,766.38
ADA Seminar - Snoh. co. Parking Garage Fee	\$6.00
AG ENTERPRISE- sprayer	\$38.90
ALL BATTERY SALES - PT34 supplies	\$127.46
Amazon - red file jackets	\$32.31
Amazon - supplies	\$56.97
Amazon - white roll butcher paper	\$35.26
Amazon - zip ties	\$17.98
AMAZON-pick up tools	\$75.84
ASPCA POISON CONTROL / PET SAFETY MATERIALS	\$16.50
AUTO ZONE / CREDIT FOR FRAUDULENT CHARGE	(\$200.00)
AUTO ZONE / FRAUDULENT CHARGE	\$200.00
AWC - Annual Conf -K Hanford	\$450.00
BEN FRANKLIN- tool	\$58.13

BIB TOOL & CUTTER- iron bender	\$9,635.00
Bills Blueprint - Ben Franklin copies	(\$77.65)
Bills Blueprint - Rivmont Watermain	\$212.88
Bills Blueprint - Skate Park	\$76.20
Bills Blueprint - W-Main St Sidewalk	\$249.44
Bluebook-Scrubber 581 flow meter controller	\$619.86
BOBCAT CO- LD04 mower head	\$5,637.12
BOBCAT- LD03	\$4,251.58
BOBCAT- solenoid shut off fuel	\$233.65
BRATWEAR / NAME TAG FOR JACKET	\$25.66
BSN-home plate	\$170.54
CDWG Fax for PD.	\$550.54
CDWG HP service agreements	\$1,533.16
CDWG monitor back ordered. Spare	\$172.54
CDWG Spare Monitors	\$345.07
CDWG VMWare lic. updates.	\$191.10
CENTAL WELDING	\$153.21
CENTRAL WELDING-	\$73.65
CENTRAL WELDING - helium	\$13.73
CHAPARRAL MOTORSPORTS / TIRE FOR P-75	\$148.87
CHEVRON / FUEL FOR PD MOTORCYCLE	\$63.63
CHEVRON / FUEL FOR PD VEHICLE	\$50.00
CHEVRON / FUEL FOR TRAINING	\$22.85
CHIEF SUPPLY / MIRANDA WARNING CARDS	\$33.86
CITY OF EVERETT / ANIMAL CONTROL SERVICES	\$740.00
CITY OF MONROE - Gbg/Wtr/Swr/Stm	\$13,659.57
CITY OF MONROE - Tjerne Ext	\$22.22
CITY OF MONROE- HVAC permit	\$132.60
CLICK2MAIL - replenish postage	\$500.00
COASTWIDE	\$525.12
COASTWIDE-	\$329.78
COASTWIDE-cleaners	\$804.76
COASTWIDE-trashbagscleaners	\$556.20
COMCAST - Cable & IP	\$236.23
COMCAST - PW Internet	\$135.77
COMPLETE OFFICE - supplies	\$344.36
CONSOLIDATED PRESS- CCR printing cost	\$4.39
CORNWELL-	\$137.40
CORRECTIONAL INDUSTRIES / BUSINESS CARDS	\$67.49
CROWNFILMS-dog waste bags	\$200.38
CSG-EMAP	\$450.00
DALCO- pressure washer	\$508.38
DAY WIRELESS - radar calibrations	\$163.80

DELTA AIR- Ottow airfare to APWA training 8/27	\$238.10
DELTA- J Roberts airfare to APWA	\$363.20
DELTA POWER- arbor nut	\$51.42
DEPT OF ENTERPRISE SERVICES - 200 asset labels	\$112.69
DISCOUNTPLAYGROUND SUPPLY-patching	\$299.85
DIY AWARDS- plaque	\$116.96
EDGE ANALYTICAL- dbp samples	\$1,110.00
ELITE K9 / K9 LEASHES	\$78.81
ELITE LOCK - keys	\$53.65
ELITE LOCK - keys (credit)	(\$4.51)
ELITE LOCK- Door Knob	\$196.56
ELITE LOCK- rental meter keys	\$6.55
ELITE LOCK- WWTP keys	\$38.77
EVERETT STEEL-	\$750.08
EVERETT STEEL- antennae project	\$50.40
EVERETT STEEL- Main St Accent lighting	\$17.36
EVERETT STEEL- Steel Rod for Lake Tye weir	\$14.58
EVERGREEN HEALTH - cdl physical	\$28.00
EVERGREEN HEALTH / LEGAL BLOOD ALCOHOL COLLECTION	\$30.00
Evergreen Safety Council - Flagger Cert. Class Fee	\$85.00
EVERGREEN SAFETY COUNCIL - Traffic Control Class	\$495.00
EWING - irr heads	\$105.53
FASTENAL	(\$9.99)
FASTENAL-	\$755.52
FASTENAL- anntennae project	\$11.36
FASTENAL- antennae project	\$29.93
FASTENAL- bar for WWTP	\$54.11
FASTENAL- credit	(\$6.33)
FASTENAL- for lock box	\$5.97
FASTENAL- HVAC Maint	\$7.69
FASTENAL- Maint St Accent Lighting	\$3.29
FASTENAL- rental meter repairs	\$134.16
FEDEX - shipping	\$24.04
FIRE HOSE DIRECT- rental meter repairs	\$108.55
Fisher-Duopak	\$216.24
Fisher-glasswarefilters and medium	\$429.77
Fisher-TSB caps	\$154.67
FLEX A CHART- scheduled white board	\$698.67
FOSTER SMITH / K9 DISPOZ-A-SCOOPS	\$163.75
FRED MEYER	\$18.30
FRED MEYER / FUEL FOR PD MOTORCYCLE	\$37.10
FRONTIER - Admin & Sewer phone lines	\$267.90
FRYLAND 76 / FUEL FOR PD MOTORCYCLE	\$14.21

GALLS / DUTY GEAR FOR NEW CSO	\$109.47
GALLS/BLUMENTHAL - uniform boots	\$245.61
GENUINE AUTO GLASS / WINDSHIELD FOR P-73	\$554.84
GLOCK PROFESSIONAL / ARMORER'S COURSE	\$500.00
GMS-Shop supplies	\$493.73
GOODYEAR / TIRES FOR P-71	\$694.80
GRIFFEN LAW OFFICE - public defender legal fees	\$3,950.00
HAM RADIO OUTLET -	\$161.95
HARBOR MARINE- Main St Banner hardware	\$100.31
HD Fowler - plumbing supplies	\$131.04
HIGHWAY AUTO- pt06	\$129.95
HILL STREET CLEANERS / DRYCLEANING SERVICES	\$214.91
HOME DEPOT- shelf brackets	\$122.65
HORIZON- credit	(\$11.87)
HORIZON- irrigation supplies	\$315.96
HORIZON- small tools	\$103.72
IBS-	\$273.18
ICC - certification dues	\$110.00
Idexx-Drinking water bottles	\$160.04
INTERSTATE ALL BATTERY - GN-10 maintenance	\$559.32
IRON TECHNICS- LT02 fiberglass matl	\$911.67
ISOUTSOURCE - IT Services	\$3,833.50
ISOUTSOURCE - Monthly server monitoring	\$191.11
ISS- LT02 switch press	\$86.70
KOOY'S- GN10	\$12.84
KOOY'S- UT09	\$29.35
KRAZAN - Columbia / Elizabeth	\$3,657.50
KRAZAN - Skate Park	\$1,181.70
KROESENS UNIFORM / VEST CARRIER & ACCESSORIES	\$277.70
LA POLICE GEAR / UNIFORM BOOTS FOR HATCH	\$198.99
LA POLICE GEAR / UNIFORM BOOTS FOR HENDERSON	\$440.96
LAKE ROESIGER STORE- for small engines	\$115.50
LAKESIDE INDUSTRIES - asphalt bags	\$3,307.37
LANGAGUE LINE SERVICES - interpreting services	\$123.33
LEMAY MOBILE SHREDDING - 2016 Spring Cleanup Event	\$1,575.00
LEMAY MOBILE SHREDDING - shredding	\$4.56
LES SCHWAB - CV8 tire repair	\$359.39
LES SCHWAB - P48 battery	\$168.24
LES SCHWAB - P55 brake repair	\$524.29
LESSCHWAB-flat repair	\$5.89
LOWES- earplugs for shop & electrical tape Lake Ty	\$27.78
MAIL FINANCE - Postage Machine Lease	\$390.21
MCCOY FREIGHTLINER- SW03 control panel	\$223.99

Monroe Chamber of Commerce	\$16.00
MONROE PARTS HOUSE-	\$140.40
MONROE PARTS HOUSE / HEADLIGHT BULB	\$12.00
MONROE PARTS HOUSE- bulb	\$19.55
MONROE PARTS HOUSE- gen10 hose	\$100.67
MONROE PARTS HOUSE- kumatsu hydraulic hose	\$109.67
MONROE PARTS HOUSE- RM02	\$268.54
MONROE PARTS HOUSE- sprayer spark plug	\$24.71
MONROE PARTS HOUSE- switch	\$28.04
MONROE PARTS HOUSE- wrench 36mm	\$118.98
MONROE PARTTSHOUSE- boot socket	\$18.11
MONROE PARTTSHOUSE- seal belt bearing	\$143.10
MPH INDUSTRIES / RADAR REPAIR	\$171.61
NELSON PETROLEUM-	\$317.47
NORCAN / OSINT TRAINING	\$798.00
NORTH COAST ELECTRIC- UFD Cable	\$422.00
NORTH SOUND- sprayer	\$124.96
NORTH SOUND- Vactors	\$9.43
NORTHERN TOOL- compressor	\$1,499.99
Northstar-Scrubber Chemical	\$2,676.71
OFFICE DEPOT - supplies	\$91.18
OFFICE DEPOT - tape dispenser core	\$1.19
OFFICE DEPOT- key tags	\$8.51
OFFICE DEPOT- office supplies	\$63.38
OFFICE PRO'S - Council Chamber Tables	\$1,798.63
ORIENTAL TRADING CO / 4TH OF JULY GIVEAWAYS	\$131.25
OWEN EQUIPMENT- SW03	\$1,764.55
OWEN EQUIPMENT- Vac02	\$2,604.90
PACIFIC POWER BATTERIES / CREDIT FOR RETURN	(\$42.02)
PACIFIC POWER BATTERIES / VEHICLE MAINTENANCE	\$101.12
PACIFIC PUBLISHING - advertising	\$859.04
PARTSMASTER-	\$193.78
PARTSMASTER-small tools	\$309.90
PHELPS- DP02	\$64.70
PHELPS TIRE- FL01	\$814.25
PLATT - irr controller	\$73.14
PLATT - light bulbs	\$8.99
PLATT- antennae project	\$5.62
PLATT- shop stock	\$324.71
POLLARD WATER- meter parts	\$698.70
PRECISION TURF-edger blades	\$77.97
PRESS PLUS / HERALD SUBSCRIPTION	\$8.95
PUD - 106 S Kelsey St-Kelsey/Main Signal	\$38.05

PUD - 12803 150th St SE	\$16.96
PUD - 13226 134th Dr SE	\$245.31
PUD - 13803 Ingraham rd	\$40.91
PUD - 14220 134th Dr SE	\$15.37
PUD - 14701 144th St SE	\$122.30
PUD - 14810 fryelands-Lake Tye Lift St	\$396.64
PUD - 14890 Fryelands Blvd- wales signal	\$60.29
PUD - 14964 Fryelands Blvd -Lk Tye Rest	\$137.26
PUD - 15403 Fryelands Blvd	\$16.27
PUD - 15403 Fryelands Blvd- 154th signal	\$68.94
PUD - 15605 139th Ave SE	\$15.90
PUD - 17108 Sawyer St SE	\$26.70
PUD - 17526 136th Pl SE	\$38.09
PUD - 17769 149th St SE- Stanton Meadows	\$16.29
PUD - 17888 W Main St Signal	\$28.94
PUD - 19206 Tjerne Pl-St light meter	\$117.29
PUD - 19413 SR 2 - Street Lighting	\$62.19
PUD - 19470 Chain Lake-Tjerne Pl Signal	\$74.38
PUD - 19470 Chain Lk-N Kelsey St Lights	\$135.71
PUD - 19920 Rainier View Rd SE	\$17.98
PUD - 20218 Pipeline -North Hill Booster	\$143.90
PUD - 372 Sky River Pkwy - Rotary Field	\$28.01
PUD - 516 S Lewis Street - Restrooms	\$105.35
PUD - 820 Village Way - Sky River	\$126.75
PUD - Lake Tye - Fountain/Pump House	\$93.24
PUD - Park Place Pump St 17866 W Main St	\$252.40
PUD - PW Bldg - 769 Village Way A	\$331.67
PUD 14826 N Kelsey St - Tjerne Pl	\$73.45
PUGET SAFETY	\$484.64
PUGET SAFETY- gloves	\$56.65
PUMP TECH - 3w VFD panel	\$14,059.51
RAINIER ENVIRONMENTAL LAB - WWTP testing	\$3,092.25
RED LION / LODGING FOR WASPC CONFERENCE	\$629.16
RODDA PAINT-	\$288.29
RODLAND AUTO- DP06	\$279.85
RODLAND AUTO- FB01B	\$350.14
RODLAND AUTO- FB02	\$246.41
RODLAND AUTO- FB08	\$304.07
RODLAND AUTO- FB09	\$307.33
RODLAND AUTO- PT02	\$310.07
RODLAND AUTO- PT27	\$259.24
RODLAND AUTO SERVICE / VEHICLE MAINTENANCE	\$638.44
SEATTLE PUMP- roto drill kit	\$329.67

SHANE SMITH MATCO-	\$46.50
SHOEBUY.COM / UNIFORM BOOTS FOR CHESSIE	\$149.96
SMILEY'S PRO LUBE / VEHICLE MAINTENANCE	\$176.86
SMILEY'S PRO LUBE / VEHICLE MAINTENANCE FOR P-49	\$100.43
SMILEY'S PRO LUBE / VEHICLE MAINTENANCE FOR P-72	\$88.43
SNAP LOCK INDUSTRIES / REPLACEMENT SHOWER MAT	\$60.86
Sno. Co. Parking Fee - Overlay Precon	\$6.00
Snohomish County Parking Garage	\$3.00
SOUND PUBLISHING - advertising	\$56.76
SPRAGUE PEST SOLUTIONS - Pest Control	\$110.26
STAPLES - copy paper	\$50.20
STAPLES - Council Chamber Chair	\$227.14
STAPLES - Laminating supplies	\$60.54
Staples - supplies	\$151.22
STAPLES / OFFICE CHAIR FOR IRVING	\$327.59
SUBWAY / CREDIT FOR FRAUDULENT CHARGE	(\$8.21)
SUBWAY / FRAUDULENT CHARGE	\$8.21
TEAM EAGLE - Kubota repairs	\$1,061.02
THE PARTS WORKS- DCVA 2	\$422.87
TOWN & COUNTRY-	\$52.29
TOWN AND COUNTRY-chainsawbar	\$54.55
TOWN AND COUNTRY-drive link	\$40.40
TOWN AND COUNTRY-mower blades	\$39.29
TOWN AND COUNTRY-otrimmer line	\$11.86
TOWN AND COUNTRY-pull rope	\$5.73
TOWN AND COUNTRY-throttle cable	\$33.36
TOWN AND COUNTRY-trimmer line	\$84.84
TRACTOR SUPPLY-	\$499.04
TRACTOR SUPPLY - misc supplies	\$364.55
TRACTOR SUPPLY-horsemat	\$27.29
TRANSUNION - searches	\$25.00
ULINE - misc maintenance	\$533.78
UPS - Ship HDD for RMA	\$24.94
USPS - Postage	\$140.01
VARIDESK- Tyler Christian stand up desk	\$375.00
VERIZON WIRELESS - Admin cell	\$322.54
VERIZON WIRELESS - Clerk cell	\$36.84
VERIZON WIRELESS - Comm Dev	\$172.49
VERIZON WIRELESS - Design & Co	\$297.88
VERIZON WIRELESS - Eng Emerg M	\$157.74
VERIZON WIRELESS - HR cell	\$36.84
VERIZON WIRELESS - Legislation	\$241.92
VERIZON WIRELESS - Muni Crt	\$94.56

VERIZON WIRELESS - Parks cell	\$384.77
VERIZON WIRELESS - PW cell	\$1,733.13
VERIZON WIRELESS - PW wtr mtrs	\$100.04
VERIZON WIRELESS - Tech Srv	\$76.85
VERIZON WIRELESS - WWTP cell	\$457.54
VERIZON WIRELESS / CELL PHONES	\$1,343.63
VOISS WOOD- maple trim	\$198.64
VOISS WOOD PRODUCTS- CH Millwork	\$848.11
WABO- J Davis welder card	\$50.00
WALMART- chlorine	\$34.88
WALMART- HDFM cable	\$7.61
WALMART- soil	\$78.57
WASPC / WASPC SPRING CONFERENCE	\$600.00
WESSPUR- LTO2	\$256.57
WESSPUR TREE- ch02	\$413.44
WESTERN EQUIP -TURF STAR - mower belts	\$262.92
WESTERN FLUID-	\$207.38
WESTERN FLUID- EX02	\$34.96
WFOA - annual conference D Nelson	\$425.00
WHISTLEWORKWEAR - boots	\$147.41
WMCA EC Meeting - Ferry Fee	\$18.20
WMCA EC Meeting - Parking Fee	\$15.00
WOLFKILL-marking lime	\$129.94
Work and More - safety clothing	\$1,023.65
WRPA - training	\$58.00
WSDOT - Streets CIP training	\$300.00
WSP Background check	\$60.00
Total Paid to US Bank National Associatio ND	\$139,112.02
Vallo Bradley	
Refund Check	\$0.75
Total Paid to Vallo Bradley	\$0.75
Vestal Guy & Barbara	
Refund Check	\$333.62
Total Paid to Vestal Guy & Barbara	\$333.62
Wakefield Mark	
M Wakefield supplemental insur	\$104.90
Total Paid to Wakefield Mark	\$104.90
Grand Total	\$2,024,091.35



MONROE CITY COUNCIL

Agenda Bill No. 16-101

SUBJECT:	Ordinance No. 011/2016, Adopting Impact Fee Deferral System; Final Reading
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DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
07/19/2016	Community Development Planning	Dave Osaki	Dave Osaki	Consent Agenda #3

Discussion: Council – 2015: 09/15, 10/20; 2016: 01/12, 03/01, 07/12, 07/19
Discussion: Committee - 02/16/2016
Public Hearing: Planning Commission - 06/13/2016
First Reading: 07/12/2016

- Attachments:**
1. Draft Ordinance No. 011/2016
 2. Engrossed Senate Bill 5923
 3. Monroe Public School Letter July 20, 2015
 4. Monroe Public School Letter April 7, 2016
 5. Stakeholder Summary Input (From March 1, 2016)
 6. June 13, 2016 Planning Commission Findings and Conclusions

REQUESTED ACTION: Move to adopt Ordinance No. 011/2016, implementing the requirements of Engrossed Senate Bill (ESB) 5923 by amending Sections 20.07.150, 20.10.100 and 20.12.110 of the Monroe Municipal Code related to an impact fee deferral program for single family detached and single family attached dwelling units; providing for severability; and establishing an effective date.

DESCRIPTION/BACKGROUND

On June 13, 2016, the City of Monroe Planning Commission held a public hearing and made a recommendation on an ordinance (*Attachment 1*) related to an impact fee deferral system. The ordinance responds to the requirements of ESB 5923 (*Attachment 2*) passed by the Washington State legislature in 2015.

ESHB 5923 requires counties, cities, and towns to adopt an impact fee deferral system for the collection of impact fees for new single-family detached and attached residential construction. The deadline to adopt and implement a single family impact fee deferral program is September 1, 2016.

Under the new law, counties, cities, and towns must adopt an impact fee deferral system for the collection of impact fees that, upon developer request, delays payment until the time of either:

1. Final inspection;
2. Issuance of the certificate of occupancy or equivalent certification; and/or
3. The closing of the first sale of the property.

In no case, however, may the deferral exceed 18 months from the date of issuance of the building permit. Municipalities and school districts are authorized by the law to institute foreclosure proceedings if impact fees are not paid.

(NOTE: An applicant could, if he/she wishes, still pay impact fees at the time of or prior to

building permit issuance.)

In the City of Monroe, Item 1 above (final inspection) and Item 2 (issuance of the certificate of occupancy) above occur at the same time for single family dwellings. From a practical standpoint, this means that the two options available to the City essentially are:

1. Time of final inspection (this is when the City does an inspection of the single family dwelling and approves the dwelling for occupancy); and/or
2. Time of closing of the first sale of the property.

The new State law requires that an applicant seeking an impact fee deferral grant and record a lien against the property, in the amount of the deferred impact fees, in favor of the municipality. Deferrals may not, however, exceed 18 months from the date of building permit issuance.

The new State law limits the number of annual deferrals for an applicant to 20; although the local government has the option of allowing for a higher amount. The City will need to consider whether to include code language that allows an applicant to obtain annual deferrals in excess of 20.

The Planning Commission recommendation, as reflected in Ordinance No. 011/2016:

- 1. Sets the time of deferral to the time of final inspection; and***
- 2. Limits the number of annual (calendar year) deferrals for an applicant to 20.***

In making its June 13, 2016, recommendation, the Planning Commission considered:

- A July 2015 letter *Attachment 3* and an April 2016 *Attachment 4* letter respectively from the Monroe School District on the impact fee deferral legislation. The Monroe School District requests that the number of deferrals be limited to 20 annually.
- *Attachment 5* summarizes stakeholder outreach information that was conducted earlier this year and which was included in the City Council's March 1, 2016, meeting packet. Verbal comments from the Snohomish School District are also summarized in the *Attachment 5*. The Snohomish School District expressed a desire to see the number of annual deferrals per applicant to be capped at 20.
- To limit the "spin-off LLC" issue, "applicant" is defined to include "an entity that controls the applicant, is controlled by the applicant, or is under common control with the applicant."
- The City must provide data to the Washington State Department of Commerce for an annual report, beginning December 1, 2018, on the payment and collection of impact fees.

Attachment 6 are the findings and conclusions adopted by the Planning Commission in support of its recommendation.

ADDITIONAL INFORMATION

With regards to the number of deferrals, the legislation states that a local government must consult with school districts about additional deferrals, if there is a desire to go over 20. "Substantial weight" must be given to the recommendation of school districts regarding the number of additional deferrals. Further, if the county, city, or town disagrees with the recommendations of one or more school districts, the county, city, or town must provide the district or districts with a written rationale for its decision

The State legislation provides that local governments may collect reasonable administrative fees to cover costs of implementing the impact fee deferral program. This would be set in the City's fee resolution when the impact fee deferral ordinance is passed. To date, administrative fees imposed elsewhere are in the \$200-\$250 range per deferral.

First reading of this ordinance was accepted on July 12, 2016; there have been no changes since that time.

IMPACT – BUDGET

None directly. However, the State legislation does recognize there may be expense to the local government to implement the impact fee deferral program. The State legislation provides that local governments may collect reasonable administrative fees to cover costs of implementing the impact fee deferral program.

TIME CONSTRAINTS

ESB 5923 (*Attachment 2*) requires counties, cities, and towns to adopt an impact fee deferral system for the collection of impact fees for new single-family detached and attached residential construction by September 1, 2016.

**CITY OF MONROE
ORDINANCE NO. 011/2016**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, IMPLEMENTING THE REQUIREMENTS OF ENGROSSED SENATE BILL (ESB) 5923 BY AMENDING SECTIONS 20.07.150, 20.10.100 AND 20.12.110 OF THE MONROE MUNICIPAL CODE RELATED TO AN IMPACT FEE DEFERRAL PROGRAM FOR SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED DWELLING UNITS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, in 2015 the Washington state legislature passed and the Governor signed into law Engrossed Senate Bill (ESB) 5923 related to impact fee deferral systems; and

WHEREAS, ESB 5923 requires local governments that collect impact fees to provide an impact fee deferral system for the collection of impact fees for new single family detached and attached residential construction by September 1, 2016; and

WHEREAS, the City of Monroe collects impact fees in accordance with Chapter 82.02 RCW; and

WHEREAS, Monroe Municipal Code (MMC) subsection 21.20.040(B) requires that amendments to the subdivision code, zoning code, and environmental code (MMC Titles 17 through 20) require Planning Commission review and recommendation; and

WHEREAS, the City of Monroe Planning Commission held a duly noticed public hearing on June 13, 2016, to accept public testimony on the proposed code amendment; and

WHEREAS, on June 13, 2016, the Planning Commission adopted facts and findings and made its recommendation to the City Council; and

WHEREAS, on July 12, 2016, the Monroe City Council considered the recommendation of the Planning Commission.

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

Section 1. Amendment of MMC 20.07.150. Section 20.07.150 of the Monroe Municipal Code is hereby amended as follows:

20.07.150 Collection and transfer of fees.

A. **Except as provided for in MMC subsection 20.07.150(B), [S]school impact fees shall be due and payable to the city by the developer at the time of issuance of residential building permits for all development activities.**

B. **Deferral of Impact Fee Payment**

1. For single-family detached or attached single family residential dwelling units only, impact fee payments may be deferred to final inspection or up to 18 months from the date of issuance of the building permit, whichever occurs first. Deferral shall only be allowed when, prior to issuance of the building permit, the applicant:

a. Submits a deferred impact fee application form for the property which the applicant is requesting deferral of the impact fee payment; and,

b. Grants and records a deferred impact fee lien against the property in favor of the city of Monroe in a form as approved by the city. The content, form and procedure for the lien shall also be in accordance with RCW 82.02.050. Recording and release of the deferred impact fee lien shall be at the expense of the applicant.

Applications for an impact fee deferral shall be accompanied by payment of an administrative fee as provided for in the city's adopted fee resolution.

2. Each applicant for a single-family residential construction permit is entitled to annually receive (per calendar year) deferral for only the first twenty single-family residential construction building permits. For the purposes of this subsection, an "applicant" includes an entity that controls the applicant, is controlled by the applicant, or is under common control with the applicant.

3. The city shall withhold approval of final inspection until the deferred impact fees are paid and collected. For the purposes of this section, "final inspection" shall mean the city's signed approval of the final inspection for Occupancy on the job card.

[B]C. The affected school district, to receive school impact fees collected by the city, shall establish an interest-bearing account separate from all other school district accounts. The city shall deposit school impact fees in the appropriate district account within ten days after receipt, and shall contemporaneously provide the receiving district with a notice of deposit.

[G]D. The affected school district shall institute a procedure for the disposition of impact fees and provide for an annual reporting to the city that demonstrates compliance with the requirements of MMC 20.07.160 and RCW 82.02.070, and other applicable laws.

Section 2. Amendment of MMC 20.10.110. Section 20.10.110 of the Monroe Municipal Code is hereby amended as follows:

20.10.110 Payment of fee.

A. Impact fees shall be imposed upon development activity in the city, based upon the schedule set forth in this chapter, and shall be collected by the city from any applicant where such development activity requires final plat, PRD approval, issuance of a residential building permit or a mobile home permit and the fee for the lot or unit has not been previously paid.

B. For a plat or PRD applied for on or after the effective date of the ordinance codified in this chapter, the impact fees due on the plat or the PRD shall be assessed and collected from the applicant at the time of final approval, using the impact fee schedule in effect when the plat or PRD was approved; provided, that the applicants may opt to:

1. ~~[H]~~**H**ave impact fees allocated to the lots or dwelling units in the project and collected when the building permits are issued; **or,**
2. **For single family attached and detached units only, the impact fee payment may be deferred and collected in accordance with MMC 20.10.110(C).**

Where the applicant exercises ~~[this latter]~~**the** option **for collection of impact fees at the time of building permit or deferral,** the fees to be collected shall be those in effect at the time building permits are issued. Residential development proposed for short plats shall not be governed by this section, but shall be governed by subsection (~~[D]~~**E**) of this section.

C. Deferral of Impact Fee Payment.

1. **For single-family detached or attached single family residential dwelling units only, impact fee payments may be deferred to final inspection or up to 18 months from the date of issuance of the building permit, whichever occurs first. Deferral shall only be allowed when, prior to issuance of the building permit, the applicant:**

a. **Submits a deferred impact fee application form for the property which the applicant is requesting deferral of the impact fee payment; and,**

b. **Grants and records a deferred impact fee lien against the property in favor of the city of Monroe in a form as approved by the city. The content, form and procedure for the lien shall also be in accordance with RCW 82.02.050. Recording and release of the deferred impact fee lien shall be at the expense of the applicant.**

Applications for an impact fee deferral shall be accompanied by payment of an administrative fee as provided for in the city's adopted fee resolution.

2. Each applicant for a single-family residential construction permit is entitled to annually receive (per calendar year) deferral for only the first twenty single-family residential construction building permits. For the purposes of this subsection, an "applicant" includes an entity that controls the applicant, is controlled by the applicant, or is under common control with the applicant.

3. The City shall withhold approval of final inspection until the deferred impact fees are paid and collected. For the purposes of this section, "final inspection" shall mean the City's signed approval of the final inspection for Occupancy on the job card.

[C]D. If, on the effective date of the ordinance codified in this chapter, a plat or PRD has already received preliminary approval and is not otherwise exempt from the payment of impact fees under MMC 20.10.160, such plat or PRD shall not be required to pay the impact fees at the time of final approval, but the impact fees shall be allocated to the lots or dwelling units and assessed and collected from the lot or unit owner at the time the building permits are issued **or deferred in accordance with MMC subsection 20.10.110(C)**, using the impact fee schedule then in effect. If, on the effective date of the ordinance codified in this chapter, an applicant has applied for preliminary plat or PRD approval, but has not yet received such approval, the applicant shall follow the procedures set forth in subsection (B) of this section.

[D]E. For existing lots or lots not covered by subsection (B) of this section, application for single-family and multifamily residential building permits, mobile home permits, and site plan approval for mobile home parks proposed, the total amount of the impact fees shall be assessed and collected from the applicant when the building permit is issued **or deferred in accordance with MMC subsection 20.10.110(C)**, using the impact fee schedules then in effect.

[E]F. Any application for preliminary plat or PRD approval which has been approved subject to conditions requiring the payment of impact fees established pursuant to this chapter shall be required to pay the fee in accordance with the conditions of approval.

~~[F. ARRANGEMENT MAY BE MADE FOR LATER PAYMENT OF THE IMPACT FEE WITH THE APPROVAL OF THE CITY ONLY IF THE CITY DETERMINES THAT IT WILL BE UNABLE TO USE OR WILL NOT NEED THE PAYMENT UNTIL A LATER TIME; PROVIDED, THAT SUFFICIENT SECURITY, AS DEFINED BY THE CITY, IS PROVIDED TO ASSURE PAYMENT. SECURITY SHALL BE MADE TO AND HELD BY THE CITY, WHICH WILL BE RESPONSIBLE FOR TRACKING AND DOCUMENTING THE SECURITY INTEREST.]~~

Section 3. Amendment of MMC 20.12.110. Subsection 20.12.100 of the Monroe Municipal Code is hereby amended as follows:

20.12.110 Time of payment.

A. **Except as provided for in MMC subsection 20.12.110(B), [H]i** impact fees shall be calculated and assessed for each development activity at the time of building permit issuance for each unit within the development, pursuant to the impact fee rates then in effect; provided, that if no building permit is required for the development activity in question, impact fees shall be calculated and assessed for each development activity at the time an occupancy permit or other permit authorizing the underlying use is issued.

B. Deferral of Impact Fee Payment.

1. **For single-family detached or attached single family residential dwelling units only, impact fee payments may be deferred to final inspection or up to 18 months from the date of issuance of the building permit, whichever occurs first. Deferral shall only be allowed when, prior to issuance of the building permit, the applicant:**

a. Submits a deferred impact fee application form for the property which the applicant is requesting deferral of the impact fee payment.

b. Grants and records a deferred impact fee lien against the property in favor of the city of Monroe in a form as approved by the city. The content, form and procedure for the lien shall also be in accordance with RCW 82.02.050. Recording and release of the deferred impact fee lien shall be at the expense of the applicant.

Applications for an impact fee deferral shall be accompanied by payment of an administrative fee as provided for in the city's adopted fee resolution.

2. **Each applicant for a single-family residential construction permit is entitled to annually receive (per calendar year) deferral for only the first twenty single-family residential construction building permits. For the purposes of this subsection, an "applicant" includes an entity that controls the applicant, is controlled by the applicant, or is under common control with the applicant.**

3. **The city shall withhold approval of final inspection until the deferred impact fees are paid and collected. For the purposes of this section, "final inspection" shall mean the city's signed approval of the final inspection for Occupancy on the job card.**

[B]C. Applicants who have been awarded credits pursuant to MMC 20.12.060 shall prior to building permit issuance submit a copy of the statement prepared by the city engineer setting forth the monetary value of the credit awarded. Impact fees, as determined after the application of appropriate credits, shall be collected from the applicant at the time the building permit is issued for each unit in the proposed development.

~~[C]~~**D. Except as provided for in MMC subsection 20.12.110(B),** ~~[F]~~the city shall not issue a building, occupancy or other use permit unless and until the impact fees required pursuant to this chapter have been paid.

Section 4. 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 5. 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 _____ day of _____, 2016.

First Reading: July 12, 2016
Adoption: July 19, 2016
Published: July 26, 2016
Effective: July 31, 2016

CITY OF MONROE, WASHINGTON:

(SEAL)

Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:

Elizabeth M. Smoot, MMC, City Clerk

J. Zachary Lell, City Attorney

CERTIFICATION OF ENROLLMENT

ENGROSSED SENATE BILL 5923

Chapter 241, Laws of 2015

64th Legislature
2015 Regular Session

SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL CONSTRUCTION--
DEFERRED IMPACT FEES

EFFECTIVE DATE: 9/1/2016

Passed by the Senate April 16, 2015
Yeas 28 Nays 18

BRAD OWEN

President of the Senate

Passed by the House April 14, 2015
Yeas 82 Nays 15

FRANK CHOPP

Speaker of the House of Representatives

Approved May 11, 2015 2:46 PM

JAY INSLEE

Governor of the State of Washington

CERTIFICATE

I, Hunter G. Goodman, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **ENGROSSED SENATE BILL 5923** as passed by Senate and the House of Representatives on the dates hereon set forth.

HUNTER G. GOODMAN

Secretary

FILED

May 12, 2015

**Secretary of State
State of Washington**

ENGROSSED SENATE BILL 5923

AS AMENDED BY THE HOUSE

Passed Legislature - 2015 Regular Session

State of Washington **64th Legislature** **2015 Regular Session**

By Senators Brown, Liiias, Roach, Dansel, Hobbs, Warnick, and Chase

Read first time 02/11/15. Referred to Committee on Trade & Economic Development.

1 AN ACT Relating to promoting economic recovery in the
2 construction industry; amending RCW 82.02.050 and 36.70A.070; adding
3 a new section to chapter 44.28 RCW; adding a new section to chapter
4 43.31 RCW; and providing an effective date.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 **Sec. 1.** RCW 82.02.050 and 1994 c 257 s 24 are each amended to
7 read as follows:

8 (1) It is the intent of the legislature:

9 (a) To ensure that adequate facilities are available to serve new
10 growth and development;

11 (b) To promote orderly growth and development by establishing
12 standards by which counties, cities, and towns may require, by
13 ordinance, that new growth and development pay a proportionate share
14 of the cost of new facilities needed to serve new growth and
15 development; and

16 (c) To ensure that impact fees are imposed through established
17 procedures and criteria so that specific developments do not pay
18 arbitrary fees or duplicative fees for the same impact.

19 (2) Counties, cities, and towns that are required or choose to
20 plan under RCW 36.70A.040 are authorized to impose impact fees on
21 development activity as part of the financing for public facilities,

1 provided that the financing for system improvements to serve new
2 development must provide for a balance between impact fees and other
3 sources of public funds and cannot rely solely on impact fees.

4 (3)(a)(i) Counties, cities, and towns collecting impact fees
5 must, by September 1, 2016, adopt and maintain a system for the
6 deferred collection of impact fees for single-family detached and
7 attached residential construction. The deferral system must include a
8 process by which an applicant for a building permit for a single-
9 family detached or attached residence may request a deferral of the
10 full impact fee payment. The deferral system offered by a county,
11 city, or town under this subsection (3) must include one or more of
12 the following options:

13 (A) Deferring collection of the impact fee payment until final
14 inspection;

15 (B) Deferring collection of the impact fee payment until
16 certificate of occupancy or equivalent certification; or

17 (C) Deferring collection of the impact fee payment until the time
18 of closing of the first sale of the property occurring after the
19 issuance of the applicable building permit.

20 (ii) Counties, cities, and towns utilizing the deferral process
21 required by this subsection (3)(a) may withhold certification of
22 final inspection, certificate of occupancy, or equivalent
23 certification until the impact fees have been paid in full.

24 (iii) The amount of impact fees that may be deferred under this
25 subsection (3) must be determined by the fees in effect at the time
26 the applicant applies for a deferral.

27 (iv) Unless an agreement to the contrary is reached between the
28 buyer and seller, the payment of impact fees due at closing of a sale
29 must be made from the seller's proceeds. In the absence of an
30 agreement to the contrary, the seller bears strict liability for the
31 payment of the impact fees.

32 (b) The term of an impact fee deferral under this subsection (3)
33 may not exceed eighteen months from the date of building permit
34 issuance.

35 (c) Except as may otherwise be authorized in accordance with (f)
36 of this subsection (3), an applicant seeking a deferral under this
37 subsection (3) must grant and record a deferred impact fee lien
38 against the property in favor of the county, city, or town in the
39 amount of the deferred impact fee. The deferred impact fee lien,

1 which must include the legal description, tax account number, and
2 address of the property, must also be:

3 (i) In a form approved by the county, city, or town;

4 (ii) Signed by all owners of the property, with all signatures
5 acknowledged as required for a deed, and recorded in the county where
6 the property is located;

7 (iii) Binding on all successors in title after the recordation;
8 and

9 (iv) Junior and subordinate to one mortgage for the purpose of
10 construction upon the same real property granted by the person who
11 applied for the deferral of impact fees.

12 (d)(i) If impact fees are not paid in accordance with a deferral
13 authorized by this subsection (3), and in accordance with the term
14 provisions established in (b) of this subsection (3), the county,
15 city, or town may institute foreclosure proceedings in accordance
16 with chapter 61.12 RCW.

17 (ii) If the county, city, or town does not institute foreclosure
18 proceedings for unpaid school impact fees within forty-five days
19 after receiving notice from a school district requesting that it do
20 so, the district may institute foreclosure proceedings with respect
21 to the unpaid impact fees.

22 (e)(i) Upon receipt of final payment of all deferred impact fees
23 for a property, the county, city, or town must execute a release of
24 deferred impact fee lien for the property. The property owner at the
25 time of the release, at his or her expense, is responsible for
26 recording the lien release.

27 (ii) The extinguishment of a deferred impact fee lien by the
28 foreclosure of a lien having priority does not affect the obligation
29 to pay the impact fees as a condition of final inspection,
30 certificate of occupancy, or equivalent certification, or at the time
31 of closing of the first sale.

32 (f) A county, city, or town with an impact fee deferral process
33 on or before April 1, 2015, is exempt from the requirements of this
34 subsection (3) if the deferral process delays all impact fees and
35 remains in effect after September 1, 2016.

36 (g)(i) Each applicant for a single-family residential
37 construction permit, in accordance with his or her contractor
38 registration number or other unique identification number, is
39 entitled to annually receive deferrals under this subsection (3) for
40 the first twenty single-family residential construction building

1 permits per county, city, or town. A county, city, or town, however,
2 may elect, by ordinance, to defer more than twenty single-family
3 residential construction building permits for an applicant. If the
4 county, city, or town collects impact fees on behalf of one or more
5 school districts for which the collection of impact fees could be
6 delayed, the county, city, or town must consult with the district or
7 districts about the additional deferrals. A county, city, or town
8 considering additional deferrals must give substantial weight to
9 recommendations of each applicable school district regarding the
10 number of additional deferrals. If the county, city, or town
11 disagrees with the recommendations of one or more school districts,
12 the county, city, or town must provide the district or districts with
13 a written rationale for its decision.

14 (ii) For purposes of this subsection (3)(g), an "applicant"
15 includes an entity that controls the applicant, is controlled by the
16 applicant, or is under common control with the applicant.

17 (h) Counties, cities, and towns may collect reasonable
18 administrative fees to implement this subsection (3) from permit
19 applicants who are seeking to delay the payment of impact fees under
20 this subsection (3).

21 (i) In accordance with sections 3 and 4 of this act, counties,
22 cities, and towns must cooperate with and provide requested data,
23 materials, and assistance to the department of commerce and the joint
24 legislative audit and review committee.

25 (4) The impact fees:

26 (a) Shall only be imposed for system improvements that are
27 reasonably related to the new development;

28 (b) Shall not exceed a proportionate share of the costs of system
29 improvements that are reasonably related to the new development; and

30 (c) Shall be used for system improvements that will reasonably
31 benefit the new development.

32 ~~((4))~~ (5)(a) Impact fees may be collected and spent only for
33 the public facilities defined in RCW 82.02.090 which are addressed by
34 a capital facilities plan element of a comprehensive land use plan
35 adopted pursuant to the provisions of RCW 36.70A.070 or the
36 provisions for comprehensive plan adoption contained in chapter
37 36.70, 35.63, or 35A.63 RCW. After the date a county, city, or town
38 is required to adopt its development regulations under chapter 36.70A
39 RCW, continued authorization to collect and expend impact fees
40 ~~((shall be))~~ is contingent on the county, city, or town adopting or

1 revising a comprehensive plan in compliance with RCW 36.70A.070, and
2 on the capital facilities plan identifying:

3 ~~((a))~~ (i) Deficiencies in public facilities serving existing
4 development and the means by which existing deficiencies will be
5 eliminated within a reasonable period of time;

6 ~~((b))~~ (ii) Additional demands placed on existing public
7 facilities by new development; and

8 ~~((c))~~ (iii) Additional public facility improvements required to
9 serve new development.

10 (b) If the capital facilities plan of the county, city, or town
11 is complete other than for the inclusion of those elements which are
12 the responsibility of a special district, the county, city, or town
13 may impose impact fees to address those public facility needs for
14 which the county, city, or town is responsible.

15 **Sec. 2.** RCW 36.70A.070 and 2010 1st sp.s. c 26 s 6 are each
16 amended to read as follows:

17 The comprehensive plan of a county or city that is required or
18 chooses to plan under RCW 36.70A.040 shall consist of a map or maps,
19 and descriptive text covering objectives, principles, and standards
20 used to develop the comprehensive plan. The plan shall be an
21 internally consistent document and all elements shall be consistent
22 with the future land use map. A comprehensive plan shall be adopted
23 and amended with public participation as provided in RCW 36.70A.140.
24 Each comprehensive plan shall include a plan, scheme, or design for
25 each of the following:

26 (1) A land use element designating the proposed general
27 distribution and general location and extent of the uses of land,
28 where appropriate, for agriculture, timber production, housing,
29 commerce, industry, recreation, open spaces, general aviation
30 airports, public utilities, public facilities, and other land uses.
31 The land use element shall include population densities, building
32 intensities, and estimates of future population growth. The land use
33 element shall provide for protection of the quality and quantity of
34 groundwater used for public water supplies. Wherever possible, the
35 land use element should consider utilizing urban planning approaches
36 that promote physical activity. Where applicable, the land use
37 element shall review drainage, flooding, and storm water run-off in
38 the area and nearby jurisdictions and provide guidance for corrective

1 actions to mitigate or cleanse those discharges that pollute waters
2 of the state, including Puget Sound or waters entering Puget Sound.

3 (2) A housing element ensuring the vitality and character of
4 established residential neighborhoods that: (a) Includes an inventory
5 and analysis of existing and projected housing needs that identifies
6 the number of housing units necessary to manage projected growth; (b)
7 includes a statement of goals, policies, objectives, and mandatory
8 provisions for the preservation, improvement, and development of
9 housing, including single-family residences; (c) identifies
10 sufficient land for housing, including, but not limited to,
11 government-assisted housing, housing for low-income families,
12 manufactured housing, multifamily housing, and group homes and foster
13 care facilities; and (d) makes adequate provisions for existing and
14 projected needs of all economic segments of the community.

15 (3) A capital facilities plan element consisting of: (a) An
16 inventory of existing capital facilities owned by public entities,
17 showing the locations and capacities of the capital facilities; (b) a
18 forecast of the future needs for such capital facilities; (c) the
19 proposed locations and capacities of expanded or new capital
20 facilities; (d) at least a six-year plan that will finance such
21 capital facilities within projected funding capacities and clearly
22 identifies sources of public money for such purposes; and (e) a
23 requirement to reassess the land use element if probable funding
24 falls short of meeting existing needs and to ensure that the land use
25 element, capital facilities plan element, and financing plan within
26 the capital facilities plan element are coordinated and consistent.
27 Park and recreation facilities shall be included in the capital
28 facilities plan element.

29 (4) A utilities element consisting of the general location,
30 proposed location, and capacity of all existing and proposed
31 utilities, including, but not limited to, electrical lines,
32 telecommunication lines, and natural gas lines.

33 (5) Rural element. Counties shall include a rural element
34 including lands that are not designated for urban growth,
35 agriculture, forest, or mineral resources. The following provisions
36 shall apply to the rural element:

37 (a) Growth management act goals and local circumstances. Because
38 circumstances vary from county to county, in establishing patterns of
39 rural densities and uses, a county may consider local circumstances,
40 but shall develop a written record explaining how the rural element

1 harmonizes the planning goals in RCW 36.70A.020 and meets the
2 requirements of this chapter.

3 (b) Rural development. The rural element shall permit rural
4 development, forestry, and agriculture in rural areas. The rural
5 element shall provide for a variety of rural densities, uses,
6 essential public facilities, and rural governmental services needed
7 to serve the permitted densities and uses. To achieve a variety of
8 rural densities and uses, counties may provide for clustering,
9 density transfer, design guidelines, conservation easements, and
10 other innovative techniques that will accommodate appropriate rural
11 densities and uses that are not characterized by urban growth and
12 that are consistent with rural character.

13 (c) Measures governing rural development. The rural element shall
14 include measures that apply to rural development and protect the
15 rural character of the area, as established by the county, by:

- 16 (i) Containing or otherwise controlling rural development;
- 17 (ii) Assuring visual compatibility of rural development with the
18 surrounding rural area;
- 19 (iii) Reducing the inappropriate conversion of undeveloped land
20 into sprawling, low-density development in the rural area;
- 21 (iv) Protecting critical areas, as provided in RCW 36.70A.060,
22 and surface water and groundwater resources; and
- 23 (v) Protecting against conflicts with the use of agricultural,
24 forest, and mineral resource lands designated under RCW 36.70A.170.

25 (d) Limited areas of more intensive rural development. Subject to
26 the requirements of this subsection and except as otherwise
27 specifically provided in this subsection (5)(d), the rural element
28 may allow for limited areas of more intensive rural development,
29 including necessary public facilities and public services to serve
30 the limited area as follows:

31 (i) Rural development consisting of the infill, development, or
32 redevelopment of existing commercial, industrial, residential, or
33 mixed-use areas, whether characterized as shoreline development,
34 villages, hamlets, rural activity centers, or crossroads
35 developments.

36 (A) A commercial, industrial, residential, shoreline, or mixed-
37 use area (~~shall be~~) are subject to the requirements of (d)(iv) of
38 this subsection, but (~~shall~~) are not (~~be~~) subject to the
39 requirements of (c)(ii) and (iii) of this subsection.

1 (B) Any development or redevelopment other than an industrial
2 area or an industrial use within a mixed-use area or an industrial
3 area under this subsection (5)(d)(i) must be principally designed to
4 serve the existing and projected rural population.

5 (C) Any development or redevelopment in terms of building size,
6 scale, use, or intensity shall be consistent with the character of
7 the existing areas. Development and redevelopment may include changes
8 in use from vacant land or a previously existing use so long as the
9 new use conforms to the requirements of this subsection (5);

10 (ii) The intensification of development on lots containing, or
11 new development of, small-scale recreational or tourist uses,
12 including commercial facilities to serve those recreational or
13 tourist uses, that rely on a rural location and setting, but that do
14 not include new residential development. A small-scale recreation or
15 tourist use is not required to be principally designed to serve the
16 existing and projected rural population. Public services and public
17 facilities shall be limited to those necessary to serve the
18 recreation or tourist use and shall be provided in a manner that does
19 not permit low-density sprawl;

20 (iii) The intensification of development on lots containing
21 isolated nonresidential uses or new development of isolated cottage
22 industries and isolated small-scale businesses that are not
23 principally designed to serve the existing and projected rural
24 population and nonresidential uses, but do provide job opportunities
25 for rural residents. Rural counties may allow the expansion of small-
26 scale businesses as long as those small-scale businesses conform with
27 the rural character of the area as defined by the local government
28 according to RCW 36.70A.030(15). Rural counties may also allow new
29 small-scale businesses to utilize a site previously occupied by an
30 existing business as long as the new small-scale business conforms to
31 the rural character of the area as defined by the local government
32 according to RCW 36.70A.030(15). Public services and public
33 facilities shall be limited to those necessary to serve the isolated
34 nonresidential use and shall be provided in a manner that does not
35 permit low-density sprawl;

36 (iv) A county shall adopt measures to minimize and contain the
37 existing areas or uses of more intensive rural development, as
38 appropriate, authorized under this subsection. Lands included in such
39 existing areas or uses shall not extend beyond the logical outer
40 boundary of the existing area or use, thereby allowing a new pattern

1 of low-density sprawl. Existing areas are those that are clearly
2 identifiable and contained and where there is a logical boundary
3 delineated predominately by the built environment, but that may also
4 include undeveloped lands if limited as provided in this subsection.
5 The county shall establish the logical outer boundary of an area of
6 more intensive rural development. In establishing the logical outer
7 boundary, the county shall address (A) the need to preserve the
8 character of existing natural neighborhoods and communities, (B)
9 physical boundaries, such as bodies of water, streets and highways,
10 and land forms and contours, (C) the prevention of abnormally
11 irregular boundaries, and (D) the ability to provide public
12 facilities and public services in a manner that does not permit low-
13 density sprawl;

14 (v) For purposes of (d) of this subsection, an existing area or
15 existing use is one that was in existence:

16 (A) On July 1, 1990, in a county that was initially required to
17 plan under all of the provisions of this chapter;

18 (B) On the date the county adopted a resolution under RCW
19 36.70A.040(2), in a county that is planning under all of the
20 provisions of this chapter under RCW 36.70A.040(2); or

21 (C) On the date the office of financial management certifies the
22 county's population as provided in RCW 36.70A.040(5), in a county
23 that is planning under all of the provisions of this chapter pursuant
24 to RCW 36.70A.040(5).

25 (e) Exception. This subsection shall not be interpreted to permit
26 in the rural area a major industrial development or a master planned
27 resort unless otherwise specifically permitted under RCW 36.70A.360
28 and 36.70A.365.

29 (6) A transportation element that implements, and is consistent
30 with, the land use element.

31 (a) The transportation element shall include the following
32 subelements:

33 (i) Land use assumptions used in estimating travel;

34 (ii) Estimated traffic impacts to state-owned transportation
35 facilities resulting from land use assumptions to assist the
36 department of transportation in monitoring the performance of state
37 facilities, to plan improvements for the facilities, and to assess
38 the impact of land- use decisions on state-owned transportation
39 facilities;

40 (iii) Facilities and services needs, including:

1 (A) An inventory of air, water, and ground transportation
2 facilities and services, including transit alignments and general
3 aviation airport facilities, to define existing capital facilities
4 and travel levels as a basis for future planning. This inventory must
5 include state-owned transportation facilities within the city or
6 county's jurisdictional boundaries;

7 (B) Level of service standards for all locally owned arterials
8 and transit routes to serve as a gauge to judge performance of the
9 system. These standards should be regionally coordinated;

10 (C) For state-owned transportation facilities, level of service
11 standards for highways, as prescribed in chapters 47.06 and 47.80
12 RCW, to gauge the performance of the system. The purposes of
13 reflecting level of service standards for state highways in the local
14 comprehensive plan are to monitor the performance of the system, to
15 evaluate improvement strategies, and to facilitate coordination
16 between the county's or city's six-year street, road, or transit
17 program and the office of financial management's ten-year investment
18 program. The concurrency requirements of (b) of this subsection do
19 not apply to transportation facilities and services of statewide
20 significance except for counties consisting of islands whose only
21 connection to the mainland are state highways or ferry routes. In
22 these island counties, state highways and ferry route capacity must
23 be a factor in meeting the concurrency requirements in (b) of this
24 subsection;

25 (D) Specific actions and requirements for bringing into
26 compliance locally owned transportation facilities or services that
27 are below an established level of service standard;

28 (E) Forecasts of traffic for at least ten years based on the
29 adopted land use plan to provide information on the location, timing,
30 and capacity needs of future growth;

31 (F) Identification of state and local system needs to meet
32 current and future demands. Identified needs on state-owned
33 transportation facilities must be consistent with the statewide
34 multimodal transportation plan required under chapter 47.06 RCW;

35 (iv) Finance, including:

36 (A) An analysis of funding capability to judge needs against
37 probable funding resources;

38 (B) A multiyear financing plan based on the needs identified in
39 the comprehensive plan, the appropriate parts of which shall serve as
40 the basis for the six-year street, road, or transit program required

1 by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW
2 35.58.2795 for public transportation systems. The multiyear financing
3 plan should be coordinated with the ten-year investment program
4 developed by the office of financial management as required by RCW
5 47.05.030;

6 (C) If probable funding falls short of meeting identified needs,
7 a discussion of how additional funding will be raised, or how land
8 use assumptions will be reassessed to ensure that level of service
9 standards will be met;

10 (v) Intergovernmental coordination efforts, including an
11 assessment of the impacts of the transportation plan and land use
12 assumptions on the transportation systems of adjacent jurisdictions;

13 (vi) Demand-management strategies;

14 (vii) Pedestrian and bicycle component to include collaborative
15 efforts to identify and designate planned improvements for pedestrian
16 and bicycle facilities and corridors that address and encourage
17 enhanced community access and promote healthy lifestyles.

18 (b) After adoption of the comprehensive plan by jurisdictions
19 required to plan or who choose to plan under RCW 36.70A.040, local
20 jurisdictions must adopt and enforce ordinances which prohibit
21 development approval if the development causes the level of service
22 on a locally owned transportation facility to decline below the
23 standards adopted in the transportation element of the comprehensive
24 plan, unless transportation improvements or strategies to accommodate
25 the impacts of development are made concurrent with the development.
26 These strategies may include increased public transportation service,
27 ride sharing programs, demand management, and other transportation
28 systems management strategies. For the purposes of this subsection
29 (6), "concurrent with the development" means that improvements or
30 strategies are in place at the time of development, or that a
31 financial commitment is in place to complete the improvements or
32 strategies within six years. If the collection of impact fees is
33 delayed under RCW 82.02.050(3), the six-year period required by this
34 subsection (6)(b) must begin after full payment of all impact fees is
35 due to the county or city.

36 (c) The transportation element described in this subsection (6),
37 the six-year plans required by RCW 35.77.010 for cities, RCW
38 36.81.121 for counties, and RCW 35.58.2795 for public transportation
39 systems, and the ten-year investment program required by RCW
40 47.05.030 for the state, must be consistent.

1 (7) An economic development element establishing local goals,
2 policies, objectives, and provisions for economic growth and vitality
3 and a high quality of life. The element shall include: (a) A summary
4 of the local economy such as population, employment, payroll,
5 sectors, businesses, sales, and other information as appropriate; (b)
6 a summary of the strengths and weaknesses of the local economy
7 defined as the commercial and industrial sectors and supporting
8 factors such as land use, transportation, utilities, education,
9 workforce, housing, and natural/cultural resources; and (c) an
10 identification of policies, programs, and projects to foster economic
11 growth and development and to address future needs. A city that has
12 chosen to be a residential community is exempt from the economic
13 development element requirement of this subsection.

14 (8) A park and recreation element that implements, and is
15 consistent with, the capital facilities plan element as it relates to
16 park and recreation facilities. The element shall include: (a)
17 Estimates of park and recreation demand for at least a ten-year
18 period; (b) an evaluation of facilities and service needs; and (c) an
19 evaluation of intergovernmental coordination opportunities to provide
20 regional approaches for meeting park and recreational demand.

21 (9) It is the intent that new or amended elements required after
22 January 1, 2002, be adopted concurrent with the scheduled update
23 provided in RCW 36.70A.130. Requirements to incorporate any such new
24 or amended elements shall be null and void until funds sufficient to
25 cover applicable local government costs are appropriated and
26 distributed by the state at least two years before local government
27 must update comprehensive plans as required in RCW 36.70A.130.

28 NEW SECTION. **Sec. 3.** A new section is added to chapter 44.28
29 RCW to read as follows:

30 (1) The joint legislative audit and review committee must review
31 the impact fee deferral requirements of RCW 82.02.050(3). The review
32 must consist of an examination of issued impact fee deferrals,
33 including: (a) The number of deferrals requested of and issued by
34 counties, cities, and towns; (b) the type of impact fee deferred; (c)
35 the monetary amount of deferrals, by jurisdiction; (d) whether the
36 deferral process was efficiently administered; (e) the number of
37 deferrals that were not fully and timely paid; and (f) the costs to
38 counties, cities, and towns for collecting timely and delinquent
39 fees. The review must also include an evaluation of whether the

1 impact fee deferral process required by RCW 82.02.050(3) was
2 effective in providing a locally administered process for the
3 deferral and full payment of impact fees.

4 (2) The review required by this section must, in accordance with
5 RCW 43.01.036, be submitted to the appropriate committees of the
6 house of representatives and the senate on or before September 1,
7 2021.

8 (3) In complying with this section, and in accordance with
9 section 4 of this act, the joint legislative audit and review
10 committee must make its collected data and associated materials
11 available, upon request, to the department of commerce.

12 (4) This section expires January 1, 2022.

13 NEW SECTION. **Sec. 4.** A new section is added to chapter 43.31
14 RCW to read as follows:

15 (1) Beginning December 1, 2018, and each year thereafter, the
16 department of commerce must prepare an annual report on the impact
17 fee deferral process established in RCW 82.02.050(3). The report must
18 include: (a) The number of deferrals requested of and issued by
19 counties, cities, and towns; (b) the number of deferrals that were
20 not fully and timely paid; and (c) other information as deemed
21 appropriate.

22 (2) The report required by this section must, in accordance with
23 RCW 43.01.036, be submitted to the appropriate committees of the
24 house of representatives and the senate.

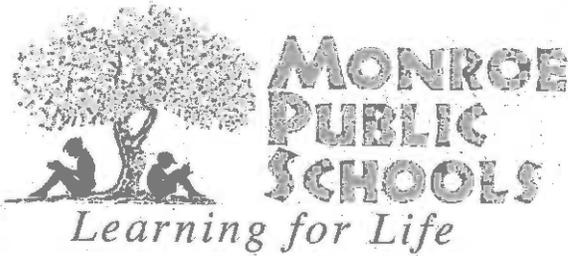
25 NEW SECTION. **Sec. 5.** This act takes effect September 1, 2016.

Passed by the Senate April 16, 2015.

Passed by the House April 14, 2015.

Approved by the Governor May 11, 2015.

Filed in Office of Secretary of State May 12, 2015.



Dr. Fredrika Smith
Superintendent
360.804.2501
200 East Fremont Street
Monroe, WA 98272-2336
FAX 360.804.2508

July 20, 2015

Mayor Geoffrey Thomas
City of Monroe
806 W. Main St.
Monroe, WA 98272

Dear Mayor Thomas:

As you may know, the Legislature enacted a bill in the 2015 Session that provides developers with the limited option of deferring impact fee payments (ESB 5923). In the upcoming months, we would like to work with the City on implementation issues. The new law outlines a specific role for school districts as the City develops the deferral process.

The new law limits the number of deferrals that each applicant can receive for single-family detached or attached dwelling units. By July 1, 2016, cities and counties must have in place a program that allows the collection of impact fees at one of three possible points in time: 1) final inspection; 2) issuance of the certificate of occupancy; or 3) closing. Deferrals may not exceed 18 months from the date of building permit issuance. In order to receive a deferral, an applicant must record a lien on the property.

As the City reviews the deferral process and works on amendments to the City Code, we would like to encourage the City to set the date of collection either at the time of final inspection or when the certificate of occupancy is issued. These points of collection are still within the City's control and will ensure the payment of impact fees. Because our District serves several/the City/cities and the County, we are encouraging all of our jurisdictions to adopt the same process. This will promote consistency and predictability among the programs.

In addition to the date of collection, we look forward to working with you regarding the question of whether more than 20 deferrals per applicant should be authorized. We welcome the opportunity to meet with you to discuss these issues. Thank you.

Sincerely,

Dr. Fredrika Smith
Superintendent

cc: Grace T. Yuan, K&L Gates



Operations & Support Services
200 East Fremont Street
Monroe, WA 98272-2336
Phone: 360 804 2570
Fax: 360 804 2529

April 7, 2016

Mr. David Osaki
Community Development Director
City of Monroe
806 W. Main Street
Monroe, WA 98272

RECEIVED

APR 07 2016

CITY OF MONROE

RE: Implementation of ESB 5923

Dear Mr. Osaki,

The Monroe School District supports the concept to limit the number of Impact Fee deferrals per applicant to twenty residential dwelling units per year within the boundaries of the City of Monroe, and strongly prefers that for those twenty units the impact fees should be collected at the time of final inspection or issuance of the certificate of occupancy.

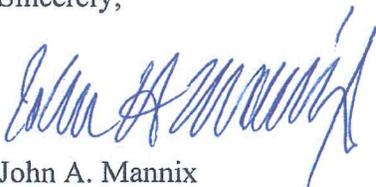
The Monroe School District strongly recommends against using the date of closing as the collection point for the Mitigation Impact Fee. Because closing is handled by a third party, the date of closing can be difficult for the City to track. In contrast, the dates of final inspection and issuance of certificate of occupancy provide more certainty for school districts and administrative convenience for the City.

Additionally, the school district recommends that the City specifically state that the twenty unit limit be applied to housing units located within the City of Monroe boundaries. This would align the provisions of the school impact fees inside the City limits to those proposed for unincorporated Snohomish County.

Finally, the school district requests that each applicant should certify that it has requested deferrals for no more than a total of twenty dwelling units within the City of Monroe boundaries each calendar year. In proposing this we would define each "applicant" as including "an entity that controls, is controlled by, or is under common control with the applicant." We believe that this language, or something of a similar nature, will both assist the City in tracking the number of deferral applications per applicant, and also create an additional structural safeguard to monitor the number of deferrals provided to any given applicant.

Thank you for seeking our input, and for your willingness to work with the school district to implement the requirements of Enhanced Senate Bill 5923.

Sincerely,



John A. Mannix
Assistant Superintendent, Operations

Cc: Dr. Fredrika Smith, Superintendent

ATTACHMENT 5: STAKEHOLDER COMMENTS (March 1, 2016)

Stakeholder	Preferred Time of Deferral	Should the Number of Annual Deferrals per Applicant be Capped at 20?	Comments
Monroe School District	Final Inspection or certificate of occupancy <i>(in Monroe these times are the same)</i>	Staff and the School District have been attempting to schedule a meeting to discuss the number of deferrals. Staff is waiting on the school district for a meeting date/time.	See letter dated July 20, 2015. Monroe School District requested final inspection/certificate of occupancy as the preferred time of deferral. The letter also expresses a desire to work with the City to discuss whether more than 20 annual deferrals per applicant should be authorized.
Snohomish School District	Final Inspection	Yes	In responding to growth, the Snohomish School District verbally explained that it can take 3 months or more to acquire portables and secure necessary permits. Impact fees are needed as early as possible to address growth, before the dwelling unit is occupied (with potential students). Final Inspection is the preferred time of deferral as that is typically the earliest point in time (as provided for in the deferral legislation). Receiving impact fees when the dwelling unit closes for sale means the dwelling unit will be occupied imminently, leaving less time to address the growth impact (e.g. occupancy of the single family dwelling with potential students). Staff has requested a written comment letter from the School District.
Master Builders Association of King and Snohomish counties	Closing of First Sale	Was going to contact membership for feedback.	The MBAKS prefers that impact fees be paid as late in the process as possible. Banks do not lend money for impact fees, so this money is coming directly out of the builders pocket or is being privately financed, making it difficult to get some projects off the ground. The MBAKS indicates that the 18 month limit would ensure the City will receive payment even if the house is never sold.
Developer/Builder #1 <i>(had over 20 single family permits issued in 2015)</i>	Final inspection is acceptable	Acceptable	Also commented that they would likely continue to pay impact fees at time of building permit issuance as not to encumber the title with lien language.
Developer/Builder #2 <i>(had over 20 single family permits issued in 2015)</i>	See Comments Column	See Comments Column	Indicated that they would likely continue to pay at the time of building permit. Views impact fee deferrals as a nice tool to have available if needed, but felt that the paperwork needed to apply for deferrals (e.g. recording and removing liens) outweighed the benefit of using it. Thought that impact fee deferral program is a much more important tool for smaller builders.
Developer/Builder #3 <i>(previously built homes in Monroe w/ additional development in progress)</i>	See Comments Column	See Comments Column	Indicated that they would likely continue to pay at time of building permit. Felt the paperwork and company staff time needed to process impact fee deferrals outweighed their benefit. They also indicated that the time difference between paying at the time of building permit and the time the home was completed or sold wasn't significant enough to take advantage of the deferral program and extra administrative work it required.
Developer/Builder #4 <i>(pending subdivision)</i>	See Comments Column	See Comments Column	Indicated that they will likely just pay impact fees at time of building permit rather than use deferrals.



ATTACHMENT 6

City of Monroe Planning Commission Findings and Conclusions APPROVED June 13, 2016

Findings

1. In 2015 the Washington state legislature passed and the Governor signed into law Engrossed Senate Bill (ESB) 5923 related to impact fee deferral systems. ESB 5923 requires local governments that collect impact fees to, by September 1, 2016, provide an impact fee deferral system for the collection of impact fees for new single family detached and attached residential construction.

2. The City of Monroe collects impact fees in accordance with Chapter 82.02 RCW.

3. Monroe Municipal Code (MMC) subsection 21.20.040(B) states that the planning commission shall review and make recommendations on the following subjects:

“B. Amendments to the subdivision code, zoning code, and environmental code (MMC Titles 17 through 20).”

Impact fees (for schools, parks and transportation) are codified in MMC Chapters 20.12, 20.07, and 20.10. Planning Commission review and recommendation is required.

4. WAC 197-11-800 14(i) and WAC 197-11-800 (19) categorically exempt from SEPA threshold determinations the following,

“(14) **Activities of agencies.** The following administrative, fiscal and personnel activities of agencies shall be exempt:

(i) Adoptions or approvals of utility, transportation and solid waste disposal rates.”

and

“(19) **Procedural actions.** The proposal, amendment or adoption of legislation, rules, regulations, resolutions or ordinances, or of any plan or program shall be exempt if they are:

- (a) Relating solely to governmental procedures, and containing no substantive standards respecting use or modification of the environment.
- (b) Text amendments resulting in no substantive changes respecting use or modification of the environment.
- (c) Agency SEPA procedures.”

The proposal is SEPA exempt. It is specific to the timing of collection of (school, transportation, and park) impact fees and involves no substantive changes with respect to use or modification of the environment.

5. The proposed code amendment allows, should an applicant choose a deferral option, for the deferral of the payment of impact fees to the time of final inspection of the single family dwelling, but in no case longer than 18 months from time of building permit issuance. Final inspection, along with certificate of occupancy and time of first sale of the property, is one of the alternatives provided for to a local government in ESB 5923.
6. The proposed code amendment would limit the number of annual (calendar year) impact fee deferrals per applicant to 20 single family homes. This limitation of 20 deferrals per applicant annually is provided for in ESB 5923, although a local government may choose to allow more than 20 deferrals per year.
7. The Monroe Public Schools provided written comments requesting that the time of deferral be at the time of final inspection and that the number of deferrals be annually capped at 20 per applicant. Verbal conversation with the Snohomish School District confirmed a similar preference on the time of impact fee collection (at time of final inspection) and the number of annual deferrals an applicant may have (maximum of 20 annually (calendar year)).
8. Stakeholder outreach in early 2016, prior to the Planning Commission public hearing, found that many builders who have or who are doing work in Monroe will not likely use the deferral process but will instead continue to pay impact fees at the time of building permit issuance. Administrative processes and company resources associated with requesting deferrals were cited as a reason. However, some of these same builders thought that smaller developers/builders might find the impact fee deferral process useful and that it (impact fee deferral) is a good tool to have available.
9. The proposed code amendment authorizes the City to assess a reasonable administrative fee for those applicants requesting an impact fee deferral. Assessing a reasonable administrative fee is provided for in ESB 5923.
10. The City of Monroe Planning Commission held a duly noticed public hearing on June 13, 2016, to accept public testimony on the proposed impact fee deferral code amendment.

Conclusions

1. The proposed code amendment providing for an impact fee deferral system responds to the requirements of Engrossed Senate Bill (ESB) 5923.
2. The proposed impact fee deferral code amendment is SEPA exempt.



City of Monroe, Washington
Parks & Recreation Department

July, 2016

MISSION

Protect and enhance the natural beauty of Monroe through the development of a vibrant system of parks, open space and trails. Provide citizens of all ages positive recreational opportunities in clean, safe and accessible recreation facilities. Enhance health, quality living and the natural environment for future generations.

Department Update

Supra Boats Pro Wakeboard Tour Returned to Monroe!

Despite intermittent showers throughout the day, approximately 1,500 spectators enjoyed an action-packed day of watching the world's best wakeboarders and wake-surf riders compete at Lake Tye Park. Saturday, July 9 was the third stop of the 2016 Supra Boats Pro Wakeboard Tour, the largest and longest-running circuit in the industry.

2016 Results / Monroe, WA:

Over the course of the day it was all about Mike Dowdy as he was riding at the top of his game and making it through each heat but leaving his best for the final round. During his winning run he put two passes together to win the third stop of the tour. "I'm really pumped to take the win up here in Monroe in front of such a fun crowd and an incredibly scenic backdrop," said Dowdy after landing an indy double backroll, a KGB 540 and a handful of other tricks to win his second stop of the season.

On the surf side of things, once again Keenan Flegel went out and rode incredibly well on the massive wave thrown by the Supra SA550 and took home the win. Keenan tacked this win onto an already stellar season and with one more surf stop this season on the PWST looks to claim his second title.



The Pro Wakeboard Tour event at Lake Tye showcased top athletes from Europe, Australia, Canada and the United States!

Free Outdoor Music in the Park Concerts Are Back!

Free outdoor Music Concerts in the Park are back, brought to you by the Monroe Chamber of Commerce with support from local businesses, non-profit organizations and individuals. The free public concerts will be held at Lake Tye Park located at 14964 Fryelands Blvd. on the last three Fridays in July (7/15, 7/22, 7/29) from 7:00pm to 9:00pm. Bring a picnic, blankets, chairs and enjoy a spectacular line-up of a variety of local and regional musicians! The concerts will have a beer garden set up as well as concessions. A full schedule of the music concerts and featured musicians can be found on the Monroe Chamber of Commerce website www.choosemonroe.com



Lake Tye Skate Park Improvements

The much anticipated construction phase of Lake Tye Park skate park improvements broke ground on April 7, 2016. Grindline Skateparks is constructing the improvements with an anticipated completion by August 2016. "I'm excited to announce construction of Lake Tye's new skate park. The new skate park will be a significant improvement to Lake Tye. It will create a better facility for skateboarders to learn and improve their skills" said Monroe Mayor, Geoffrey Thomas. "Thank you to our Monroe City Councilmembers and the State of Washington for investing in this valuable community asset."

During construction the skate park is closed, however, adjacent park amenities such as the boat launch, lake-trail loop and beach area will remain open to the public. A grand opening celebration and skating demonstrations event at the park is scheduled for Saturday, August 13. Details will be forthcoming.

The total project cost is estimated at \$270,000, which includes \$120,000 in awarded funds through the Washington Wildlife and Recreation Program Grant.



The new skate park is starting to take shape!

Julie V. Morris Community Garden is Thriving!

The Julie V. Morris Community Garden is tended to daily by many dedicated volunteers and is primed for a successful harvest of vegetables for the Sky Valley Food Bank. The Parks Department, along with representatives from the Sky Valley Food Bank, Monroe Garden Club, Monroe Boys & Girls Club and the East County Senior Center meet regularly to plan improvements and activities in the garden. Marilee Schneider is the Volunteer Director for the Garden and does an outstanding job! Volunteer work parties and free gardening workshops are held there throughout the season. This past spring a new and improved shed was constructed thanks to Neil Watkins and the Sky Valley Food Bank. Every year over 4,000 lbs of fresh vegetables are harvested for distribution at the Food Bank. This year's goal is 5,000 lbs!!



Amazing that this small plot of land can produce so much!



Volunteers Jeannette Susor, Diane Carlson, Chris Albus & Judy Heron

July is Parks & Recreation Month

Did you know that the month of July is recognized as National Parks & Recreation Month? The Mayor read a proclamation at the start of the June 28 Monroe City Council meeting to recognize the month of July 2016 as Parks and Recreation Month in the City of Monroe and encourage residents, businesses and visitors to seek out City of Monroe parks facilities and participate in recreational events. We recognize that our parks and our recreation programs and events are an integral part of our community and are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of Monroe.

Volunteer Opportunities Join the City of Monroe team by volunteering your talent and time to support City programs, projects and events. Volunteering is an opportunity to learn about Monroe's diverse community, understand how local government works and connect with other community members. The City offers ongoing and one-time event volunteer opportunities. If you are interested in volunteering, or seeking additional information, please contact Pamela Baker at (360) 863-4524.

Visit the City website www.monroewa.gov for information on upcoming programs and events.



MONROE THIS WEEK

July 15, 2016 Edition No. 28

Mayor

Geoffrey Thomas
gthomas@monroewa.gov

Councilmembers

Patsy Cudaback
Kevin Hanford
Ed Davis
Jason Gamble
Jim Kamp
Jeff Rasmussen
Kirk Scarboro
councilmembers@monroewa.gov

City Hall

806 West Main Street
Monroe, WA 98272
Phone: 360.794.7400
Open 8AM – 5PM, M-F

Appointment Openings

No Vacancies

Job Openings

Senior Engineer – Development
Review
www.monroewa.gov/jobs

Events this Week

- 07/15 Music in the Park,
Longstride Band,
Lake Tye Park, 7-9PM
- 07/16 Coffee with the Mayor,
Dashing Dutchman Deli,
8-9:30AM
- 07/17 Shakespeare's "Love
Labor's Lost", Wagner
Performing Arts Center,
5-7PM
- 07/19 City Council
Planning/Transportation,
Public Works, Parks &
Recreation, and Public
Safety Committee
Meeting, Permit Center,
City Hall, 6PM

City Council Meeting,
City Hall, Council
Chambers, 7PM
- 07/20 Farm To Table Farmer's
Market, Lake Tye Park,
3-8PM
- 07/22 Music in the Park,
Knut Bell Band,
Lake Tye Park, 7-9PM

From the Office of Mayor Thomas

To highlight some of the things going on in our community, I am writing this weekly city update, "Monroe This Week. If you have any suggestions or questions regarding "Monroe This Week" or the stories below, please contact me at GThomas@MonroeWa.gov.

Yours in Service,

Mayor Geoffrey Thomas

Be In The Know!

Changes Coming To Blueberry Lane and Kelsey Street

For many years, residents have expressed their concerns about the intersection of Blueberry Lane and Kelsey Street. In particular, people have talked about the difficulty of turning left from Blueberry Lane onto Kelsey Street and backups going north on Kelsey Street, especially during weekday afternoons or when trains cross north of Blueberry Lane and stop traffic on Kelsey Street. In some cases, when traffic is backed up on Kelsey Street, drivers have taken to driving northbound in the southbound lane of Kelsey Street to turn left on Blueberry Lane or even to turn left on US2. In other cases, when traffic is backed up on Kelsey Street, drivers turning left from Blueberry Lane to Kelsey Street have pulled out onto Kelsey Street and had to stop with their vehicle still in the southbound lanes.

The City Council, staff, and myself (Mayor Thomas) have been continuing to work on solutions to resolve the traffic flow and enhance public safety at this intersection. Over the last several years, various alternatives have been considered from simply installing signs to prohibit left turns during weekday afternoons, to installing a special curb (sometimes called a "C curb" – similar to what you see on North Kelsey Street next to Fred Meyer) down the middle of portions of Kelsey Street to make it more difficult for people to drive northbound in the southbound lane of North Kelsey, to installing a light at the intersection, to building a new road connection. The cost of these alternatives can range from a few thousand dollars to several million.

**City of Monroe
Year-to-Date Comparisons**

The following are year-to-date comparisons

Sales Tax Revenues

'15 to 6/30/15: \$1,913,161

'16 to 6/30/16: \$2,128,692

UP \$215,530 or 11.27%

Real Estate Excise Tax

'15 to 6/30/15: \$265,398

'16 to 6/30/16: \$439,327

UP \$173,929 or 65.54%

Lodging Tax Revenues

'15 to 6/30/15: \$23,482

'16 to 6/30/16: \$30,044

UP \$6,562 or 27.95%

Business License Fees

'15 to 6/30/15: \$26,265

'16 to 6/30/16: \$23,984

DOWN \$2,281 or -8.68%

Building Permit Revenues

'15 to 6/30/15: \$180,616

'16 to 6/30/16: \$366,658

UP \$186,042 or 103%

Planning Fee Revenues

'15 to 6/30/15: \$52,340

'16 to 6/30/16: \$49,390

DOWN \$2,950 or -5.64%

New House Permits

'15 to 6/30/15: 37

'16 to 6/30/16: 59

UP 22 units or 59.5%

**19 permits issued in May 2016 alone*

Multi-Family Permits (# units)

'15 to 6/30/15: 13

'16 to 6/30/16: 4

DOWN 9 units or -69.2%

Building Division Inspections

'15 to 6/30/15: 874

'16 to 6/30/16: 979

UP 102 or 12.0%

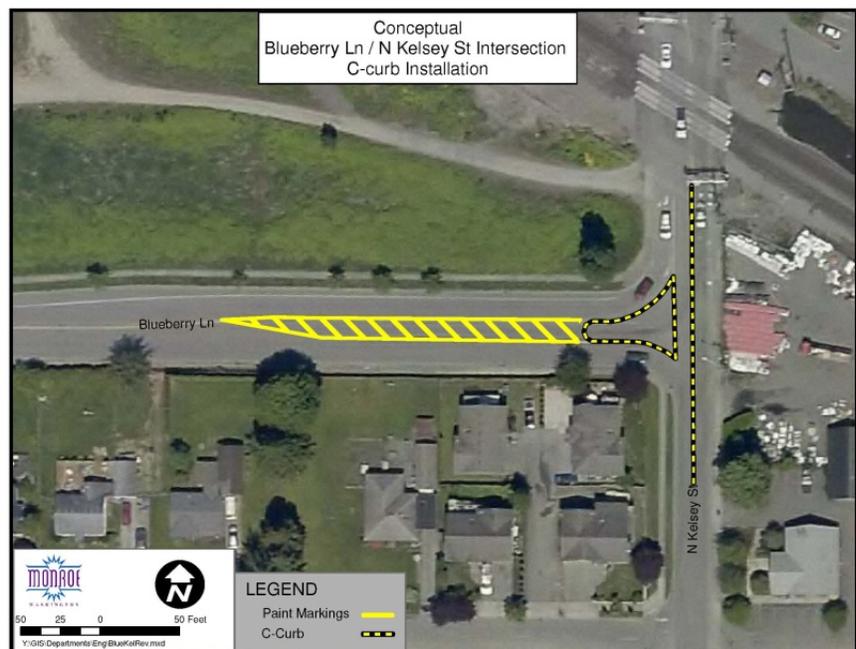
(Changes continued)

In June, City staff presented an alternative which would involve installing a "C curb" in the middle of Kelsey Street from just south of the railroad tracks to just north of North Street. The end result of these changes would be:

1. To prohibit left turns from Blueberry Lane to Kelsey Street,
2. To prohibit left turns from Kelsey Street to Blueberry Lane, and
3. To create a physical barrier to block drivers from driving in the wrong lane on Kelsey Street to bypass a backup in the northbound lane.

At the City Council meeting on July 12, 2016, Council received a presentation from staff on this alternative. After some discussion, Council voted 6-0 to direct City staff to make these changes to Blueberry Lane and Kelsey Street (*see sketch below*). The total cost of these changes will be approximately \$10,000 and the work would be completed sometime this fall. The result of these changes will be to prohibit left turns from Blueberry Lane to Kelsey Street and from Kelsey Street to Blueberry Lane at all times.

Those with questions or comments in support or opposition to Council's direction are encouraged to contact the City Council at councilmembers@monroewa.gov.



Coffee with Mayor Thomas

Please join me for coffee! Beginning Saturday, July 14, 2016, I will be available for people to drop in and meet with me at different businesses around Monroe a couple times a month on a Saturday morning. I will post these dates, times, and locations about two or three meetings in advance (covering about 4 to 6 weeks). My first meeting will be Saturday, July 14, 2016, at the Dashing Dutchman Deli from 8:00 to 9:30 a.m. The next meeting will be Saturday, July 30, 2016. Stay tuned for details on the location!

Fire District No. 3 Merger Meetings

Snohomish County Fire District No. 3 will be having the following public meetings to discuss the merger into Snohomish County Fire District No. 7 that will be on the August 2nd ballot.

- July 18, 2016, 8:00 a.m. – Fire District No. 3, Station 31 (163 Village Court Monroe, WA 98272)
- July 19, 2016, 12:00 p.m. - Fire District No. 3, Station 31 (163 Village Court Monroe, WA 98272)

Please feel free to attend any or all of these meetings. For more information, please visit: www.monroefire.org

Supra Boats Pro Wakeboard Tour

Despite intermittent showers throughout the day, approximately 1,500 spectators enjoyed an action-packed day of watching the world's best wakeboarders and wake-surf riders compete at Lake Tye Park. Saturday, July 9, 2016, was the third stop of the 2016 Supra Boats Pro Wakeboard Tour, the largest and longest-running circuit in the industry.

Music In The Park Begins July 15, 2016

Seattle, Washington based group, Longstride is the best new band set to explode onto the music scene. Longstride equals Reggae-Rock-Groove with real melodies and amazing execution with a 'High energy, crowd moving' stage show. They will be here, Friday, July 15, 2016, at Lake Tye Park. This event is FREE! Thank you to the Monroe Chamber of Commerce and Monroe Parks and Recreation for organizing this great event. Thank you to all the sponsors for the series!

- Windermere
- Community Transit
- Ben Franklin
- Evergreen Speedway
- Mr. Dizzy
- Classic Country 1520 KXA
- Adam's Northwest Bistro and Brewery
- The Dashing Dutchman Deli
- Genesis Refrigeration, Heating and Cooling
- Bill Warburton Insurance Agency

(Music Continued)

For more information for Music in the Park, [click here!](#)

Legends Baseball

The last of four large youth baseball tournaments will be held in our parks this weekend! The Monroe Legends Baseball Club is hosting their fourth Mid-Summer Madness Tournament of this season, with over 18 teams participating from the western Washington region. Come on out and watch some exciting youth baseball!

Council Updates!

Representative D. Kristiansen

Over the last three summers, I have invited elected officials who represent Monroe at different levels of government to give updates to the City Council and myself. At Council's July 12, 2016, meeting, Representative Dan Kristiansen presented the various issues he has worked on, on behalf of our community in the last legislative session. His presentation included moving things forward with SR-522, alternatives for connecting 191st, the City's funding request for installing synthetic turf fields at Lake Tye Park, and concerns about how budget issues at the State level could impact revenues from the State to the City of Monroe. I appreciated hearing from him in regards to these matters. To hear his presentation, check out the audio recording of our July 12, 2016, Council meeting [here](#).

Council Meetings

Monroe's City Council meets the first through fourth Tuesdays of each month, 7 p.m. at City Hall; and meeting agendas, supporting materials, minutes, and audio recordings are available online. Meeting agendas and supporting materials are typically posted online on Fridays, and approved minutes and audio recordings are usually posted on Wednesdays. Click [here](#) to be redirected to Council agendas and recordings.

Admissions Tax

In 1996, the City of Monroe's City Council adopted an admissions tax. This tax is similar to a sales tax in that it is added onto the cost of admissions to businesses that charge an admissions fee in Monroe. The tax is 5%, and over the last 20 years the movie theater has been the primary business where the fee applies.

(Admissions Tax Continued)

Admissions tax law has only been changed once in 20 years; that change was in December of 2013, when Council expanded the admissions tax to apply to arcades.

At City Council meetings in June, Council received public testimony requesting the admissions tax law be revised to exempt certain uses. At its July 12, 2016, meeting, Council voted 3-3 to direct City staff to bring forward an amendment to the admissions tax code that would clarify the definition section by removing the text "*and any similar uses*" from the list of uses that must collect the admissions tax.

In Monroe, the Mayor does not vote and can only break a tie or veto a decision in certain circumstances. In this situation, I was able to break the tie vote and direct staff to clarify the code by removing this language and making other changes to meet the intent of Council's direction on July 12th.

In August, staff will return with a proposed ordinance that will clarify which uses the admissions tax will apply to. There will be an opportunity for the public to comment on these revisions and for Council to revise the proposal that staff brings forward in August.

If you have questions, please contact me at: gthomas@monroewa.gov. In the meantime, please stay tuned.