



MONROE CITY COUNCIL

Agenda Bill No. 20-086

SUBJECT:	Ordinance No. 006/2020, Amending MMC 3.54.130, Transportation Impact Fees; Final Reading & Adoption
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DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
06/09/2020	Public Works Design & Construction	Scott Peterson	Scott Peterson	Consent Agenda #6

Discussion: 06/09/2020; 06/25/2020
First Reading: 06/09/2020
Attachments: 1. Ordinance No. 006/2020

REQUESTED ACTION: Move to adopt Ordinance No. 006/2020, amending MMC 3.54.130 MMC, Transportation Impact Fees; updating the City’s codified transportation impact fee schedule pursuant to MMC 3.54.130; providing for severability; and establishing an effective date.

POLICY CONSIDERATIONS

MMC 3.54.130(G) requires annual adjustment of the impact fees. Updating the fees will require changes to the Monroe Municipal Code, which shall be done by ordinance.

DESCRIPTION/BACKGROUND

Monroe Municipal Code (MMC) 3.54.130 establishes fees to be paid by new growth and development toward sharing the cost in improving the City’s street infrastructure. Code amendments to MMC 3.54.130, Calculation of Impact fees, have been proposed to fulfill the requirements of MMC 3.54.130(G), which requires that impact fees be adjusted “*annually in accordance with a five-year rolling average of the Washington State Department of Transportation Construction Cost Index (CCI), coinciding with the City’s annual adoption of its six-year street plan.*”

The Washington State Department of Transportation’s CCI data is presented in the table below:

Year	CCI Value
2015	266.80
2016	266.30
2017	274.41
2018	289.98
2019	293.60
Average	277.18

The average CCI used in last year’s Transportation Impact Fee update was 273.60. This year’s average CCI represents a 1.3 percent increase. Therefore, the fees are proposed to increase by this percentage as shown in the following table:

Land Use	Unit of Measure	Current Impact Fee	Proposed Impact Fee
Single Family (1 or 2 dwelling units)	Dwelling Unit	\$3,524	\$3,570
Multifamily (3 or more dwelling units)	Dwelling Unit	\$2,009	\$2,035

Senior Housing	Dwelling Unit	\$951	\$963
Commercial Services	SF GFA	\$14.02	\$14.20
School	Student	\$457.69	\$463.64
Institutional	SF GFA	\$2.61	\$2.64
Light Industry/Industrial Park	SF GFA	\$3.20	\$3.24
Warehousing/Storage	SF GFA	\$1.58	\$1.60
Restaurant	SF GFA	\$17.80	\$18.03
General Retail	SF GFA	\$8.63	\$8.74
Supermarket	SF GFA	\$21.39	\$21.67
Administrative Office	SF GFA	\$5.24	\$5.31
Medical Office/Dental Clinic	SF GFA	\$12.58	\$12.74

IMPACT – BUDGET

Not a significant budget impact. Rates are increasing by 1.3% to offset the region’s construction inflationary costs.

TIME CONSTRAINTS

Amendments to the traffic impact fees are to coincide with the City’s annual adoption of its six-year transportation improvement plan and fees resolution. The ordinance adoption is proposed to occur during the next regular business meeting on June 23, 2020.

ALTERNATIVES

Do not adopt and provide direction to the Mayor and City Staff regarding areas of concern. Not proceeding with the ordinance will require amendments to the Municipal Code, since MMC 3.54.130(G) identifies the requirement. This section also links the timeline with the adoption of the 6-Year street program (6-Year TIP), which must be done by June 30th per State law.

**CITY OF MONROE
ORDINANCE NO. 006/2020**

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

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

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

WHEREAS, the current five-year rolling average of the CCI has increased by 1.3 percent over the previous five-year rolling average of the CCI.

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

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

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

Land Use	Unit of Measure	Impact Fee Rate
Single Family (1 or 2 dwelling units)	Dwelling Unit	\$(3,524) <u>3,570</u>
Multifamily (3 or more dwelling units)	Dwelling Unit	\$(2,009) <u>2,035</u>
Senior Housing	Dwelling Unit	\$(951) <u>963</u>
Commercial Services	SF GFA	\$(14.02) <u>14.20</u>
School	Student	\$(457.69) <u>463.64</u>
Institutional	SF GFA	\$(2.64) <u>2.64</u>
Light Industry/Industrial Park	SF GFA	\$(3.20) <u>3.24</u>
Warehousing/Storage	SF GFA	\$(1.58) <u>1.60</u>
Restaurant	SF GFA	\$(17.80) <u>18.03</u>

Land Use	Unit of Measure	Impact Fee Rate
General Retail	SF GFA	\$ ((8.63)) <u>8.74</u>
Supermarket	SF GFA	\$ ((21.39)) <u>21.67</u>
Administrative Office	SF GFA	\$ ((5.24)) <u>5.31</u>
Medical Office/Dental Clinic	SF GFA	\$ ((12.58)) <u>12.74</u>

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

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by State or federal law or regulation, such decision or pre-emption shall not affect the validity or enforceability of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage and approval and publication as required by law.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 23rd day of June, 2020.

1st Reading: June 09, 2020
Adoption: June 23, 2020
Published: June 26, 2020
Effective: July 1, 2020

CITY OF MONROE, WASHINGTON:

(SEAL)

Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:

Rabecca R. Hasart, Interim City Clerk

J. Zachary Lell, City Attorney