CITY OF MONROE
ORDINANCE NO. 005/2016

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, EXTENDING FOR AN ADDITIONAL ONE YEAR PERIOD THE TEMPORARY ELIMINATION OF FEES FOR CERTAIN PERMITS ASSOCIATED WITH DEVELOPMENT IN THE DOWNTOWN AREA AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE

WHEREAS, the City of Monroe processes permits required for development of land; and

WHEREAS, a condition precedent for processing any application for said permits is the payment of fees associated therewith; and

WHEREAS, development in the downtown area of the City of Monroe has been lagging those in other areas of the City; and

WHEREAS, the slowdown in development in the downtown area of the City is resulting in lower tax revenues for the City; and

WHEREAS, on June 2, 2015, the Monroe City Council passed Ordinance No. 009/2015, temporarily eliminating fees for certain permits associated with development in the downtown area; and

WHEREAS, Ordinance No. 009/2015 is set to expire one year after its June 14, 2015, effective date; and

WHEREAS, the City Council finds it is desirable and beneficial to the City of Monroe to continue to encourage development in the downtown area of the City by extending the temporary elimination of fees for certain permits associated with development in the downtown area for an additional one year period beyond the June 14, 2016 expiration date provided for in Ordinance No. 009/2015.

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

Section 1. The City of Monroe shall not charge any fee as a condition precedent for processing applications for any city permit that is listed in Exhibit A, attached hereto and incorporated herein by this reference, for developments in the Downtown Area. Fee waivers do not apply to Single-family dwelling permits.

Section 2. Downtown Area shall exclusively include those areas within the City as set forth in Exhibit B, attached hereto and incorporated herein by this reference.

Section 3. The following fees shall remain unaffected by the adoption of this ordinance: (1) fees for application for City permit that are not listed in Exhibit A; (2) fees for any application for permit that are listed in Exhibit C, attached hereto and incorporated herein by this reference; (3) fees for any application for non-City permits, including but not limited to those required by or originating from the State of Washington or special purpose districts; (4) fees associated with third party consultant work necessary to process any application for permit; and (5) fees for application for permit for development outside the Downtown Benefit District.

Section 4. Any question or ambiguity relating to whether a certain fee is affected by the adoption of this ordinance as provided in Section 1, or remain unaffected as provided in Section 3, shall be decided in favor of the latter.

Section 5. Future amendments to what is commonly referred to as the City of Monroe's Fee Resolution shall be consistent with this ordinance.

Section 6. The City of Monroe shall not increase, as a direct result of this ordinance, the fees for any application for permit for development outside the Downtown Area, for which there is no fee for the same application within the Downtown Area.

Section 7. Unless sooner repealed by action of the City Council, this ordinance shall automatically expire on June 14, 2017. Approximately forty-five days before the automatic expiration of this ordinance, the Director of Community Development, or his designee, shall report to the City Council on the costs and benefits to the City of Monroe as a result of this ordinance.

Section 8. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 9. 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. The one-year implementation period of this ordinance shall commence with the June 14, 2016, expiration date of Ordinance No. 009/2015, and shall expire June 14, 2017.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 24th day of May, 2016.

1st Reading	May 17, 2016
Final Reading:	May 24, 2016
Published:	May 31, 2016
Effective:	June 5, 2016

(SEAL)

CITY OF MONROE, WASHINGTON:

Geoffrey Thomas, Mayor

ATTEST:

Elizabeth M. Smoot, MMC, City Clerk

APPROVED AS TO FORM:

J. Zachary Lell, City Attorney

EXHIBIT A

FEES TO BE WAIVED:

Accessory dwelling units
Boundary line adjustment
Environmental (SEPA) review (DNS and Mitigated only; environmental consultant fees not waived)
Short plat
Plat amendments
Site plan review
Building permits -
    Building plan review fees (structural consultant review fees not waived)
    Building permit fees (State's $4.50 building permit fee not waived)
Plumbing and mechanical fees
Public works construction fees
Right-of-way permits
Utility availability letter
Grading plan review fees
Grading permit
Sign Permits
Tenant Improvement Permits
Demolition Permits

EXHIBIT B

Area included within the "Downtown Area".

The area bordered by the following: Madison Street on the west, McDougall Street on the south, Al Borlin Park on the east and US 2 on the north. Where the boundaries are indicated by a street, the boundary shall be the centerline of that street. Where the boundaries are irregular, the study area boundary shown on the Downtown Master Plan shall control.

EXHIBIT C

FEES NOT WAIVED:

Contract and binding site plan
Land clearing permits
Model homes
Subdivisions
Planned residential development
Rezone application
Shoreline permits (includes variances, conditional uses, substantial development; environmental consultant)
Special use permit
Variance
Conditional use permit
Fire flow test
Street right-of-way vacation fees
Special flood hazard area development permit

Any State fees on permits
Capital improvement fees
Consultant charges
Fire District fees
Reimbursement agreement fees
Transportation concurrency fees
Water service connection fees
Sewer connection fees
Water, sanitary sewer and storm sewer frontage fees
Park Plan, Transportation Plan, and School impact fees
SEPA concurrency fees