

**CITY OF MONROE
ORDINANCE NO. 014/2017**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, AMENDING CHAPTER 20.12 MMC, TRANSPORTATION IMPACT FEES; UPDATING THE CITY'S CODIFIED TRANSPORTATION IMPACT FEE SCHEDULE PURSUANT TO MMC 20.12.130; 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 20.12 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 Chapter 20.12.130(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 0.29% 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 20.12.130. Subsection 20.12.130(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	3,449 3,459
Multifamily (3 or more dwelling units)	Dwelling Unit	1,966 1,971.70
Senior Housing	Dwelling Unit	931 933.70
Commercial Services	SF GFA	13.73 13.77
School	Student	448 449.30
Institutional	SF GFA	2.55 2.56
Light Industry/Industrial Park	SF GFA	3.14 3.15
Warehousing/Storage	SF GFA	\$1.55
Restaurant	SF GFA	17.42 17.47

General Retail	SF GFA	[\$8.45] 8.47
Supermarket	SF GFA	[\$20.93] 20.99
Administrative Office	SF GFA	[\$5.14] 5.15
Medical Office/Dental Clinic	SF GFA	[\$42.34] 12.35

Exception: Permitted accessory dwelling units (as defined in MMC Title 18) 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 20th day of June, 2017.

1st Reading: June 13, 2017
Adoption: June 20, 2017
Published: June 23, 2017
Effective: June 28, 2017

CITY OF MONROE, WASHINGTON:



Geoffrey Thomas, Mayor

(SEAL)

ATTEST:



Elizabeth M. Adkisson, MMC, City Clerk

APPROVED AS TO FORM:



J. Zachary Lell, City Attorney