

CITY OF MONROE
ORDINANCE NO. 019/2017(SUB)

AN ORDINANCE OF THE CITY OF MONROE,
WASHINGTON, AMENDING MONROE MUNICIPAL CODE
CHAPTER 20.10, PARKS IMPACT FEES, IN ORDER TO
UPDATE THE CITY'S SCHEDULE OF PARK IMPACT FEES
AND THE CALCULATION METHODOLOGY THEREFORE;
PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN
EFFECTIVE DATE

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

WHEREAS, the City of Monroe adopted its park impact fee system by ordinance, which is currently codified at Chapter 20.10 MMC; and

WHEREAS, such park impact fees are authorized by the Growth Management Act as a tool for cities to use in order to ensure that growth pays for growth, and

WHEREAS, the park and recreation element of the Monroe Comprehensive Plan reflects the City's current and projected needs for park impact fees, and

WHEREAS, the City desires to update its park impact fee calculation formula to reflect the schedule in the current Park Plan.

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

Section 1. Amendment of MMC 20.10.070. Monroe Municipal Code (MMC) Section 20.10.070, Computation of the park impact fee amount, Subsection (A) is hereby amended as follows:

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

Housing Type	Single-Family Detached	Single-Family Attached (duplex)	Single-Family Attached 3-4 units/structure	Single-Family Attached 5+ units/structure	Mobile Home
Calculation of park impact fee/unit*					
[VALUE OF ELOS PARKS/PERSON] Per-capital Cost	[\$2,422.99] \$918.00	[\$2,422.99] \$918.00	[\$2,422.99] \$918.00	[\$2,422.99] \$918.00	[\$2,422.99] \$918.00
Average number persons/type of housing unit*	2.7	2.3	2.3	2.1	2.2
[VALUE OF ELOS PARKS/TYPE OF HOUSING UNIT]	[\$6,542.07]	[\$5,572.88]	[\$5,572.88]	[\$5,088.28]	[\$5,330.58]
[PERCENT OF VALUE TO BE CHARGED FOR IMPACT FEE]	[70%]	[70%]	[70%]	[70%]	[70%]
Total impact fee/unit	[\$4,579.45] \$2,479.00	[\$3,901.02] \$2,111.00	[\$3,901.02] \$2111.00	[\$3,561.79] \$1,928.00	[\$3,731.40] \$1,020.00
* [PERSONS PER HOUSING UNIT BASED ON 1990 CENSUS EXTRAPOLATED TO INCLUDE LIKELY COMPOSITION OF 1996 ANNEXATIONS.] The methodology for determining the park impact fees is set forth in the Park Impact Fee Calculation Technical Memorandum (2015), which is incorporated herein by reference and shall be maintained in the office of the director and made available for inspection upon request.					

Section 2. Methodology Adopted. Exhibit A, attached hereto and incorporated herein by this reference, sets forth the formula and method of calculating the revised park impact fee adopted in Section 1 of this ordinance.

Section 3. 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 4. 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 22nd day of August, 2017.

First Reading: August 8, 2017
Adoption: August 22, 2017
Published: August 25, 2017
Effective: August 30, 2017

CITY OF MONROE, WASHINGTON:



Geoffrey Thomas, Mayor

(SEAL)

ATTEST:

APPROVED AS TO FORM:



Elizabeth M. Adkisson, MMC, City Clerk



J. Zachary Lell, City Attorney

EXHIBIT A

Park Impact Fee Calculation Technical Memorandum

RE: *Parks, Recreation & Open Space Comprehensive Plan Update - 2015*
Park Impact Fee Revisions

The Park Impact or Mitigation Fee has been revised applying the formula provided by the City of Monroe Planning Director. The methodology and resulting determinations are as follows.

1. An LOS of 4.75 acres per 1,000 population was applied to the projected 2035 population (25,119) minus forecast group quarters population (2,400) for a total park land population of 22,179 resulting in a total need of 107.92 gross acres (2035 gross demand).
2. The LOS of 4.75 acres per 1,000 population was applied to the 2014 baseline population of 16,599 resulting in 78.85 acres (2014 demand).
3. The 2014 demand 78.85 acres was subtracted from the 2035 gross demand 107.92 acres yielding a growth related demand of 29.07 acres.
4. The 29.07-acre growth related demand was divided by the 107.92 gross acres yielding a factor of 27%.
5. The total capital cost projection figure of \$29,784,986 was multiplied by the 27% yielding a gross demand value of \$8,023,068.
6. The gross demand value of \$8,023,068 was multiplied by 70% to yield a net demand value, attributed to the growth population of \$5,616,147.
7. The 6,120 growth population (22,719 – 16,599 = 6,120) was divided into the net demand value (\$5,616,147) to define the per-capita value of \$918.
8. The per-capita value of \$918 was multiplied by the dwelling unit formulas to yield the amount of mitigation fee to be assessed each dwelling unit classification as follows:

Unit Type/ Density	Dwelling Unit Factor	Per-capital Cost	Estimated Park Impact Fee
Single Family	2.7	\$ 918	\$2,479
Duplex	2.3	\$ 918	\$2,111
2-4 Unit	2.3	\$ 918	\$2,111
Greater than 5 units	2.1	\$ 918	\$1,928
Mobile Homes	2.2	\$ 918	\$1,020

The projected revenue from mitigation fees for the initial Six-Year Capital Improvement Program is based on 103 Single Family dwelling units per calendar year. Assuming the annual number of dwelling units is realized, the annual revenue would be \$255,412 and the total for the six-year period would be \$1,532,247.