

**CITY OF MONROE
ORDINANCE NO. 016/2022**

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 4.0 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) 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 | \$ ((3,645)) <u>3,791</u> |
| Multifamily (3 or more dwelling units) | Dwelling Unit | \$ ((2,078)) <u>2,161</u> |
| Senior Housing | Dwelling Unit | \$ ((983)) <u>1,022</u> |
| Commercial Services | SF GFA | \$ ((14.50)) <u>15.08</u> |
| School | Student | \$ ((473.38)) <u>492.32</u> |
| Institutional | SF GFA | \$ ((2.70)) <u>2.81</u> |
| Light Industry/Industrial Park | SF GFA | \$ ((3.31)) <u>3.44</u> |
| Warehousing/Storage | SF GFA | \$ ((1.16)) <u>1.21</u> |
| Restaurant | SF GFA | \$ ((18.41)) <u>19.15</u> |
| General Retail | SF GFA | \$ ((8.92)) <u>9.28</u> |

| Land Use | Unit of Measure | Impact Fee Rate |
|------------------------------|-----------------|--------------------------------------|
| Supermarket | SF GFA | \$ ((22.13)) <u>23.02</u> |
| Administrative Office | SF GFA | \$ ((5.42)) <u>5.64</u> |
| Medical Office/Dental Clinic | SF GFA | \$ ((13.01)) <u>13.53</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.

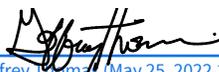
Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by State or federal law or regulation, 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 24th day of May, 2022.

1st Reading: May 10, 2022
Adoption: May 24, 2022
Published: May 27, 2022
Effective: June 1, 2022

CITY OF MONROE, WASHINGTON:


Geoffrey Thomas (May 25, 2022 18:20 GMT+1)
Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:


Jodi Wycoff (May 25, 2022 12:05 PDT)
Jodi Wycoff, City Clerk


Zach Lell (May 25, 2022 10:19 PDT)
J. Zachary Lell, City Attorney

ORD 016 2022_Amend MMC 3.54.130_Transpo rtation Impact Fee Schedule

Final Audit Report

2022-05-25

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