

**CITY OF MONROE  
ORDINANCE NO. 003/2024**

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 5.1 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:

<b>Land Use</b>	<b>Unit of Measure</b>	<b>Impact Fee Rate</b>
Single Family (1 or 2 dwelling units)	Dwelling Unit	<del>\$(4,026)</del> <u>4,231</u>
Multifamily (3 or more dwelling units)	Dwelling Unit	<del>\$(2,295)</del> <u>2,412</u>
Senior Housing	Dwelling Unit	<del>\$(1,085)</del> <u>1,140</u>
Commercial Services	SF GFA	<del>\$(16.01)</del> <u>16.83</u>
School	Student	<del>\$(522.84)</del> <u>549.50</u>
Institutional	SF GFA	<del>\$(2.98)</del> <u>3.13</u>
Light Industry/Industrial Park	SF GFA	<del>\$(3.65)</del> <u>3.84</u>
Warehousing/Storage	SF GFA	<del>\$(1.29)</del> <u>1.36</u>
Restaurant	SF GFA	<del>\$(20.34)</del> <u>21.38</u>
General Retail	SF GFA	<del>\$(9.86)</del> <u>10.36</u>

Land Use	Unit of Measure	Impact Fee Rate
Supermarket	SF GFA	\$(( <del>24.45</del> )) <u>25.70</u>
Administrative Office	SF GFA	\$(( <del>5.99</del> )) <u>6.30</u>
Medical Office/Dental Clinic	SF GFA	\$(( <del>14.37</del> )) <u>15.10</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 25<sup>th</sup> day of June, 2024.

1<sup>st</sup> Reading: June 11, 2024  
 Adoption: June 25, 2024  
 Published: June 28, 2024  
 Effective: July 3, 2024

CITY OF MONROE, WASHINGTON:

  
 Geoffrey Thomas (Jun 26, 2024 13:41 PDT)

Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:

  
 Jodi Wycoff (Jun 26, 2024 13:52 PDT)  
 Jodi Wycoff, City Clerk

  
 Zach Lell (Jun 26, 2024 09:48 PDT)  
 J. Zachary Lell, City Attorney

# ORD 003 2024\_Amend MMC 3.54.130\_Transpo rtation Impact Fee Schedule

Final Audit Report

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