

**CITY OF MONROE**  
**ORDINANCE NO. 005/2025**

AN ORDINANCE OF THE CITY OF MONROE,  
WASHINGTON, AMENDING CHAPTER 3.52 MMC PARK  
IMPACT FEES; UPDATING AND AMENDING THE CITY'S  
SCHEDULE OF PARK IMPACT FEES AND THE  
CALCULATION METHODOLOGY THEREFORE;  
PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN  
EFFECTIVE DATE

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WHEREAS, in order to ensure that new parks and recreation facilities are available when needed, the City Council has determined that the cost of such 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 needed to serve new development should be borne by developers through the City's imposition of park impact fees; and

WHEREAS, changes to the Revised Code of Washington 82.02.060 (1) require new methodologies to reflect the proportionate impact of new housing units; and

WHEREAS, the City of Monroe adopted its park impact fee program by ordinance, the regulations for which are currently codified at Chapter 3.52 MMC; and

WHEREAS, park impact fees are authorized by the Growth Management Act as a financing tool for cities to ensure that growth pays for an appropriate share of the parks and recreation facilities needed to serve such growth; and

WHEREAS, the park impact fees imposed pursuant to Chapter 3.52 MMC are based upon the calculation methodology set forth in the Park Impact Fee Technical Memorandum that has been commissioned by the City's technical consultants; and

WHEREAS, the Park Impact Fee Technical Memorandum has been updated to reflect recent amendments to the Monroe Comprehensive Plan, including without limitation the park and recreation element and the City's Park Recreation and Open Space (PROS) Plan; and

WHEREAS, the City desires to amend the park impact fee schedule codified at Chapter 3.52 MMC in order to reflect the updated Park Impact Fee Technical Memorandum and to establish impact fees within the range set forth therein; and

WHEREAS, the amendments to Chapter 3.52 MMC set forth in this ordinance will assist in funding the parks and recreational facilities necessary to serve new growth within the City while simultaneously encouraging and facilitating residential development of the type and in the manner consistent with the City's community planning vision and the Monroe Housing Action Plan.

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

Section 1. Amendment of MMC 3.52.070. Subsection 3.52.070(A) of the Monroe Municipal Code is hereby amended to provide in its entirety 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:

<u>Unit Type (number of bedrooms)</u>	<u>Dwelling Unit Factor</u>	<u>Per-Capita Cost</u>	<u>Park Impact Fee</u>
<u>0 Bedrooms</u>	<u>1.1</u>	<u>\$2,980</u>	<u>\$3,346</u>
<u>1 Bedroom</u>	<u>1.4</u>	<u>\$2,980</u>	<u>\$4,143</u>
<u>2 Bedrooms</u>	<u>2.2</u>	<u>\$2,980</u>	<u>\$6,601</u>
<u>3 Bedrooms</u>	<u>2.9</u>	<u>\$2,980</u>	<u>\$8,642</u>
<u>4 or More Bedrooms</u>	<u>3.5</u>	<u>\$2,980</u>	<u>\$10,393</u>

<u>Unit Type/Density</u>	<u>Total Impact Fee/Unit</u>
<u>Single Family</u>	<u>\$7,304</u>
<u>Duplex</u>	<u>\$2,111</u>
<u>2-4 Unit</u>	<u>\$2,111</u>
<u>Greater than 5 Units</u>	<u>\$5,645</u>
<u>Mobile Homes</u>	<u>\$7,403</u>

\* The methodology for determining the maximum park impact fees is set forth in the Park Impact Fee Calculation Technical Memorandum (2024-2025), which is incorporated herein by reference and shall be maintained in the office of the director and made available for inspection upon request.

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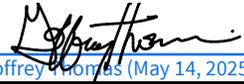
Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 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 13<sup>th</sup> day of May, 2025.

First Reading: 04/22/2025  
Adoption: 05/13/2025  
Published: 05/16/2025  
Effective: 05/21/2025

CITY OF MONROE, WASHINGTON:

  
Geoffrey Thomas (May 14, 2025 10:00 PDT)

Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:

  
Jodi Wycoff (May 14, 2025 10:02 PDT)

Jodi Wycoff, City Clerk

  
Zach Lell (May 14, 2025 09:58 PDT)

J. Zachary Lell, City Attorney

# ORD 005\_2025\_Amend CH 3.52 MMC\_Park Impact Fees\_041825

Final Audit Report

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