

MONROE PLANNING COMMISSION
Agenda Item Cover Sheet

TITLE:	Traffic Impact Fee - Potential Code Amendment
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DATE:		CONTACT:	PRESENTER:	ITEM:
03/28/16		David Osaki	David Osaki	Old Business

Discussion: None

Public Hearing: None

Attachments: 1. Draft Ordinance

DESCRIPTION/BACKGROUND

The City Council will consider an emergency ordinance at it April 5, 2016 meeting that will, if passed, amend on an interim basis Monroe Municipal Code (MMC) Chapter 20.12 related to Transportation Impact Fees. An interim regulation would typically last six months, unless extended.

Should that emergency ordinance be passed, the Planning Commission will then need to consider a code amendment addressing the issue in the emergency ordinance and make a recommendation to the City Council.

The amendment under consideration would no longer impose additional transportation impact fees when the use of an existing building is changed. The amendment would encourage the reoccupation of vacant buildings throughout Monroe

The proposed new language also removes a change of use from the definition of “Development Activity”. It also addresses a situation where a development project pays its traffic impact fee at the time of building permit for a general land use (when tenants have not yet been identified/leased) and then the space is initially leased to a land use with higher traffic fees.

The March 28, 2016 Planning Commission will include a briefing on the issue in the event the City Council does pass an interim ordinance and this matter is referred to the Planning Commission.

<p>RECOMMENDED ACTION Discussion</p>
