

**MONROE PLANNING COMMISSION**  
*Agenda Item Cover Sheet*

<b>TITLE:</b>	<b><i>Traffic Impact Fee - Code Amendment</i></b>
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<b>DATE:</b>		<b>CONTACT:</b>	<b>PRESENTER:</b>	<b>ITEM:</b>
05/23/2016		Brad Feilberg	Brad Feilberg	Public Hearing

**Discussion:** 03/28/2016

**Public Hearing:** 05/09/2016

- Attachments:**
1. Current MMC 20.12
  2. Alternative MMC 20.12
  3. Findings

**DESCRIPTION/BACKGROUND**

The City Council adopted an emergency interim ordinance on April 5, 2016 that amended Monroe Municipal Code (MMC) Chapter 20.12 Transportation Impact Fees.

The amendment removed “any change of use of a building or structure, or any change in the use of land” from the definition of “Development activity”.

As a result, additional transportation impact fees are no longer collected when the use of an existing building is changed. This is intended to encourage the reoccupation of vacant buildings throughout Monroe.

Attachment 1 shows the currently effective code. On July 5, 2016, if no further action is taken, the redlined changes will automatically be removed for the code.

Attachment 2 shows the alternative proposal as discussed on May 9, 2016. This proposed language would change transportation impact fees for substantial changes in use which is defined as improvements requiring a building permit that exceed 50% of the value of the existing improvements.

**RECOMMENDED ACTION**

1. Motion to recommend to the City Council the adoption of an ordinance amending MMC 20.12 for a period of 5 years based on Attachment 2 with the attached findings and conclusions.