

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, ADJUSTING PARK IMPACT FEES AND AMENDING SECTION 15.16.010 OF THE OLYMPIA MUNICIPAL CODE

WHEREAS, RCW 82.02.050 - .090 authorizes the City of Olympia to adopt an ordinance imposing impact fees; and

WHEREAS, in Ordinance Nos. 5490 and 6164, the City of Olympia did adopt such impact fees, to include "Park Impact Fees"; and

WHEREAS, in 2008, the City Council approved an annual adjustment mechanism for Park Impact Fees based on land, design, and development costs; and

WHEREAS, in 2018, staff commissioned a review of park impact fees by an impact fee consultant to update the Park Impact Fee Study for consistency with the adopted park levels of service in the *2016 Parks, Arts & Recreation Plan*; and

WHEREAS, the City Council has called for an annual review of impact fees, concurrent with the annual review of the Capital Facilities Plan (CFP) element of the City's Comprehensive Plan, to consider adjustments to the fees; and

WHEREAS, following said review of the 2019-2024 CFP, the Olympia City Council desires to freeze Park Impact Fees at the 2018 rates to encourage construction of new housing in Olympia; and

WHEREAS, freezing of Park Impact Fee rates at the 2018 level results in a 33% discount for Single Family including Manufactured Homes on individual lots and Townhouses; and

WHEREAS, freezing of Park Impact Fee rates at the 2018 level results in a 38% discount for Duplex, Triplex, Fourplex, and Cottage Housing; and

WHEREAS, freezing of Park Impact Fee rates at the 2018 level results in a 26% discount for 5 or more unit Multi-family, Courtyard Apartments, and Units in Senior Housing Developments (including single family units); and

WHEREAS, freezing of Park Impact Fee rates at the 2018 level results in a 34% discount for Mobile Homes in Mobile Home Parks; and

WHEREAS, freezing of Park Impact Fee rates at the 2018 level results in a 27% discount for Accessory Dwelling Units, Single Room Occupancy Units, and Studios; and

WHEREAS, freezing of Park Impact Fee rates at the 2018 level results in a 4% discount for Downtown Multi-family (including Townhouses); and

WHEREAS, this Ordinance is adopted pursuant to Article 11, Section 11, of the Washington Constitution; and

WHEREAS, this Ordinance is supported by the staff report, attachments, and documents on file with the Olympia Parks, Arts and Recreation Department;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC 15.16.010. Olympia Municipal Code Section 15.16.010 Schedule A is hereby amended to read as follows:

15.16.010 Schedule A, park impact fee

For complete building permit applications, the following schedule shall apply to residential development:
Housing Type:

TYPE OF DWELLING UNIT	Neighborhood Park	Community Park	Open Space	TOTALS
Single Family including Manufactured Homes on individual lots, <u>Townhouses</u>	\$890	\$3,383	1,308	\$5,581
Duplex, <u>Triplex</u> , <u>Fourplex</u> (per unit), <u>Cottage Housing</u>	\$605	\$2,301	\$890	\$3,796
<u>5 or more unit Multi Family</u> , <u>Courtyard Apartments</u> (including <u>Townhouses</u>)	\$605	\$2,301	\$890	\$3,796
Units in Senior Housing Developments (including single family units)	\$605	\$2,301	\$890	\$3,796
Mobile Home in Mobile Home Parks	\$605	\$2,301	\$890	\$3,796
Accessory Dwelling Units (separate structure)	\$356	\$1,353	\$524	\$2,233
Single Room Occupancy Units, <u>Studios</u>	\$356	\$1,353	\$524	\$2,233
Downtown Multi Family (including Townhouses)	\$463	\$1,759	\$680	\$2,902

Section 2. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 3. Severability. The provisions of this Ordinance are declared separate and severable. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of this Ordinance or application of the provision to other persons or circumstances shall be unaffected.

Section 4. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 5. Effective Date. This Ordinance shall be in force and effect on January 1, 2019, after its passage by the Olympia City Council and publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

A handwritten signature in blue ink that reads "Mark Barber". The signature is written in a cursive style and is positioned above a horizontal line.

CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED: