

**Ordinance No. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON AMENDING OLYMPIA MUNICIPAL CODE SECTIONS 15.16.010, 15.16.030 AND 15.16.040 RELATING TO IMPACT FEES**

**WHEREAS**, the Washington State Growth Management Act, Chapter 36.70A RCW, requires that cities plan for growth; and

**WHEREAS**, RCW 82.02.050 - .110 authorize cities to impose impact fees to ensure that adequate facilities are available to serve new growth and development; and

**WHEREAS**, in Ordinance Nos. 5490 and 6164, the City of Olympia adopted such impact fees, including "Park Impact Fees," "School Impact Fees," and "Transportation Impact Fees," which the City uses as a funding mechanism to help build new transportation and parks infrastructure, as well as help the Olympia School District and the North Thurston School District build infrastructure; and

**WHEREAS**, the Parks Master Plan was adopted by the City Council in February 2022 and included an updated capital investment strategy project list of capital projects planned for the next twenty years; and

**WHEREAS**, Olympia has updated the park impact fees to match the anticipated funding and projects listed in the 2022 Parks Plan; and

**WHEREAS**, Olympia has used transportation impact fees since the 1990s to help fund infrastructure improvements focused on increasing capacity on city streets for motor vehicles; and

**WHEREAS**, the City's first Transportation Master Plan was adopted by the City Council in February 2021 and included changes to the City's Transportation Concurrency and Impact Fee Programs; and

**WHEREAS**, transportation impact fees are multi-modal, adding capacity to our street system by making bike, pedestrian, and transit improvements, in addition to improvements for vehicles; and

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

**WHEREAS**, the Olympia School District has updated its Capital Facilities Plan and revised its proposed impact fees as reflected in the School District's adopted 2024-2029 Capital Facilities Plan; and

**WHEREAS**, the North Thurston School District has updated its Capital Facilities Plan and has proposed impact fees as reflected in the School District's adopted 2024-2029 Capital Facilities Plan; and

**WHEREAS**, the City Council conducted a public hearing on the City's 2024-2029 Capital Facilities Plan on October 17, 2023, and did not receive any additional comments related to the proposed impact fee changes; and

**WHEREAS**, following that review of the 2024-2029 Capital Facilities Plan, the City Council desires to amend Transportation Impact Fees for inflation in costs of labor, construction materials, and real property, revise School Impact Fees as adopted in the Olympia School District's and North Thurston School District's 2024-2029 Capital Facilities Plans, amend Park Impact Fees to implement year 2 of a 3-

year phasing plan to implement impact fee rates identified in the 2022 Parks Impact Fee Rate Study, and amend the Olympia Municipal Code accordingly; and

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

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

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

**15.16.010 Schedule A, Park Impact Fees**

For complete building permit applications, the following schedule applies to residential development:

Housing Type:

**TYPE OF DWELLING UNIT**

Single Family including Manufactured Homes on individual lots, Townhouses	<del>\$5,987</del> <u>\$6,392</u>
Multi Family including Apartments, Duplex, Triplex, Fourplex, Cottage Housing, and Courtyard Apartments	<del>\$4,471</del> <u>\$5,147</u>
Units in Senior Housing Developments (including single family units)	<del>\$4,471</del> <u>\$5,147</u>
Mobile Home in Mobile Home Parks	<del>\$4,225</del> <u>\$4,654</u>
Single Room Occupancy Units, Studios, Accessory Dwelling Units	<del>\$2,458</del> <u>\$2,682</u>
Downtown Multi Family (including apartments, Duplex, Triplex, Fourplex, Cottage Housing, Courtyard Apartments) and Townhouses	<del>\$3,460</del> <u>\$4,018</u>

**Section 2. Amendment of OMC 15.16.030.** Olympia Municipal Code Section 15.16.030 is hereby amended to read as follows:

**15.16.030 Schedule C, School Impact Fees**

A. Developments within the Olympia School District service area: For complete building permit applications for developments within the Olympia School District Service Area submitted after the effective date of this title, the following schedule applies:

(Applies to residential development only)

**Housing Type (fees are per unit):**

Single Family – detached (including manufactured homes on individual lots)	<del>\$6,475</del> <u>\$6,812</u>
Multifamily (including Apartments, Duplex, Triplex, Fourplex, Cottage Housing, Courtyard Apartments) and Townhouses (Non-Downtown)	<del>\$2,477</del> <u>\$2,606</u>

**Housing Type (fees are per unit):**

Downtown Multifamily (including Apartments, Duplex, Triplex, Fourplex, Cottage Housing, Courtyard Apartments) and Townhouses	\$2,040
	<u>\$2,146</u>

B. Developments within the North Thurston School District service area: For complete building permit applications for developments within the North Thurston School District Service Area submitted after the effective date of this title, the following schedule applies:

(Applies to residential development only)

**Housing Type (fees are per unit):**

Single Family	\$4,867
	<u>\$5,421.79</u>
Multifamily	\$2,962
	<u>\$3,291.17</u>

**Section 3. Amendment of OMC 15.16.040.** Olympia Municipal Code Section 15.16.040 is hereby amended to read as follows:

**15.16.040 Schedule D, Transportation Impact Fees**

**SCHEDULE D**

**TRANSPORTATION IMPACT FEE RATE SCHEDULE**

**Effective January 1, ~~2023~~2024**

Land Uses	Unit of Measure	Rate
<b>Cost per New Person Trip Generated:</b>		\$2,946 <u>\$3,241</u>
<i>Residential</i>		
Single Family (Detached), Townhouse and Manufactured Home	dwelling	\$4,229 <u>\$4,652</u>
Multifamily, including Apartment (1 to 2 levels), Duplex, Triplex, Fourplex, Cottage Housing and Courtyard Apartment	dwelling	\$2,392 <u>\$2,632</u>
Apartment (3 to 10 levels) includes Studio	dwelling	\$1,880 <u>\$2,068</u>
Senior Housing, Accessory Dwelling Unit and Single-Room Occupancy Unit	dwelling	\$1,196 <u>\$1,316</u>
Mobile Home	dwelling	\$1,965

<b>Land Uses</b>	<b>Unit of Measure</b>	<b>Rate</b>
		<u>\$2,162</u>
<i>Commercial – Services</i>		
Bank	sq ft / GFA	<del>\$48.95</del> <u>\$53.85</u>
Day Care	sq ft / GFA	<del>\$33.85</del> <u>\$37.23</u>
Hotel/Motel	room	<del>\$3,802</del> <u>\$4,182</u>
Service Station <sup>1</sup>	fueling position	<del>\$22,670</del> <u>\$24,937</u>
Quick Lubrication Vehicle Shop	servicing positions	<del>\$12,503</del> <u>\$13,753</u>
Automobile Care Center	sq ft / GLA	<del>\$8.59</del> <u>\$9.45</u>
Movie Theater	screen	<del>\$43,324</del> <u>\$47,656</u>
Health Club	sq ft / GFA	<del>\$9.53</del> <u>\$10.48</u>
Marina	berth	<del>\$702</del> <u>\$772</u>
<i>Institutional</i>		
Elementary /Jr. High/ High School	student	<del>\$416</del> <u>\$457</u>
University/College	student	<del>\$356</del> <u>\$391</u>
Church	sq ft / GFA	<del>\$1.82</del> <u>\$2.00</u>
Hospital	sq ft / GFA	<del>\$2.88</del> <u>\$3.17</u>
Assisted Living, Nursing Home, Group Home	sq ft / GFA	<del>\$2.19</del> <u>\$2.41</u>
<i>Industrial</i>		
Light Industry/Manufacturing/Industrial Park	sq ft / GFA	<del>\$1.27</del> <u>\$1.40</u>
Warehousing/Storage	sq ft / GFA	<del>\$.60</del> <u>\$.67</u>
Mini Warehouse	sq ft / GFA	<del>\$0.54</del> <u>\$.60</u>
<i>Restaurant</i>		
Restaurant	sq ft / GFA	<del>\$16.09</del> <u>\$17.70</u>

<b>Land Uses</b>	<b>Unit of Measure</b>	<b>Rate</b>
Fast Food Restaurant	sq ft / GFA	<del>\$60.16</del> <u>\$66.17</u>
Coffee/Donut Shop with Drive-Through Window	sq ft / GFA	<del>\$79.88</del> <u>\$87.87</u>
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	sq ft / GFA	<del>\$33.76</del> <u>\$37.13</u>
<i>Commercial – Retail</i>		
Retail Shopping Center:		
up to 49,999	sq ft / GLA	<del>\$11.98</del> <u>\$13.18</u>
50,000-99,999	sq ft / GLA	<del>\$11.86</del> <u>\$13.05</u>
100,000-199,999	sq ft / GLA	<del>\$10.81</del> <u>\$11.89</u>
200,000-299,999	sq ft / GLA	<del>\$10.25</del> <u>\$11.28</u>
300,000-399,999	sq ft / GLA	<del>\$10.11</del> <u>\$11.13</u>
over 400,000	sq ft / GLA	<del>\$10.47</del> <u>\$11.51</u>
Supermarket > 5,000 SF	sq ft / GFA	<del>\$21.78</del> <u>\$23.96</u>
Convenience Market < 5,000 SF	sq ft / GFA	<del>\$88.62</del> <u>\$97.48</u>
Furniture Store	sq ft / GFA	<del>\$.90</del> <u>\$.99</u>
Car Sales - New/Used	sq ft / GFA	<del>\$11.05</del> <u>\$12.15</u>
Nursery/Garden Center	sq ft / GFA	<del>\$17.89</del> <u>\$19.68</u>
Pharmacy/Drugstore	sq ft / GFA	<del>\$16.27</del> <u>\$17.90</u>
Hardware/Building Materials Store < 25,000 SF	sq ft / GFA	<del>\$4.55</del> <u>\$5.01</u>
Discount Merchandise Store (Free Standing)	sq ft / GFA	<del>\$10.84</del> <u>\$11.92</u>
Home Improvement Superstore > 25,000 SF	sq ft / GFA	<del>\$4.98</del> <u>\$5.47</u>
Miscellaneous Retail	sq ft / GLA	<del>\$9.26</del> <u>\$10.19</u>
<i>Commercial – Office</i>		

<b>Land Uses</b>	<b>Unit of Measure</b>	<b>Rate</b>
Administrative Office:		
0-99,999	sq ft / GFA	<del>\$3.68</del> <u>\$4.05</u>
100,000-199,999	sq ft / GFA	<del>\$3.61</del> <u>\$3.97</u>
200,000-299,999	sq ft / GFA	<del>\$3.52</del> <u>\$3.87</u>
over 300,000	sq ft / GFA	<del>\$3.49</del> <u>\$3.83</u>
Medical Office/Clinic	sq ft / GFA	<del>\$9.33</del> <u>\$10.26</u>
<i>Downtown<sup>2</sup> and High Density Corridor<sup>3</sup> Fees</i>		
Multifamily (including Apartment, Duplex, Triplex, Fourplex, Cottage Housing, and Courtyard Apartment), Townhouse, and Studio	dwelling	<del>\$1,368</del> <u>\$1,505</u>
Senior Housing, Accessory Dwelling Unit, and Single Room Occupancy Unit	dwelling	<del>\$726</del> <u>\$799</u>
Assisted Living, Nursing Home, Group Home	sq ft / GFA	<del>\$1.71</del> <u>\$1.88</u>
Hotel/Motel	room	<del>\$2,008</del> <u>\$2,209</u>
Movie Theater	screen	<del>\$33,793</del> <u>\$37,172</u>
Marina	berth	<del>\$547</del> <u>\$602</u>
<u>Light Industry/Manufacturing/Industrial Park</u>	<u>sq ft / GFA</u>	<u>\$1.09</u>
<u>Warehousing/Storage</u>	<u>sq ft / GFA</u>	<u>\$0.52</u>
<u>Mini Warehouse</u>	<u>sq ft / GFA</u>	<u>\$0.46</u>
Downtown Services/Retail <sup>4</sup>	sq ft / GLA	<del>\$7.50</del> <u>\$8.25</u>
Administrative Office:		
0-99,999	sq ft / GFA	<del>\$2.87</del> <u>\$3.16</u>
100,000-199,999	sq ft / GFA	<del>\$2.82</del> <u>\$3.10</u>
200,000-299,999	sq ft / GFA	<del>\$2.74</del> <u>\$3.02</u>
over 300,000	sq ft / GFA	<del>\$2.72</del> <u>\$2.99</u>

Land Uses	Unit of Measure	Rate
Medical Office/Clinic	sq ft / GFA	<del>\$7.28</del> <u>\$8.00</u>

Notes: For uses with Unit of Measure in "sq ft/GFA" or "sq ft/GLA," impact fee is dollars per square foot.

- 1) "Service Station can include Mini Mart (less than or equal to 2,500 square feet or Car Wash (or both). Mini-Mart greater than 2,500 square feet is calculated separately.
- 2) Downtown: As defined in Olympia Municipal Code 15.04.020.O.
- 3) High Density Corridor (HDC): includes HDC-1, HDC-2, HDC-3 land use zoning areas and has the same meaning as set forth in Olympia Municipal Code Subsections 18.06.020.B.10, .11, and .12.
- 4) Downtown Services/Retail includes Retail Stores, Restaurants, Supermarkets, Convenience Markets, Video Rentals, Banks, Health Clubs, Day Cares, and Libraries.

**Section 4. 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 5. Severability.** If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or application of the provisions to other persons or circumstances remains unaffected.

**Section 6. Ratification.** Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

**Section 7. Effective Date.** This Ordinance takes effect January 1, 2024, after passage by the Olympia City Council and publication, as provided by law.

\_\_\_\_\_  
MAYOR

**ATTEST:**

\_\_\_\_\_  
CITY CLERK

**APPROVED AS TO FORM:**

*Michael M. Young*  
\_\_\_\_\_  
DEPUTY CITY ATTORNEY

**PASSED:**

**APPROVED:**

**PUBLISHED:**