

**Ordinance No.**

AN ORDINANCE relating to land use fees, specifically review fees for land use applications; and amending Section 4.40.010 of the Olympia Municipal Code.

WHEREAS, RCW 35A.11.020, RCW 35A.63.100 and RCW 82.02.020 authorize the City of Olympia to collect reasonable fees to cover the administrative costs of reviewing land use applications; and

WHEREAS, OMC Section 4.40.010 sets forth a table of fees required to be paid to cover a portion of the cost of reviewing various types of land use applications; and

WHEREAS, property tax limits are creating greater pressure for development review costs to be fee supported; and

WHEREAS, the City Council desires to amend legislation that recovers a percentage of land use application fees based upon the true cost of related services.

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

**Section 1. Amendment of OMC 4.40.010.** Section 4.40.010 of the Olympia Municipal Code is hereby amended to read as follows:

**04.40.010 - Land use application review fees**

A. Commencing January 1, 2012~~3~~, the following fee schedule shall be in full force and effect.

<b>Certifications and Appealable Letters</b>	<b>Land Use and Planning Applications<sup>1</sup></b>
Independent Confirmation of Critical Areas Report	\$520 plus any consultant costs
Wetland Report prepared by City staff	\$800 plus any consultant costs
Zoning, Occupancy Status, Flood Hazard, and other staff confirmations	\$100
Staff-Researched Letter, Shoreline Permit Exemption, Discretionary Time Extension, or Appealable Opinion <sup>2</sup>	\$360 plus any consultant costs
<b>Actions Independent of Development Review</b>	
Minor (SEPA-exempt-level) Presubmission Conference	\$100
Major (SEPA-level) Presubmission Conference	\$240
SEPA Review (only)	\$480
Variance (staff level)	\$240

Variance and/or Reasonable Use Exception (by Examiner) \$480 + \$1,000 Hearing Examiner deposit<sup>5</sup>

**Code and Plan Amendments**

Comprehensive Plan Amendment (post-screening without rezone) \$240  
 Shoreline Program \$3,200  
 Original Master Plan (Villages & Centers) (See OMC Chapter 18.05) \$3,200 + \$ 140 per acre or part thereof + \$2,500 Hearing Examiner deposit<sup>5</sup>  
 Master Plan Revision \$1,600 + \$1,500 Hearing Examiner deposit<sup>5</sup>  
 Development Agreement \$3,200 + \$2,000 Hearing Examiner deposit if referred to examiner<sup>5</sup>  
 Zoning and Development Code Maps or Text \$3,200

**Annexations**

Notice of Intent to Annex \$320  
 Petition to Annex \$2,880

**Temporary Uses**

Temporary Use Permit for three or less consecutive days \$50  
 Temporary Uses for four or more consecutive days \$200

**Subdivision Actions**

Lot Consolidation \$360  
 Boundary Line Adjustment \$320 plus \$160 per boundary line  
 Preliminary Short or Large-Lot Plat \$600 + \$ 300 per lot  
 Final Short or Large-lot Plat \$600  
 Preliminary Full (ten or more lots) Plat \$ 3,600+ \$ 600 per acre, or part thereof + \$2,500 Hearing Examiner deposit<sup>5</sup>  
 Final Full (ten or more lots) Plat<sup>3</sup> \$2,600  
 Binding Site Plan Any land use review fee; plus sum equivalent to platting fee - latter reduced by ½ if concurrent with initial development  
 Improvements deferral review by Examiner (OMC 17.44.020(E)) \$1,800+ \$2,000 Hearing Examiner deposit<sup>5</sup>

<b>Land Use (Site Plan) Review<sup>3</sup></b>	
No new structure to 5,000 square feet new gross floor area	\$2,600
5,001 to 8,000 square feet of new gross floor area	\$4,700
8,001 to 16,000 square feet of new gross floor area	\$6,800
16,000 to 24,000 square feet of new gross floor area	\$9,200
24,001 or more square feet of new gross floor area	\$11,500
Wireless Communication Facility	\$3,700, plus any consultant costs of City
<b>Supplemental Actions</b>	
Traffic modeling or distribution by City staff	No charge, except any consultant fees
Additional SEPA Review (WAC 197-11-335)	No charge, except any consultant fees
Environmental Impact Statement	\$3,200+ preparation at contract rate to be determined
Design Concept Review --Board Level	\$900
Design Details Review-- Board Level	\$900
Design Review--Staff Level	\$240
Sign (Design) Review	\$55 per sign to \$330 maximum per occupancy
Examiner Review--Project Subject to SEPA	\$1,200 + \$2,000 Hearing Examiner deposit <sup>5</sup>
Wireless Communication Facility -- Subject to SEPA	\$4,600+ \$2,000 Hearing Examiner deposit <sup>5</sup> plus any consultant costs of City
Examiner Review--Project SEPA Exempt	\$900 + \$750 Hearing Examiner deposit <sup>5</sup>
Wireless Communication Facility -- SEPA Exempt	\$3,700 + \$750 Hearing Examiner deposit <sup>5</sup> plus any consultant costs of City
Modification of an approved application	50% of standard fee plus any Examiner deposit
Consolidated Review (RCW 36.70B.120) <sup>4</sup>	\$5,000
Impact Fee Appeal to Examiner	\$1,000 + \$500 Hearing Examiner deposit <sup>5</sup>
Other Appeal to Examiner	\$1,000
Appeals to Council (only if authorized)	\$500

Request for Reconsideration or Clarification by Examiner (OMC 18.75.060 and 070)	\$240 + \$500 Hearing Examiner deposit <sup>5</sup>
<b>Historic Rehabilitation Tax Exemption</b>	
Commercial	\$880
Residential	\$260

**NOTES:**

1. Additional fees may be applicable, including tree plan and engineering fees.
2. Staff certification or researched letter fees, and need for third-party consultation are at the discretion of the Planning Manager.
3. There is no extra charge for Planned Residential Development Approval.
4. The Consolidated Review Fee is an additional fee that applies to requests to merge review of preliminary development applications with construction permit applications, such as land use review and engineering permits.
5. Where Examiner deposit is required, applicant is responsible and required to pay actual Hearing Examiner costs, which may be higher or lower than the deposit amount.

**Section 2. Severability.** The provisions of this ordinance are declared separate and severable. If any provision of this ordinance or its application to any person or circumstances is held invalid, the remainder of this ordinance or application of the provision to other persons or circumstances, shall be unaffected.

**Section 3. Ratification.** Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

**Section 4. Effective Date.** This ordinance shall take effect January 1, 2013.

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MAYOR

**ATTEST:**

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CITY CLERK

**APPROVED AS TO FORM:**

*Darren Nienaber*

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DEPUTY CITY ATTORNEY

**PASSED:**

**APPROVED:**

**PUBLISHED:**