

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

**AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING LAND USE APPLICATION REVIEW FEES, AND AMENDING SECTION 4.40.010 OF THE OLYMPIA MUNICIPAL CODE.**

WHEREAS, in 2015 the Council established a Development Fee Fund to manage development fee related revenues and expenses; and

WHEREAS, the cost recovery goal for land use review, engineering and building permit and plan review services are 85%; and

WHEREAS, staff has identified two land use fees that are currently below 10% cost recovery and should be increased in order to more accurately reflect the actual cost to provide these services; and

WHEREAS, increasing these fees will support the Council policy to achieve 85% revenue to expenditure cost recovery ratio; and

WHEREAS, Chapters 35A.63, 36.70B RCW, and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance; and

WHEREAS, this Ordinance is supported by the staff report and materials associated with this Ordinance, along with other documents on file with the City of Olympia; and

WHEREAS, this Ordinance is also supported by the professional judgment and experience of the City staff who have worked on this proposal; and

WHEREAS, City Staff are known to the City Council, and staff's curriculum vitae shall be part of the record in support of this Ordinance;

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

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

**4.40.010 Land use application review fees**

A. Commencing January 1, 2013, 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	\$360 plus any consultant costs

Exemption, Discretionary Time Extension, or  
Appealable Opinion<sup>2</sup>

**Actions Independent of Development  
Review**

Presubmission Conference	\$240
SEPA Review (only)	\$480
Variance (staff level)	<del>\$240</del> \$300
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)	<del>\$240</del> \$320
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 + if a site-specific rezone, a \$1,500 Hearing Examiner deposit <sup>5</sup>

**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 1/2 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>

**Land Use (Site Plan) Review<sup>3</sup>**

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

**Supplemental Actions**

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>

**Historic Rehabilitation Tax Exemption**

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.** 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 shall remain 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 five (5) days after publication, as provided by law.

\_\_\_\_\_  
MAYOR

**ATTEST:**

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

**APPROVED AS TO FORM:**

*Darren Nienaber DEA*  
\_\_\_\_\_  
CITY ATTORNEY

**PASSED:**

**APPROVED:**

**PUBLISHED:**