



City Hall  
601 4th Avenue E.  
Olympia, WA 98501  
360-753-8244

## City Council

### Ordinance Amending Park Impact Fees

**Agenda Date:** 12/18/2012  
**Agenda Item Number:** 4.Q  
**File Number:** 12-0822

---

**Type:** ordinance **Version:** 1 **Status:** Passed

---

**Agenda Item:**  
Ordinance Amending Park Impact Fees

**Issue:**  
Consider an ordinance adopting the City of Olympia Park Impact Fee Study dated October 2012 (the Study) and amending certain sections of the Olympia Municipal Code relating to Park Impact Fees to be consistent with the Study.

**Committee Recommendation:**  
The Parks and Recreation Advisory Committee voted unanimously on August 2, 2012 to recommend the adoption of the new Park Impact Fee ordinance with the rates that were proposed in the 2012 Park Impact Fee Study.

**City Manager's Recommendation:**  
Move to approve on first reading and forward to second reading an ordinance adopting the City of Olympia Park Impact Fee Study dated October 2012 and amending Olympia Municipal Code Sections 15.04.020, 15.04.030, and 15.16.010 relating to Park Impact Fees.

**Staff Contact:**  
Jonathon Turlove, Associate Planner, Parks, Arts and Recreation, 360.753.8068

**Presenter(s):**  
None.

**Background and Analysis:**  
The City has been working with a consultant to complete a new Park Impact Fee rate study. The draft study was presented for review to City Council on July 24, 2012, at a public hearing on July 26, 2012, and at the Parks and Recreation Advisory Committee meeting on August 2, 2012.

Based on public input received at the July 26, 2012 public hearing, staff double-checked the occupancy rates used in the study and found an error that has subsequently been corrected. The attached Study reflects the final updates. The following table shows the current fee, the fee calculated in the study (with the error corrected), and fee proposed for the ordinance, which includes the City's current practice of including a 5% discount:

Dwelling Type	Current Fee	Calculated Fee	Proposed Fee (less 5%)
---------------	-------------	----------------	------------------------

Single-Family Residential (SFR)	\$ 5,068	\$ 5,210	\$ 4,950
Multi-Family Residential (MFR)	\$ 3,050	\$ 3,543	\$ 3,366
Downtown MFR	\$ 1,727	\$ 2,709	\$ 2,574
Accessory Dwelling Unit	\$ 1,705	\$ 2,084	\$ 1,980

The City Council held a public hearing on the proposed impact fees on November 13, 2012. In order for a new rate to be adopted at the beginning of 2013, a minor amendment to the existing Parks, Arts and Recreation Chapter (the Parks Chapter) of the Olympia Comprehensive Plan was proposed. The amendment to the Parks Chapter was reviewed and approved by the Olympia Planning Commission on August 20, 2012. The ordinance amending the Parks Chapter of the Olympia Comprehensive Plan was approved on first reading and forwarded to second reading by the City Council on December 4, 2012.

**Neighborhood/Community Interests (if known):**

The City Council held a public hearing on November 13, 2012, to receive and consider comments from members of the public.

**Options:**

1. Move to approve on first reading and forward to second reading the proposed ordinance adopting the City of Olympia Park Impact Fee Study dated October 2012 and amending Olympia Municipal Code Sections 15.04.020, 15.04.030, and 15.16.010 relating to Park Impact Fees.
2. Direct staff to make changes to the proposed ordinance for second reading.

**Financial Impact:**

Adoption of the proposed rate would result in a very slight decrease in the fee in the "Single Family Residential" category and an increase in the fee in the three other housing types (see table above). Impact fee collections fluctuate significantly from year to year based on the quantity and type of residential building activity.