

**CITY MANAGER'S EXECUTIVE ORDER NO. 11-002
CITY OF DES MOINES**

AN EXECUTIVE ORDER OF THE CITY MANAGER OF THE CITY OF DES MOINES establishing certain permit fee reductions for the review of single family residential construction associated with subdivision and PUD projects that demonstrate economies of scale by the filing of groups of multiple building permits at one time or propose repetitive structural designs that have been previously reviewed by the City, effective **June 20, 2011**.

RECITALS

WHEREAS, DMMC 12.04.100 provides that the fee for right-of-way permits issued by the City under the authority of Chapter 12.04 DMMC shall be established by the City Manager, and

WHEREAS, DMMC 14.04.160 provides that the fee for any permit issued by the City under the authority of Title 14 DMMC shall be established by the City Manager, and

WHEREAS, DMMC 16.04.260 provides that the fee for a State Environmental Policy Act (SEPA) determination issued by the City under the authority of Title 16 DMMC shall be established by the City Manager, and

WHEREAS, DMMC 17.40.010 provides that the fee for any approval issued by the City under the authority of Title 17 DMMC shall be established by the City Manager, and

WHEREAS, DMMC 18.58.050 provides that "the City Manager may adopt by executive order procedural rules for the efficient implementation of this chapter" [Chapter 18.58 DMMC – Design Review], and

WHEREAS, DMMC 18.64.050 provides that "fees for the following land use applications are established by the City Manager

- (a) Change of zone;
- (b) Unclassified use permit;
- (c) Planned unit development;
- (d) Variance;
- (e) Conditional use permit;
- (f) Comprehensive plan amendment

WHEREAS, in recent years the City has approved large subdivisions or PUD's which have yielded in excess of 50 new lots each, and

WHEREAS, national economic conditions have adversely impacted the housing market for the last three to four years and caused many builders and developers to postpone construction of new housing units, and

WHEREAS, builders and developers are re-assessing all costs that contribute to the total cost of construction and are seeking efficiencies in the process that will reduce costs, and

WHEREAS, while the City seeks to improve its housing stock with a variety of different housing designs, it is not uncommon for certain housing designs to be repeated within larger subdivisions and PUD's, and

WHEREAS, review staff within the Planning and Building Divisions of the City become familiar with repeated home plans that are submitted for permit approval and can perform those reviews more efficiently provided that not too much time has elapsed from the time the initial permit review is performed and the time a duplicate plan is proposed, and

WHEREAS, larger subdivisions and PUD's provide opportunities to achieve operating efficiencies due to economy of scale if permits are not processed solely in a singular manner, and

WHEREAS, grouping of permits for staff review in multiples of at least 6 dwellings at a time and being able to perform multiple inspections on the same site in one trip improves staff efficiencies and operations by performing several tasks in a more streamlined fashion, and

WHEREAS, the city's encouragement of other larger scale development and investment in the community under its existing fee schedule and continued large scale investment in housing stock is in the best interest of the public health, safety or welfare of the City's citizens, **NOW THEREFORE.**

It is hereby **ORDERED** as follows:

The Design Review fee specified in *City of Des Moines Development and Engineering Services Fee Schedule* and the Building Permit fee associated with the issuance of a permit for a new single family or attached single family residential dwelling shall be reduced by 20% for certain applications, provided that the conditions and terms specified in sections 1 or 2 below are followed.

1. The applications for Design Review and Building Permits for which a fee reduction is sought:

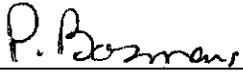
- a. Are for a single family dwelling or an attached single family dwelling that is located in a subdivision or PUD that was approved by the City of Des Moines and recorded with King County Records after June 20, 2011, and
 - b. Involve the same home design (floor plan and structural design) previously reviewed and approved by the City within the same subdivision or PUD within a 12 month period of time, and
 - c. Provide for or maintain a variety of different housing plans and a separation of similar housing models within the same subdivision or PUD consistent with design review requirements specified in DMMC 18.58.090(4), or
2. The builder or developer "bundles" and submits multiple Design Review and Building Permit Applications at the same time for properties involved in a subdivision or PUD that was approved by the City of Des Moines and recorded with King County Records after June 20, 2011 and within that "bundle" of permits is a group of at least 6 single family dwellings proposed for concurrent review by the City and the builder or developer picks up and pays all outstanding balances associated with said permits within 60 days of City approval of all said permits.

DATED this 30th day of June, 2011.



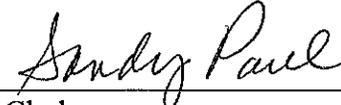
Anthony A. Piasecki
City Manager
City of Des Moines

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Clerk