



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

October 8, 2019

SUBJECT: Council discussion and consideration of Resolution No. 37-19 suspending the collection of the existing Highway 65 Bypass Development Impact Fee.

PREPARED BY: Tim Raney, Community Development Director

Recommendation

The City of Wheatland staff requests City Council adopt Resolution No. 37-19 suspending the collection of the existing Highway 65 Bypass Development Impact Fee in lieu of collecting the South Yuba Transportation Improvement Authority (SYTIA) Traffic Impact Fee previously adopted by the City Council.

Discussion and Background

During the discussion by the Wheatland City Council to adopt the SYTIA Traffic Impact Fee, the city council requested staff to review the existing city's development impact fees to determine if the fees were duplicative. Wheatland City Staff has completed this review and concluded that the proposed SYTIA Traffic Impact Fee duplicates the existing Highway 65 Bypass Development Fee.

The existing Highway 65 Bypass Development Impact Fee was adopted as part of the comprehensive fee update in 2007 and was identified in Ordinance No. 400, which approved the City's Development Impact Fee Report and Master Facilities Plan. The Highway 65 Bypass Fee was intended to collect the fair share fee of future development towards the planned State Route 65 regional bypass.

The Wheatland Municipal Code allows the Wheatland City Council to make modifications to the Wheatland Development Impact Fees. Section 3.26.030 of the Wheatland Municipal Code states the following:

The amount of the development impact fees may be adjusted from time to time by resolution of the city council and after noticed public hearing as required by law.

Therefore, pursuant to Section 3.26.030 of the Wheatland Municipal Code, staff recommends the City Council adopt the attached resolution suspending the existing Highway 65 Bypass

Development Impact Fee. It should be noted that the City of Wheatland is seeking to update its development impact fees once the city has received approval of its SB 2 grant application.

Fiscal Impact

The City of Wheatland would no longer collect the existing Highway 65 Bypass Development Impact Fee and would begin collecting the SYTIA Traffic Impact Fee for all applicable development. The SYTIA Traffic Impact Fee would not impact the general fund of the City of Wheatland but would provide funding to SYTIA to begin the planning and permitting necessary to initiate regional transportation improvements in the south Yuba County area.

Attachment

1. City Council Resolution No. 37-19 suspending the existing Regional bypass development impact fee.

Attachment 1

RESOLUTION NO. 37-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND SUSPENDING THE EXISTING HIGHWAY 65 BYPASS DEVELOPMENT IMPACT FEE

WHEREAS, on February 27, 2007, the Wheatland City Council passed and adopted Ordinance No. 400 approving the City of Wheatland Development Impact Fee Report and Master Facilities Plan and the Development Impact Fee Program; and

WHEREAS, pursuant to Section 3.26.030 of the Wheatland Municipal Code, the amount of the development impact fees may be adjusted from time to time by resolution of the City Council and after noticed public hearing as required by law; and

WHEREAS, the City Council duly gave notice of public hearing as required by law; and

WHEREAS, on October 8, 2018, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary, and

NOW THEREFORE BE IT RESOLVED, that the City Council does hereby give suspend the existing Highway 65 Bypass Development Impact Fee.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the City of Wheatland City Council, at a regular meeting thereof, held on the 8th day of October 2019 by following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

Mayor

ATTEST:

Lisa Thomason, City Clerk