



City of Wheatland

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PLANNING COMMISSION MEETING STAFF REPORT

Date: July 16, 2019
Agenda Item: 1

Subject: Consideration to recommend City Council approval of a proposed Development Agreement amendment for the Bishop Pumpkin Farm between the City of Wheatland and William and Sandra Bishop.

Prepared by: Tim Raney, Community Development Director

Recommendation

Staff requests that the Planning Commission recommend approval of the Bishop's Pumpkin Farm Development Agreement Amendment #2 by the Wheatland City Council. The Development Agreement was originally executed between the City of Wheatland and William and Sandra Bishop, individuals and husband and wife in 2011 and amended in 2017.

Discussion

City staff has been working with representatives of the Bishop Pumpkin Farm to revise the Bishop Pumpkin Farm Development Agreement to address issues related to fees. The Bishop Pumpkin Farm currently provides the City of Wheatland an admissions fee collected as part of any fee-based activity at the farm. These fees have been used by the city for a variety of improvements providing support to the community during the heavy traffic periods during the pumpkin farm season.

The City of Wheatland has also collected development impact fees for the construction of additional buildings on the Bishop Pumpkin Farm property. However, the calculation of the development impact fees has been difficult because the city's current impact fees do not have an appropriate category for agricultural tourism related structures. Therefore, for each structure proposed for the Bishops site, the city and the Bishops have had to negotiate an appropriate impact fee amount.

As a measure to resolve the impact fee issues, this proposed development agreement amendment will waive the collection of any development impact fees related to the agricultural tourism activities on the Bishops Property for the proposed extended term of this development agreement of 20-years. However, the city will be allowed to continue to collect the 5% admissions fee for the next 20 years, which will provide the city with an adequate replacement of the development impact fees.

Because substantive changes, such as extension of the term of a development agreement, the Planning Commission is required to conduct a hearing and make a recommendation to City Council on the Development Agreement Amendment. The Amendment No. 2 to City of Wheatland Development Agreement between the City of Wheatland and William and Sandra Bishop concerning Bishop Pumpkin Farm is included as Exhibit 1 to Attachment 1.

Alternatives

The Planning Commission could choose to recommend that the City Council not approve the amendment to the Development Agreement between the City of Wheatland and William and Sandra Bishop concerning Bishop Pumpkin Farm. The Planning Commission could also continue the public hearing to a future meeting date and direct staff to further revise the Development Agreement.

Attachments

1. Resolution recommending approval of Amendment No. 2 to City of Wheatland Development Agreement between the City of Wheatland and William and Sandra Bishop concerning Bishop Pumpkin Farm.

Exhibit 1: Proposed Bishop Pumpkin Farm Amendment No. 2 Development Agreement between the City of Wheatland and William and Sandra Bishop concerning Bishop Pumpkin Farm.