



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 2, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action regarding a Resolution setting a public hearing date on the land use assumptions and capital improvement projects of the Community Impact Fee.

BACKGROUND/SUMMARY:

The Community Impact Fee Advisory Committee has been meeting biweekly since June to consider updated water and sewer impact fees and new roadway impact fees. The City Council authorized the formation of this Advisory Committee by Resolution 2026-04 in January 2026. The Committee was formed and they held their first meeting on June 29th, with subsequent meetings on July 13, July 27, August 10, and August 24.

At their August 10 and August 24 meetings, the Committee approved for recommendation water and sewer, Land Use Assumptions, as well as Capital Improvement Plans for water and sewer. The Committee discussed the roadway Land Use Assumptions and Capital Improvement Plans at those meetings, and it is anticipated that those will be approved at their September 8, 2026, meeting.

Consistent with state law (LGC Ch. 395), the City Council must hold public hearings on the Land Use Assumptions and Capital Improvement Plans. This Resolution before the City Council sets the required public hearing date for January 7, 2027.

The public hearing on the Land Use Assumptions and Capital Improvement Plans is set for December due to the required time for publication of the Land Use Assumptions, Capital Improvement Plans, and independent audit. The audit must be made publicly available 60 days before the publication of the public hearing on the Land Use Assumptions and Capital Improvement Plans, and those must be published 30 days before the hearing is held. This results in a 90-day period from when the audit is posted and the hearings are held. Staff intends to post the Land Use Assumptions and Capital Improvement Plans with the independent audit, so all material will be available 90 days before the public hearing.

ATTACHMENTS: Yes

- Draft Resolution

STAFF RECOMMENDATION:

The city staff recommends that the City Council approve Resolution No. 2026-19 setting a Public Hearing date to consider land use assumptions and capital improvements plans relating to water, wastewater, and roadway impact fees.