

RESOLUTION NO. 2008-52

RESOLUTION UPDATING THE DEVELOPMENT IMPACT FEE PER EQUIVALENT DWELLING UNIT FOR DETACHED SECONDARY LIVING UNITS

WHEREAS, the City of Vacaville Development Impact Fee Ordinance, Chapter 11.01 of the Vacaville Municipal Code, allows the City Council to periodically update the fee per equivalent dwelling unit (EDU) or persons served; and

WHEREAS, the City of Vacaville Secondary Living Unit Ordinance, Chapter 14.09.122 of the Zoning Code, permits secondary living units to be built on parcels containing an existing single family residence; and

WHEREAS, per the Secondary Living Unit Ordinance, secondary living units are restricted in size to one bedroom and one bathroom and are intended to provide small rental housing units designed to meet the special housing needs of families and individuals, especially those with low and moderate incomes; and

WHEREAS, secondary living units are restricted in size such that the occupancy of the units and the impact on the City's infrastructure and facilities is equivalent to a senior multifamily dwelling unit; and

NOW, THEREFORE BE IT RESOLVED that in accordance with Section 11.01.050.D. of the Vacaville Municipal Code, the City Council of the City of Vacaville determines that the development impact fees for detached secondary living units shall be set at the same rate as senior multifamily residential units.

NOW, THEREFORE BE IT FURTHER RESOLVED that this determination is retroactive to February 1, 2004 for property owners who constructed secondary living units since that date, and paid the impact fees at the standard multifamily rate and are on record as having paid the higher fees under protest.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 13th day of May, 2008, by the following vote:

AYES: Council members Clancy, Hunt, Wilkins, and Mayor Augustine

NOES: None

ABSENT: Vice-Mayor Dimmick

ATTEST:


Michelle A. Thornbrugh, City Clerk

EXHIBIT A

CITY OF VACAVILLE DEVELOPMENT IMPACT FEES FOR MULTIFAMILY RESIDENTIAL UNITS

CITY IMPACT FEE	MULTIFAMILY UNIT	SENIOR MULTIFAMILY UNIT	BASIS FOR SENIOR MULTIFAMILY FEE
SEWER CONNECTION	\$ 4,949	\$ 4,949	Same as multifamily fee
WATER CONNECTION	\$ -	\$ -	Same as multifamily fee
PARK AND RECREATION	\$ 2,569	\$ 1,362	53% of multifamily fee
GREENBELT PRESERVATION	\$ 136	\$ 72	53% of multifamily fee
GENERAL FACILITIES	\$ 391	\$ 207	53% of multifamily fee
POLICE	\$ 556	\$ 295	53% of multifamily fee
FIRE	\$ 98	\$ 98	Same as multifamily fee
TRAFFIC	\$ 5,067	\$ 2,044	25% of multifamily fee
TOTAL	\$ 13,766	\$ 9,027	

Note: Fees are per January 1, 2008 City of Vacaville Development Impact Fee Schedule