

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUSA APPROVING AN INTERIM REDUCTION OF DEVELOPMENT IMPACT FEES APPLICABLE TOWARDS QUALIFYING RESIDENTIAL LOTS

WHEREAS, pursuant to Government Code Section 66000 et seq., also known as “AB 1600” or the “Mitigation Fee Act”, the City of Colusa (“City”) is authorized by law to charge a fee to development applicants in connection with approval of a development project for the purpose of defraying all or a portion of the costs of public facilities related to the development project; and

WHEREAS, in June of 2024, the City Council of the City of Colusa adopted Development Impact Fees (“Fees”) based upon a nexus study, research and findings, which were documented in a report to the City Manager, prepared by Bartle Wells Associates and dated May 2011; and

WHEREAS, there are several residential lots within the City’s R-1, R-2, and R-3 base Zoning Districts that have remained undeveloped for several years despite having been graded and improved with streets, curbs, gutters, and utilities (“Finished Lots”), and due in part to the high cost of construction and governmental/impact fees; and

WHEREAS, periodically, the members of the development community have requested reductions, and the City Council has approved reductions in, Fees associated with new construction on a case-by-case basis, consistent with procedures established within the City Code; and

WHEREAS, undeveloped residential Finished Lots represent undesirable conditions in the City due to increased weeds and junk, corresponding fire hazards and demands for abatement, and due to impacts to neighborhood safety and appearance; and

WHEREAS, the City Council of the City of Colusa desires to incentivize affordable residential development upon such Lots within the City’s main square or grid; and

WHEREAS, on October 15, 2024, the City Council of the City of Colusa last considered a Staff report and public testimony, for the interim reduction of Fees applicable to Finished Lots within limited areas in the vicinity of Downtown Colusa described in section 2 below; and

WHEREAS, the limited approval of interim reduced Fees would stimulate new development on underutilized and undesirable finished lots, increase property-tax revenues to the City, and would not be detrimental to the public’s health, safety, and welfare; and

WHEREAS, the approval of interim reduced Fees would help implement goals and objectives of the *City of Colusa General Plan Housing Element* which would help satisfy our compliance obligations.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COLUSA DOES HEREBY RESOLVE:

1. Recitals. That the foregoing recitals and findings are true.
2. Adoption and Approval. That this Resolution is hereby adopted and the City of Colusa Fees, as set forth within Table 2 of the Bartle Wells Associates schedule, are hereby reduced by 50%, as set forth within Exhibit A “Sample Development Impact Fees,” attached hereto, and incorporated herein by reference, for qualifying residential properties which meet the following criteria:
 - a. The property is located within that area spanning from Bridge Street to 13th Street and from Main Street to Tuttle Lane and/or Harris Street (both sides of all streets); and
 - b. The property is zoned R-1, R-2, or R-3 District and is not the subject of a Tentative Subdivision Map submitted during the Term of this Resolution as defined below; and
 - c. The property frontage is, or by deferred improvement agreement, improved with streets, curbs, gutters, and City utilities as a Finished Lot; and
 - d. The property is undergoing development of a completely new dwelling or dwellings (and not only an addition or expansion).
3. Term. That the reduced Fees, as approved by this Resolution and applicable to qualifying properties identified above, shall remain in effect from the Effective Date of this Resolution until 31st of December 2025.
4. Authorization to City Staff. That City staff is hereby directed to calculate and collect Fees in accordance with this Resolution upon request by owners of qualifying properties, successors in interest, or their agents prior to issuance of residential building permits, unless deferred until final occupancy permit by the Interim City Manager.
5. Effective Date. This Resolution shall be effective immediately.

PASSED and ADOPTED as a Resolution of the City Council of the City of Colusa at a regular meeting duly held on the 15th day of October 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

DANIEL VACA, MAYOR

ATTEST:

SHELLY KITTLE, CITY CLERK

Exhibit A: *Sample Development Impact Fees (October 2024)*