

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 1
SERIES OF 2019**

**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, ENACTING
TEMPORARY DEVELOPMENT FEE REDUCTIONS AND WAIVERS TO
STIMULATE GROWTH AND ECONOMIC DEVELOPMENT IN THE CITY.**

WHEREAS, the City of Rifle, like much of Western Colorado, has yet to fully recover from the impacts of the Great Recession while the Front Range has fully rebounded, increasing the costs of construction materials and labor in the region; and

WHEREAS, the City Council desires to attract building and construction activities in the City that will drive additional economic development and provide additional housing which is greatly needed; and

WHEREAS, City staff has researched and analyzed the various development fees assessed by the City on construction activities to determine which fees can be reduced or waived without jeopardizing the financial soundness of the City; and

WHEREAS, the City Council finds and determines that the development fee reductions and waivers and building incentives contained in this Ordinance are a sound long term investment for the City that will pay dividends exceeding the temporary foregone revenues.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

1. **Incorporation of Recitals.** The foregoing recitals are incorporated herein as if set forth in full.

2. **Water System Improvement Fees.** The Water System Improvement Fees set forth in Section 13-4-70 associated with each individual building permit are hereby reduced as follows:
 - a. Residential single family new construction and accessory dwelling units only (no remodels)
 - First one (1) EQR: \$0.00
 - Second one (1) EQR: Fifty percent (50%) of the applicable System Improvement Fee
 - All addition EQR shall be at the rate set forth in the Rifle Municipal Code
 - b. Multifamily or duplex new construction:
 - First one (1) EQR per unit: \$0.00
 - Second one (1) EQR per unit: Fifty percent (50%) of the applicable System Improvement Fee
 - All addition EQR per unit shall be at the rate set forth in the Rifle Municipal Code
 - c. Commercial remodels only within the City's Core Areas as shown in Section 5 (no new construction)
 - First one (1) EQR: \$0.00

- Second one (1) EQR: Fifty percent (50%) of the applicable System Improvement Fee
- All addition EQR shall be at the rate set forth in the Rifle Municipal Code

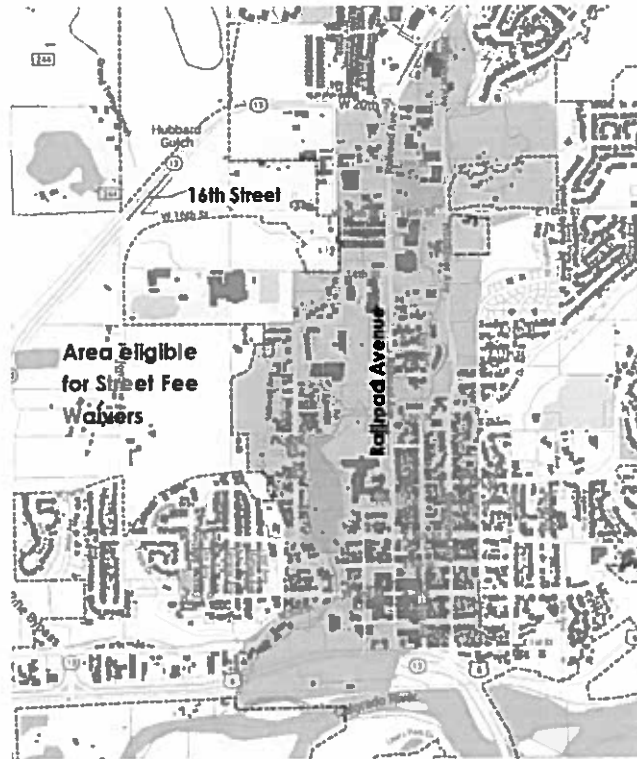
The above System Improvement Fee reductions and waivers are available on a first come first serve basis based on the date a complete building permit application is submitted to the City's Planning Department until 50 EQR has been waived/reduced. The above System Improvement Fee reductions and waivers shall not apply to any water service outside of the City's corporate limits. All other fees and costs set forth in Chapter 13 shall continue to apply in full force and effect.

3. Parkland Dedication Fees. The Parkland Dedication Fee required by Section 16-1-90 and Section 16-4-110 of the Rifle Municipal Code Code or applicable to a specific property pursuant to an appurtenant Annexation Agreement or Subdivision Improvements Agreement due at building permit is hereby waived. The above Parkland Dedication Fee waiver is available on a first come first serve basis based on the date a complete building permit application is submitted to the City's Planning Department until Parkland Dedication Fees have been waived for 50 units/houses. All other land or parkland dedication requirements in the Rifle Municipal Code shall continue to remain in full force and effect.

4. Offsite Street Impact Fees.

- a. The Offsite Street Impact Fee set forth in Section 16-1-100 of the Rifle Municipal Code or applicable to a specific property pursuant to an appurtenant Annexation Agreement or Subdivision Improvements Agreement due at building permit for property located within the City's Core Areas as shown in Section 5 is hereby waived in full.
- b. The Off-Site Street Impact Fee established in Section 16-1-100 of the Rifle Municipal Code shall be fixed for 2019 through December 31, 2020 at the rates as follows: for any single-family dwelling unit, a fee in the amount of \$7,094.37; for any multi-family dwelling unit, a fee in the amount of \$4,354.82. Fees applicable to nonresidential units or land uses shall be determined on a case-by-case basis following traffic impact analysis.

5. City Core Areas. Where mentioned in this Ordinance, the “Core Areas” shall mean the the following shaded area. Any interpretation of a specific property’s location in the Core Area shall be made by the City’s Planning Director.



6. Termination. The development fee reductions and waivers and building incentives set forth in this Ordinance shall remain in effect through **April 1, 2020 at 5pm** and apply to building permits submitted by such date to the City’s Planning Department, after which time all applicable codified provisions of the Rifle Municipal Code and the terms of any Annexation Agreement or Subdivision Improvements Agreement shall apply.

INTRODUCED on January 16, 2019, read by title, passed on first reading, and ordered published by title as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on February 6, 2019, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this 6 day of February, 2019.

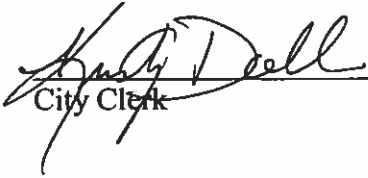
CITY OF RIFLE, COLORADO

By



Mayor

ATTEST:



City Clerk

