

CITY OF RIFLE, COLORADO
ORDINANCE NO. 3
SERIES OF 2021

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, EXTENDING
TEMPORARY DEVELOPMENT FEE 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, by Ordinance No. 1, Series of 2019, the City temporarily waived or reduced certain development fees that expired on April 1, 2020; and

WHEREAS, after examining the effect of this program on the various funds and listening to the development community, the City Council by Ordinance No. 21, Series of 2019 extended the waiver of certain development fees until the end of 2020; and

WHEREAS, the City has initiated a Utility Master Planning process analyzing development fees which will be completed in Spring 2021 that will provide useful information for establishing revised development fee amounts; and

WHEREAS, the COVID-19 pandemic has greatly affected the regional, state and national economy and impacted development in the City and the City Council desires to extend the waiver of certain development fees until revised development fees are adopted or December 31, 2021, whichever occurs first; and

WHEREAS, the City Council finds and determines that the development fee 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. 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. All other land or parkland dedication requirements in the Rifle Municipal Code shall continue to remain in full force and effect.

3. Offsite Street Impact Fees. 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 is hereby waived in full.

4. Termination. Unless repealed by ordinance earlier with the adoption of revised development fees, the development fee waivers set forth in this Ordinance shall remain in effect through **December 31, 2021 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 April 7, 2021, 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 April 21, 2021, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this 21 day of April, 2021.

CITY OF RIFLE, COLORADO

By 
Mayor Pro Tem

ATTEST:


City Clerk

