

CITY OF RIFLE, COLORADO
ORDINANCE NO. 21
SERIES OF 2019

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, ADOPTING
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 expire 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 desires to extend the waiver of certain development fees until the end of 2020; 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. 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.
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. The above Offsite Street Impact 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 Offsite Street Impact Fees have been waived for 50 units/houses.

4. Termination. The development fee waivers set forth in this Ordinance shall be effective April 2, 2020 and remain in effect through **December 31, 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.

5. Ordinance No 1, Series of 2019. Ordinance No. 1, Series of 2019 and the temporary reduction or waiver of certain development fees set forth in Ordinance No. 1, Series of 2019 remain in full force and effect which the City Council hereby affirms and ratifies.

INTRODUCED on November 20, 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 December 18, 2019, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this 18 day of December, 2019.

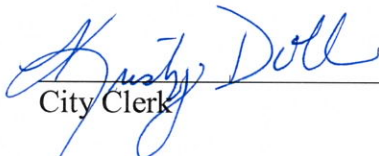
CITY OF RIFLE, COLORADO

By



Mayor Pro-Tem

ATTEST:



City Clerk

