

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 7
SERIES OF 2021**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
APPENDIX A TO THE RIFLE MUNICIPAL CODE REGARDING
DEVELOPMENT IMPACT FEES AND ENACTING A NEW SECTION 16-1-
105 TO PROVIDE INCENTIVE FOR INFILL DEVELOPMENT.

WHEREAS, the City Council of the City of Rifle requested a Water and Wastewater Utility Rate Study (“Rate Study”) to ensure the fees charged by the City are fair and equitable, yet adequate to meet the City’s needs into the future; and

WHEREAS, the City commissioned Raftelis Consultants to prepare the Rate Study, which the City Council formally adopted by Resolution No. 4, Series of 2021; and

WHEREAS, following numerous workshops and discussions on development impact fees, the City Council finds and determines that it is in the best interests of the citizens of Rifle to amend the fees for Sections 13-4-70, 13-4-90 and 16-1-100 at Appendix A of the Rifle Municipal Code (the “Code” or “RMC”) accordingly, and enact a new Section 16-1-105 to the Rifle Municipal Code to provide an incentive for infill development.

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

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The following fees in the Code at Appendix A for RMC Sections 13-4-70, 13-4-90, and 16-1-100 are hereby repealed and reenacted to read as follows effective October 1, 2021:

13-4-70	Water system improvement fees	
	Water system improvement fee (in-City), per EQR *this fee shall increase on January 1 of each calendar year by 3% commencing in 2022	\$5,743 (no change)
	(b) Water system improvement fee, outside City. Note: The increased rate for out-of-City use shall not apply to those areas outside of the corporate limits of the City which are served by a contract that expressly establishes different rules with regard to the water system improvement fees due for service to such area.	150% if in-City rate
13-4-90	Wastewater system improvement fees and surcharge	
	(a) Wastewater system improvement fees	\$5,657 (currently \$6,382)

	*this fee shall increase on January 1 of each calendar year by 3% commencing in 2022	
	(b) Wastewater system improvement fee, outside City. Note: The increased rate for out-of-City use shall not apply to those areas outside of the corporate limits of the City which are served by a contract that expressly establishes different rules with regard to the wastewater system improvement fees due for service to such area.	150% of in-City rate
	(c) Manufacturing/industrial discharge premium: See Subsection 13-4-90(c) for a discharge premium applied to sewer users - including but not limited to industrial or manufacturing users - who contribute sewage that is stronger than average residential sewage.	
	(d) Surcharge. See Subsection 13-4-90(d) for an additional charge applied to users who connect to the City's County Road 346 project.	
16-1-100	Offsite street impact fees:	
	Single family dwelling unit	\$5,859 (currently \$7,094)
	Multi-family dwelling unit	\$4,355 (no change)
	Nonresidential units or land use	Case by case basis based on traffic impact study
	The escalation of off-site street impact fees or any fee adjustments shall be subject to Section 16-1-100.	

Section 3. Section 16-1-100(a) of the Rifle Municipal Code is hereby amended to read as follows with with underlined text added and ~~strikeout~~ language deleted:

Sec. 16-1-100. - Off-site street impact fee.

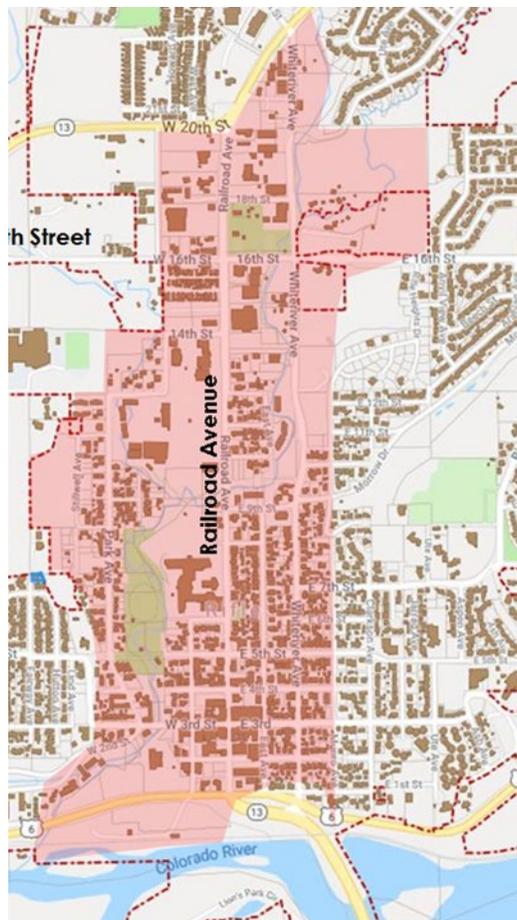
(a) General requirements. For every residential, commercial or industrial subdivision, every commercial or industrial land use that involves heavy truck traffic (exceeding ten thousand [10,000] Gross Vehicle Weight) making an average of three (3) or more weekly trips, and every residential, commercial or industrial building in the City, there is hereby established an off-site street impact fee which shall be imposed pursuant to the provisions of this Article for the purpose of funding street improvements related to the provision of transportation

services; provided, however, that this provision shall not apply to any property that is obligated to pay an off-site street impact fee pursuant to an annexation agreement or other development agreement with the City. The amounts of applicable off-site street impact fees shall be as set forth in Appendix A to this Code. Such fees shall automatically escalate at a rate of ~~five percent~~ (5%) per annum commencing January 1, 2022, unless increased or decreased by resolution adopted by the City Council.

Section 4. A new Section 16-1-105 of the Rifle Municipal Code is hereby enacted to read as follows:

Sec. 16-1-105. – Reduced impact fees for infill development.

The water system improvement fee set forth in Section 13-4-70, the wastewater system improvement fee set forth in Section 13-4-90 and the offsite street improvement fee set forth in Section 16-1-100 shall all be reduced by 20% for building permits issued in the infill development area shown on the following Figure 16-1-105-1:



INTRODUCED, on August 4, 2021, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle,

Colorado, held on August 18, 2021, approved without amendments, and ordered published in full as required by the Charter.

CITY OF RIFLE, COLORADO

By

Mayor

ATTEST:

City Clerk