



CITY COUNCIL

WORKSHOP AND REGULAR MEETING AGENDA

August 23, 2023
6:00 PM
202 Railroad Avenue, Rifle, CO

6:00 PM - Workshop Meeting

Discussion and Review

- a.** Presentation on Development and Planning Projects Since 2020
- b.** Open Discussion on Future Planning and Development Priorities

1. Adjournment



Agenda Item #a.

Agenda Item Name:

Presentation on Development and Planning Projects Since 2020

Presenter:

Patrick Waller, Planning Director

Item Description:

Presentation on Development and Planning Projects Since 2020

Recommended Action:

None

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Staff will present a review of major development projects since 2020.

Notification Requirements:

None

Prepared By:

Patrick Waller, Planning Director

Attachments:

1. Planning & Building Update

PLANNING & BUILDING UPDATE

City Council and Planning Commission Joint Meeting
August 23, 2023

Building Permits Update

	<i>New Single Family</i>	<i>New Multi-Family</i>	<i>New Commercial</i>	<i>Total Permits</i>	<i>Valuation</i>
2018	4	0	3	193	\$7,856,076.64
2019	13	0	7	232	\$85,277,956.84
2020	25	50	8	177	\$16,878,108.73
2021	53	3	9	255	\$22,766,506.85
2022	15	0	4	295	\$19,326,285.80
2023*	16	0	5	154	\$13,966,465.13

*Year to Date

Rifle Heights Buildout

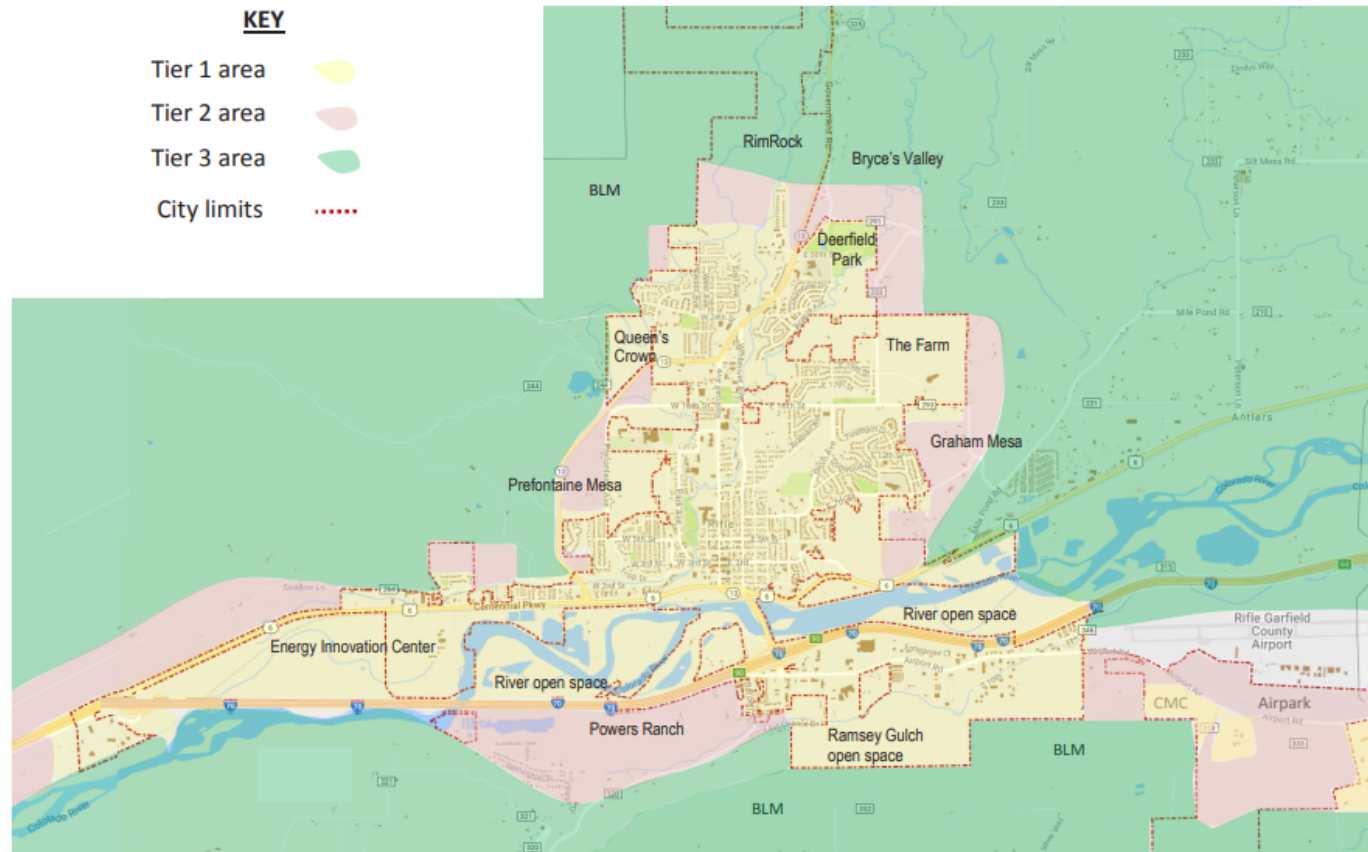
APPROVED PROJECTS AND DEVELOPMENT UPDATES

Approved Projects Since 2020

Comprehensive Plan Update 2019

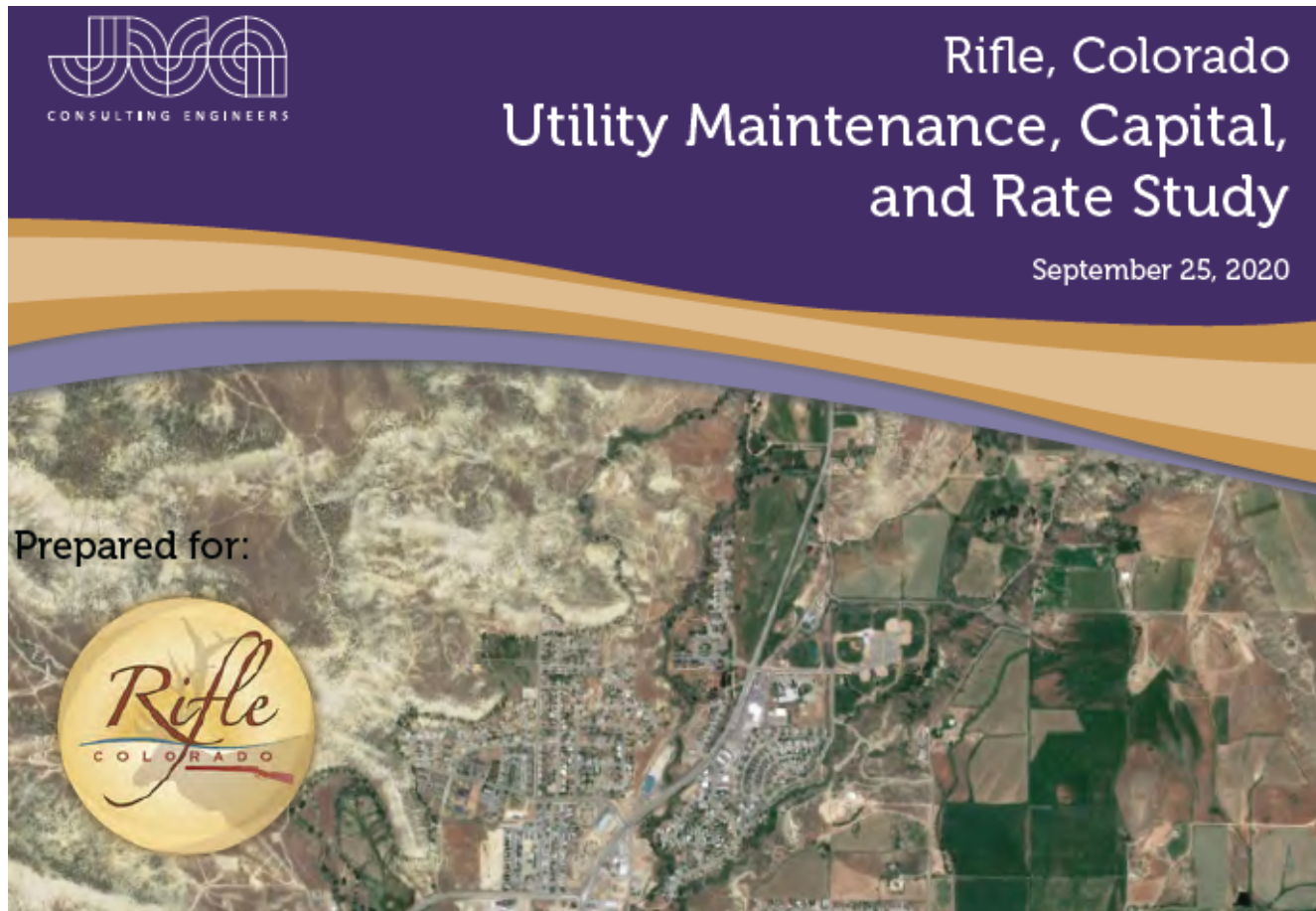
Infill Development Prioritization

See Neighborhood Maps for a more detailed image of parcel lines and tier designations.



Utility Rate Study

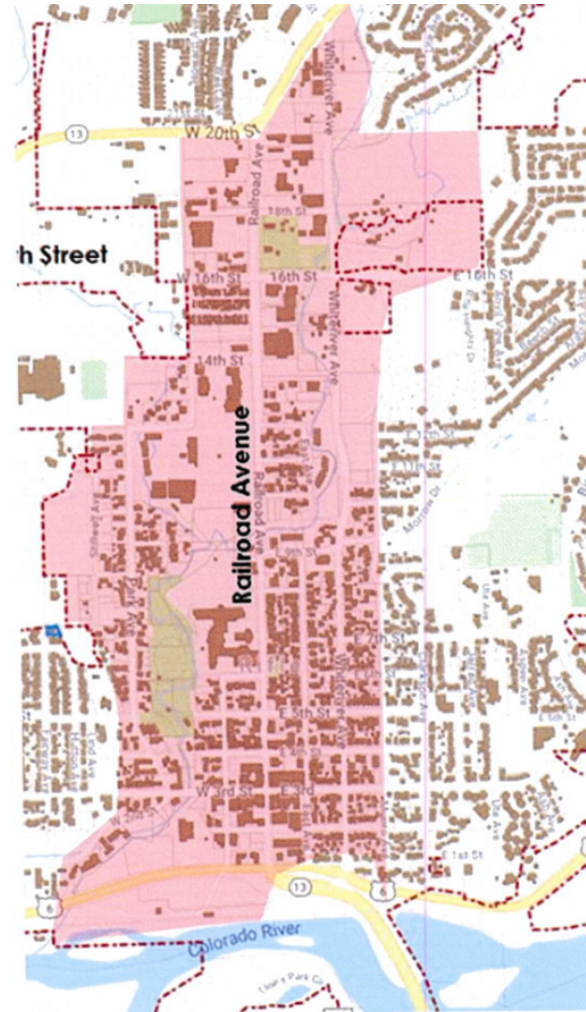
Rate and Impact Fee Changes



Infill Promotion

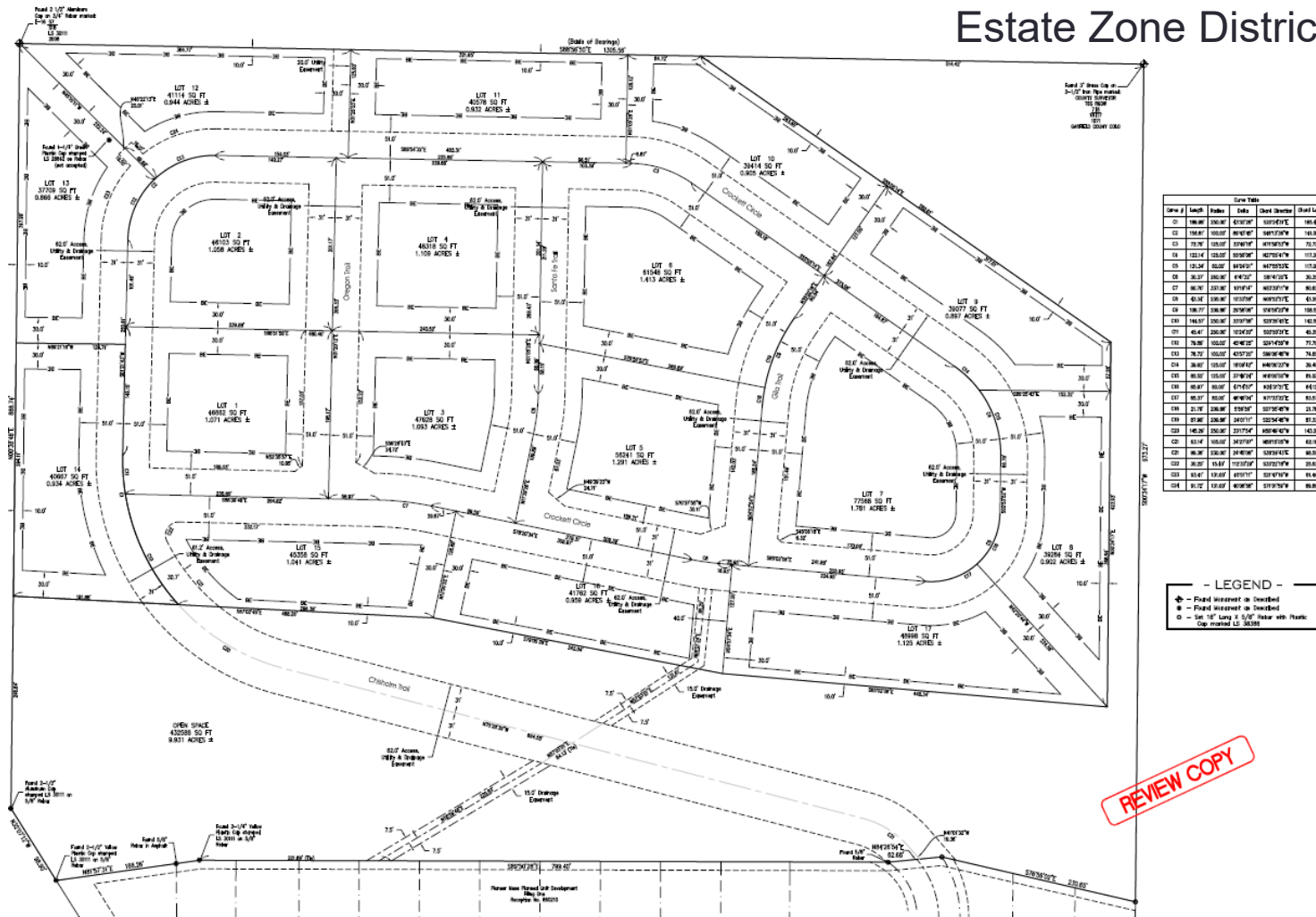
20% Discount for Water,
Sewer, Wastewater, and
Offsite Street Improvements

ADU Fee Decreases

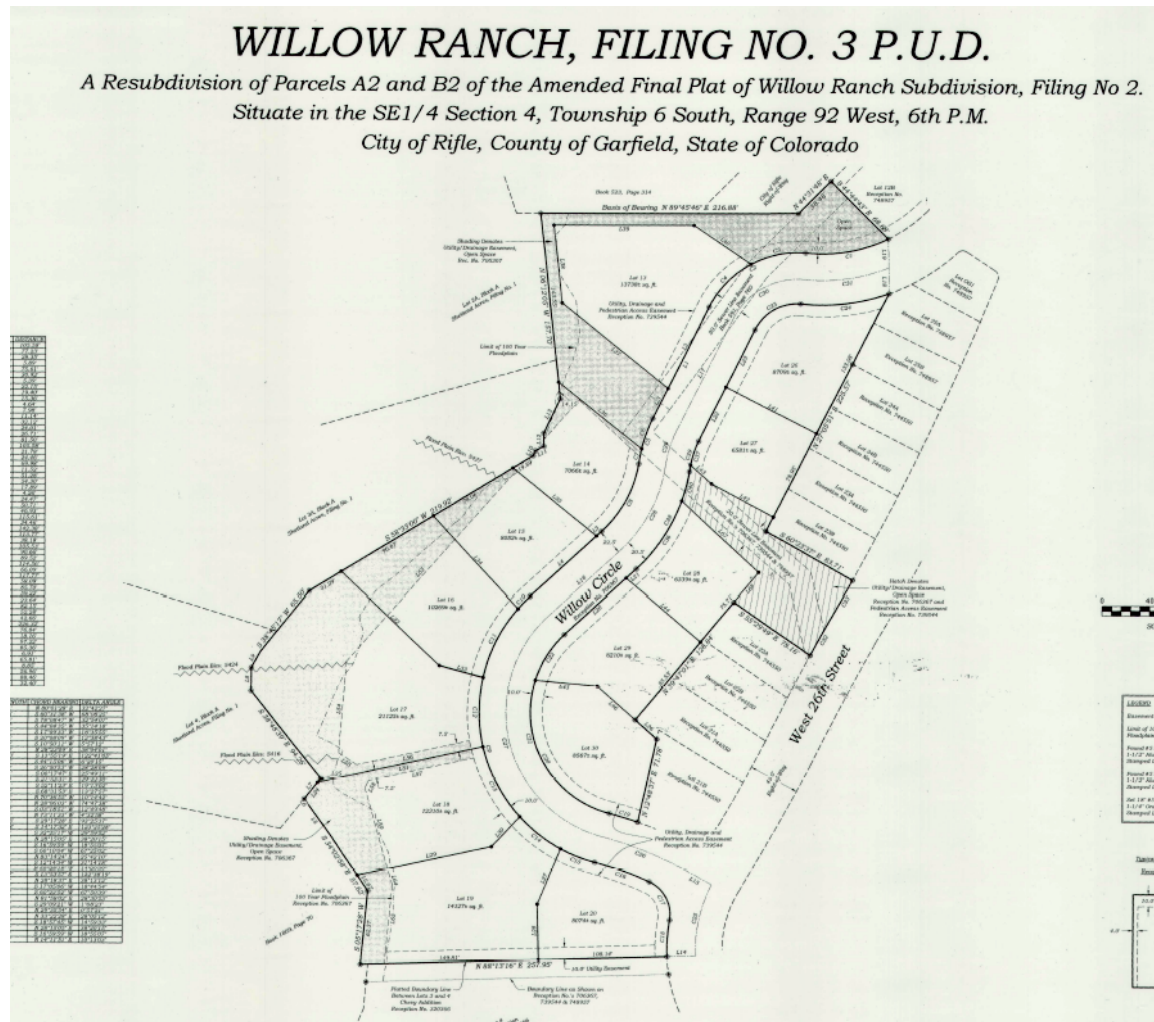


Pioneer Mesa

17-Lots Estate Zone District



26 Duplex Units Benefitted from Fee Waivers



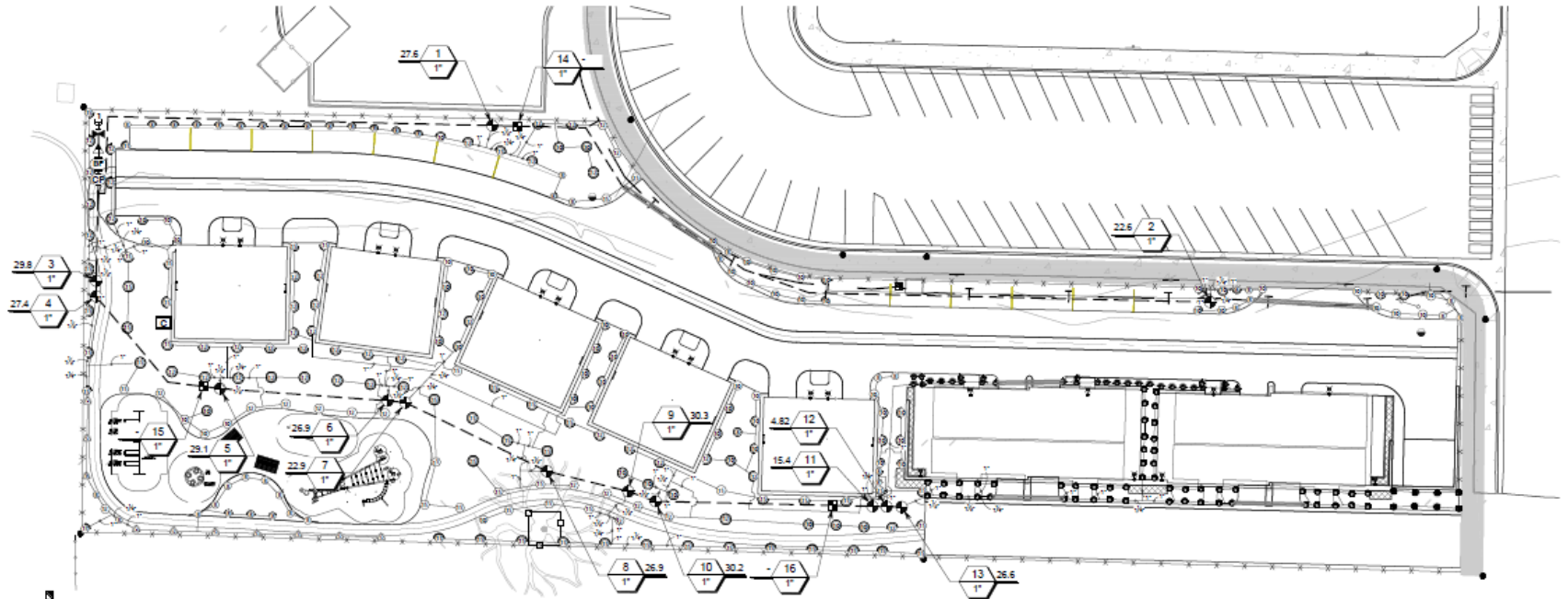
King's Crown

66 Mobile Home Spaces



Wapiti Commons

10 Townhomes
10 Multi-Family
Deed Restricted



12-Units



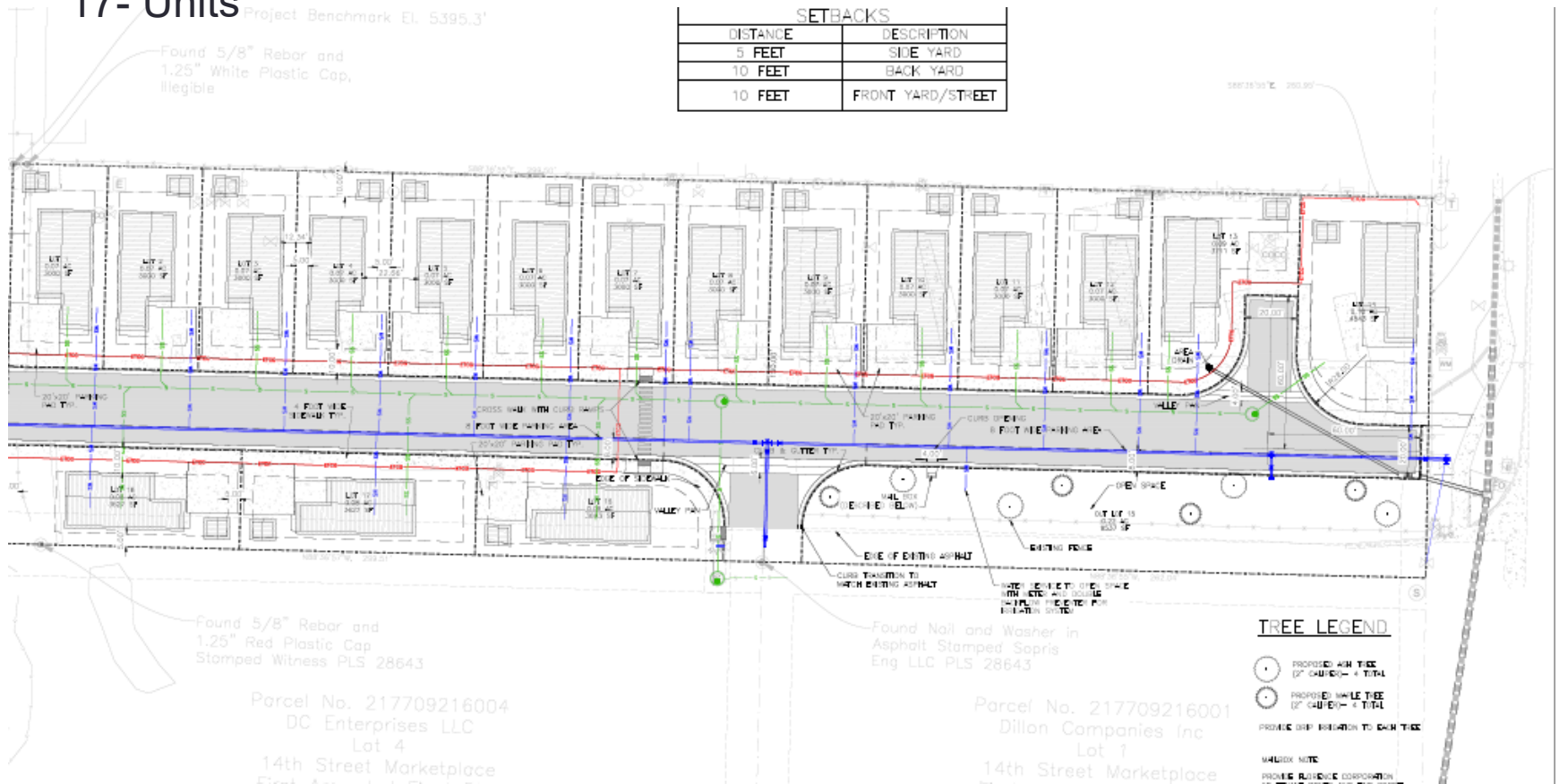
Marketplace

17- Units

Project Benchmark EL. 5395.3'

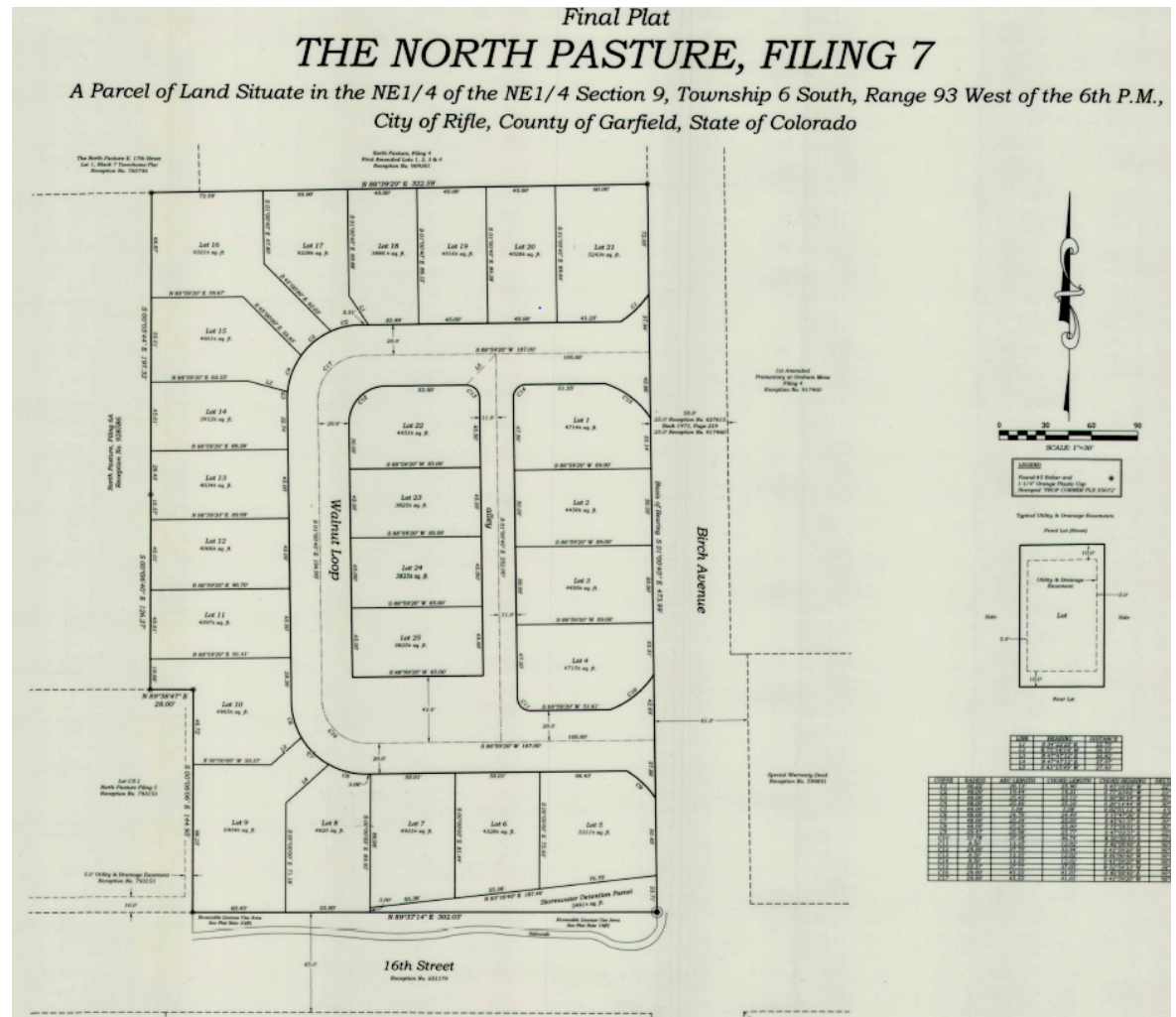
Found 5/8" Rebar and
1.25" White Plastic Cap,
Illegible

SETBACKS	
DISTANCE	DESCRIPTION
5 FEET	SIDE YARD
10 FEET	BACK YARD
10 FEET	FRONT YARD/STREET

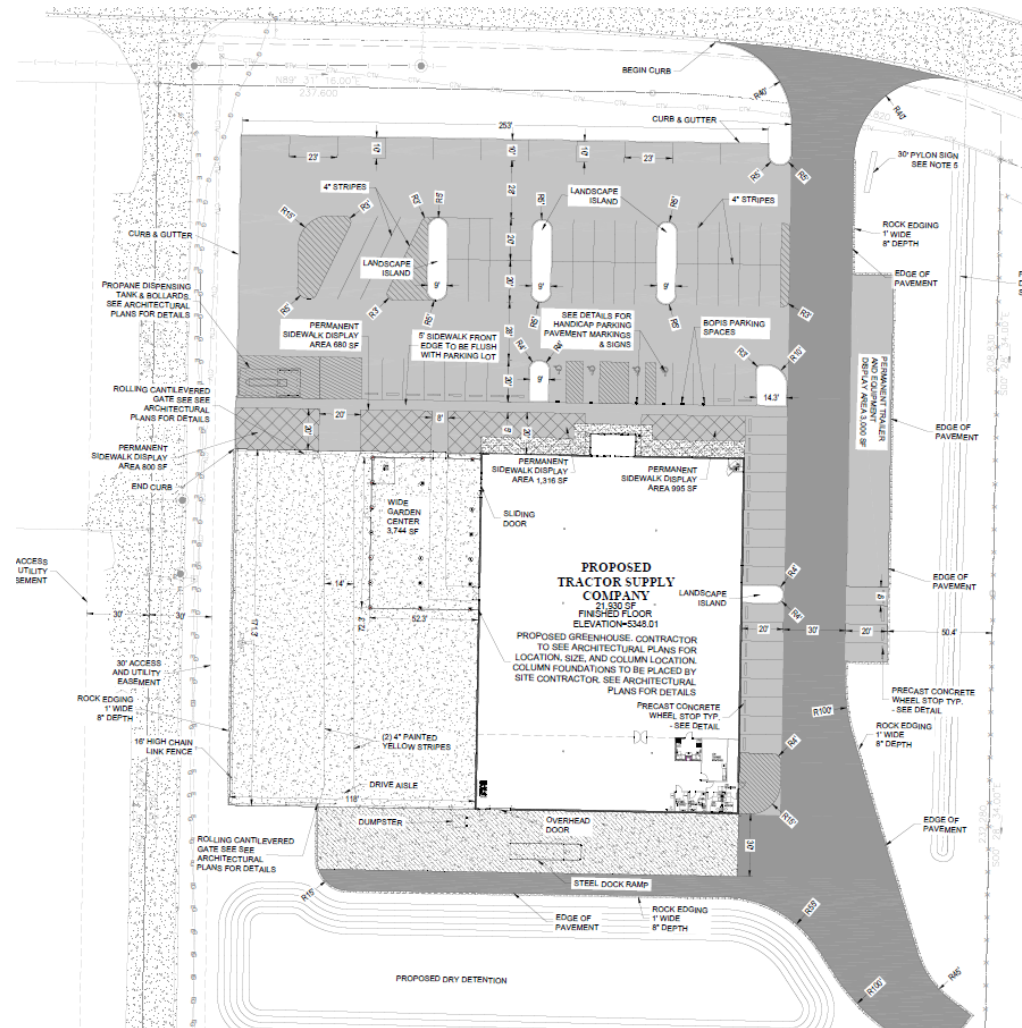


North Pastures Filing 7

25-Single Family Lots



Tractor Supply



Remington Square



Maverik



2 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE:



1 BUILDING PERSPECTIVE - FRONT LEFT
SCALE:

Challenges and Opportunities

- ❑ Development Generally – It's coming this way
- ❑ Housing – Affordable and Free Market
- ❑ Types of Housing – high vs. mid. vs. low density
- ❑ Downtown Development – Vacant Parcels
- ❑ Changes to South Rifle
- ❑ Development of Open Space Parcels – Placemaking
- ❑ Rifle Business Park

Planning Department Goals

- ☐ Electronic Permitting and Submittal
- ☐ New Software
- ☐ Process Improvements
- ☐ South Rifle Area Plan
- ☐ Housing Audit



Agenda Item #b.

Agenda Item Name:

Open Discussion on Future Planning and Development Priorities

Presenter:

Patrick Waller, Planning Director

Item Description:

Open Discussion on Future Planning and Development Priorities

Recommended Action:

None

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Open discussion on future planning and development priorities

Notification Requirements:

N/A

Prepared By:

Patrick Waller, Planning Director

Attachments:

None