

RESOLUTION NO. 30-2025

**A RESOLUTION ESTABLISHING EXPEDITED REVIEW POLICIES FOR
AFFORDABLE HOUSING PROJECTS**

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF MONTEZUMA, STATE OF COLORADO**

WHEREAS, the voters of Colorado approved Proposition 123 in 2022 creating the State Affordable Housing Fund to make certain funds available to local governments as defined by C.R.S. 29-32-104; and

WHEREAS, the County of Montezuma, Colorado is a statutory County duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado and is eligible for Proposition 123 funding and programing; and

WHEREAS, the County of Montezuma, has adopted zoning, however, recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents; and

WHEREAS, the County of Montezuma has set a baseline and commitment to increase affordable housing as defined in C.R.S. 29-32-105; and

WHEREAS, the County of Montezuma's current process for reviewing proposed housing projects already meets the requirement for a 90-day review process; and

WHEREAS, the County of Montezuma also creates this policy for expedited review to ensure that affordable housing projects are reviewed, and a decision rendered within 90 days of a complete application in alignment with the requirements of C.R.S. 29-32-105(2) et seq., as determined by the Planning Department.

WHEREAS, the County of Montezuma recognizes that an affordable housing development project which has at least 50% of the units as affordable, as defined in statute (C.R.S. 29-32-101 and C.R.S. 29-32-105(2)) would be eligible for expedited review; and

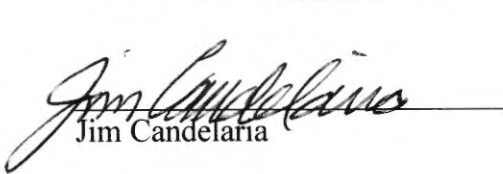
WHEREAS, the County of Montezuma recognizes the following application types which require expedited review: Site Plan, Development Plan, Planned Unit Development Permit, and Special Use Permits.

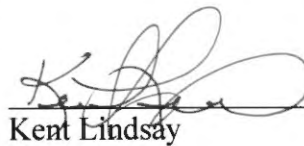
WHEREAS, the County of Montezuma's expedited review process for affordable housing projects does not apply if an applicant chooses to opt-out of the process.

WHEREAS, the County of Montezuma recognizes the allowable extensions in C.R.S. 29-32-105(2), both for applicants and for the County, and recognizes the circumstances under which the expedited review timeline may be extended or the application may be removed from the expedited review process. Specific applications involving CDOT access approval may require continuances or extensions for the recommendation and/or approval process.

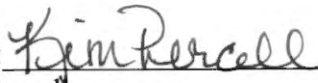
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONTEZUMA COUNTY, COLORADO that creates the following policy to implement a system to expedite the development review process for affordable housing. The Board of County Commissioners establish a formal policy that any complete application received by the County for an affordable housing development will be placed on the next available agenda once proper public notice has been posted and a decision rendered on the application within 90 days to ensure an expedited and timely review of the affordable housing project, with the intent to comply with the requirements in C.R.S. 29-32-105(2) et seq.

INTRODUCED AND ADOPTED at a regular meeting of the Board of County Commissioners of the County on Dec. 16, 2025.


Jim Candelaria


Kent Lindsay


Gerald Koppenhafer

Attest: 
Kim Percell
County Clerk and Recorder
Montezuma County, Colorado

