

RESOLUTION NO. 2025-\_\_\_\_\_  
TOWN TRUSTEES,  
OF LAKE CITY, COLORADO

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

**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**, Town of Lake City, Colorado (the “Town”) is a statutory municipality 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 Town, has not adopted specific zoning, however, recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents; and

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

**WHEREAS**, the Town’s current process for reviewing proposed housing projects already meets the requirement for a 90-day review process; and

**WHEREAS**, the Town 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 Town Manager or their designee; and

**WHEREAS**, the Town 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 Town recognizes the following application types which require expedited review: Site Plan, Development Plan, Conditional Use Permit, Building Permit, Special Use Permit, Variance or Waiver, Administrative Modifications, and similar applications as determined by the Board of Trustees or the Town Manager; and

**WHEREAS**, the Town’s expedited review process for affordable housing projects does not apply if an applicant chooses to opt-out of the process; and

**WHEREAS**, The Town recognizes the allowable extensions in C.R.S. §29-32-105(2), both for applicants and for the Town, and recognizes the circumstances under which the expedited review timeline may be extended or the application may be removed from the expedited review process as set forth on a case by case basis by the Board of Trustees.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE  
TOWN OF LAKE CITY, COLORADO AS FOLLOWS:**

1. The Board of Trustees of Lake City, Colorado, hereby create the following policy, attached hereto as Exhibit A and incorporated herein by this reference, to immediately implement a system to expedite the development review process for affordable housing. The Trustees establish a formal policy that any complete application received by the Town 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 calendar 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.*

2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

3. Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

**PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF LAKE CITY ON THIS 19<sup>TH</sup> DAY OF NOVEMBER, 2025.**

ATTEST:

TOWN OF LAKE CITY, COLORADO

\_\_\_\_\_  
Christina Bowman, Town Clerk

BY: \_\_\_\_\_  
Dave Roberts, Mayor