

## **RESOLUTION NO. 25-10**

### **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO ESTABLISHING EXPEDITED REVIEW POLICIES FOR AFFORDABLE HOUSING PROJECTS IN THE TOWN OF RIDGWAY**

**WHEREAS**, the Town of Ridgway, Colorado (the “Town”) is a home rule municipality and political subdivision of the State of Colorado organized and existing under a home rule charter pursuant to Article XX of the Constitution of the State; and

**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 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 Ridgway Planning Department; 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, Variance, Conditional Use Permit, Minor Amendment to Conditional Use Permit, and Administrative Reviews such as Building Permit, Administrative Adjustment; 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. If substantive modifications to application materials are made or are required, the review process will restart.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO** the creation of the following policy to implement a system to expedite the development review process for affordable housing:

*Any complete application received by the Town for an affordable housing development will be placed on the next available agenda once the application has been properly*

*noticed to the public and a decision shall be 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.*

**APPROVED AND ADOPTED** this \_\_\_\_\_ day of November, 2025.

**TOWN OF RIDGWAY, COLORADO**

\_\_\_\_\_  
John I. Clark, Mayor

**ATTEST:**

\_\_\_\_\_  
Pam Kraft, Town Clerk

## Exhibit A

### **Typical Timeline for Qualifying Projects:**

*Ridgway Municipal Code 7-4-3(B) General Application Review Procedures* contains the details around our review timeline, explained below:

*Application Submittal* by Applicant triggers *Completeness Review*

*Completeness Review* conducted in **10 days** or less from submittal (RMC 7-4-3(B))

If the application is deemed complete, it triggers *Referral and Technical Review*

**START DATE:** *Referral and Technical Review* is a **21-day** review (RMC 7-4-3(B))

If there are no substantive changes needed, and no additional *Referral and Technical Review* is needed, then this triggers the application to be added to the next *Planning Commission* Agenda for which the *Public Notice* can be met.

**10-day Public Notice** requirement by code for a *Planning Commission* recommendation or decision, depending on the application type.

**10-day Public Notice** requirement by code for a *Town Council* decision, if applicable.

*Planning Commission Regular Meetings are held on the third Wednesday of each month; and*

*Town Council Regular Meetings are held on the second Wednesday of each month.*

*The time between the closing of the Referral and Technical Review period and the Regular Planning Commission meeting can vary, but we prioritize it going on the very next agenda. If no substantive changes are anticipated with Referral and Technical Review, we can conduct Public Notice concurrent with Referral and Technical Review OR we can hold a special meeting so that the fast-track timeline is accommodated. This would ONLY become necessary IF the decision is a Town Council decision AND the Referral and Technical Review period closes around the same time as a Regular Planning Commission Meeting that is spaced **35 days** from the next Regular Planning Commission Meeting. Wherever possible, we conduct concurrent “overlapping” review time periods to reduce the overall length of the review process.*