

STATE OF COLORADO)
) ss
COUNTY OF PHILLIPS)

RESOLUTION No. 2026-02-09-01

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, Phillips County, 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 programming; and

WHEREAS, Phillips County recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents; and

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

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

WHEREAS, Phillips County also creates this policy for expedited review to ensure that affordable housing development 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 Phillips County Commissioners, Phillips County Planning Commission, and Phillips County Planner; and

WHEREAS, Phillips County recognizes that an affordable housing development project, including mixed-use projects, which have at least 50% of the residential 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, Phillips County recognizes the following application type which requires expedited review: Building Permits and Major Land Use Change Permits; and

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

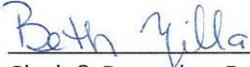
WHEREAS, Phillips County recognizes the allowable extensions in C.R.S. 29-32-105(2)(b) and (c), both for applicants and for the County, and recognizes the circumstances under which the expedited review timeline may be extended.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Phillips County Colorado: that Phillips County creates the following policy to implement a system to expedite the development review process for affordable housing. The County establishes 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.

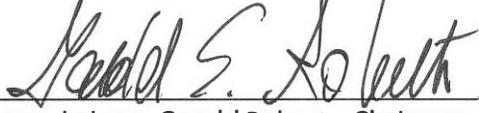
THE ABOVE AND FOREGOING RESOLUTION WAS, ON A MOTION DULY MADE AND SECONDED,

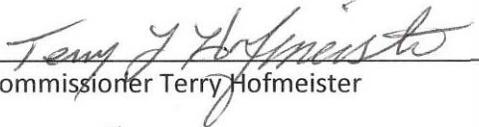
ADOPTED THIS 9TH DAY OF FEBRUARY 2026 BY VOTE OF THE BOARD OF PHILLIPS COUNTY COMMISSIONERS.

ATTEST:


Clerk & Recorder, Beth Zilla

BOARD OF COUNTY COMMISSIONERS
COUNTY OF PHILLIPS, COLORADO


Commissioner Garold Roberts, Chairman


Commissioner Terry Hofmeister


Commissioner Tom Timm