

TOWN OF PALISADE, COLORADO
RESOLUTION NO. 2025-33

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 Palisade, Colorado 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 programming; and

WHEREAS, the Town of Palisade, has not adopted zoning, however, recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents; and

WHEREAS, the Town of Palisade has set a baseline and commitment to increase affordable housing as defined in [C.R.S. 29-32-105](#); and

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

WHEREAS, the Town of Palisade 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 Community Development Department

WHEREAS, The Town of Palisade 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 of Palisade recognizes the following application types which require expedited review: Site Plan, Conditional Use Permit, Planned Development, Variance, Administrative Modifications, Major Subdivisions, and Minor Subdivisions; and

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

WHEREAS, The Town of Palisade 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF PALISADE, COLORADO, create the following policy to 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 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.

RESOLVED, APPROVED, AND ADOPTED this 9th day of December 2025.

TOWN OF PALISADE, COLORADO

(Seal)



Greg Mikolai, Mayor

ATTEST:



Keli Frasier, CMC
Town Clerk

