

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF SILVER PLUME, COLORADO 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, the Town of Silver Plume, Colorado (the “Town”) is a home rule municipality duly and regularly organized and now 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 of Silver Plume recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents; and

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

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

WHEREAS, the Town of Silver Plume 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 Silver Plume Planning and Zoning Board; and

WHEREAS, The Town of Silver Plume 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 Silver Plume 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;

WHEREAS, The Town of Silver Plume’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 Silver Plume 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 OF THE TOWN OF SILVER PLUME, COLORADO:

Section 1. The above recitals are hereby incorporated by reference.

Section 2. The Town Board of Trustees of the Town of Silver Plume hereby creates this policy to implement a system to expedite the development review process for affordable housing. The Board establishes a formal policy that any complete application received by the Town for an affordable housing development will be placed on the next available agenda of the Silver Plume Planning and Zoning Board or the Silver Plume Board of Adjustments, whichever is applicable, 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.

Section 3. This Resolution shall take effect immediately upon adoption.

RESOLVED, APPROVED, and ADOPTED this ninth day of March, 2026.

TOWN OF SILVER PLUME

By: _____
Mayor

ATTEST

Town Clerk: _____ Seal: