

CHAPTER 124

GOVERNMENT - LOCAL

HOUSE BILL 97-1093

BY REPRESENTATIVES Dyer, George, Gordon, Schwarz, Sullivant, and Zimmerman;
also SENATORS Feeley, Rizzuto, and Weddig.

AN ACT

CONCERNING LOCAL GOVERNMENT MASTER PLANS.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. 30-28-106 (3), Colorado Revised Statutes, 1986 Repl. Vol., is amended BY THE ADDITION OF THE FOLLOWING NEW PARAGRAPHS to read:

30-28-106. Adoption of master plan - contents. (3) (e) IN CREATING THE MASTER PLAN OF A COUNTY OR REGION, THE COUNTY OR REGIONAL PLANNING COMMISSION MAY TAKE INTO CONSIDERATION THE AVAILABILITY OF AFFORDABLE HOUSING WITHIN THE COUNTY OR REGION. COUNTIES ARE ENCOURAGED TO EXAMINE ANY REGULATORY IMPEDIMENTS TO THE DEVELOPMENT OF AFFORDABLE HOUSING.

(f) THE MASTER PLAN OF A COUNTY OR REGION IS ADVISORY ONLY.

(g) THE MASTER PLAN OF A COUNTY OR REGION MAY INCLUDE DESIGNATED UTILITY CORRIDORS TO FACILITATE THE PROVISION OF UTILITIES TO ALL DEVELOPMENTS IN THE COUNTY OR REGION.

SECTION 2. 31-23-206, Colorado Revised Statutes, 1986 Repl. Vol., is amended BY THE ADDITION OF A NEW SUBSECTION to read:

31-23-206. Master plan. (3) THE MASTER PLAN OF A MUNICIPALITY IS ADVISORY ONLY.

SECTION 3. 31-23-207, Colorado Revised Statutes, 1986 Repl. Vol., is amended to read:

Capital letters indicate new material added to existing statutes; dashes through words indicate deletions from existing statutes and such material not part of act.

31-23-207. Purposes in view. In the preparation of such plan, the commission shall make careful and comprehensive surveys and studies of present conditions and future growth of the municipality, with due regard to its relation to neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, ~~moral~~s, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, ~~the promotion of healthful and convenient~~ distribution of population, AFFORDABLE HOUSING, the promotion of good civic design and arrangement, ~~wise and~~ efficient expenditure of public funds, the promotion of energy conservation, and the adequate provision of public utilities and other public requirements.

SECTION 4. Safety clause. The general assembly hereby finds, determines, and declares that this act is necessary for the immediate preservation of the public peace, health, and safety.

Approved: April 24, 1997