

RESOLUTION NO. 64 - 23

A RESOLUTION OPPOSING SENATE BILL 213  
REGARDING STATE LAND USE CONTROL

WHEREAS, The City Council of Colorado Springs recognizes the challenges of affordable housing within the State of Colorado and the importance of creating viable solutions to increase the number of units that improve affordability and attainability. Understanding these realities, the City of Colorado Springs has taken steps to address these issues through the passage of Retool COS, the Sales Tax Fee Rebate Program, and the Development Fee Rebate Program; and

WHEREAS, The State of Colorado is attempting to address a universally recognized problem in a manner that disregards any local municipality's ability to determine the most appropriate solutions for their citizens. Therefore, the City Council of Colorado Springs strongly opposes Senate Bill 213; and

WHEREAS, The Bill represents the most sweeping attempt in recent Colorado history to remove local control and home rule authority from elected leaders, professional planning staff and the people of Colorado; and

WHEREAS, for a century, the State of Colorado has committed both in statute and in the state constitution to the local control of land use planning and zoning because local governments are closest to the land and to the people that occupy it; and

WHEREAS, zoning and land use cannot be viewed separately from the impacts of proposed uses of land on surrounding properties and a community as a whole, including the ability to ensure adequate water and utilities; to provide enough public safety services, schools, and recreational services; to make sure that sufficient and safe infrastructure is available to handle increased population or more intense uses; to align development with the community's economic goals; to prevent displacement of existing people; to preserve important historical sites; and to protect open space and the environment in general; and

WHEREAS, Senate Bill 23-213 would place statewide mandates on hyper local land use matters and substitute the judgment of legislators and state regulators who lack the understanding needed to make the right decisions for our community; and

WHEREAS, Senate Bill 23-213 will undermine long-range planning efforts and will severely limit our ability to maintain reasonable zoning regulations to ensure a high quality of life and sound economic environment for our current and future residents, workers, and business owners; and

WHEREAS, Senate Bill 23-213 silences the voices of our residents by taking away the right to be heard at public hearings on zoning matters or to use their

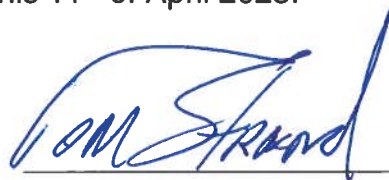
constitutional rights of initiative or referendum to address zoning and land use matters;  
and

WHEREAS, City Council is gravely concerned as the bill dramatically expands state authority by imposing top-down zoning and land use standards on municipalities, putting those decisions into the hands of developer interests and unelected third parties and out of the hands of local elected leaders.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:**

Section 1. City Council formally opposes Senate Bill 213 regarding state mandated land use.

Dated at Colorado Springs, Colorado this 11<sup>th</sup> of April 2023.



Council President

ATTEST:

  
Sarah B. Johnson, City Clerk  
