

ORDINANCE NO. 1683

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA JUNTA AMENDING TITLE 17 OF THE MUNICIPAL CODE REGARDING EXPEDITED REVIEW FOR AFFORDABLE HOUSING PROJECTS

WHEREAS, the City of La Junta, Colorado ("City") is a statutory City and political subdivision of the State of Colorado, duly organized and operating under the constitution and laws of the State of Colorado; and

WHEREAS, the City of La Junta's Zoning Regulations allow for housing projects but do not directly address expedited review for affordable housing to be developed for its workforce and residents; and

WHEREAS, the City of La Junta opted into Proposition 123 on the 17th day of April, 2023; and

WHEREAS, the City of La Junta Planning Commission held a public hearing on the 16th day of March, 2023 and recommended the following amendments to Title 17-Zoning to provide incentives for the development of affordable housing; and

WHEREAS, the City Council is desirous of amending the zoning regulations to comply with CRS 29-32-104 Colorado's Proposition 123 expedited review requirements; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA JUNTA, COLORADO, AS FOLLOWS:

Section 1. Section 17.01.80 of the La Junta Municipal Code is amended by the addition of the following definition, to appear in alphabetical order:

17.01.80. – Definitions.

* * *

"Affordable housing unit" means a dwelling unit which is available for purchase on terms that would be affordable to households based on Otero County's AMIs earning one hundred (100) percent or less of the area median income for ownership or earning sixty (60) percent or less of the area median income for rentals of town residents, as adjusted for family size, and paying less than thirty (30) percent of their gross income for housing, including principal, interest, taxes, insurance, utilities, and homeowners' association fees.

Section 2. Chapter 17 Article II of the La Junta Municipal Code is amended to add subsection 17.2.70 to read as follows:

17.2.70 Zoning Development Applications.

- (a) All applicants subject to these zoning regulations shall complete an application for zoning review on an application provided by the City.
- (b) Once an application for zoning review has been filed with the City, a pre-application conference with the City will be scheduled within 15 days of submittal if a public hearing is required.
- (c) At the pre-application conference, the applicant and the City Manager will discuss the proposed change, development, and/or review the appropriate land use review criteria or procedures.
- (d) Once the appropriate completed application is received, the City Manager shall commence review and notify the applicant of completeness within 15 days of submittal. Staff will review the development request and provide the applicant of the necessary procedures and the required materials for the public hearing.
 - 1. Complete applications will be scheduled for a hearing before City Council within 45 days of City staff's determination of completeness.
 - 2. Additional review time will be required for applications requiring professional review.
 - 3. If the application is determined to be incomplete, it will not be scheduled for a hearing before City Council or Planning and Zoning Commission until it is complete.

- (e) Projects that provide 50% or more affordable housing units of the total units within the project shall be expedited and a decision rendered within 90 days of a complete application being received by the City pursuant to this Article. Any administrative permit application, site plan, variance, conditional use, or other zoning permit for affordable housing is eligible for expedited review. This does not include rezoning, PUDs, subdivisions, or other applications requiring ordinances of the City Council. One applicant or the City may request an extension pursuant to C.R.S. 29-32-105(2) (b) and (c) or elect to not proceed with expedited review at any time throughout the review process. Upon a final decision being rendered, if applicable, the City shall issue a building permit once final plans are approved.

- (f) Development plan. Applicants applying for a zoning application shall be prepared to provide the following information to the City to allow the Staff to make a determination of the appropriate zoning procedures. The following list is not inclusive or exclusive of requirements for a development application.
 - 1. Completed application and fee as required by the City.
 - 2. Survey.
 - 3. Site plan.
 - 4. Parking plan, traffic studies, or CDOT access permit if warranted.

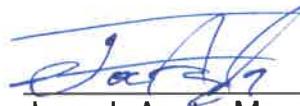
5. Utility and grading plan.
6. Landscape plan.
7. Architectural building elevations.
8. Lighting plan.
9. Historical characteristics.
10. A vicinity map.
11. A narrative describing the proposal and how the development meets the required zoning requirements of this chapter.
12. Other details as requested pursuant to the City review.

Section 3. Severability. If any section, sentence, clause, phrase, word or other provision of this ordinance is for any reason held to be unconstitutional or otherwise invalid, such holding shall not affect the validity of the remaining sections, sentences, clauses, phrases, words or other provisions of this ordinance, or the validity of this ordinance as an entirety, it being the legislative intent that this ordinance shall stand notwithstanding the invalidity of any section, sentence, clause, phrase, word or other provision.

Section 4. Savings Clause. Except as amended hereby, the La Junta Municipal Code, as amended, shall remain valid and in full force and effect. Any provision of the Code that is in conflict with this ordinance is hereby repealed as of the effective date hereof.

INTRODUCED, READ, APPROVED AND ORDERED PUBLISHED in full on first reading this 6th day of October, 2025.

CITY OF LA JUNTA, COLORADO



Joseph Ayala, Mayor

ATTEST:



Melanie R. Scofield, City Clerk

PUBLISHED in full in the La Junta Tribune Democrat, a newspaper of general circulation in the City of La Junta, Colorado, on this 16th day of October, 2025.

PASSED AND ADOPTED ON FINAL READING AND ORDERED PUBLISHED,
with any amendments, this 20th day of October, 2025.

CITY OF LA JUNTA, COLORADO



Joseph Ayala, Mayor

ATTEST:



Melanie R. Scofield, City Clerk

PUBLISHED BY TITLE ONLY in the La Junta Tribune Democrat, a newspaper of general circulation in the City of La Junta, Colorado, following final reading on this 30th day of October, 2025.