

SENATE COMMITTEE OF REFERENCE AMENDMENT

Committee on Local Government & Housing.

SB23-213 be amended as follows:

1 Amend printed bill, page 89, strike lines 4 through 27 and substitute:

2 "SECTION 9. In Colorado Revised Statutes, 30-28-106, **repeal**  
3 **and reenact, with amendments,** (3)(a); and **add** (3)(a.5), (8), and (9) as  
4 follows:

5 **30-28-106. Adoption of master plan - contents.** (3) (a) THE  
6 MASTER PLAN OF A COUNTY OR REGION, WITH THE ACCOMPANYING MAPS,  
7 PLATS, CHARTS, AND DESCRIPTIVE AND EXPLANATORY MATTER, MUST  
8 SHOW THE COUNTY OR REGIONAL PLANNING COMMISSION'S  
9 RECOMMENDATIONS FOR THE DEVELOPMENT OF THE TERRITORY COVERED  
10 BY THE PLAN. THE MASTER PLAN OF A COUNTY OR REGION IS AN ADVISORY  
11 DOCUMENT TO GUIDE LAND DEVELOPMENT DECISIONS; HOWEVER, THE  
12 PLAN OR ANY PART THEREOF MAY BE MADE BINDING BY INCLUSION IN THE  
13 COUNTY'S OR REGION'S ADOPTED SUBDIVISION, ZONING, PLATTING,  
14 PLANNED UNIT DEVELOPMENT, OR OTHER SIMILAR LAND DEVELOPMENT  
15 REGULATIONS AFTER SATISFYING NOTICE, DUE PROCESS, AND HEARING  
16 REQUIREMENTS FOR LEGISLATIVE OR QUASI-JUDICIAL PROCESSES AS  
17 APPROPRIATE. A MASTER PLAN ADOPTED ON OR AFTER JUNE 30, 2024,  
18 MUST INCLUDE:

19 (I) NATURAL AND AGRICULTURAL LAND PRIORITIES IN  
20 ACCORDANCE WITH THE NATURAL AND AGRICULTURAL LAND PRIORITIES  
21 REPORT CREATED IN SECTION 29-33-110;

22 (II) A HOUSING ELEMENT;

23 (III) FOR COUNTIES WITH A POPULATION OF GREATER THAN TWO  
24 HUNDRED FIFTY THOUSAND, A BUILDABLE LANDS ANALYSIS THAT IS  
25 CONDUCTED IN THE SAME MANNER AND ON THE SAME TIMELINE AS THE  
26 ANALYSIS REQUIRED IN SECTION 29-33-105 (4)(d);

27 (IV) (A) THE GENERAL LOCATION AND EXTENT OF AN ADEQUATE  
28 AND SUITABLE SUPPLY OF WATER;

29 (B) IN COMPLETING A WATER SUPPLY ELEMENT, THE PLANNING  
30 COMMISSION SHALL CONSULT WITH THE ENTITIES THAT SUPPLY WATER FOR  
31 USE WITHIN THE COUNTY OR REGION TO ENSURE COORDINATION ON WATER  
32 SUPPLY AND FACILITY PLANNING, AND THE WATER SUPPLY ELEMENT MUST  
33 IDENTIFY WATER SUPPLIES AND FACILITIES SUFFICIENT TO MEET THE NEEDS  
34 OF THE PUBLIC AND PRIVATE INFRASTRUCTURE REASONABLY ANTICIPATED  
35 OR IDENTIFIED IN THE PLANNING PROCESS;

36 (C) THE WATER SUPPLY ELEMENT MUST INCLUDE WATER  
37 CONSERVATION POLICIES, TO BE DETERMINED BY THE COUNTY, WHICH  
38 MAY INCLUDE GOALS SPECIFIED IN THE STATE WATER PLAN ADOPTED  
39 PURSUANT TO SECTION 37-60-106.3 AND MAY INCLUDE POLICIES TO

1 IMPLEMENT WATER CONSERVATION AND OTHER STATE WATER PLAN GOALS  
2 AS A CONDITION OF DEVELOPMENT APPROVALS, INCLUDING SUBDIVISIONS,  
3 PLANNED UNIT DEVELOPMENTS, SPECIAL USE PERMITS, AND ZONING  
4 CHANGES.

5 (D) THE DEPARTMENT OF LOCAL AFFAIRS CREATED IN SECTION  
6 24-1-125 MAY HIRE AND EMPLOY ONE FULL-TIME EMPLOYEE TO PROVIDE  
7 EDUCATIONAL RESOURCES AND ASSISTANCE TO COUNTIES THAT INCLUDE  
8 WATER CONSERVATION POLICIES IN THEIR MASTER PLANS AS DESCRIBED  
9 IN SUBSECTION (3)(a)(IV)(C) OF THIS SECTION.

10 (a.5) AFTER CONSIDERATION OF EACH OF THE FOLLOWING, WHERE  
11 APPLICABLE OR APPROPRIATE, THE MASTER PLAN MAY INCLUDE:

12 (I) THE GENERAL LOCATION, CHARACTER, AND EXTENT OF  
13 EXISTING, PROPOSED, OR PROJECTED STREETS OR ROADS, RIGHTS-OF-WAY,  
14 VIADUCTS, BRIDGES, WATERWAYS, WATERFRONTS, PARKWAYS,  
15 HIGHWAYS, MASS TRANSIT ROUTES AND CORRIDORS, AND ANY  
16 TRANSPORTATION PLAN PREPARED BY ANY METROPOLITAN PLANNING  
17 ORGANIZATION THAT COVERS ALL OR A PORTION OF THE COUNTY OR  
18 REGION AND THAT THE COUNTY OR REGION HAS RECEIVED NOTIFICATION  
19 OF OR, IF THE COUNTY OR REGION IS NOT LOCATED IN AN AREA COVERED  
20 BY A METROPOLITAN PLANNING ORGANIZATION, ANY TRANSPORTATION  
21 PLAN PREPARED BY THE DEPARTMENT OF TRANSPORTATION THAT THE  
22 COUNTY OR REGION HAS RECEIVED NOTIFICATION OF AND THAT APPLIES TO  
23 THE COUNTY OR REGION;

24 (II) THE GENERAL LOCATION OF PUBLIC PLACES OR FACILITIES,  
25 INCLUDING PUBLIC SCHOOLS, CULTURALLY, HISTORICALLY, OR  
26 ARCHAEOLOGICALLY SIGNIFICANT BUILDINGS, SITES, AND OBJECTS,  
27 PLAYGROUNDS, FORESTS, RESERVATIONS, SQUARES, PARKS, AIRPORTS,  
28 AVIATION FIELDS, MILITARY INSTALLATIONS, AND OTHER PUBLIC WAYS,  
29 GROUNDS, OPEN SPACES, TRAILS, AND DESIGNATED FEDERAL, STATE, AND  
30 LOCAL WILDLIFE AREAS. FOR PURPOSES OF THIS SECTION, "MILITARY  
31 INSTALLATION" HAS THE SAME MEANING AS SPECIFIED IN SECTION  
32 29-20-105.6 (2)(b).

33 (III) THE GENERAL LOCATION AND EXTENT OF PUBLIC UTILITIES,  
34 TERMINALS, CAPITAL FACILITIES, AND TRANSFER FACILITIES, WHETHER  
35 PUBLICLY OR PRIVATELY OWNED, FOR WATER, LIGHT, POWER, SANITATION,  
36 TRANSPORTATION, COMMUNICATION, HEAT, AND OTHER PURPOSES, AND  
37 ANY PROPOSED OR PROJECTED NEEDS FOR CAPITAL FACILITIES AND  
38 UTILITIES, INCLUDING THE PRIORITIES, ANTICIPATED COSTS, AND FUNDING  
39 PROPOSALS FOR SUCH FACILITIES AND UTILITIES;

40 (IV) THE ACCEPTANCE, WIDENING, REMOVAL, EXTENSION,  
41 RELOCATION, NARROWING, VACATION, ABANDONMENT, MODIFICATION, OR  
42 CHANGE OF USE OF ANY OF THE PUBLIC WAYS, RIGHTS-OF-WAY, INCLUDING  
43 THE COORDINATION OF SUCH RIGHTS-OF-WAY WITH THE RIGHTS-OF-WAY

1 OF OTHER COUNTIES, REGIONS, OR MUNICIPALITIES, GROUNDS, OPEN  
2 SPACES, BUILDINGS, PROPERTIES, UTILITIES, OR TERMINALS, REFERRED TO  
3 IN SUBSECTIONS (1)(a.5)(I) THROUGH (1)(a.5)(IV) OF THIS SECTION;  
4 (V) METHODS FOR ASSURING ACCESS TO APPROPRIATE CONDITIONS  
5 FOR SOLAR, WIND, OR OTHER ALTERNATIVE ENERGY SOURCES, INCLUDING  
6 GEOTHERMAL ENERGY USED FOR WATER HEATING OR SPACE HEATING OR  
7 COOLING IN A SINGLE BUILDING, FOR SPACE HEATING FOR MORE THAN ONE  
8 BUILDING THROUGH A PIPELINE NETWORK, OR FOR ELECTRICITY  
9 GENERATION;  
10 (VI) THE GENERAL CHARACTER, LOCATION, AND EXTENT OF  
11 COMMUNITY CENTERS, TOWNSITES, HOUSING DEVELOPMENTS, WHETHER  
12 PUBLIC OR PRIVATE, THE EXISTING, PROPOSED, OR PROJECTED LOCATION  
13 OF RESIDENTIAL NEIGHBORHOODS AND SUFFICIENT LAND FOR FUTURE  
14 HOUSING DEVELOPMENT FOR THE EXISTING AND PROJECTED ECONOMIC  
15 AND OTHER NEEDS OF ALL CURRENT AND ANTICIPATED RESIDENTS OF THE  
16 COUNTY OR REGION, AND URBAN CONSERVATION OR REDEVELOPMENT  
17 AREAS. IF A COUNTY OR REGION HAS ENTERED INTO A REGIONAL PLANNING  
18 AGREEMENT, SUCH AGREEMENT MAY BE INCORPORATED BY REFERENCE  
19 INTO THE MASTER PLAN.  
20 (VII) THE GENERAL SOURCE AND EXTENT OF FORESTS,  
21 AGRICULTURAL AREAS, FLOOD CONTROL AREAS, AND OPEN DEVELOPMENT  
22 AREAS FOR PURPOSES OF CONSERVATION, FOOD AND WATER SUPPLY,  
23 SANITARY AND DRAINAGE FACILITIES, FLOOD CONTROL, OR THE  
24 PROTECTION OF URBAN DEVELOPMENT;  
25 (VIII) A LAND CLASSIFICATION AND UTILIZATION PROGRAM;  
26 (IX) PROJECTIONS OF POPULATION GROWTH AND HOUSING NEEDS  
27 TO ACCOMMODATE THE PROJECTED POPULATION FOR SPECIFIED  
28 INCREMENTS OF TIME. THE COUNTY OR REGION MAY BASE THESE  
29 PROJECTIONS UPON DATA FROM THE DEPARTMENT OF LOCAL AFFAIRS AND  
30 UPON THE COUNTY'S OR REGION'S LOCAL OBJECTIVES.  
31 (X) THE LOCATION OF AREAS CONTAINING STEEP SLOPES,  
32 GEOLOGICAL HAZARDS, ENDANGERED OR THREATENED SPECIES,  
33 WETLANDS, FLOODPLAINS, FLOODWAYS, AND FLOOD RISK ZONES, HIGHLY  
34 ERODIBLE LAND OR UNSTABLE SOILS, AND WILDFIRE HAZARDS. FOR  
35 PURPOSES OF DETERMINING THE LOCATION OF SUCH AREAS, THE PLANNING  
36 COMMISSION SHALL CONSIDER THE FOLLOWING SOURCES FOR GUIDANCE:  
37 (A) THE COLORADO GEOLOGICAL SURVEY FOR DEFINING AND  
38 MAPPING GEOLOGICAL HAZARDS;  
39 (B) THE UNITED STATES FISH AND WILDLIFE SERVICE OF THE  
40 UNITED STATES DEPARTMENT OF THE INTERIOR AND THE PARKS AND  
41 WILDLIFE COMMISSION CREATED IN SECTION 33-9-101, FOR LOCATING  
42 AREAS INHABITED BY ENDANGERED OR THREATENED SPECIES;  
43 (C) THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE

1 UNITED STATES FISH AND WILDLIFE SERVICE NATIONAL WETLANDS  
2 INVENTORY FOR DEFINING AND MAPPING WETLANDS;

3 (D) THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR  
4 DEFINING AND MAPPING FLOODPLAINS, FLOODWAYS, AND FLOOD RISK  
5 ZONES;

6 (E) THE NATURAL RESOURCES CONSERVATION SERVICE OF THE  
7 UNITED STATES DEPARTMENT OF AGRICULTURE FOR DEFINING AND  
8 MAPPING UNSTABLE SOILS AND HIGHLY ERODIBLE LAND; AND

9 (F) THE COLORADO STATE FOREST SERVICE FOR LOCATING  
10 WILDFIRE HAZARD AREAS.

11 (8) IN ADOPTING OR AMENDING A MASTER PLAN, THE COMMISSION  
12 SHALL IDENTIFY, PROVIDE NOTICE TO, AND CONSULT WITH RELEVANT  
13 ENTITIES TO ENSURE THAT THE ADOPTION OR AMENDING OF THE MASTER  
14 PLAN IS AN INCLUSIVE PROCESS.

15 (9) NO MORE THAN THIRTY DAYS AFTER ADOPTING OR AMENDING  
16 THE MASTER PLAN, THE COMMISSION SHALL SUBMIT THE MASTER PLAN TO  
17 THE DIVISION OF LOCAL GOVERNMENT IN THE DEPARTMENT OF LOCAL  
18 AFFAIRS. THE DIVISION OF LOCAL GOVERNMENT SHALL REVIEW THESE  
19 MASTER PLANS TO ENSURE THEY COMPLY WITH THE REQUIREMENTS OF  
20 THIS SECTION."

21 Strike page 90.

22 Page 91, strike lines 1 through 8.

23 Page 94, strike lines 3 through 27 and substitute:

24 "SECTION 12. In Colorado Revised Statutes, 31-23-206, **repeal**  
25 **and reenact, with amendments,** (1); and **add** (1.5), (8), and (9) as  
26 follows:

27 **31-23-206. Master plan.** (1) IT IS THE DUTY OF THE COMMISSION  
28 TO MAKE AND ADOPT A MASTER PLAN FOR THE PHYSICAL DEVELOPMENT  
29 OF THE MUNICIPALITY, INCLUDING ANY AREAS OUTSIDE ITS BOUNDARIES,  
30 SUBJECT TO THE APPROVAL OF THE GOVERNMENTAL BODY HAVING  
31 JURISDICTION THEREOF, THAT IN THE COMMISSION'S JUDGMENT BEAR  
32 RELATION TO THE PLANNING OF THE MUNICIPALITY. THE MASTER PLAN OF  
33 A MUNICIPALITY IS AN ADVISORY DOCUMENT TO GUIDE LAND  
34 DEVELOPMENT DECISIONS; HOWEVER, THE PLAN OR ANY PART THEREOF  
35 MAY BE MADE BINDING BY INCLUSION IN THE MUNICIPALITY'S ADOPTED  
36 SUBDIVISION, ZONING, PLATTING, PLANNED UNIT DEVELOPMENT, OR OTHER  
37 SIMILAR LAND DEVELOPMENT REGULATIONS AFTER SATISFYING NOTICE,  
38 DUE PROCESS, AND HEARING REQUIREMENTS FOR LEGISLATIVE OR  
39 QUASI-JUDICIAL PROCESSES AS APPROPRIATE. WHEN A COMMISSION

1 DECIDES TO ADOPT A MASTER PLAN, THE COMMISSION SHALL CONDUCT  
2 PUBLIC HEARINGS, AFTER NOTICE OF SUCH PUBLIC HEARINGS HAS BEEN  
3 PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION IN THE  
4 MUNICIPALITY IN A MANNER SUFFICIENT TO NOTIFY THE PUBLIC OF THE  
5 TIME, PLACE, AND NATURE OF THE PUBLIC HEARING, PRIOR TO FINAL  
6 ADOPTION OF A MASTER PLAN IN ORDER TO ENCOURAGE PUBLIC  
7 PARTICIPATION IN AND AWARENESS OF THE DEVELOPMENT OF SUCH PLAN  
8 AND SHALL ACCEPT AND CONSIDER ORAL AND WRITTEN PUBLIC COMMENTS  
9 THROUGHOUT THE PROCESS OF DEVELOPING THE PLAN. THE PLAN,  
10 ADOPTED OR AMENDED ON OR AFTER JUNE 30, 2024, WITH THE  
11 ACCOMPANYING MAPS, PLATS, CHARTS, AND DESCRIPTIVE MATTER, MUST  
12 INCLUDE:

13 (a) A HOUSING ELEMENT THAT USES BEST AVAILABLE DATA, SUCH  
14 AS THE MOST RECENT LOCAL HOUSING NEEDS PLAN CREATED PURSUANT  
15 TO SECTION 29-33-104 OR OTHER RECENT HOUSING ANALYSES;

16 (b) NATURAL AND AGRICULTURAL LAND PRIORITIES IN  
17 ACCORDANCE WITH THE NATURAL AND AGRICULTURAL LAND PRIORITIES  
18 REPORT CREATED IN SECTION 29-33-110;

19 (c) A BUILDABLE LANDS ANALYSIS THAT IS CONDUCTED IN THE  
20 SAME MANNER AS THE ANALYSIS REQUIRED IN SECTION 29-33-105 (4)(d);

21 (d) (I) THE GENERAL LOCATION AND EXTENT OF AN ADEQUATE  
22 AND SUITABLE SUPPLY OF WATER;

23 (II) IN COMPLETING THE WATER SUPPLY ELEMENT, THE PLANNING  
24 COMMISSION SHALL CONSULT WITH THE ENTITIES THAT SUPPLY WATER FOR  
25 USE WITHIN THE MUNICIPALITY TO ENSURE COORDINATION ON WATER  
26 SUPPLY AND FACILITY PLANNING, AND THE WATER SUPPLY ELEMENT MUST  
27 IDENTIFY WATER SUPPLIES AND FACILITIES SUFFICIENT TO MEET THE NEEDS  
28 OF THE PUBLIC AND PRIVATE INFRASTRUCTURE REASONABLY ANTICIPATED  
29 OR IDENTIFIED IN THE PLANNING PROCESS;

30 (III) THE WATER SUPPLY ELEMENT MUST INCLUDE WATER  
31 CONSERVATION POLICIES, TO BE DETERMINED BY THE MUNICIPALITY,  
32 WHICH MAY INCLUDE GOALS SPECIFIED IN THE STATE WATER PLAN  
33 ADOPTED PURSUANT TO SECTION 37-60-106.3 AND MAY INCLUDE POLICIES  
34 TO IMPLEMENT WATER CONSERVATION AND OTHER STATE WATER PLAN  
35 GOALS AS A CONDITION OF DEVELOPMENT APPROVALS, INCLUDING  
36 SUBDIVISIONS, PLANNED UNIT DEVELOPMENTS, SPECIAL USE PERMITS, AND  
37 ZONING CHANGES;

38 (V) NOTHING IN THIS SUBSECTION (1)(d) SHALL BE CONSTRUED TO  
39 SUPERSEDE, ABROGATE, OR OTHERWISE IMPAIR THE ALLOCATION OF  
40 WATER PURSUANT TO THE STATE CONSTITUTION OR LAWS, THE RIGHT TO  
41 BENEFICIALLY USE WATER PURSUANT TO DECREES, CONTRACTS, OR OTHER  
42 WATER USE AGREEMENTS, OR THE OPERATION, MAINTENANCE, REPAIR,  
43 REPLACEMENT, OR USE OF ANY WATER FACILITY.

1 (e) THE MOST RECENT VERSION OF THE PLAN REQUIRED BY  
2 SECTION 31-12-105 (1)(e) OR A SIMILAR ELEMENT ANALYZING AND  
3 MAKING A PLAN FOR AREAS OF POTENTIAL GROWTH WITHIN THREE MILES  
4 OF THE MUNICIPAL BOUNDARY.

5 (1.5) A MASTER PLAN MAY INCLUDE:

6 (a) THE GENERAL SOURCE, CHARACTER, AND EXTENT OF EXISTING,  
7 PROPOSED, OR PROJECTED STREETS, ROADS, RIGHTS-OF-WAY, BRIDGES,  
8 WATERWAYS, WATERFRONTS, PARKWAYS, HIGHWAYS, MASS TRANSIT  
9 ROUTES AND CORRIDORS, AND ANY TRANSPORTATION PLAN PREPARED BY  
10 ANY METROPOLITAN PLANNING ORGANIZATION THAT COVERS ALL OR A  
11 PORTION OF THE MUNICIPALITY AND THAT THE MUNICIPALITY HAS  
12 RECEIVED NOTIFICATION OF OR, IF THE MUNICIPALITY IS NOT LOCATED IN  
13 AN AREA COVERED BY A METROPOLITAN PLANNING ORGANIZATION, ANY  
14 TRANSPORTATION PLAN PREPARED BY THE DEPARTMENT OF  
15 TRANSPORTATION THAT THE MUNICIPALITY HAS RECEIVED NOTIFICATION  
16 OF AND THAT COVERS ALL OR A PORTION OF THE MUNICIPALITY;

17 (b) THE GENERAL LOCATION OF PUBLIC PLACES OR FACILITIES,  
18 INCLUDING PUBLIC SCHOOLS, CULTURALLY, HISTORICALLY, OR  
19 ARCHAEOLOGICALLY SIGNIFICANT BUILDINGS, SITES, AND OBJECTS,  
20 PLAYGROUNDS, SQUARES, PARKS, AIRPORTS, AVIATION FIELDS, MILITARY  
21 INSTALLATIONS, AND OTHER PUBLIC WAYS, GROUNDS, OPEN SPACES,  
22 TRAILS, AND DESIGNATED FEDERAL, STATE, AND LOCAL WILDLIFE AREAS.  
23 FOR PURPOSES OF THIS SECTION, "MILITARY INSTALLATION" HAS THE SAME  
24 MEANING AS SPECIFIED IN SECTION 29-20-105.6 (2)(b).

25 (c) THE GENERAL LOCATION AND EXTENT OF PUBLIC UTILITIES  
26 TERMINALS, CAPITAL FACILITIES, AND TRANSFER FACILITIES, WHETHER  
27 PUBLICLY OR PRIVATELY OWNED OR OPERATED, FOR WATER, LIGHT,  
28 SANITATION, TRANSPORTATION, COMMUNICATION, POWER, AND OTHER  
29 PURPOSES, AND ANY PROPOSED OR PROJECTED NEEDS FOR CAPITAL  
30 FACILITIES AND UTILITIES, INCLUDING THE PRIORITIES, ANTICIPATED  
31 COSTS, AND FUNDING PROPOSALS FOR SUCH FACILITIES AND UTILITIES;

32 (d) THE ACCEPTANCE, REMOVAL, RELOCATION, WIDENING,  
33 NARROWING, VACATING, ABANDONMENT, MODIFICATION, CHANGE OF USE,  
34 OR EXTENSION OF ANY OF THE PUBLIC WAYS, RIGHTS-OF-WAY, INCLUDING  
35 THE COORDINATION OF SUCH RIGHTS-OF-WAY WITH THE RIGHTS-OF-WAY  
36 OF OTHER MUNICIPALITIES, COUNTIES, OR REGIONS, GROUNDS, OPEN  
37 SPACES, BUILDINGS, PROPERTY, UTILITY, OR TERMINALS, REFERRED TO IN  
38 SUBSECTIONS (1.5) (a) THROUGH (a) OF THIS SECTION AND SUBSECTION  
39 (1)(d) OF THIS SECTION;

40 (e) A ZONING PLAN FOR THE CONTROL OF THE HEIGHT, AREA, BULK,  
41 LOCATION, AND USE OF BUILDINGS AND PREMISES. SUCH A ZONING PLAN  
42 MAY PROTECT AND ASSURE ACCESS TO APPROPRIATE CONDITIONS FOR  
43 SOLAR, WIND, OR OTHER ALTERNATIVE ENERGY SOURCES, INCLUDING

1 GEOTHERMAL ENERGY USED FOR WATER HEATING OR SPACE HEATING OR  
2 COOLING IN A SINGLE BUILDING, FOR SPACE HEATING FOR MORE THAN ONE  
3 BUILDING THROUGH A PIPELINE NETWORK, OR FOR ELECTRICITY  
4 GENERATION; HOWEVER, REGULATIONS AND RESTRICTIONS OF THE HEIGHT,  
5 NUMBER OF STORIES, SIZE OF BUILDINGS AND OTHER STRUCTURES, AND  
6 THE HEIGHT AND LOCATION OF TREES AND OTHER VEGETATION SHALL NOT  
7 APPLY TO EXISTING BUILDINGS, STRUCTURES, TREES, OR VEGETATION  
8 EXCEPT FOR NEW GROWTH ON SUCH VEGETATION.

9 (f) THE GENERAL CHARACTER, LOCATION, AND EXTENT OF  
10 COMMUNITY CENTERS, HOUSING DEVELOPMENTS, WHETHER PUBLIC OR  
11 PRIVATE, THE EXISTING, PROPOSED, OR PROJECTED LOCATION OF  
12 RESIDENTIAL NEIGHBORHOODS AND SUFFICIENT LAND FOR FUTURE  
13 HOUSING DEVELOPMENT FOR THE EXISTING AND PROJECTED ECONOMIC  
14 AND OTHER NEEDS OF ALL CURRENT AND ANTICIPATED RESIDENTS OF THE  
15 MUNICIPALITY, AND REDEVELOPMENT AREAS. IF A MUNICIPALITY HAS  
16 ENTERED INTO A REGIONAL PLANNING AGREEMENT, SUCH AGREEMENT  
17 MAY BE INCORPORATED BY REFERENCE INTO THE MASTER PLAN.

18 (g) A MASTER PLAN FOR THE EXTRACTION OF COMMERCIAL  
19 MINERAL DEPOSITS PURSUANT TO SECTION 34-1-304;

20 (h) A PLAN FOR THE LOCATION AND PLACEMENT OF PUBLIC  
21 UTILITIES THAT FACILITATES THE PROVISION OF SUCH UTILITIES TO ALL  
22 EXISTING, PROPOSED, OR PROJECTED DEVELOPMENTS IN THE  
23 MUNICIPALITY;

24 (i) PROJECTIONS OF POPULATION GROWTH AND HOUSING NEEDS TO  
25 ACCOMMODATE THE PROJECTED POPULATION FOR SPECIFIED INCREMENTS  
26 OF TIME. THE MUNICIPALITY MAY BASE THESE PROJECTIONS UPON DATA  
27 FROM THE DEPARTMENT OF LOCAL AFFAIRS AND UPON THE MUNICIPALITY'S  
28 LOCAL OBJECTIVES.

29 (j) THE AREAS CONTAINING STEEP SLOPES, GEOLOGICAL HAZARDS,  
30 ENDANGERED OR THREATENED SPECIES, WETLANDS, FLOODPLAINS,  
31 FLOODWAYS, AND FLOOD RISK ZONES, HIGHLY ERODIBLE LAND OR  
32 UNSTABLE SOILS, AND WILDFIRE HAZARDS. FOR PURPOSES OF  
33 DETERMINING THE LOCATION OF SUCH AREAS, THE PLANNING COMMISSION  
34 SHALL CONSIDER THE FOLLOWING SOURCES FOR GUIDANCE:

35 (I) THE COLORADO GEOLOGICAL SURVEY FOR DEFINING AND  
36 MAPPING GEOLOGICAL HAZARDS;

37 (II) THE UNITED STATES FISH AND WILDLIFE SERVICE OF THE  
38 UNITED STATES DEPARTMENT OF THE INTERIOR AND THE PARKS AND  
39 WILDLIFE COMMISSION CREATED IN SECTION 33-9-101, FOR LOCATING  
40 AREAS INHABITED BY ENDANGERED OR THREATENED SPECIES;

41 (III) THE UNITED STATES ARMY CORPS OF ENGINEERS AND THE  
42 UNITED STATES FISH AND WILDLIFE SERVICE NATIONAL WETLANDS  
43 INVENTORY FOR DEFINING AND MAPPING WETLANDS;

1 (IV) THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR  
2 DEFINING AND MAPPING FLOODPLAINS, FLOODWAYS, AND FLOOD RISK  
3 ZONES;

4 (V) THE NATURAL RESOURCES CONSERVATION SERVICE OF THE  
5 UNITED STATES DEPARTMENT OF AGRICULTURE FOR DEFINING AND  
6 MAPPING UNSTABLE SOILS AND HIGHLY ERODIBLE LAND; AND

7 (VI) THE COLORADO STATE FOREST SERVICE FOR LOCATING  
8 WILDFIRE HAZARD AREAS.

9 (8) IN ADOPTING OR AMENDING A MASTER PLAN, THE COMMISSION  
10 SHALL IDENTIFY, PROVIDE NOTICE TO, AND CONSULT WITH RELEVANT  
11 ENTITIES TO ENSURE THAT THE ADOPTING OR AMENDING OF THE MASTER  
12 PLAN IS AN INCLUSIVE PROCESS.

13 (9) NO MORE THAN THIRTY DAYS AFTER ADOPTING OR AMENDING  
14 THE MASTER PLAN, THE COMMISSION SHALL SUBMIT THE MASTER PLAN TO  
15 THE DIVISION OF LOCAL GOVERNMENT IN THE DEPARTMENT OF LOCAL  
16 AFFAIRS. THE DIVISION OF LOCAL GOVERNMENT SHALL REVIEW THESE  
17 MASTER PLANS TO ENSURE THEY COMPLY WITH THE REQUIREMENTS OF  
18 THIS SECTION."

19 Renumber succeeding sections accordingly.

20 Strike page 95.

21 Page 96, strike lines 1 through 20.

22 Page 98, line 6, strike "LESS LANDSCAPED" and substitute "SMALLER  
23 IRRIGATED LANDSCAPE".

24 Page 100, strike lines 3 through 27 and substitute:

25 "(d) **Water loss program requirements.** (I) NO LATER THAN  
26 JANUARY 1, 2025, THE BOARD SHALL ADOPT GUIDELINES FOR THE  
27 CONDUCT OF STANDARDIZED VALIDATED WATER LOSS AUDITS BY  
28 COVERED ENTITIES.

29 (II) NO LATER THAN JUNE 30, 2026, EACH COVERED ENTITY SHALL  
30 SUBMIT A COMPLETED AND VALIDATED WATER LOSS AUDIT REPORT FOR  
31 THE PREVIOUS CALENDAR YEAR. FOR REPORTS SUBMITTED IN SUBSEQUENT  
32 YEARS, EACH COVERED ENTITY SHALL SUBMIT A COMPLETED AND  
33 VALIDATED WATER LOSS AUDIT REPORT COVERING THE PREVIOUS  
34 CALENDAR YEAR NO LATER THAN JUNE 30 CONCURRENT WITH SECTION  
35 37-60-126 (4.5)(a)."

36 Strike page 101.



1 Page 102, strike lines 1 through 18.

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