

**Second Regular Session  
Seventy-second General Assembly  
STATE OF COLORADO**

**PREAMENDED**

*This Unofficial Version Includes Committee  
Amendments Not Yet Adopted on Second Reading*

LLS NO. 20-0718.01 Richard Sweetman x4333

**HOUSE BILL 20-1095**

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**HOUSE SPONSORSHIP**

**Arndt,**

**SENATE SPONSORSHIP**

**Bridges,**

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**House Committees**

Rural Affairs & Agriculture

**Senate Committees**

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**A BILL FOR AN ACT**

101      **CONCERNING THE AUTHORITY OF A LOCAL GOVERNMENT'S MASTER**  
102              **PLAN TO INCLUDE POLICIES TO IMPLEMENT STATE WATER PLAN**  
103              **GOALS AS A CONDITION OF DEVELOPMENT APPROVALS.**

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**Bill Summary**

*(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://leg.colorado.gov>.)*

The bill authorizes a local government master plan to include goals specified in the state water plan and to include policies that condition development approvals on implementation of those goals.

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Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.  
Capital letters or bold & italic numbers indicate new material to be added to existing statute.  
Dashes through the words indicate deletions from existing statute.

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

2 **SECTION 1.** In Colorado Revised Statutes, 30-28-106, **amend**  
3 (3)(a) introductory portion and (3)(a)(IV) as follows:

4 **30-28-106. Adoption of master plan - contents.** (3) (a) The  
5 master plan of a county or region, with the accompanying maps, plats,  
6 charts, and descriptive and explanatory matter, ~~shall~~ MUST show the  
7 county or regional planning commission's recommendations for the  
8 development of the territory covered by the plan. The master plan of a  
9 county or region ~~shall be~~ IS an advisory document to guide land  
10 development decisions; however, the plan or any part thereof may be  
11 made binding by inclusion in the county's or region's adopted subdivision,  
12 zoning, platting, planned unit development, or other similar land  
13 development regulations after satisfying notice, due process, and hearing  
14 requirements for legislative or quasi-judicial processes as appropriate.  
15 After consideration of each of the following, where applicable or  
16 appropriate, the master plan may include:

17 (IV) (A) The general location and extent of an adequate and  
18 suitable supply of water.

19 (B) If the master plan includes a water supply element, the  
20 planning commission shall consult with the entities that supply water for  
21 use within the county or region to ensure coordination on water supply  
22 and facility planning, and the water supply element ~~shall~~ MUST identify  
23 water supplies and facilities sufficient to meet the needs of the public and  
24 private infrastructure reasonably anticipated or identified in the planning  
25 process.

26 (C) THE WATER SUPPLY ELEMENT MUST INCLUDE WATER  
27 CONSERVATION POLICIES, TO BE DETERMINED BY THE COUNTY, WHICH

1 MAY INCLUDE GOALS SPECIFIED IN THE STATE WATER PLAN ADOPTED  
2 PURSUANT TO SECTION 37-60-106.3 AND MAY INCLUDE POLICIES TO  
3 IMPLEMENT WATER CONSERVATION AND OTHER STATE WATER PLAN GOALS  
4 AS A CONDITION OF DEVELOPMENT APPROVALS, INCLUDING SUBDIVISIONS,  
5 PLANNED UNIT DEVELOPMENTS, SPECIAL USE PERMITS, AND ZONING  
6 CHANGES. A COUNTY WITH A MASTER PLAN THAT INCLUDES A WATER  
7 SUPPLY ELEMENT SHALL ENSURE THAT ITS MASTER PLAN INCLUDES WATER  
8 CONSERVATION POLICIES AT THE FIRST AMENDING OF THE MASTER PLAN  
9 THAT OCCURS AFTER THE EFFECTIVE DATE OF THIS SUBSECTION  
10 (3)(a)(IV)(C), BUT IN NO CASE LATER THAN JULY 1, 2025.

11 (D) THE DEPARTMENT OF LOCAL AFFAIRS CREATED IN SECTION  
12 24-1-125 MAY HIRE AND EMPLOY ONE FULL-TIME EMPLOYEE TO PROVIDE  
13 EDUCATIONAL RESOURCES AND ASSISTANCE TO COUNTIES THAT INCLUDE  
14 WATER CONSERVATION POLICIES IN THEIR MASTER PLANS AS DESCRIBED  
15 IN SUBSECTION (3)(a)(IV)(C) OF THIS SECTION.

16 (E) Nothing in this ~~subparagraph (IV)~~ SUBSECTION (3)(a)(IV) shall  
17 be construed to supersede, abrogate, or otherwise impair the allocation of  
18 water pursuant to the state constitution or laws, the right to beneficially  
19 use water pursuant to decrees, contracts, or other water use agreements,  
20 or the operation, maintenance, repair, replacement, or use of any water  
21 facility.

22 **SECTION 2.** In Colorado Revised Statutes, 31-23-206, **amend**  
23 (1) introductory portion and (1)(d) as follows:

24 **31-23-206. Master plan.** (1) It is the duty of the commission to  
25 make and adopt a master plan for the physical development of the  
26 municipality, including any areas outside its boundaries, subject to the  
27 approval of the governmental body having jurisdiction thereof, ~~which~~

1 THAT in the commission's judgment bear relation to the planning of ~~such~~  
2 THE municipality. The master plan of a municipality ~~shall be~~ IS an  
3 advisory document to guide land development decisions; however, the  
4 plan or any part thereof may be made binding by inclusion in the  
5 municipality's adopted subdivision, zoning, platting, planned unit  
6 development, or other similar land development regulations after  
7 satisfying notice, due process, and hearing requirements for legislative or  
8 quasi-judicial processes as appropriate. When a commission decides to  
9 adopt a master plan, the commission shall conduct public hearings, after  
10 notice of such public hearings has been published in a newspaper of  
11 general circulation in the municipality in a manner sufficient to notify the  
12 public of the time, place, and nature of the public hearing, prior to final  
13 adoption of a master plan in order to encourage public participation in and  
14 awareness of the development of such plan and shall accept and consider  
15 oral and written public comments throughout the process of developing  
16 the plan. ~~Such~~ THE plan, with the accompanying maps, plats, charts, and  
17 descriptive matter, ~~shall~~ MUST, after consideration of each of the  
18 following, where applicable or appropriate, show the commission's  
19 recommendations for the development of ~~said~~ THE municipality and  
20 outlying areas, including:

21 (d) (I) The general location and extent of an adequate and suitable  
22 supply of water.

23 (II) If the master plan includes a water supply element, the  
24 planning commission shall consult with the entities that supply water for  
25 use within the municipality to ensure coordination on water supply and  
26 facility planning, and the water supply element ~~shall~~ MUST identify water  
27 supplies and facilities sufficient to meet the needs of the public and

1 private infrastructure reasonably anticipated or identified in the planning  
2 process.

3 (III) THE WATER SUPPLY ELEMENT MUST INCLUDE WATER  
4 CONSERVATION POLICIES, TO BE DETERMINED BY THE MUNICIPALITY,  
5 WHICH MAY INCLUDE GOALS SPECIFIED IN THE STATE WATER PLAN  
6 ADOPTED PURSUANT TO SECTION 37-60-106.3 AND MAY INCLUDE POLICIES  
7 TO IMPLEMENT WATER CONSERVATION AND OTHER STATE WATER PLAN  
8 GOALS AS A CONDITION OF DEVELOPMENT APPROVALS, INCLUDING  
9 SUBDIVISIONS, PLANNED UNIT DEVELOPMENTS, SPECIAL USE PERMITS, AND  
10 ZONING CHANGES. A MUNICIPALITY WITH A MASTER PLAN THAT INCLUDES  
11 A WATER SUPPLY ELEMENT SHALL ENSURE THAT ITS MASTER PLAN  
12 INCLUDES WATER CONSERVATION POLICIES AT THE FIRST AMENDING OF  
13 THE MASTER PLAN THAT OCCURS AFTER THE EFFECTIVE DATE OF THIS  
14 SUBSECTION (1)(d)(III), BUT IN NO CASE LATER THAN JULY 1, 2025.

15 (IV) THE DEPARTMENT OF LOCAL AFFAIRS CREATED IN SECTION  
16 24-1-125 MAY HIRE AND EMPLOY ONE FULL-TIME EMPLOYEE TO PROVIDE  
17 EDUCATIONAL RESOURCES AND ASSISTANCE TO MUNICIPALITIES THAT  
18 INCLUDE WATER CONSERVATION POLICIES IN THEIR MASTER PLANS AS  
19 DESCRIBED IN SUBSECTION (1)(d)(III) OF THIS SECTION.

20 (V) Nothing in this ~~paragraph (d)~~ SUBSECTION (1)(d) shall be  
21 construed to supersede, abrogate, or otherwise impair the allocation of  
22 water pursuant to the state constitution or laws, the right to beneficially  
23 use water pursuant to decrees, contracts, or other water use agreements,  
24 or the operation, maintenance, repair, replacement, or use of any water  
25 facility.

26 **SECTION 3. Act subject to petition - effective date -**  
27 **applicability.** (1) This act takes effect at 12:01 a.m. on the day following

1 the expiration of the ninety-day period after final adjournment of the  
2 general assembly (August 5, 2020, if adjournment sine die is on May 6,  
3 2020); except that, if a referendum petition is filed pursuant to section 1  
4 (3) of article V of the state constitution against this act or an item, section,  
5 or part of this act within such period, then the act, item, section, or part  
6 will not take effect unless approved by the people at the general election  
7 to be held in November 2020 and, in such case, will take effect on the  
8 date of the official declaration of the vote thereon by the governor.

9 (2) This act applies to master plans adopted or amended on or  
10 after the applicable effective date of this act.