

Town of Norwood

Town of Norwood, San Miguel County, Colorado

Ordinance No 0813 Series: 2025

AN EMERGENCY ORDINANCE OF THE TOWN OF NORWOOD, COLORADO ESTABLISHING A TEMPORARY MORATORIUM ON MEDIUM AND LARGE-SCALE DEVELOPMENT AS THOSE TERMS ARE DEFINED IN SAID ORDINANCE

The Town Board of Trustees (the “Board”) of the Town of Norwood, Colorado makes the following findings to support the adoption of a temporary moratorium within the Town:

1. The Town of Norwood (the “Town”) is a legally created, established, organized and existing Colorado municipal corporation under the provisions of Title 31 of the Colorado Revised Statutes.
2. The Town has the authority to regulate the use and development of land pursuant to Colorado Revised Statutes:
 - a. Chapter 65.1 of Title 24 (Areas and Activities of State Interest);
 - b. Chapter 67 of Title 24 (Planned Unit Development Act);
 - c. Chapter 20 of Title 29 (Local Government Land Use Control Enabling Act);
 - d. Chapter 12 of Title 31 (Municipal Annexation Act of 1965)
 - e. Chapter 23 of Title 31 (Municipal Powers and Functions)
3. In connection with its regulation of the use of land and the development thereof, the Town has the authority to enact through the adoption of an emergency ordinance, a moratorium as part of its broad police and planning powers to advance the interests of the public health, safety and welfare. *See Droste v. Board of County Commissioners*, 159 P.3d 601 (Colo. 2007); *Hermanson v. County of Fremont*, 595 P.2d 694 (Colo. App. 1979); *Dill v. Lincoln County*, 928 P.2d 809 (Colo. App. 1996); *Dollaghan v. County of Boulder*, 749 P.2d 444 (Colo. App. 1987); *Deighton v. City Council of Colorado Springs*, 902 P.2d 426 (Colo. App. 1994); *Williams v. City of Central*, 907 P.2d 701 (Colo. App. 1995).
4. The Town is committed to responsible growth and development that aligns with community values, infrastructure capacity, and environmental sustainability.

5. The Town recognizes medium- and large-scale development projects, as defined in this Ordinance, will invariably impact public services, infrastructure, natural resources and the overall character of the community; and
6. The Town requires time to evaluate, study, and revise its comprehensive plan and to adopt land use regulations in conformance therewith, and other relevant policies to ensure appropriate management of such growth.
7. The purpose of the revised comprehensive plan and adoption of land use regulations in conformance therewith, is to guide and accomplish a coordinated, adjusted and harmonious development of the Town which will, in accordance with present and future needs, best provide for the health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development. The intent of the Board in enacting this moratorium is to allow the required time to evaluate, study, and revise its comprehensive plan and to adopt land use regulations in conformance therewith, as well as other relevant policies.
8. There is an emergency that warrants the enactment of this Ordinance and Temporary Moratorium. Failure to impose proper regulations may allow development of medium and large-scale projects to proceed, which may be out of character with the community and may negatively affect the cultural, environmental, and neighborhood qualities of the Town. It is anticipated by the Town that the comprehensive plan process, the adoption of the plan, and the adoption of land use in conformance therewith, will be completed within six (6) months.
9. This Moratorium was enacted after a public hearing in compliance with Colorado statutes.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF NORWOOD, COLORADO, THAT:

SECTION 1. TEMPORARY MORATORIUM IMPOSED

A temporary moratorium is hereby imposed on the acceptance, processing, or approval of any new applications for medium- and large-scale development projects, defined as any residential, commercial, industrial, or mixed-use development proposal that:

- Involves more than three (3) residential units, or
- Exceeds 10,000 square feet of commercial or industrial space, or
- Requires extension of major infrastructure such as roads, water, or sewer systems beyond current service areas.

SECTION 2. DURATION

This Moratorium shall take effect immediately upon adoption of and remain in effect for a period of six (6) months unless extended or terminated earlier by a duly adopted ordinance by the Town Board of Trustees.

SECTION 3. EXCEPTIONS

Applications for school, fire protection and emergency services development shall not be subject to the Moratorium. Applications that have been deemed complete and submitted prior to the effective date of this Ordinance shall not be subject to the Moratorium. The Town may also grant exceptions upon the finding of hardship or overriding public interest.

SECTION 5. SEVERABILITY

If any section, clause, or provision of this Ordinance is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

SECTION 6. PUBLICATION OF NOTICE

Pursuant to C.R.S. §31-16-105, the Town Clerk shall publish a notice of this Ordinance.

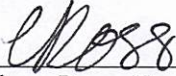
INTRODUCED, READ, AND ADOPTED after public hearing this 13th day of August, 2025, by the Board of Trustees of the Town of Norwood, Colorado.

TOWN OF NORWOOD



Candy Meehan, Mayor

ATTEST:



Cidney Ross, Town Clerk