



**Board of County Commissioners**

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February 3, 2020

House Transportation & Local Government Committee  
Colorado State Capitol  
200 East Colfax  
Denver, CO 80203

Dear Committee Members,

We are writing today to ask your support of HB20-1133, Land Use Entitlements and Municipal Disconnection, when it comes before your Committee and to the full chamber for a vote. This bill is an effort, by local counties, to level the playing field when it comes to land use decisions that are required after a property disconnects or "de-annexes" from a local municipality.

Currently, state statutes are silent as to the land use status of property that becomes disconnected from a municipality and returns to the jurisdiction of the local county. This contrasts with the process when a developer seeks to annex property into a municipality. When this occurs, statutes are very clear that the municipality is required to rezone the property within 90 days of the annexation. HB20-1133 seeks to apply a similar standard to counties. With passage of HB20-1133, the local county would have an opportunity to determine how the property should develop within its jurisdiction and require a rezoning vote within 90 days of the annexation.

We have a potential de-annexation that could affect us negatively without this legislation.

Should you have any questions, please feel free to contact us and we'd be happy to answer any questions you may have related to HB20-1133.

Thank you in advance for your support!

Sincerely,

Board of County Commissioners

Kathy Chandler-Henry  
Chair

Matt Scherr  
Commissioner

Jeanne McQueeney  
Commissioner

CC: Senator Kerry Donovan and Representative Dylan Roberts



The Board of Morgan County Commissioners

February 3, 2020

House Transportation Committee  
Colorado State Capitol  
200 East Colfax  
Denver, CO 80203

Dear House Transportation and Local Government Committee Members,

We are writing today to ask your support of HB20-1133, Land Use Entitlements and Municipal Disconnection, when it comes before your Committee and to the full chamber for a vote. This bill is an effort, by local counties, to level the playing field when it comes to land use decisions that are required after a property disconnects or "de-annexes" from a local municipality.

Currently, state statutes are silent as to the land use status of property that becomes disconnected from a municipality and returns to the jurisdiction of the local county. This contrasts with the process when a developer seeks to annex property into a municipality. When this occurs, statutes are very clear that the municipality is required to rezone the property within 90 days of the annexation. HB20-1133 seeks to apply a similar standard to counties. With passage of HB20-1133, the local county would have an opportunity to determine how the property should develop within its jurisdiction and require a rezoning vote within 90 days of the annexation.

HB20-1133 is supported by local counties throughout the State of Colorado, including Morgan County.

Should you have any questions, please feel free to contact the Morgan County Commissioners at (970) 542-3500 and we'd be happy to answer any questions you may have related to HB20-1133.

Thank you in advance for your support!

Respectfully,  
Morgan County Board of Commissioners



Mark A. Arndt - Chair



James P. Zwetzig - Commissioner



Jon J. Becker - Commissioner