

## RESOLUTION 33-2025

### **A RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON WASHINGTON COUNTY'S PROCESSING OF APPLICATIONS FOR WIND ENERGY CONVERSION SYSTEMS IN ALL UNINCORPORATED PORTIONS OF WASHINGTON COUNTY PENDING CONSIDERATION OF UPDATES TO THE CURRENT WIND ENERGY CONVERSION SYSTEMS REGULATIONS**

**WHEREAS**, the County has adopted regulations governing Wind Energy Conversion Systems ("WECS Regulations");

**WHEREAS**, the County desires to update those WECS Regulations and during that update, desires to impose a moratorium on the processing of applications for WECS;

**WHEREAS**, the Local Government Land Use Control Enabling Act, C.R.S. § 29-20-101 *et seq.*, provides the County with the broad authority to plan for and regulate the use of land in order to provide for orderly development while balancing the health, safety and welfare of its citizens;

**WHEREAS**, the Local Government Land Use Control Enabling Act authorizes local governments within their respective jurisdictions to plan for and regulate the use of land by, among other actions, regulating development and activities in hazardous areas; protecting land from activities that would cause immediate or foreseeable material danger to significant wildlife habitat; regulating the use of land on the basis of the impact thereof on the community or surrounding areas; and otherwise planning for and regulating the use of land so as to provide for the planned and orderly use of land;

**WHEREAS**, the Board believes it has the responsibility to its residents to plan for and regulate the use of land for the purposes laid out in the Local Government Land Use Control Enabling Act as well as those purposes specified in other applicable state and federal statutes and common law grants of authority, and to promote the health, safety and general welfare of its residents;

**WHEREAS**, the Board, pursuant to its land use authority, has from time to time adopted planning, zoning and other regulations governing land use in the unincorporated portions of the County;

**WHEREAS**, the County needs a reasonable period of time to consider updating the County's current WECS Regulations in an orderly manner to protect the public's health, safety and welfare;

**WHEREAS**, the Board estimates that the time needed to perform the appropriate updates to the County's WECS Regulations will be approximately 3 ½ months;

**WHEREAS**, if applications requesting review and approval of WECS are submitted prior to the County having adequate time to conduct the appropriate updates, the Board believes irreparable harm will be done to the public health, safety and welfare;

**WHEREAS**, the U.S. Supreme Court and the Colorado Supreme Court recognize that in the field of land use regulation, temporary moratoria of reasonable duration are often employed to preserve the status quo in a particular area while developing a long-term plan for development;

**WHEREAS**, in countering the incentive of property owners to develop their property quickly to avoid the consequences of an impending land use plan for the jurisdiction, moratoria are a crucial tool for local governments and, therefore, pursuant to express and implied authority granted by the Colorado Revised Statutes and multiple Colorado and federal legal decisions upholding temporary moratoria on land use applications while amendments are considered, the Board has the legal authority to adopt a temporary moratorium in this situation; and

**WHEREAS**, in light of the foregoing recitals and findings, after a duly noticed public meeting held on , the Board desires to adopt this temporary moratorium to protect the public health, safety, and welfare, and to avoid development which, during the County's planning and land use regulation amendment process, may contravene the results of this study and process put the public at risk.

**NOW BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, COLORADO:**

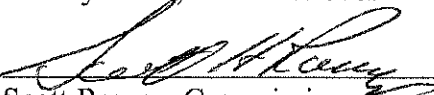
1. This temporary moratorium shall take effect immediately. The County shall not accept, process, or approve any applications for uses of land that involve the development of WECS, including without limitation special use permit applications and applications for right-of-way permits.
2. This temporary moratorium shall remain in place until November 25, 2025, unless terminated or extended.
3. County staff is hereby directed to work with the Washington County Planning Commission to analyze and update the current WECS Regulations sufficient to protect the public health, safety and welfare.

**DATED** this 12<sup>th</sup> day of August, 2025.

**BOARD OF COUNTY COMMISSIONERS  
WASHINGTON COUNTY, COLORADO**

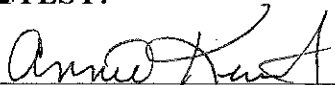
  
Gisele Jefferson, Chair

  
Brandy Ward, Commissioner

  
Scott Ramey, Commissioner



**ATTEST:**

  
Annie Kuntz, Clerk to the Board