

209 South Main Street
PO Box 174
La Veta, CO 81055



719-742-3631
Fax: 719-742-5420
Huerfano County

Subject: FORMAL OPPOSITION to HB26-1114 – From the Town of La Veta Board of Trustees

To: The Honorable Members of the House Transportation, Housing & Local Government Committee

CC: Representative Ty Winter (HD-47), Senator Cleave Simpson (SD-35) **From:** The Board of Trustees of the Town of La Veta, Colorado

Date: February 12, 2026

Re: Formal Resolution of Opposition to HB26-1114 (Allowed Minimum Lot Size)

Dear Chair Exum and Members of the Committee,

On behalf of the Town of La Veta, the Board of Trustees writes to express our firm and collective opposition to **HB26-1114**, which seeks to mandate minimum lot sizes from the state level.

While the current language of the bill targets "subject jurisdictions" within metropolitan planning organizations, the Town of La Veta views this legislation as an existential threat to the principle of local governance. We urge the committee to reject this measure and respect the constitutional Home Rule authority that allows communities to grow in a manner that is sustainable, safe, and reflective of local needs.

Our opposition is based on the following critical points:

1. The Erosion of Home Rule and Local Autonomy

Zoning and land-use decisions are the cornerstone of local government. Every community in Colorado has a unique character, topography, and history. By stripping local authorities of the power to set lot sizes, the state is effectively silencing the residents of La Veta and similar towns. This bill replaces community-driven planning with a "one-size-fits-all" mandate that fails to account for the diversity of Colorado's geography.

2. Infrastructure Limitations in Rural Colorado

In La Veta, our density is not an arbitrary choice; it is a physical reality dictated by our utility capacity. Our aging water and wastewater systems were not designed for the high-density build-out that 2,000-square-foot lots would require. Forcing increased density without a massive, state-funded infusion of capital for infrastructure upgrades is a recipe for system failure.

3. The "Slippery Slope" for Small Municipalities

Today, this bill applies to larger jurisdictions. However, history shows that such mandates rarely remain limited. If the state establishes the precedent that it can override local zoning in Pueblo or Colorado Springs, it is only a matter of time before these mandates are extended to rural towns like La Veta. We must oppose this overreach at its inception to protect the future of rural Colorado.

4. Impact on Rural Character and Tourism

La Veta's economy and quality of life depend on our unique rural character and the preservation of our historic aesthetic. State-mandated high-density zoning threatens the very qualities that make our town a destination. We believe that housing solutions should be "Partnerships, not Preemptions"—a principle supported by the Colorado Municipal League and one that respects the work local boards have already done to address housing in their own regions.

Conclusion The Town of La Veta Board of Trustees respectfully requests a **NO** vote on HB26-1114. We ask that the legislature focus on providing incentives and infrastructure grants for affordable housing rather than removing the local authority that ensures our communities remain viable and vibrant.

Sincerely,



Mayor Douglas R. Brgoch

On Behalf of the Board of Trustees

Town of La Veta, Colorado