



FREQUENTLY ASKED QUESTIONS ABOUT QUASI-JUDICIAL TOWN BOARD OF TRUSTEES PROCEEDINGS

Interpreting and applying constitutional due process (fair hearing) requirements, state and federal courts have characterized certain Town Board of Trustees ("Town Board") decisions as legislative and others as "quasi judicial" and have required certain procedures for "quasi judicial" hearings. These frequently asked questions and responses to those questions provide a general and brief explanation of those procedures.¹

What Does "Legislative" Mean?

The Town Board normally operates as a policy-making body. In that capacity, it gathers information from sources including, public comments, individual conversations with citizens and others, memorandum prepared by Town staff, and newspapers and other publications or media formats. The Town Board then implements a policy, based on the information it has gathered, by enacting an ordinance. It is through this "legislative process", that the Town Board creates Town-wide policy that operates prospectively from the effective date of the ordinance. For example, when the Town Board enacts an ordinance adopting building codes or establishing requirements for the keeping of backyard chickens, it is acting in its policy-making, or legislative capacity.

What Does "Quasi-Judicial" Mean?

Occasionally, the Town Board acts in an adjudicatory, or "quasi-judicial", manner. In that capacity, the Town Board operates, not as a legislature, but more like a court. In a quasi-judicial proceeding, the Town Board is not setting new policy, but applying the standards in an existing ordinance, statute or regulation to facts presented at a hearing, similar as to how a judge would act. In other words, much like a court would at a trial, the Town Board is applying the law to the facts gathered at a public hearing to arrive at its decision. Quasi-judicial proceedings usually only involve individual properties and are not effective Town-wide.

For example, when the Town Board hears a land use application on a specific property or development, it is generally operating in its quasi-judicial, or adjudicatory, capacity.

What Types of Applications Are Quasi-Judicial?

Determining whether a particular Town Board decision involves legislative or quasi-judicial action sometimes requires analysis of court decisions. However, "site-specific" land use decisions (including rezoning)² are generally quasi-judicial. Area-wide rezoning, on the other hand, is generally legislative³. "Other quasi-judicial matters include subdivision approval, special use reviews, and variances."⁴

¹ As a summary this memorandum omits many details that could be important to particular cases or questions. In addition, court decisions ordinances and statutes adopted after preparation of this may alter its accuracy, completeness or applicability. Therefore, citizens should use this material as a general reference only.

² *Snyder v. City of Lakewood*, 189 Colo. 421, 542 P.2d 371 (1975) (site-specific rezoning), *Reynolds v. City Council of the City of Longmont*, 680 P.2d 1350 (Colo. App. 1984) (subdivision plat)

³ *Jafay v. Board of County Commissioners of Boulder County*, 848 P.2d 892, 898 (Colo. 1993)

⁴ Gerald E. Dahl, *Advising Quasi-Judges: Bias, Conflicts of Interest, Prejudgment, at Ex Parte Contacts*, *The Colorado Lawyer*, Vol. 33, No. 3 [Page 69], March 200

How Do Quasi-Judicial Rules Affect the Hearing Process?

In making quasi-judicial decisions, due process (a constitutionally guaranteed fair procedure) generally requires that the Town Board only consider evidence and testimony that it receives at the public hearing on the matter. That testimony and evidence make up the record of the proceeding. If there is an appeal of the Town Board's decision, the reviewing court will look to see if evidence presented at the public hearing supports the Town Board's decision.

Can I Speak to My Elected Officials?

Town Board members are free to discuss legislative matters with citizens at any time. However, Town Board members should not receive evidence or argument on a pending quasi-judicial matter outside of the official public hearing on the matter. It is inappropriate for the Town Board member to discuss or read correspondence concerning the quasi-judicial matter outside of the public hearing.

What Is Ex-Parte Communication?

Information received by any member of the Town Board outside of the public hearing is an "ex-parte communication". Such communication is improper and may provide legal grounds for overturning a decision. This rule against ex-parte communication ensures impartial decisions by requiring public disclosure of all evidence and argument presented to the Town Board. The rule also ensures that everyone involved receive a chance to respond to all evidence and argument that may affect the decision.

Ex-parte communication means any oral, written, electronic or graphic communication with a Town Board member about a quasi-judicial matter that may directly or indirectly relate to the matter at issue and that could influence the disposition of the matter. This does not include communications made at the public hearing before the entire Town Board during the quasi-judicial proceeding.

How Do I Take Part in the Process?

If you wish to express your opinion or communicate information on a quasi-judicial decision, you have only to appear and state your case at the appropriate time at the public hearing, according to applicable procedures. If you have any questions about the applicable procedures or how or when you may make your views known, contact:

Town Clerk's Office
151 Grant Street / P.O. Box 100
Firestone, CO 80520
Phone: 303-531-6264
Fax: 303-833-4863
townclerk@firestoneco.gov

or

Planning & Development Department
8308 Colorado Boulevard, Suite 200
Firestone, CO 80504
Phone: 303-833-3291
Fax: 720-476-4232
planning@firestoneco.gov

If I Cannot Attend the Hearing, How Can I Convey My Thoughts or Concerns to the Town Board?

Generally, you may submit your thoughts or concerns in written form to the Town Clerk for inclusion in the public record. Town staff conveys this information to the Town Board, either with their agenda packets or at the public hearing. Due to time and duplication limitations, documents should be submitted to staff no later than seven (7) business days prior to a public hearing.