

**Town of Erie
Planning Commission
Resolution No. P25-07**

**A Resolution of the Planning Commission of the Town of Erie
Recommending that the Town Council Adopt an Ordinance
Amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code
Removing Alternative Standards for Affordable Housing Projects
with Conditions**

Whereas, on July 25, 2023, the Town Council adopted Ordinance No. 017-2023, which modified Chapters 6 and 7 of Title 10 of the Erie Municipal Code (the "UDC") to allow for streamlined approvals and flexible development standards for certain affordable housing projects while reducing the cost of housing and making affordable housing projects less cost prohibitive in the Town; and

Whereas, on March 4, 2025, the Town Council directed staff to prepare a proposed amendment to Ordinance No. 017-2023, to remove the alternative standards for affordable housing projects.

Now, Therefore be it Resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. Findings. The Planning Commission finds and determines that the ordinance amending Chapters 6 and 7 of the UDC to remove alternative standards for affordable housing projects, as attached hereto, does not meet the approval criteria as specified in Section 10-7-18(C)(9) as follows:

- a. The ordinance will not promote the public health, safety, and general welfare;
- b. The ordinance is not generally consistent with the Town's comprehensive master plan and the stated purposes of the UDC; and
- c. The ordinance is not necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

Section 2. Alternative recommendations. The Planning Commission recommends that Town Council should incorporate the following changes to the ordinance:

- a. Colorado Proposition 123 requires an expedited process (i.e. the Fast Track program) to be in place for developers to receive funding. To avoid a loss of funding, it is recommended that the current expedited process defined by Ordinance No. 017-2023 remain in place until a revised ordinance defining the expedited process is available.

- b. The expedited process should be limited to developments that are less than 400 units.
- c. The use of the expedited process for a given development should be approved by both the Planning Commission and Town Council.
- d. The maximum increase in density above the current zoning limits shall be the minimum of a 25% bonus for having at least 12% affordable units which are targeted to buyers with the Area Median Income (AMI) established by Proposition 123 and 10% above the density allowed by the current zoning.
- e. The ordinance should include minimum lot sizes.

Section 3. Decision. Based on the foregoing findings, the Planning Commission hereby recommends that the Town Council approve the ordinance with the conditions listed in Section 2.

Adopted this 2nd day of July 2025.

Tim Burns, Chair

Attest:

Doug Trettin, Secretary