

# Municipal Code Title 10 Unified Development Code Amendment

---

**Planning Commission**

MJ Adams, AICP, Affordable Housing Manager

May 7, 2025

# Request

Remove the following amendments to the Unified Development Code that provide administrative development review and alternative standards options for affordable housing projects.

Chapter 6 – Development and Design Standards

Chapter 7 – Review and Approval Procedures



# Overview

- Background
- Proposal
- Decision

# Background

## 2020

- Board of Trustees adopted Resolution No. 20-140 supporting:
  1. Boulder Regional Housing Partnership efforts; and
  2. Establishing a goal of 12% of Town's housing stock to be affordable by 2035

## 2022

- Housing Needs Assessment initiated with consultants
- Community Engagement, Outreach and Education on challenges of affordable housing in Erie with community members, Board of Trustees and Planning Commission

# Background

## 2023

- Board of Trustees include affordable housing as a “Top 10” budget priority
- Housing Needs Assessment and Affordable Housing Strategy completed
- Board of Trustees adopt Ordinance No. 017-2023 Amendments to Chapters 6 , 7 and 11 of Title 10
- Cheesman Residences apply using new process adopted by Ordinance No. 017-2023

# Background

## 2024

- April - State issues final guidance on Expedited Permitting

## 2025

- March – Town Council Study Session on Comprehensive Plan and Affordable Housing
- April – Town Council Study Session on Affordable Housing and Village at Coal Creek

# Proposal

## Remove

- Alternative Standards for Affordable Housing (Chapter 6)
- Administrative Development Review for Affordable Housing (Chapter 7)

# Alternative Standards (10-6-15)

## Remove Section 10-6-15 - Alternative standards for affordable housing, entirely

### 10-6-15 - Alternative standards for affordable housing.



- A. *Purpose:* This section establishes alternative standards to encourage the development of affordable housing projects in the town.
- B. *Procedure:* Requests for alternative standards for an affordable housing project shall be made at the time of and as a part of an administrative site plan application or subdivision application.
- C. *Alternative standards:* For an affordable housing project:
  - 1. The maximum residential density may be increased up to 25 percent over that allowed by the zone district in which the underlying property is located.
  - 2. There shall be no minimum lot size.
  - 3. The required setbacks and lot width may be reduced by up to 25 percent of that required by the zone district in which the underlying property is located.
  - 4. Pursuant to section 10-6-l(C), alternative equivalent compliance shall be available for parks, open space and trails, transportation and access and off-street parking and loading.

([Ord. No. 017-2023](#), § 1, 7-25-2023)



# Administrative Review (10-7-7 and 10-7-10)

## Remove

- Process for administrative development review of affordable housing projects under minor subdivision and site plan review process;



# Proposal

Definitions of Area median income (AMI) and Affordable housing project remain in the code

## Decision -Approval Criteria (10-7-18)

1. The proposed amendment will promote the public health, safety, and general welfare;
2. The proposed amendment is generally consistent with the Town's comprehensive master plan and the stated purposes of this UDC; and
3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

## Decision - Staff Recommendation

Staff recommend the Planning Commission approve Resolution No. P25-07 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

## Questions & Discussion

MJ Adams, AICP, Affordable Housing Manager  
[mjadams@erieco.gov](mailto:mjadams@erieco.gov) | 303-746-1979