

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 | 303-746-1979