



**ERIE**  
COLORADO

# Proposed UDC Changes to Title 10

---

## Planning Commission

Kelly Driscoll, Deputy Planning & Development Director

Eliot Schaefer, Deputy Town Attorney

May 20, 2026



# Request

**Amendments to Title 10 regarding turf and landscaping**



# Overview

- **Background**
- Proposal
- Decision



# Background

State law requires municipalities prohibit non-functional turf, artificial turf and invasive plant species from being installed on “applicable properties”; enumerated as follows:

- Commercial, Institutional, or Industrial;
- Property within a common interest community that is owned and maintained by a unit owners’ association;
- Rights of way, parking lots, medians, or transportation corridors;
- A multifamily dwelling unit containing 12 or more units



# Background

State law defines functional turf as

*Turf that is located in a recreational use area or other space that is regularly used for civic, community or recreational purposes, which may include playgrounds; sports fields; picnic grounds; amphitheaters; portions of parks; and the playing areas of golf courses, such as driving ranges, chipping and putting greens, tee boxes, greens fairways, and roughs.*



# Background

Nonfunctional turf includes turf located in a street right-of-way, parking lot, median, or transportation corridor.

The use of native grass and grass hybridized for arid conditions is still allowed on “applicable property.”



# Proposal

- Prohibit invasive species, nonfunctional turf, and nonfunctional artificial turf on applicable properties
- Allow grass seed or sod that is native or has been hybridized for arid conditions
- Correct various code section references
- Update and add definitions to align with state law



# Overview

- ✓ Background
- ✓ Proposal
- **Decision**



## Approval Criteria – 10-7-18

- a. The proposed amendment will promote the public health, safety, and general welfare;
- b. The proposed amendment is generally consistent with the Town's Comprehensive Master Plan and the stated purposes of this UDC; and
- c. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.



# Public Notice

Neighborhood Meeting: Not Applicable

## **PUBLIC NOTICE OF HEARING**

Public Hearing is not required at Planning Commission for UDC changes



## Next Steps

The Town Council public hearing for these amendments is scheduled for June 9, 2026



# Staff Recommendation

Adoption of Resolution P26-09

**Recommending the Town Council Adopt an Ordinance Amending Chapters 6 and 11 of Title 10 of the Erie Municipal Code Regarding Landscaping**



**ERIE**  
COLORADO

# Proposed UDC Changes to Title 10

---

## Planning Commission

Kelly Driscoll, Deputy Planning & Development Director

Eliot Schaefer, Deputy Town Attorney

May 20, 2026