

**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, meets the approval criteria with the conditions listed in Section 2, and as specified in Section 10-7-18(C)(9) as follows:

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

Section 2. Conditions. The Planning Commission recommends that Town Council preserve the alternative standards defined by Ordinance No. 017-2023 and shall incorporate the following changes to the ordinance:

- a. That the expedited process shall be limited to developments that are less than or equal to 100 units of which 12% or more are affordable; and
- b. That Town Council tasks the Planning Commission to work with Town staff and Town Council in order to develop a UDC amendment that addresses the concerns identified in one or more joint study sessions with Town Council and

the Planning Commission. This shall include creating an application process which is Proposition 123 compliant, which allows Town Council the necessary time to receive and review the community wide survey results, and which allows staff time to work with a Colorado Department of Local Affairs consultant to address outstanding questions.

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
Melinda Helmer