



**EDGEWATER PLANNING AND ZONING
MEETING**

**HELD AT 1800 N HARLAN ST,
EDGEWATER CO 80214**

JOIN VIRTUALLY THROUGH:

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May 13, 2026

6:00 PM

****Requests for ADA accommodations (including American Sign Language interpretation or CART) can be made by emailing cityclerk@edgewaterco.com****

Public Comment: The public is invited to be heard during the Public Comment portion of the meeting. During Public Comment you may address any topic or issue with the Commission. The Commission may not respond to your comments, opting to take your comments and suggestions under advisement. Your questions will be directed to the appropriate person or department for follow-up, if appropriate.

3 or more other City Board or Commission members may attend this meeting

- Item 1. WORK SESSION CALL TO ORDER**
- Item 2. Roll Call**
- Item 3. Public Comment**
- Item 4. General Business**
 - 1. Proposition 123 Resolution on Fast Track Affordable Housing Policy
 - 2. Technical Focus Group Update
- Item 5. Commissioner Comments**
- Item 6. Discussion of upcoming Agendas; Staff and City Council Liaison Comments**
- Item 7. WORK SESSION ADJOURNMENT**

MEMORANDUM

TO: Edgewater Planning & Zoning Commission
FROM: Travis Reynolds, Community Development Director
DATE: May 13, 2026
RE: Proposition 123 Affordable Housing Fast Track Expedited Review Policy

SUMMARY

The purpose of this memorandum is to provide the Planning & Zoning Commission with an overview of the proposed **Affordable Housing Expedited Review Policy** and associated Resolution related to Colorado [Proposition 123](#) requirements for participating local governments.

In 2022, Colorado voters approved Proposition 123, creating a statewide affordable housing funding program administered through the Colorado Department of Local Affairs (DOLA). One requirement for continued eligibility for Proposition 123 funding is the establishment of an expedited review process for qualifying affordable housing developments pursuant to [C.R.S. § 29-32-105\(2\)](#).

The proposed policy establishes a formal City procedure to prioritize and expedite review of qualifying affordable housing applications in which at least fifty percent (50%) of the residential units meet the affordability thresholds established in State statute. The policy formalizes review timelines, identifies applicable development review processes, and establishes procedures intended to ensure final decisions are rendered within the required ninety (90) calendar day review period following determination of a complete application.

Importantly, DOLA is currently offering **early adoption incentive funding** to communities that adopt compliant expedited review policies and resolutions by **June 30, 2026**. The City of Edgewater has been identified as eligible for approximately **\$45,000** in incentive grant funding associated with early adoption.

Staff intends to utilize these funds to support the development of more robust affordable housing implementation strategies and regulatory tools as part of the ongoing [2026 Zoning Code Update](#) project. Potential future work products may include affordable housing incentives, missing middle housing strategies, administrative process improvements, form and scale standards, and other housing-related code modernization efforts consistent with the Edgewater 2040 Comprehensive Plan and recent State legislation.

The proposed policy is also intended to formalize and document review practices that, in many cases, are already generally consistent with the City's existing development review timelines and customer service objectives.

Staff will provide an overview presentation of the proposed Resolution and Policy at the upcoming meeting and will be available for questions and discussion.

Attachments:

- Draft Resolution
- Affordable Housing Expedited Review Policy

CITY OF EDGEWATER
RESOLUTION NO. 2026 –
SERIES OF 2026

A RESOLUTION ADOPTING AN EXPEDITED REVIEW POLICY FOR AFFORDABLE HOUSING PROJECTS IN ASSOCIATION WITH PROPOSITION 123

WHEREAS, the City of Edgewater, Colorado (“City”) is a home rule municipality having all powers conferred by Article XX of the Colorado Constitution, including the power to regulate the zoning and use of land within its jurisdiction; and

WHEREAS, in 2022, Colorado voters approved Proposition 123 and the creation of a State Affordable Housing Fund which makes funds available to Colorado local governments on certain conditions in furtherance of State affordable housing goals; and

WHEREAS, to be eligible for State Affordable Housing funding, a local jurisdiction must have committed to increasing its affordable housing stock by an average of three percent (3%) per year from 2023 through 2026, a commitment previously made by the Edgewater City Council (“Council”) through the adoption of Resolution No. 23-11; and

WHEREAS, an additional condition of funding eligibility is to have a plan in place to expedite the local review process for development projects in which at least fifty percent (50%) of the residential units are affordable, as defined by C.R.S. §§ 29-32-101 and 29-32-105(2); and

WHEREAS, the expedited review process must allow eligible projects to be reviewed and decided within ninety (90) days of receipt of a complete application, a timeline that the Edgewater Municipal Code (“Code”) currently allows; and

WHEREAS, nonetheless, the Council wishes to formally and expressly direct Staff to expedite the review and processing of qualifying projects pursuant to a formally-adopted policy governing the same, to reflect the Council’s continued and deliberate support of the creation of affordable and attainable housing in the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDGEWATER, COLORADO, THAT:

Section 1. Recitals Incorporated. The above and foregoing recitals are specifically incorporated herein as findings and determinations of the Council.

Section 2. Policy Adoption. The Affordable Housing Expedited Review Policy, attached hereto and incorporated herein by this reference, is hereby approved and adopted.

Section 3. Proposition 123 Directives. Consistent with the Policy adopted hereby, City Staff is directed to expedite the review and processing of qualifying affordable housing projects and to apply for funding on behalf of the City for the development of affordable housing as defined by C.R.S. § 29-32-104.

Section 4. Effective Date. This Resolution shall be effective immediately upon adoption.

INTRODUCED, READ AND ADOPTED this _____ day of _____, 2026.

Steve Conklin, Mayor

ATTEST:

Lenore Pedroza, MMC
City Clerk

APPROVED AS TO FORM:

Carmen Beery, City Attorney

City of Edgewater

Affordable Housing Expedited Review Program

Colorado Proposition 123 Compliance Policy

Section 1 — Purpose and Intent

The purpose of this policy is to establish an **Expedited Review Program for Affordable Housing Projects** in compliance with **Colorado Proposition 123 (C.R.S. 29-32-105(2))** and the **Colorado Department of Local Affairs (DOLA) Fast Track Guidance**.

This policy is intended to:

- Maintain eligibility for **Proposition 123 funding**
- Support **housing affordability goals** in the Edgewater 2040 Comprehensive Plan
- Provide **predictable and efficient development review timelines**
- Maintain **high-quality design and compatibility standards**
- Ensure compliance with **Edgewater Municipal Code Chapter 16 Zoning**

This policy applies to qualifying Affordable Housing development applications submitted to the City of Edgewater.

Section 2 — Definitions

2.1 Affordable Housing

For purposes of this policy, **Affordable Housing** shall be defined consistent with Proposition 123:

Affordable Housing means: A housing development in which **50 percent or more of the dwelling units** are:

Rental Housing

- Affordable to households earning **60% Area Median Income (AMI)** or less

- Housing costs **not exceeding 30% of monthly household income**

For-Sale Housing

- Affordable to households earning **100% AMI or less**
- Mortgage costs **not exceeding 30% of monthly household income**

*these quantified qualifiers and definitions may change from time to time per C.R.S. § 29-32-104

2.2 Area Median Income (AMI)

Area Median Income (AMI) shall be defined using **HUD income limits** for the Denver-Aurora-Lakewood Metropolitan Area and updated annually.

2.3 Expedited Review

Expedited Review means the City will issue a **Final Decision within 90 calendar days** following determination of a **Complete Application**.

2.4 Complete Application

A Complete Application shall include:

- Required application materials as outlined Chapter 16 of the City’s code or other established city policy
- Required studies by city designees or referral agencies
- Required plans by city designees or referral agencies
- Required fees – established by city resolution
- Required documentation by city designees or referral agencies

The 90-day timeline begins **only after the application is deemed complete** by the City.

Section 3 — Applicability

3.1 Eligible Projects

This policy applies to:

- Residential developments
- Mixed-use developments with residential components
- Adaptive reuse projects
- Multi-unit residential projects
- Missing-middle housing
- Affordable housing redevelopment projects
- ADU's that may qualify as part of an affordable housing project

Provided that:

- **50% or more of the units qualify as Affordable Housing**
-

Section 4 — Review Timeline

4.1 90-Day Decision Requirement

The City shall issue a **Final Decision within 90 calendar days** following:

- Determination of complete application
- Acceptance into expedited review

Final decision includes:

- Approval
- Approval with conditions
- Denial

Recommendations from Planning & Zoning Commission **do not constitute final decision.**

Section 5 — Applicable Edgewater Review Processes

The following **Edgewater Chapter 16 processes** are subject to expedited review when applicable:

5.1 Required Expedited Review Processes – 90 day

Each application type 90 day decision -

The following City of Edgewater development applications shall qualify for expedited review:

Administrative Review

- Site Development Plan (SDP)
- Site Development Plan Amendment

Planning & Zoning Commission Recommendation & City Council Decisions

- Site Development Plan
- Site Development Plan Amendment
- Conditional Use Permit
- Planned Development / PUD (when not zoning-based)

Board of Adjustment Decision

- Variance

Building and Development Permits

- Building Permit
- Engineering Review
- Construction Plans
- Grading Plans
- Utility Review

Section 6 — Processes NOT Subject to Expedited Review

The following Edgewater processes are **excluded** from expedited review:

- Annexation

- Subdivision / Platting
 - Rezoning
 - Comprehensive Plan Amendment
 - Concept Review
 - Appeals
 - Sign Permits
 - Tenant Finish (non-residential)
-

Section 7 — Concurrent Review

To expedite review:

The City shall:

- Allow **concurrent review** of applications
 - Avoid sequential approvals where possible
 - Utilize Development Review Committee (DRC)
-

Section 8 — Extensions

Extensions may be granted as follows:

8.1 Applicant Requested Extension

- One extension up to **90 days**
- Must be requested in writing

8.2 External Agency Extension

Extensions are permitted for a review period required by another outside agency in accordance with in accordance with C.R.S. § 29-32-105(2)(b) : outside the city's control an extension is not dependent on the Fire FAQ.

- Fire District
- Utility Providers
- CDOT or other associated State agencies
- Federal Agencies

8.3 City-Initiated Extension –

City may grant:

- 30-day extensions
 - For additional information or revisions in accordance with C.R.S. § 29-32-105(2)(c)
-

Section 9 — Administrative Procedures

9.1 Priority Processing

Affordable Housing applications shall:

- Receive priority intake
 - Receive priority review
 - Receive expedited staff referrals to external agencies
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9.2 Dedicated Staff Liaison

The City shall assign:

- Primary case manager: Planning and Development Manager
 - DRC coordinator: Community Development Director
 - Interdepartmental liaison: Community Development Director
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9.3 Development Review Committee

The City shall:

- Coordinate Development Review Committee participation
 - Summarize meeting discussions for clear communication and memorialization of initial DRC meeting.
 - Respond with requested information and
-

Section 10 — Applicant Requirements

Applicants must:

- Designate qualification of at least 50% of the units as affordable per C.R.S. §§ 29-32-101 and 29-32-105(2)
 - Identify Affordable Housing units
 - Provide AMI targeting calculations
 - Provide affordability strategy
 - Provide timeline commitment
-

Section 12 — Opt-Out Provision

Applicants may:

- Opt out of expedited review by request
 - Request a standard review timeline
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Section 13 — Compliance and Monitoring

The City shall:

- Track review timelines
 - Coordinate expedited review with other referral agencies
 - Coordinate expedited review with city departments
 - Track qualifying projects
 - Submit adopted policy to the Department of Local Affairs
 - Assess the effectiveness
-

Section 14 — Effective Date

This policy shall take effect upon adoption by Resolution of the City Council.

Section 15 — Alignment with Edgewater Goals

This policy supports:

- Edgewater 2040 Comprehensive Plan
 - Guiding Principal: Support the Creation of Housing that Caters to a Spectrum of Community Needs
 - A. 1. Provide a spectrum of housing opportunities to meet Edgewater’s identified housing gaps through the Housing Market Analysis
 - A. 2. Ensure that housing options in Edgewater are accessible to residents of all abilities and allow residents to age in place.
 - A. 3. Preserve existing housing stock and create affordable housing policies and programs that support the community.
 - A. 4. Generate housing opportunities for renters and homebuyers to live in Edgewater

MEMORANDUM

TO: Edgewater Planning and Zoning Commission
FROM: Travis Reynolds, AICP, Community Development Director
DATE: May 13th, 2026
RE: Technical Focus Group Update – May 7, 2026 Meeting Summary

The purpose of this memorandum is to provide the Planning and Zoning Commission with a summary of the first meeting of the Zoning Code Update Technical Focus Group (TFG), held on May 7, 2026. The meeting focused on discussion of key themes emerging from the Diagnostic Report, Intensification Guide, and draft zoning framework concepts. As the Commission has previously reviewed the Diagnostic Report and related materials, this memorandum primarily summarizes the feedback, concerns, and questions raised by participants during the discussion.

The meeting included invited representatives from the Planning and Zoning Commission, City Council, Sustainability Board (absent), Historic, Arts, Recreation and Parks Board, Edgewater Renewal Authority, and two members of the development community. Staff and consultant representatives facilitated discussion regarding neighborhood character, housing diversity, intensification strategies, code usability, and implementation challenges associated with state legislation and the Edgewater 2040 Comprehensive Plan.

Key Themes and Feedback

A substantial portion of the discussion focused on **balancing neighborhood character preservation** with the **need to accommodate additional housing and comply with state legislation**. Participants generally acknowledged that Edgewater’s historic development pattern—characterized by smaller homes on relatively large lots—forms a significant component of the community’s identity and “village in the city” character. There was broad recognition that recent redevelopment trends toward substantially larger homes have altered neighborhood scale without meaningfully increasing housing diversity or affordability.

Several participants expressed **support for the emerging approach of encouraging smaller-scale housing forms, including ADUs, cottage clusters, and other “missing middle” housing** prototypes, as a method of accommodating additional housing while maintaining neighborhood scale. Participants noted that promoting smaller units may align better with current market realities and affordability needs than continuing patterns of large single-house redevelopment.

Discussion also emphasized **the importance of maintaining ownership opportunities within future housing models**. Participants highlighted that long-term community stability and wealth-building opportunities are tied not only to rental housing availability, but also to attainable ownership products. The group discussed how cottage cluster and small-lot

ownership models may provide alternatives to traditional single-family housing while preserving community character.

The group also discussed the **challenges associated with preservation incentives and redevelopment pressures**. While participants generally supported incentivizing preservation of older structures where feasible, there was acknowledgment that many existing homes were not originally constructed for long-term durability and that replacement of some structures will inevitably occur over time. The discussion emphasized the need for zoning regulations that encourage context-sensitive redevelopment rather than attempting to fully prohibit change.

Questions and Discussion Topics Raised

Participants raised several technical and policy questions throughout the meeting, including:

- How revised zoning regulations would address existing lot size irregularities and common 25-foot and 50-foot lot configurations;
- The feasibility and ownership structure of cottage cluster developments and whether units could be individually owned;
- Infrastructure considerations associated with increasing ADU intensity, including sewer capacity and service requirements;
- Concerns regarding luxury mixed-use development and whether future zoning incentives would effectively support attainable housing and small businesses;
- Potential height limitations within future mixed-use zoning districts; and
- Whether increased reliance on administrative approvals for certain project types may face resistance from the community.

Participants also discussed how parking requirements, financing structures, and construction defect laws continue to create barriers for smaller-scale and ownership-oriented housing products. Several attendees noted that reducing parking requirements and creating more predictable administrative review pathways may improve feasibility for smaller projects and local developers.

Process and Code Administration

The group generally **agreed that the City's existing development review process functions relatively efficiently compared to neighboring communities**, but participants supported continued efforts to streamline regulations and improve predictability. Particular emphasis was placed on improving code usability by consolidating regulations, incorporating more graphics and visual examples, and reducing situations where applicants must navigate multiple code sections to understand basic development standards.

There was also discussion regarding **the importance of community trust in administrative approvals and objective standards**. Participants noted that clearer and more predictable regulations may help reduce unnecessary public hearing burdens while still maintaining alignment with community goals and adopted policy direction.

Next Steps

The next Technical Focus Group meeting is scheduled for **June 8, 2026**. That meeting is anticipated to focus on review and discussion of draft low density residential zoning districts and their associated development standards, including proposed dimensional standards, housing configurations, lot coverage, height, setbacks, and ADU provisions.

Staff will continue to provide summary updates to the Planning and Zoning Commission following each Technical Focus Group meeting as the code update process continues to be reviewed.