



Town of Erie

645 Holbrook Street
Erie, CO 80516

Meeting Agenda Town Council

Tuesday, September 1, 2026

6:00 PM

645 Holbrook Street

Special Meeting and Study Session

Link to Watch or Comment Virtually: <https://www.erieco.gov/CouncilMeeting>

I. Call Meeting to Order and Pledge of Allegiance

II. Roll Call

III. Approval of the Agenda

IV. Public Comment

V. General Business

- A. Discussion/Direction - Mineral Rights Lease Agreements and ECMC Process (Updated Aug. 31)

VI. Adjournment

VII. Call Study Session to Order

VIII. Discussion Items

- A. Neighborhood Traffic Safety & Speed Management Update
- B. Short-Term Rental (STR) Regulatory Framework

IX. Adjournment

The Town Council's goal is that all meetings be adjourned by 10:30 p.m. An agenda check will be conducted at or about 10:00 p.m., and no later than at the end of the first item finished after 10:00 p.m. Items not completed prior to adjournment will generally be taken up at the next regular meeting.

Translation Services

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should email the Town Clerk's Office or call 303-926-2710. Please submit requests at least 48 hours prior to the meeting.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor llame a la Ciudad 303-926-2710. Por favor envíe sus solicitudes al menos 48 horas antes de la reunión.



Town of Erie

645 Holbrook Street
Erie, CO 80516

Town Council

Meeting Date: 9/1/2026

File #: 2026-261

Subject:

Discussion/Direction - Mineral Rights Lease Agreements and ECMC Process (Updated Aug. 31)

Department: Administrative Services,
Environmental Services

Presenter(s): Breena Meng, Town Attorney
Meredyth Muth, Town Manager
David Frank, Director of Environmental Services

Time Estimate: 45 Minutes

Fiscal Summary:

Cost as Recommended:

Balance Available:

Fund:

Line Item Number:

New Appropriation Required:

Policy Issues:

Any sale or lease of real property of the Town requires Council approval.

Staff Recommendation:

Staff request Discussion/Direction from Council.

Summary/Key Points:

- On Aug. 28, the Town of Erie staff received an offer from SM Energy to lease the Town's mineral rights as a part of the Draco project (Town owned minerals located at Township 1 North, Range 69 West, 6th P.M. Section 22, 23, and 24). The offer letter was dated Aug. 25.
- The lease offer was contingent on a response by the end of the day (Aug. 28).
- As any sale or lease of real property requires the approval of the Town Council, SM Energy was informed that "Consideration of the offer would require input from the Town Council, which is not possible in the timeframe stipulated." Therefore, the offer expired on Friday.
- Staff would like direction from the Council on how to respond should the Town receive any further sale or lease offers. That could include direction to: bring every offer to Council, set parameters for negotiation and bring draft final lease for consideration, reject all offers, or other policy direction.
- At the meeting, staff will also review the Colorado Energy & Carbon Management Commission (ECMC) process that is ahead for the Draco project and what role the Town may play in that process as a "party of interest" to ensure the Town's minerals are not force pooled. **Additional information about the new drilling and spacing application included in the attached memo.**

Background of Subject Matter:

Timeline of Relevant Events

- **June 23** | Council approved Ordinance No. 26-028 for the sale of certain Town mineral rights to 7N/SM Energy in return for real property and financial compensation.
- **July 24** | Referendum petitions were submitted to the Town asking the Council to reconsider the ordinance or put the question in front of the Town's electors.
- **Aug.19** | SM Energy notified the Town that it had elected to terminate the contract for the sale.
- **Aug. 25** | The Town Council repealed Ordinance No. 028-026 thereby officially canceling the contract to sell the Town's mineral rights to SM Energy.
- **Aug. 28** | The Town received a lease offer from SM Energy for the same minerals; the offer was contingent on the Town responding that day.
- **Aug. 28** | SM was informed that consideration of the lease was not possible in that time frame as it would require Town Council consideration. Therefore, the offer expired.

Attachments:

1. Presentation
2. Lease Offer
3. Draco DSU Update Memo 8.31.26

Discussion/Direction

Mineral Rights Lease Agreements & ECMC Process

Town Council

Sept. 1, 2026

Breena Meng, Town Attorney

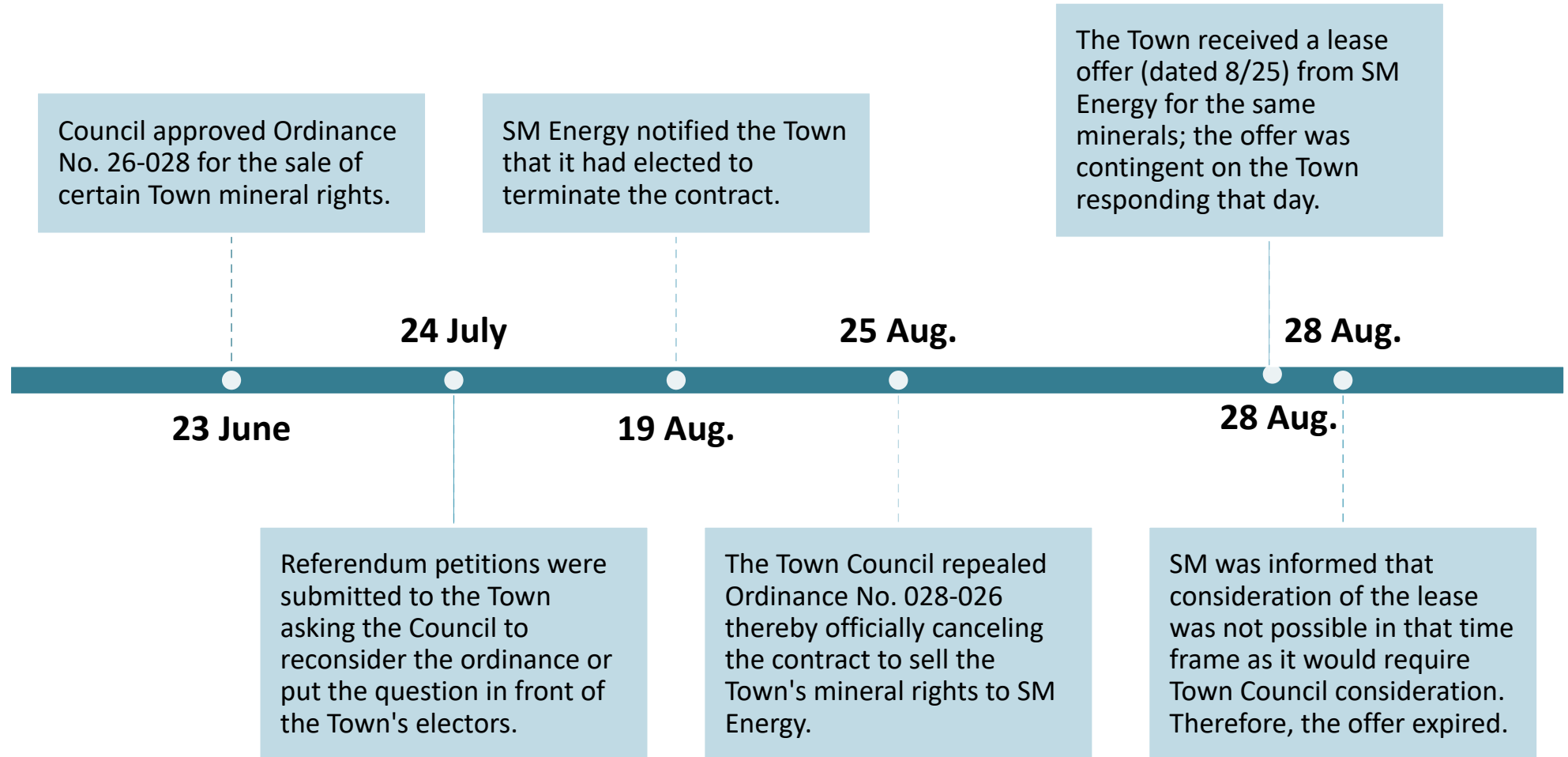
Meredyth Muth, Acting Town Manager

David Frank, Director of Environmental Services

Agenda

1. Background
2. Mineral Rights Status
3. ECMC Process and Role of the Town
4. Questions/Direction

Background/Timeline



Mineral Rights Status

- The Town currently retains all the mineral rights, both those under existing leases and those unleased, originally proposed for sale to SM Energy.
- Staff would like direction should the Town receive any future offers. That could include:
 - Bring every offer to Council
 - Set parameters for negotiation and bring draft final lease for consideration
 - Reject all offers
 - Other policy direction

ECMC Process and Role of the Town

- The Town currently retains all the mineral rights originally proposed for sale to SM Energy.
- SM Energy will need to apply to the ECMC to amend its drilling and spacing unit to remove the Town's unleased minerals from the current plan.
- As the Town has retained its mineral rights, the Town is able to act as a "party of interest" in any upcoming ECMC hearings on the Draco Pad drilling and spacing units to ensure the Town's unleased mineral rights are not force pooled.

Questions & Direction for Staff



1700 Lincoln Street
Suite 3200
Denver, Colorado 80203
303.861.8140
303.861.0934
SM-Energy.com

August 25, 2026

Town of Erie
P.O. Box 750
Erie, CO 80516

Re: Offer for Oil and Gas Lease
Township 1 North, Range 69 West, 6th P.M.
Section 22, 23 and 24: See enclosed lease for full legal description

Boulder County, Colorado
Containing 112.97 net mineral acres

Dear Town of Erie:

Extraction Oil and Gas Inc., ("Extraction"), a wholly owned subsidiary of SM Energy Company, hereby offers to lease your mineral interests in all depths and formations in the lands described above (the "Lands") for a primary term of three (3) years, and an option to extend for an additional two (2) years, with a landowner royalty of twenty percent (20%), on the terms and conditions described herein. The proposed lease described herein shall be referred to as the "Lease" and this letter shall be referred to as the "Offer."

In consideration for said Lease, Extraction will pay you \$12,000.00 per net mineral acre. Per Extraction's title review of the net mineral acres you own in the above-described tract, that would result in a total bonus of **\$1,355,640.00** (the "Bonus"). This amount will represent full consideration for the Lease for the 3-year primary term.

If there is any conflict between the terms and conditions of Offer and the Lease, the terms of the Lease shall control. You and Extraction acknowledge that the transactions contemplated hereunder are an arm's length transaction.

Each party shall pay its own fees and expenses incident to the negotiation and preparation of this Offer and consummation of the transactions contemplated hereby.

This Offer and the relations of the parties shall be governed by and construed in accordance with the laws of the State of Colorado.

Unless earlier revoked by Extraction, this offer will remain open until 5:00 p.m. MT on August 28, 2026.

Sincerely,

A handwritten signature in cursive script that reads "Jason Menegatti".

Jason Menegatti
SVP – DJ Basin

Memorandum

To: Erie Town Council
From: David Frank, Director of Environmental Services
Date: August 31, 2026
Re: Draco Updates



The purpose of this memo is to update Council on the recent developments regarding the Draco Pad Drilling and Spacing Unit (DSU) Application, submitted by SM Energy to the Colorado Energy & Carbon Management Commission (ECMC) on August 28th, 2026.

Previous ECMC Hearing Dockets 250800165 & 260400109, regarding amending the DSU and Pooling Application respectively, have been withdrawn. The most immediate and relevant effect of these withdrawals is that previously scheduled ECMC Hearing dates are now not planned to occur. No new Hearing dates have yet been scheduled.

The new DSU Application submitted by SM Energy excludes the unleased Town-owned minerals and adds a second area planned for production. The revised DSU removes a significant area on the western end of the DSU (~1,000 acres) in Boulder County. The DSU Application proposes 20 wells to be drilled to produce this area. The second area proposed for production, from 6 proposed wells, is the area occupied by the Front Range Regional Landfill and the adjacent parcel to the southeast also owned by Waste Connections in Section 28. Thus, the total number of wells to be drilled from the Draco Pad remains unchanged, though some of the areas to be drilled and produced have shifted.

Subdivisions no longer within the Draco DSU include Prince Creek Estates, Baxter Farm, Candlelight Estates, Candlelight Ridge, and Orchard Glen as well as portions of Flatiron Meadows and Canyon Creek.

No other changes to the Draco Oil and Gas Development Plan are proposed in these recent documents. The locations of the well bores/laterals have also not yet been provided, though it is stated in the existing filings that all planned laterals will be located not less than 600 feet from the DSU boundaries.

This represents the initiation of a new regulatory process through ECMC with additional detail yet to be provided. The Town of Erie plans to participate fully in this newly established process, including petitioning to be a party.

Sincerely,

David R. Frank
Town of Erie
Director of Environmental Services

Figure 1. Newly submitted Draco DSUs

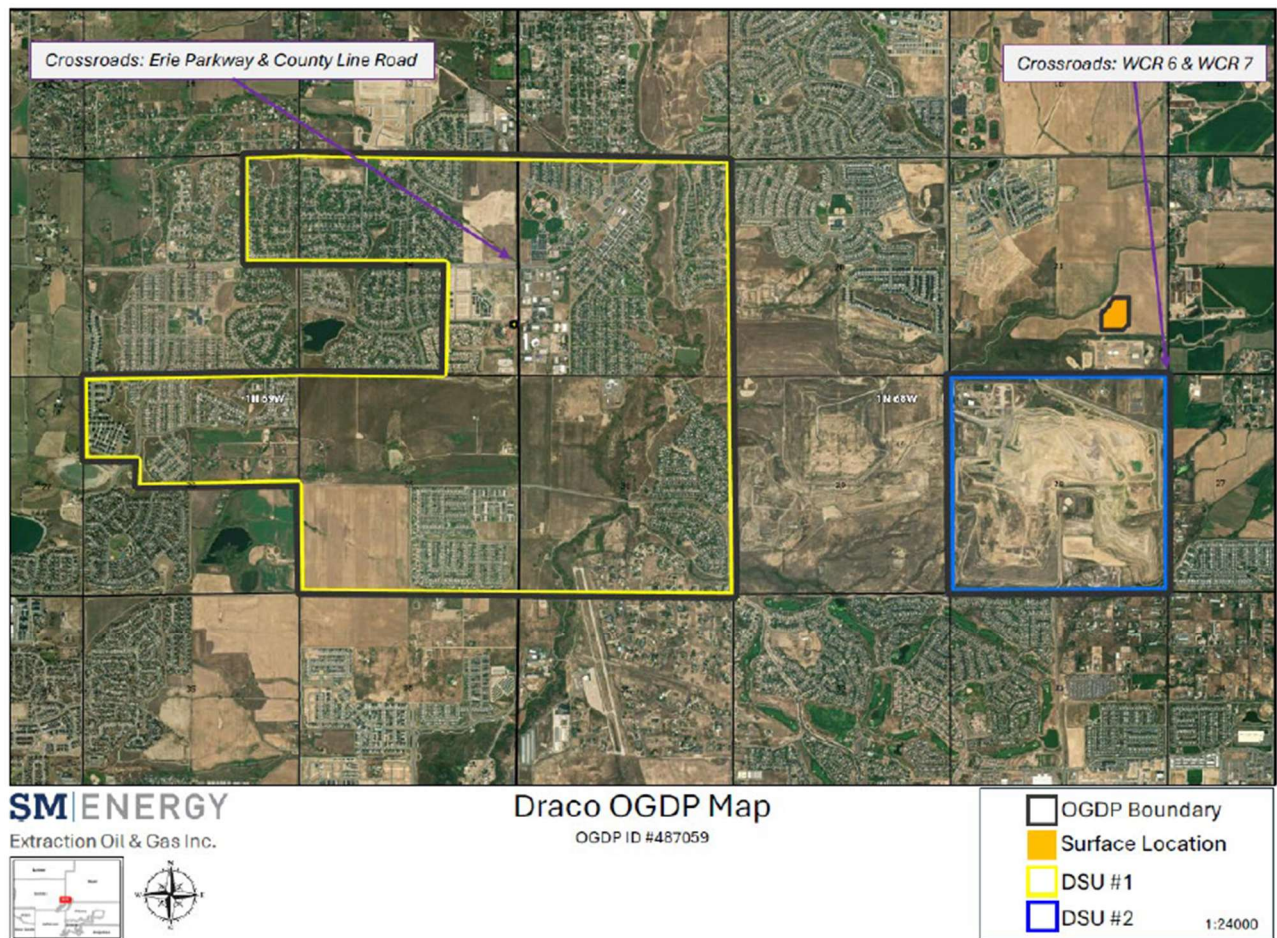
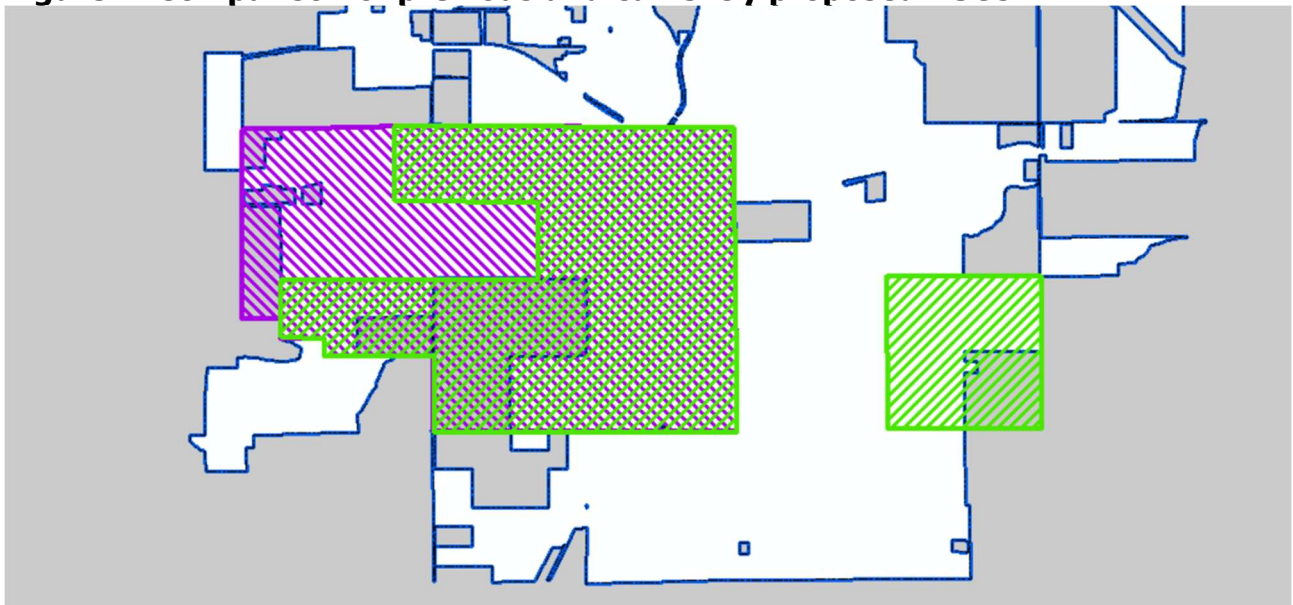


Figure 2. Comparison of previous and currently proposed DSUs



Purple hatch shows the area of the previous DSU that has been removed in the new application. The new DSU is shown in green hatch. Erie Town Boundary in blue.



Town of Erie

645 Holbrook Street
Erie, CO 80516

Town Council

Meeting Date: 9/1/2026

File #: 2026-203

Subject:

Neighborhood Traffic Safety & Speed Management Update

Department: Public Works,

Presenter(s): David Pasic, Public Works Director
John Firouzi, Transportation & Mobility Manager

Time Estimate: 45 minutes

Fiscal Summary:

Cost as Recommended:

Balance Available:

Fund:

Line Item Number:

New Appropriation Required:

Policy Issues:

Overview discussion about Neighborhood Speed Management and Traffic Safety

Staff Recommendation:

Informational Only.

Summary/Key Points:

Staff will be present on the items below regarding Speed Management and Traffic Safety. Staff will also be prepared to discuss and answer any questions on the effectiveness of different safety solutions and any ongoing or completed projects.

- Neighborhood Speed Management Program (NSMP) background, progress to date, Traffic Safety Toolbox and Solutions, and next steps.
- Speed Management Projects and Capital Safety Projects.

Background of Subject Matter:

On March 11, 2025, the Town Council adopted updates to the Town of Erie Standards and Specifications for Design and Construction which comprehensively updated the Town Transportation Standards to include more substantial multi-modal, safety, and speed management standards. On June 10, 2025, the Town Council adopted the Neighborhood Speed Management Program (NSMP) to establish a formal program to address the slower speeds and safety within neighborhoods throughout the Town of Erie.

Since the adoption of these two resolutions, the Town of Erie Public Works team has been implementing the NSMP both proactively and reactively throughout the Town. This overview discussion will provide Council with a quick overview of the program, an update on the progress made by Public Works to date, and specific NSMP projects and Safety Capital Improvement Projects.

This overview will also provide the opportunity to discuss the Traffic Safety Toolbox of Solutions to address speeds and safety within the community. Staff will highlight the specific solutions that are preferred for use as well as other solutions that may be considered when deemed appropriate for specific projects.

Attachments:

1. Presentation

Neighborhood Speed Management Program Update

Erie Town Council

Sept. 1, 2026

John Firouzi, Transportation & Mobility Manager

David Pasic, Public Works Director

Agenda

Program Background

Progress To Date

Traffic Safety Toolbox and Solutions

Next Steps & Questions



Background

- **2022, Program Introduced w/Funding Request**
 - Primary objectives = Traffic Safety
 - Secondary objectives = Constituent Participation in Process
- **2023, Expert Consultant Hired for Process Eval.**
 - Fox Tuttle Consultants hired to help right-size program for Erie
 - All possible speed management options screened and presented
- **2024, Policy Updates, NSMP Coordinated w/Partners**
 - MV Fire District Review and Approval of specific solutions
 - TOE Engineering Standards Updated
 - TOE Finance notified of 2025 Budget Request

Value #4: Safety and Comfort

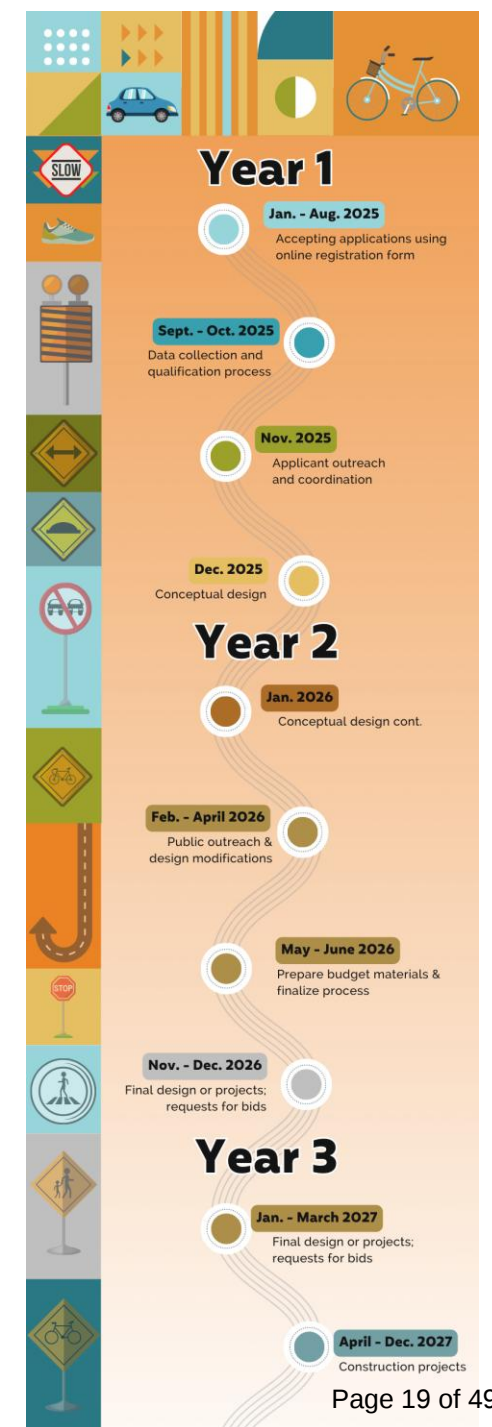
Erie's transportation system is designed and maintained with safety and comfort as the leading factor for transportation improvements.

Table 4. Core Value #4, Safety and Comfort

Policy Number	Policy	Secondary Values
TMP4.1	➤ Erie adopts a Vision Zero Policy and Safe System Approach. Erie develops a Vision Zero Action Plan to set the Town up for success in applying for Federal funding for implementation projects. Erie applies the key principles from the DRCOG Vision Plan until an Erie-specific Plan is developed. ▪ <i>The Federal Highway Administration's (FHWA) Safe Systems Approach means: "building and reinforcing multiple layers of protection to both prevent crashes from happening in the first place and minimize the harm caused to those involved when crashes do occur."</i>	<i>Multimodal Options, Equity</i>
TMP4.2	➤ Partners in emergency services such as the Fire Department, Police Department, and Town of Erie Public Works should collaborate early on in the transportation planning and design process. Roadway design meets safety guidelines, the needs of stakeholders, and accommodates emergency response and evacuation	<i>Mitigation, Adaptation and Resilience</i>
TMP4.3	➤ Transportation facilities, including trails, promote personal safety through the use of lighting, wayfinding, trail call boxes, and trail markers where appropriate.	<i>Equity, Multimodal Options</i>
TMP4.4	➤ Transportation facilities include landscaping to provide shade at bus stops, sidewalks, and trails in order to enhance health and safety. This landscaping should be properly maintained in consideration of safety hazards such as low branches and sightline constraints.	<i>Equity, Multimodal Options</i>
TMP4.5	➤ Erie works with the school districts to proactively plan the siting of new schools to maximize safety for all modes.	<i>Equity, Multimodal Options</i>
TMP4.6	➤ Erie performs a speed limit study in order to assess if the speed limit on local roadways should be reduced from 25 mph to 20 mph and if the speed limit should be reduced on any collector or arterial roadways. Any speed limit reduction should be accompanied by changes in roadway design.	<i>Equity, Multimodal Options</i>

Progress To Date

- **2025, Speed Management Program Initiated**
 - Minor Streets = Applications Received; Data collection and technical analysis initiated.
 - Major Roads = Town led effort with Paving, Development, and Capital Projects
- **2026, Applications Screened**
 - All applicants notified; Qualifying Neighborhoods proceed to neighborhood meetings.
 - Broader neighborhood notified via Engage Erie; community input considered alongside technical details.
- **2027, Design & Construction (Planned)**



Proactive Speed Management – Lombardi St

- Analysis = Road Class, Volume, Park & Trail Activity (**context based**)
- Engr Standards, bundled into resurfacing project (**value added**)
- Postcards, HOA Notification (**public engagement**)



Reactive Speed Management – Alpine/Primrose

- Speed Management vs CIP
- Analysis = Road Class, Volume, Development (**context based**)
- Engr Standards, applicant/petitioner input (**value added**)
- Postcards, HOA Notification (**public engagement**)





Neighborhood Speed Management

Seeking your input!

Speed mitigation efforts are underway for Alpine Drive (west of Hamilton) and Primrose Lane.

The Town is surveying residents in this area of Vista Ridge on where to place traffic calming measures. Two options are under consideration. Visit our website to review both and select your preferred option. The survey closes August 21, 2026.

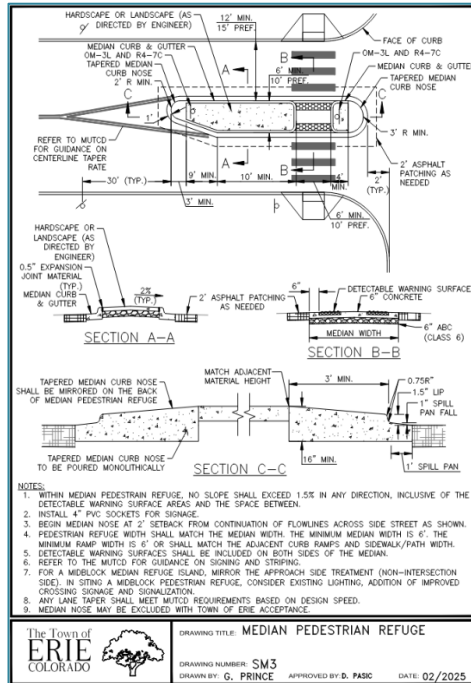
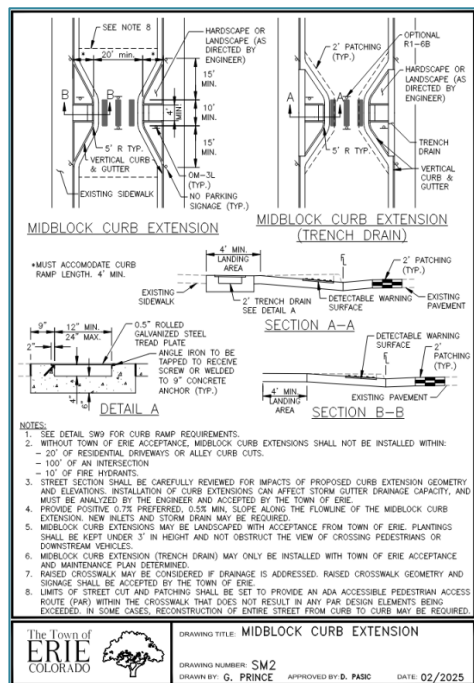
Residents must provide a name and address to complete the survey. One response per household.



SCAN ME

Learn more on our project website

Questions? Email: mobility@erieco.gov



Other Solutions – Why Not

**Traffic Control Effectiveness
by Strategy / Treatment**



TRAFFIC MANAGEMENT STRATEGY / TREATMENT	SPEED SPEED LIMIT 25	EMS	BIKES & PEDS	COST \$	OTHER IMPACTS
VERTICAL ELEMENTS					
Speed Hump	Very Good	Fair	Good	\$	
Speed Cushion	Good	Very Good	Good	\$	
Raised Crossing	Good	Fair	Benefit	\$\$	Drainage and crosswalk considerations
Raised Intersection	Good	Fair	Benefit	\$\$\$\$	Drainage, Utilities, and crosswalk considerations
HORIZONTAL ELEMENTS					
Traffic Circle	Good	Good	Fair	\$\$	Maintenance
Curb Extension	Fair	Good	Benefit	\$\$ / \$\$\$	Drainage
Chicane	Good	Good	Fair	\$\$\$	Drainage, possible Maintenance
Choker	Fair	Good	Good	\$\$ / \$\$\$	Drainage, possible Maintenance
Lateral Shift	Fair	Good	Good	\$\$	Drainage, Utilities, possible Maintenance
Median Island	Fair	Good	Benefit	\$\$\$	Median Maintenance
On-Street Parking	Fair	Fair	Fair	\$\$	
Mini Roundabout	Fair	Fair	Fair	\$\$\$\$	Drainage, Utilities, Maintenance
Realigned Intersection	Good	Good	Good	\$\$\$\$	Right-of-Way
VISUAL ELEMENTS					
Electronic Speed Display	Fair	Very Good	Good	\$\$	Maintenance and device failure
Striping	Fair	Very Good	Good	\$	
Roadside & Median Landscaping	Good	Very Good	Good	\$\$\$	Median Maintenance

**Traffic Control Effectiveness
by Strategy / Treatment**



TRAFFIC MANAGEMENT STRATEGY / TREATMENT	SPEED SPEED LIMIT 25	EMS	BIKES & PEDS	COST \$	OTHER IMPACTS
OTHER TOOLS					
Roundabout	Good	Fair	Fair	\$\$\$\$	Drainage, Utilities, Right-of-Way
Road Diet	Fair	Good	Benefit	\$\$\$\$	
Speed Limit Signage	Fair	Good	Good	\$	
High Visibility Crosswalk	Fair	Good	Good	\$\$	
Signed Turned Restriction	Fair	Good	Good	\$	
Road Narrowing / Detached Sidewalks	Good	Good	Benefit	\$\$\$\$	Drainage, Utilities
Forced Turn Island	Good	Good	Fair	\$\$\$	Drainage, Utilities
One-Way to Two-Way Street Conversion	Good	Benefit	Fair	\$\$\$\$	
Two-Way to One-Way Street Conversion	Fair	Fair	Good	\$\$\$\$	
Diagonal Diverter	Fair	Good	Good	\$\$\$	Drainage
Median Diverter	Fair	Fair	Good	\$\$\$	
Closure (Full or Partial)	Fair	Fair	Fair	\$\$\$\$	Legal

The cost and maintenance factors depend on materials used. Hard surfaces will have higher cost but lower maintenance. Paint and Post will have lower cost but higher maintenance.

Next Steps

- Continue to implement traffic calming (safety) solutions proactively with paving projects.
- Continue to work on existing applicants on NSMP requests, focusing on Design and Construction of solutions that meet Engineering Standards.
- Continue to require developers to build roadways with traffic safety baked in; invest in roadway projects to buildout transportation network.

“Regional traffic on regional roads, local traffic on local streets.”

Questions & Discussion



Town of Erie

645 Holbrook Street
Erie, CO 80516

Town Council

Meeting Date: 9/1/2026

File #: 2026-235

Subject:

Short-Term Rental (STR) Regulatory Framework

Department: Planning - Land Use,

Presenter(s): Darryll Wolnik, Planning Manager

Time Estimate: 45 Minutes

Fiscal Summary:

Cost as Recommended:

Balance Available:

Fund:

Line Item Number:

New Appropriation Required:

Policy Issues:

Council will give feedback on a proposed regulatory framework for Short-Term Rentals (STRs) in Erie.

Staff Recommendation:

Discuss and provide feedback.

Summary/Key Points:

- STRs are not regulated or licensed in Erie; however, at least 60 are operating within town limits.
- Town Management directed staff to develop a draft framework for licensing and regulating STRs for Council feedback and consideration.
- Staff examined regional and best practices as well as initiated stakeholder outreach with current STR operators in Erie and the general public.

Background of Subject Matter:

Short-Term Rentals (STRs) are an important, and often inevitable, part of the fabric of any community. In Erie, Town staff estimate that approximately 60 STRs operate within the Town limits. This number may increase with the relocation of the Sundance Film Festival to Boulder. However, Erie's current Unified Development Code (UDC) does not allow STRs within the Town, meaning all current STRs are unpermitted.

As the upcoming film festival and other increased tourism place added pressure on the accommodations market in Erie and the surrounding region, Town staff have initiated analysis of potential regulation of STRs in Erie. Based on best practices, analysis of approaches in neighboring communities, and initial stakeholder input, staff recommend evaluating a regulatory framework that includes:

- A bi-annual permitting process and fee;
- Affidavits confirming compliance with codes and covenants;
- Limitation of STRs by property and owner; and
- Potential separation requirement between STRs in high-demand neighborhoods like Old Town.

Additional regulations will also be evaluated as outreach continues with both operators, residents, and business owners.

Attachments:

1. Staff Report
2. Attachment A
3. Presentation

TOWN OF ERIE
Town Council
Sept. 1, 2026

SUBJECT: Short-Term Rental (STR) Study Session

PURPOSE: Gather Council feedback on direction of STR regulations

CODE REVIEW: Erie Municipal Code, Title 10

DEPARTMENT: Planning and Development

PRESENTER: Darryll Wolnik, Planning Manager
Kelly Driscoll, Deputy Director of Planning and Development

STAFF RECOMMENDATION:

Informational item for discussion.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Short-Term Rentals (STRs) are an important, and often inevitable, part of the fabric of any community. In Erie, Town staff estimate that approximately 60 STRs operate within the town limits. This number may increase with the relocation of the Sundance Film Festival to Boulder. However, Erie's current Unified Development Code (UDC) does not allow STRs within the Town, meaning all current STRs are unpermitted.

As the film festival and increased tourism place pressure on the accommodations market in Erie and the surrounding region, Town staff initiated analysis of potential direction the regulation of STRs in Erie. Based on best practices, analysis of approaches in neighboring communities, and initial stakeholder input, staff recommend evaluating a regulatory framework that includes:

- A bi-annual permitting process and fee;
- Affidavits confirming compliance with codes and covenants;
- Limitation of STRs by property and owner; and
- Potential separation requirement between STRs in high demand neighborhoods like Old Town.

Additional regulations will also be evaluated as outreach continues with both operators and Town of Erie residents and businesses. Town Council may also want to consider whether to cap the overall number of STRs or whole-home STRs as part of the Town's initial regulatory framework.

Impact of STRs

Attachment A provides a brief overview of STRs and their positive and negative impacts on housing and communities. In general, an increase in STRs in a community - particularly a housing-constrained community - can increase rents and housing prices. However, STRs also positively impact communities by creating new income opportunities for unused space in a home as well as tourism and property-management related jobs to help support the STR industry.

Regional Context

Tourism in Colorado is significant: in 2025, nearly 100 million visitors contributed \$29.2 billion in traveler spending to the State's economy, supporting more than 187,000 jobs. These visitors stayed an average of 3.3 nights per trip. With the Sundance Film Festival beginning its Boulder residence in January 2027, nearby tourism will be magnified. Sundance draws in more than 70,000 people during its one-week run each year, causing a strain on overnight lodging operators and tourism infrastructure. Park City was able to account for this with 4,000 hotel rooms. However, the entire Boulder area has just 2,900 rooms. New STRs are emerging to fill the void in overnight lodging.

Many neighboring jurisdictions have regulatory frameworks for STRs; some of which were updated or implemented recently in response to the expected surge in demand due to Sundance. Arvada, Louisville, and Berthoud passed theirs in 2026, while Commerce City and Westminster passed theirs in 2024 and 2023, respectively. Currently, only communities to the north and east lack regulations for STRs (see Tables 1 and 2 below).

Table 1. Immediate and Similar Neighbors

<i>Community</i>	<i>Population</i>	<i>STRs Allowed</i>	<i>Permit Length (yrs)</i>	<i>Permit Cost</i>	<i>Residence Reqt</i>	<i>Permit Allotment</i>	<i>Unit Type</i>	<i>ADUs</i>	<i>Units Per Property</i>	<i>Restrictions</i>
Louisville	21,226	Sundance Only	1	\$ 200	No	No	Any	Yes	N/A	
Lafayette	30,411	Yes	2	\$ 200	Primary Only	N/A	Any	Yes	N/A	
Superior	13,094	Yes	1	\$ 200	Town Resident	1 Per Owner	Any	Yes	1	
Boulder	108,250	Yes	4	\$ 150	City Resident	1 Per Owner	Any	No	1	
Longmont	98,885	Yes	1	\$ 100	City Resident	1 Per Owner	Any	No	1	1 Per Block Face*

Table 2. Regional Similar Communities

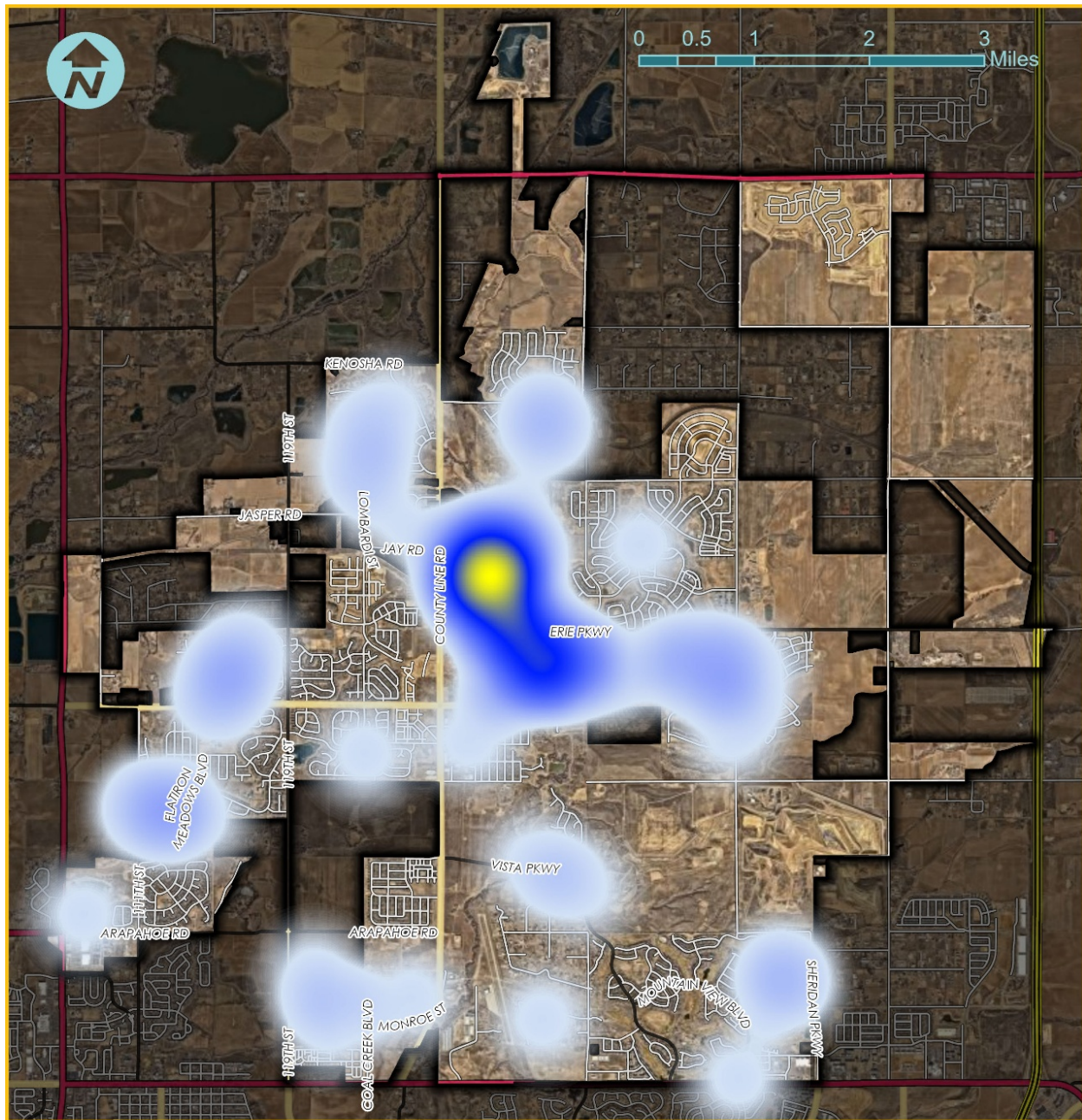
<i>Community</i>	<i>Population</i>	<i>STRs Allowed</i>	<i>Permit Length (yrs)</i>	<i>Permit Cost</i>	<i>Residence Requirement</i>	<i>Permit Allotment</i>	<i>Unit Type</i>	<i>ADUs</i>	<i>Units Per Property</i>	<i>Restrictions</i>
Golden	20,399	Yes	2	\$ 200	Primary Only	No	Any	Yes	N/A	
Berthoud	10,332	Yes	1	\$ 200	No	2 Per Owner	Any	Yes	1	50 Permits, 200 Ft Buffer
Loveland	76,378	No regulations								
Firestone	16,381	No regulations								
Frederick	14,513	No regulations								
Dacono	6,297	No regulations								
Mead	4,781	No regulations								

Local Conditions

Staff estimate that approximately 60 STRs currently operate in Erie. These units are spread throughout the Town, with a concentration in Old Town. Although additional pockets of units are located throughout Town, most units outside of the Old Town area are well dispersed. Figure 1 illustrates the distribution of STRs in Erie.

STRs in Erie can also be catalogued by the type of space occupied. By analyzing STR listings through AirBnB (the most prominent listing service), staff identified multiple types available. Whole-house STRs represent the largest subset of units, at 35% of the total. These STRs encompass the entirety of the dwelling unit. Attached accessory dwelling units (ADUs) are the second most prevalent unit type, representing 27% of STRs in Erie. Attached ADUs are separate living spaces within a larger home, with separate entrances and living facilities. Basement apartments are the most common attached ADU. Detached ADUs, shared, spaces, and STRs with multiple units represent the remaining 38%. Figure 2 (below) provides a visualization of STR unit types in Erie.

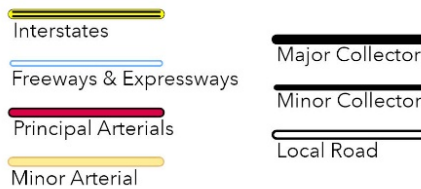
Figure 1: Density of STRs in Erie



Town of Erie Short-Term Rentals

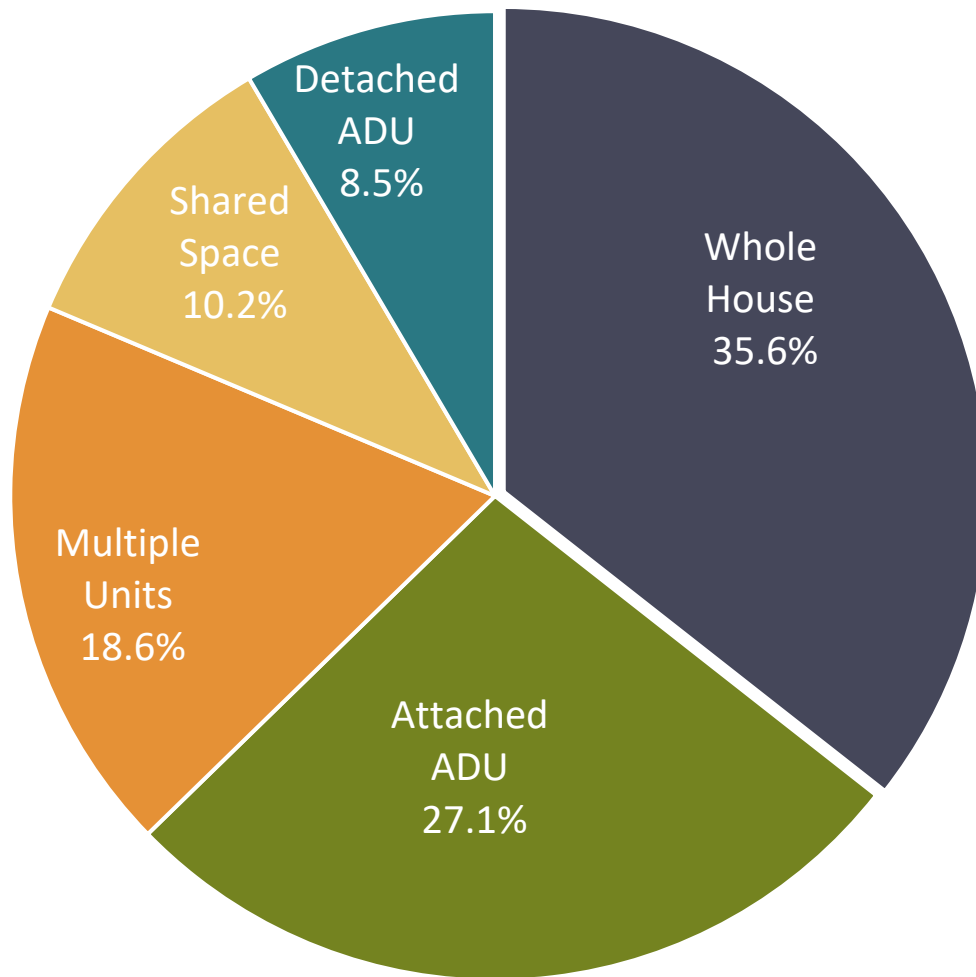


Roadway Network



As of 06/29/2026 - Data from Airbnb

Figure 1: STR Unit Types in Erie



STR Regulation

STR regulation is nuanced and should be context-based. What works or is needed in some communities may not be needed or appropriate for others. Regardless of place, the only widely agreed-upon practice is that some level of allowance for STRs is necessary; both total bans and complete de-regulation result in negative impacts to the community.¹

STR regulations are designed to mitigate or eliminate negative impacts on surrounding residential neighborhoods, protect residents' right to quiet enjoyment of their property, and preserve the community's housing stock. As such there are two main aspects of regulations, as illustrated in the following table.

¹ Nieuwland, S. & van Melik, R. (2020). *Current Issues in Tourism*. 23(7), 811-825

Table 4. Categories and Types of STR Regulations

<i>Regulatory and Process</i>	<i>Community Impact</i>
Permit life	Unit occupancy
Permit cost	Parking
Unit classification (type)	Permitting limits
Ownership	Noticing

Comparative Analysis of Surrounding Communities

Louisville, Lafayette, Superior, and Longmont have similar community profiles and proximity to Boulder/Sundance to Erie. Below are descriptions of each community's approach to process and community-related regulations.

Regulatory and Process Regulations:

- **Lafayette** allows STRs in one's primary residence only, and allows only a single STR per property. STRs are considered an accessory use in Lafayette, and may not be a primary use.²
- In **Louisville**, STRs are only allowed during Sundance and the week before and after. STRs are not allowed outside of this time. However, anyone may operate an STR in any type of housing unit, provided tenants have permission of the owner.³
- The **Town of Superior** combines aspects of Lafayette and Louisville's regulations, allowing for STRs all year under more strict circumstances, and more flexibility during Council-approved special event periods. For the whole-year permit, Town residency is required, though residency at the property to be used as an STR is not. Each property owner may only operate a single STR. Special event permits are not subject to this requirement, though only one STR is allowed per property under any circumstance.⁴
- **Longmont** allows more flexibility for STR owners. Only Longmont residents can operate an STR in the City, though they do not have to live on the property to be used as an STR. ADUs are not permitted to be used as an STR. In addition, each block face may have only one STR by right. If another owner wants to operate an STR when one already exists on the block face, they must obtain a conditional use permit. This process allows decision makers to balance property rights with negative impacts of STRs on residential communities.⁵

² Section 26-14-22 Short-Term Rentals, Lafayette Municipal Code

³ Section 5.28 Temporary Short-Term Rentals, Louisville Municipal Code

⁴ Section 6-10 Short-Term Rentals, Superior Municipal Code

⁵ Section 15.02.080(D) Short-Term Rentals, Longmont Municipal Code

In all four of these communities, permits are either valid for one or two years. Permit costs are between \$100 and \$200 per period.

Community Impact Regulations:

- **Lafayette** regulates occupancy of STRs at a maximum of two persons without a bedroom, allowing an additional two persons for each bedroom. There is no minimum or maximum amount of parking required, though units without on-site parking are allowed two off-site parking spaces. No permit cap or noticing is required.
- **Superior** mirrors Lafayette's occupancy standards but does not require parking. The Town similarly has no permit cap. However, Superior requires posting of signage within each STR with the permit number, owner's contact info, code of conduct, and physical address of unit.
- **Louisville** does not codify a specific occupant limit, and instead references building code maximum occupancy. Parking is not required, and there is no permit cap. Similar to Superior, signage with permit owner contact, and physical address is required within the unit.
- **Longmont's** occupancy is identical to requirements in Lafayette and Superior and similarly does not require additional parking unless specific conditions are outlined as part of the permit. There is no permit cap, though the limitation related to block faces as discussed earlier serves as a control on permits.

Recommended Practices for Erie

Given the range of regulations in neighboring jurisdictions and Erie's unique context, staff recommend consideration of the following regulations for STRs in town:

- **Permitting** – Two-year permit cycle, which would allow for consistent biannual renewals.
- **Affidavits** – Applicants would provide signed affidavits to confirm compliance with building and fire codes as well as any covenants or restrictions on their property.
- **Residency** – Focus would be on limiting permits to one per individual owner, with no residency or occupancy requirements.
- **Unit Caps or Limitations for Specific Neighborhoods** - Enacting limits on the number of permits is an effective way to limit the impact on the local housing stock. Developing additional regulations for Old Town, to include a radius for permits to control for clustering of units (and therefore disruption of residents' quiet enjoyment of their property) could also benefit the area. Options include the following:
 - A cap on total STRs allowed in Erie, designed to keep them to under 1% of housing stock.
 - A cap on occupancy per bedroom.

- Geographic limitation of STRs to specific areas or residential/mixed-use zoning districts
- Limit the density of STRs in Old Town by creating separation requirements.
- A cap of whole-house STRs
- **Site Design & Layout** – Applicants would provide a sketch plan of the property, indicating parking, areas for trash receptacles, and area of the property to be used as an STR (including bedroom, gathering areas, etc.)
- **Parking** - could be required at one space per bedroom, with a requirement to be off-street, unless extenuating circumstances exist.
- **Noticing** - A permanent placard with the name of the owner/host, address of the property, and 24-hour emergency contact must be provided on or around the primary entry door to the STR. The owner or their designee must be available to physically respond to the STR within one hour at any time of any day.
- **Violations, Nuisance Activity, Penalties, & Enforcement** – The Town would establish rules for enforcement and penalties helps to protect both immediate neighbors and the community at large.

Community Education and Awareness

Given the range of potential concerns, staff prioritized engagement with two key groups: STR operators and owners, and Old Town residents and business owners. Two different in-person outreach sessions were held in August with these groups. Staff invited STR operators to several meetings and office hours to engage in the development of initial recommendations for Council. Additionally, staff held a meeting focused in Old Town on Aug. 27, to solicit input from residents in the highest concentration of existing STRs in town.

Feedback from STR operators focused on the reason for regulations and the enforcement mechanisms. Operators were concerned that any potential regulations would force them to cut back on business or otherwise negatively affect their operation. They stressed the need for collaboration with the Town and for thoughtful approaches to regulation.

Next Steps

Staff will continue to work on refining regulations in conjunction with the established PMT, public input, and feedback from Town Council. A final version of STR regulations will be brought before Planning Commission and subsequently to Town Council in late Fall.

Attachment A: Impact of STRs

Research on STRs is relatively sparse when compared with other aspects of housing and community development. Existing research generally focuses on two distinct facets – housing costs/availability and social impacts. Impacts related to housing costs and availability are complex and difficult to attribute to STRs specifically. However, STRs tend to accelerate the rent gap due to the relative ease of converting a long-term housing unit into an STR.¹ As units are removed from the housing market and converted to STRs, the inventory of available housing units for long-term residents is decreased. A decrease in housing stock naturally leads to increased scarcity and prices.

Even the removal of 1.0% of the housing stock can have a significant impact on housing costs. Shocks of this nature have been demonstrated in Boston² where researchers found a small increase in STR density raised rents 0.4% on average across the city, and small increases in STR density leads to a 5.9% decrease in available rental units. Researchers in Los Angeles estimated that a 1.0% decrease in housing stock leads to a 0.2% rental increase³. In rural Oregon, nearly half of STRs are in rural areas, indicating STRs can affect both urban and rural communities.⁴ This has been shown in studies at the national level as well⁵.

A host of studies across the globe have shown those persons and/or companies that operate multiple STRs have the most significant impact on housing markets. This is often referred to as the “professionalization” of STRs, because ownership and operation shifts from homeowners to corporations and management companies.⁶ A company or absentee owner who operates an STR does not necessarily care about loud parties, speeding cars, trash, or other nuisances in the same way a long-term resident might.

This phenomenon, where social impacts become apparent, housing is increasingly used for STRs, and local residents are displaced, is known as “touristification”. This term has been used to describe the intersection of gentrification, tourism development, and financialization of housing. Historic town centers and rural tourism areas are the most susceptible to touristification, as those places have the highest desirability for tourism, are walkable, have a density of businesses, and begin with relatively affordable housing.⁷ Resident’s quality of life is negatively correlated with increasing impacts of touristification, which STRs contribute to.⁸

However, STRs contribute positively to local and regional economies as well. STRs allow homeowners to share unused areas of their homes, providing additional income for

¹ Wachsmuth & Weisler, 2018. *Environment and Planning A*. 50(6)m 1147-1170

² Horn & Merante, 2017. *Journal of Housing Economics*, 38, 14-24.

³ Lee, 2016. *Harvard Law & Policy Review*, 10, 229-253

⁴ DiNatale et al, 2018. *Land Use Policy*. 79, 407-243.

⁵ Barron et al, 2017

⁶ Domenech & Zogal, 2020. *Journal of Rural Studies*, 79, 361-372.

⁷ Smigel, Christian, 2023. *Urban Geography*. 45(4), 713-733.

⁸ Kim, W.E. et. Al, 2022. *Anatolia*. 31(1), 65-78

space that wouldn't have been used. This additional income may help homeowners with regular maintenance that may have fallen by the wayside, as well as improvements to the property.⁹ This infusion of income can help lift and beautify entire neighborhoods that might otherwise need revitalization. As part of this revitalization, STRs also tend to generate additional jobs both directly and tangentially related to tourism. STRs typically need cleaning services and landscaping services to maintain the unit in an acceptable condition for users. When STRs reach a larger concentration, management companies may begin to appear to assist owners with renting and managing units. As with other forms of tourism development, more beds means more visitors, which typically leads to an increase in sales at local businesses as well.¹⁰

As local governments regulate STRs to curb negative impacts and protect residential neighborhoods, research has identified common solutions leveraged by those governments. Four types of restrictions have emerged as most effective for regulating STRs:

1. Quantitative – Limits on the number of STRs, number of visitors, or number of nights.
2. Locations – Limiting STRs to specific areas or zoning districts.
3. Density – Limiting the number of STRs in certain areas or neighborhoods.
4. Qualitative – Limitations based on the definitions/types of units, such as whole-house, year-round, shared space, etc.¹¹

⁹ Jefferson-Jones, 2015. *Cornell Real Estate Review*. 13(I), 12-19.

¹⁰ Fang, B. et. Al, 2016. *Annals of Tourism Research*. 57, 264-267.

¹¹ Nieuwland, S. & van Melik, R. (2020). *Current Issues in Tourism*. 23(7), 811-825

Short-Term Rental Regulatory Framework

Council Study Session

Sept. 1, 2026

Darryll Wolnik, AICP, Planning Manager

Agenda

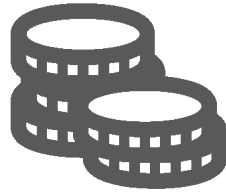
- Key Aspects
- Regulatory Framework Basics
- Local Context
- Surrounding Communities
- Outreach
- Regulatory Framework for Erie
- Special Event Considerations
- Discussion and Next Steps

Key Aspects

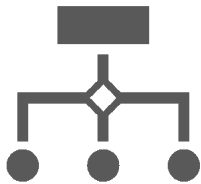
Regulatory and Process



Permit Life



Permit Cost

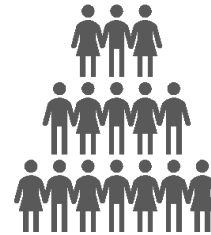


Classifications



Ownership

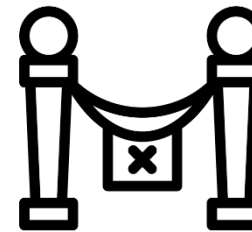
Community Impact



Occupancy



Parking



Permit Limit



Noticing

Regulatory Framework Basics

Permit

- License & Permit
- Duration/Transfer

Use and Control

- Permit Limits and Types
- Ownership and Occupancy

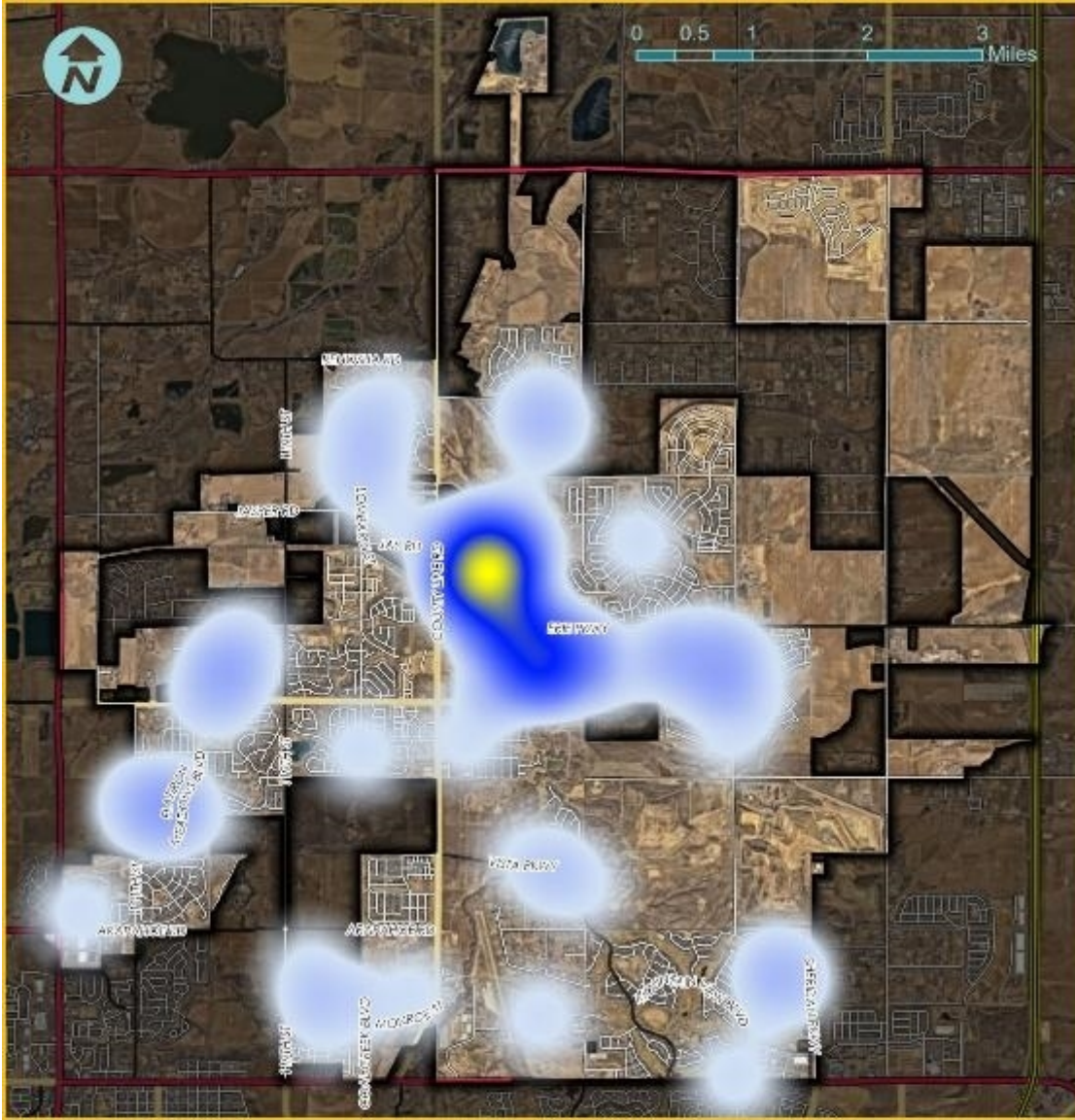
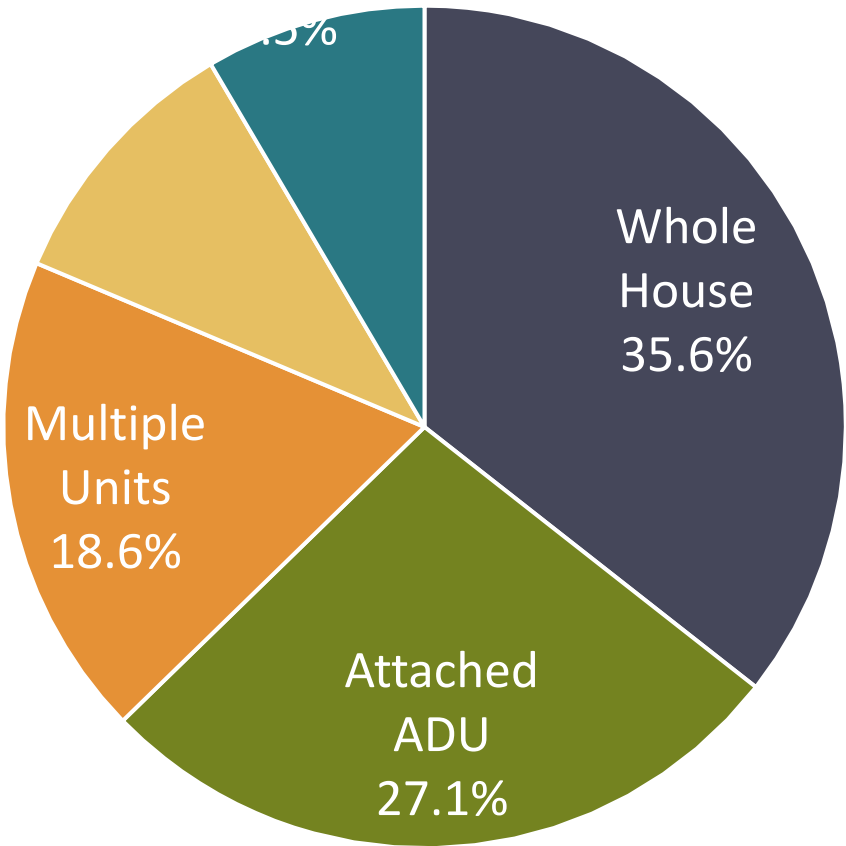
Site Use/Design

- Posting & Contact
- Site Layout & Use

Corrective Action

- Enforcement
- Violations

Local Conditions



Town of Erie Short-Term Rentals



Roadway Network



Surrounding Communities

Community	Population	STRs Allowed	Permit Length	Permit Cost	Residence Requirement	Permit Allotment	Unit Type	ADUs	Units Per Property	Restrictions
Louisville	21,226	Sundance Only	1 year	\$ 200	No	No	Any	Yes	N/A	
Lafayette	30,411	Yes	2 years	\$ 200	Primary Only	N/A	Any	Yes	N/A	
Superior	13,094	Yes	1 year	\$ 200	Town Resident	1 Per Owner	Any	Yes	1	
Boulder	108,250	Yes	4 years	\$ 150	City Resident	1 Per Owner	Any	No	1	
Longmont	98,885	Yes	1 year	\$ 100	City Resident	1 Per Owner	Any	No	1	1 Per Block Face*

Community	Population	STRs Allowed	Permit Length	Permit Cost	Residence Requirement	Permit Allotment	Unit Type	ADUs	Units Per Property	Restrictions
Golden	20,399	Yes	2 years	\$ 200	Primary Only	No	Any	Yes	N/A	
Berthoud	10,332	Yes	1 year	\$ 200	No	2 Per Owner	Any	Yes	1	50 Permits, 200 Ft Buffer
Loveland	76,378					No regulations				
Firestone	16,381					No regulations				
Frederick	14,513					No regulations				
Dacono	6,297					No regulations				
Mead	4,781					No regulations				

Outreach

- Project page on Engage Erie
- Current STR Operators/Owners
 - Mailers
 - Aug. 18, 6 p.m. at ECC & optional 1:1 office hours
- Old Town Residents and Business Owners
 - Door hangers
 - Aug. 27, 6 p.m. at Fox Dog

Variety of Needs for STR's

Posted by ddeew | 11 days ago

Since we opened a STR in our home 7 years ago, we have met many wonderful and interesting people who stay with us for a variety of reasons. Grandparents can visit their kids and grandkids without imposing on them. People have short term business in the area (seminars, youth sporting tournaments, contract jobs or internships etc) and need a home-like place where they can relax and cook their own healthy meals, especially those with dietary restrictions. Some people are considering moving to Erie and want to see what it is like to live here. Others have just sold their home and need temporary housing until their next home is available. Cost is often a factor, as hotels and restaurant meals are expensive (plus, the "free" breakfasts at hotels are rarely good or healthy). The list of reasons is endless. We have been happy to share our home with many wonderful guests over the years. When we travel, we also appreciate the comforts of a STR to the coldness of a hotel.

Potential Regulatory Framework for Erie

- **Bi-annual permitting** process and fee;
- **Affidavits** confirming compliance with codes and covenants;
- **Limitation by property and owner**;
- **Potential separation requirement** between STRs in high demand neighborhoods like Old Town.
- Potential additional considerations could include an **overall limit** of STR permits in the town or qualitative **limit of type** of STRs

Potential Regulatory Framework for Erie

- **Site Design**
 - Require sketch plan (trash, parking, area used as STR)
 - One off-street parking space per bedroom (unless in Old Town)
 - On-site placard and 24/7 contact
- **Enforcement**
 - Violations include operating without a permit
 - Failure to comply with code
 - Nuisance patterns
 - → Permit revocation for repeated issues or major crimes

Special Event Considerations

- Superior and Boulder have separate permit, process, rules for special events
- Louisville allows STRs ONLY during special event timeframe
- Would allow all residents to offer their property as STR during specified periods during the year

Discussion and Next Steps

- Questions and Feedback from Council
- Final draft regulations targeted for:
 - Planning Commission Oct. 7
 - Town Council Oct. 13