

RESOLUTION # 96

The ESTES PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS AUTHORIZE A RESOLUTION OPPOSING THE CITIZEN-INITIATED ORDINANCE 11-25 REGARDING REZONINGS AND PLANNED UNIT DEVELOPMENT APPLICATIONS.

The ESTES PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS AUTHORIZE A RESOLUTION PERTAINING TO THE MEMO "RE: THE FAIR CAMPAIGN PRACTICES ACT, CRS SECTION 1-45-117, (THE "FCPA")" DRAFTED BY BELFORD AND MARTELL, LLC APPROVING THE RESPONSE TO THE INITIATED ORDINANCE.

WHEREAS, the mission of the Estes Park Housing Authority is to create and facilitate housing opportunities and services for people of low and moderate income; and

WHEREAS, to provide additional housing opportunities it is frequently necessary to rezone property acquired by the Housing Authority or otherwise secure a change in use of the affected property, including through Planned Unit Developments (PUDs); and

WHEREAS, by virtue of the Town Board's consideration of Ordinance 11-25 on July 8, 2025, and referral under state statute 31-11-104, there will be a citizen-initiated ordinance presented to the voters for approval or rejection at the coordinated election with Larimer County on November 4, 2025; and

WHEREAS, the proposed ordinance would require written approval by the record owner(s) of the subject property and two-thirds (2/3) of the record owners of all properties within five hundred feet (500') or less from the outermost boundaries of the subject property for all rezonings and/or Planned Unit Developments (PUDs); and

WHEREAS, the proposed ordinance would significantly impair the Housing Authority's efforts to achieve its mission and would effectively paralyze any local development efforts to provide additional affordable and attainable workforce housing in the Estes Valley by making rezonings and PUD approvals exceedingly difficult to obtain; and

WHEREAS, the Housing Authority believes that Ordinance 11-25 is not in the best interests of the residents of Estes Park, the local workforce, or the broader community;

NOW, THEREFORE, the Housing Authority hereby expresses its opposition to the enactment of such citizen's-initiated ordinance and urges the Estes Park electors to vote against enactment of the proposed ordinance.

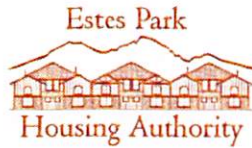
Approved this 10th day of September, 2025.

Eric W. Blackhurst, chairman
Eric Blackhurst, Chairperson

9/10/2025
Date

Jim Jameson
Jim Jameson, Vice-Chair

9/10/2025
Date



RESOLUTION # 97

The ESTES PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS AUTHORIZE A RESOLUTION OPPOSING THE CITIZEN-INITIATED ORDINANCE 12-25 TO REPEAL SECTION 11.4 AND ASSOCIATED BUILDING HEIGHT LIMITS IN SECTION 4.3 OF THE ESTES PARK DEVELOPMENT CODE.

The ESTES PARK HOUSING AUTHORITY BOARD OF COMMISSIONERS AUTHORIZE A RESOLUTION PERTAINING TO THE MEMO "RE: THE FAIR CAMPAIGN PRACTICES ACT, CRS SECTION 1-45-117, (THE "FCPA")" DRAFTED BY BELFORD AND MARTELL, LLC APPROVING THE RESPONSE TO THE INITIATED ORDINANCE.

WHEREAS, the mission of the Estes Park Housing Authority is to create and facilitate housing opportunities and services for people of low and moderate income; and

WHEREAS, to provide additional housing opportunities it is frequently necessary to utilize density bonuses and flexible building height limits to maximize the number of attainable and workforce housing units on available properties; and

WHEREAS, by virtue of the Town Board's consideration of Ordinance 12-25 on July 8, 2025, and referral under state statute 31-11-104, there will be a citizen-initiated ordinance presented to the voters for approval or rejection at the coordinated election with Larimer County on November 4, 2025; and

WHEREAS, the proposed ordinance would repeal Section 11.4 of the Estes Park Development Code, which provides for an Attainable/Workforce Housing Density Bonus, along with associated building height limits in Section 4.3 – Residential Zoning Districts; and

WHEREAS, the proposed ordinance would significantly impair the Housing Authority's efforts to achieve its mission and would effectively limit the development of additional affordable and attainable workforce housing in the Estes Valley by removing incentives for increased density and height that allow for more efficient and cost-effective housing projects; and

WHEREAS, the Housing Authority believes that it is not in the best interests of the residents of Estes Park to approve the proposed ordinance;

NOW, THEREFORE, the Housing Authority hereby expresses its opposition to the enactment of such citizen's-initiated ordinance and urges the Estes Park electors to vote against enactment of the proposed ordinance.

Approved this 10th day of September, 2025.

Eric W. Blackhurst, Chairman
Eric Blackhurst, Chairperson

9/10/2025
Date

Jim Jameson
Jim Jameson, Vice-Chair

09/10/2025
Date