

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**April 2, 2018 – Noticed Agenda Attached**

Meeting Convened: 5:30 p.m. in the City Hall Auditorium

Meeting Adjourned: 7:02 p.m.

City Councilmembers present: Councilmembers Boeschstein, Kennedy, McArthur, Norris, Traylor Smith, Wortmann, and Mayor Taggart.

Staff present: Caton, Shaver, LeBlanc, Allen, Prall, Portner, and Winkelmann.

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Mayor Taggart called the meeting to order.

**Agenda Topic 1. Discussion Topics**

a. Utility Undergrounding Requirements

Mr. Caton noted tonight's discussion is for staff to receive direction on potential modifications to the current utility undergrounding policy and related fee.

The Zoning and Development Code requires that all new utility lines are undergrounded and that any existing overhead utilities be installed underground except when the development has less than 700 feet of frontage, in which case the Director can accept a payment of cash in lieu. The burden to underground an overhead utility line is borne fully by the property owner in which the power poles have been installed upon and it is generally perceived that the requirement to underground along frontages less than 700 feet puts an unfair burden on development that happens to have overhead utilities along the property frontage. In addition, the in lieu fee rate was established in 2005 at a rate of \$25.65 per lineal foot while the actual estimated cost for undergrounding utilities is \$175 to \$200 per lineal foot.

Ms. Allen reviewed the following policy considerations:

1. Increase the in-lieu fee to cover close to 100% of the cost per lineal foot. Review the fee annually and adjust it to be consistent with actual cost for undergrounding the utility lines.
2. Modify the requirement for only properties with the lines either on their property or within the right of way adjacent to their lot. Expand the required in lieu payment to all properties that front the right of way that contains the overhead lines.
3. If a property owner/developer is required to bury a line, consider executing some form of a reimbursement agreement to help the property owner/developer recoup some of their cost from the directly adjacent properties that will benefit from the undergrounding.
4. Include development along alleys to also pay for undergrounding fees.

Discussion ensued about the possibility of making all property owners pay the same amount, regardless of the length of frontage with overhead lines.

Mr. Prall stated that a fund exists to underground utilities. As part of the franchise agreement, Xcel pays a portion and the fund is approximately \$3 million.

Discussion ensued about building a cost-of-construction adjustment to the fees so they keep up with inflation.

Support was expressed by Council for staff to bring back amendments to the Zoning and Development Code that address the four policy considerations noted above.

b. Cluster Development Regulations

Ms. Allen explained that the Planning Commission has been actively discussing the cluster development regulations of the City's land use code since concerns were expressed about the regulations in hearings before the City Council in November. The Planning Commission met with the City Council in a joint workshop on November 9th to discuss the Cluster Development regulations, amongst other topics. The Planning Commission has since met in and discussed these code provisions in seven workshops since November 2017.

When discussing the issues surrounding Cluster Development, the Planning Commission narrowed their concerns to four main issues:

1. Appropriateness of buffering
2. Appropriateness of lot sizes allowed
3. Appropriateness of level of review (Administrative)
4. Clarification of purpose

The Planning Commission noted that with a few modifications to the Zoning and Development Code, the cluster development regulations can continue to promote appropriately designed development, provided for needed flexibility in site and lot design, and promote housing options for City residents through allowing for a variety of lot sizes within subdivisions. The continued implementation of the cluster development provision will help housing growth meet the intended densities of the Comprehensive Plan thereby reducing growth pressures from happening further away from the city center; and will also provide the City and surrounding neighborhoods the ability to realize significant long-term benefit from the dedication of open space preservation, an important objective of the City's adopted Comprehensive Plan. In order to codify changes to the Cluster Development provisions of the Code, the Director of Community Development, the Planning Commission or City Council may initiate an amendment to Section 21.03.060 of the Zoning and Development Code.

Discussion ensued about the pros and cons of cluster developments, such as smaller lots sizes and additional open spaces.

Ms. Allen explained the level of administrative review for this type of development.

Based on the feedback from Councilmembers, staff will prepare a text amendment that captures these changes to the cluster development regulations.

### **Agenda Topic 2. Next Workshop Topics**

Mr. Caton reviewed the topics for the April 30<sup>th</sup> Workshop:

- a. Community Development Block Grant Application Review
- b. Lodging Tax

### **3. Other Business**

Councilmember Traylor Smith noted that an annexation will be considered at the April 4 Regular Council meeting and inquired if the County has been asked to participate in funding the needed improvements, as part of the Persigo agreement. Councilmember Norris stated she asks this question each time an annexation is brought forward and would like staff to inquire into the County's willingness to contribute to funding. Mayor Taggart stated he can send a letter to the Mesa County Commissioners, asking for their participation in funding fifty percent of the infrastructure (as paragraph nine of the agreement requires).

### **Adjournment**

The Workshop adjourned at 7:02 p.m.



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**GRAND JUNCTION CITY COUNCIL  
MONDAY, APRIL 2, 2018**

**PRE-MEETING (DINNER) 5:00 P.M. ADMINISTRATION CONFERENCE ROOM  
WORKSHOP, 5:30 P.M.  
CITY HALL AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

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*To become the most livable community west of the Rockies by 2025*

**1. Discussion Topics**

- a. Utility Undergrounding Requirements
- b. Cluster Developments

**2. Next Workshop Topics - April 30, 2018**

- a. Community Development Block Grant Application Review
- b. Lodging Tax

**3. Other Business**

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*What is the purpose of a Workshop?*

The purpose of a Workshop is for the presenter to provide information to City Council about an item or topic that they may be discussing at a future meeting. The less formal setting of a Workshop is intended to facilitate an interactive discussion among Councilmembers.

*How can I provide my input about a topic on tonight's Workshop agenda?*

Individuals wishing to provide input about Workshop topics can:

- 1. Send an email (addresses found here [www.gjcity.org/city-government/](http://www.gjcity.org/city-government/)) or call one or more members of City Council (970-244-1504);
- 2. Provide information to the City Manager ([citymanager@gjcity.org](mailto:citymanager@gjcity.org)) for dissemination to the

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City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.

3. Attend a Regular Council Meeting (generally held the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month at 6 p.m. at City Hall) and provide comments during “Citizen Comments.”

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