

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5228

**AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT
CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING
UNDERGROUNDING UTILITIES**

Recitals

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the *Comprehensive Plan* while being flexible and responsive to the community's desires and market conditions, and to those ends has directed that the Zoning and Development Code ("Code") be reviewed and amended as necessary.

On December 20, 2023, when the Code was repealed and replaced the Development Code Committee's (DDC) concern over the requirement that existing overhead utilities be placed underground at the time of new development was left unresolved. The Staff has subsequently conducted additional workshops with City Council and the Council has determined that the Code should be amended to remove the requirement in the interest of facilitating attainable and affordable housing, and to increase equity in Code requirements.

After public notice and public hearing as required by the Code, the Grand Junction Planning Commission recommended approval of the proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Code implement the vision and goals of the *Comprehensive Plan* and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION THAT:**

In consideration of the Recitals, the following sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions shown in ~~strike-through~~ typeface and additions are underlined):

...

21.05.020 REQUIRED IMPROVEMENTS

...

(d) Standards for Specific Improvements

...


(3) Utilities

All new electric utilities shall be provided and paid for by the developer and shall be installed underground. Above-ground facilities associated with new electric utility installations (e.g., pedestals, transformers, and transmission lines of 50kv capacity or greater) and temporary overhead lines may be allowed if deemed necessary by the Director. ~~All existing overhead utilities along streets contiguous with the development shall be installed underground prior to street construction. When the development has less than 700 feet of frontage along a street, the Director has discretion to accept a payment of cash in lieu of requiring the developer to underground the existing overhead utilities. The payment amount shall be determined as set forth in the adopted fee schedule.~~

...

INTRODUCED on first reading this 17th day of July 2024 and ordered published in pamphlet form.

ADOPTED on second reading this 7th day of August 2024 and ordered published in pamphlet form.



Abram Herman
President of the City Council

ATTEST:




Selestina Sandoval
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5228 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of July 2024 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 7th day of August 2024, at which Ordinance No. 5228 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 9th day of August 2024.



Deputy City Clerk

Published: July 19, 2024
Published: August 9, 2024
Effective: September 8, 2024

