

CITY COUNCIL COMMUNICATION



MEETING DATE: December 17, 2024

ITEM NUMBER: 9.B

SECOND READING: January 14, 2025

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TYPE OF ITEM: Consent

PRESENTED BY:

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SUBJECT/AGENDA TITLE:

A Bill For An Ordinance Amending Section 15.07.050 Of The Longmont Municipal Code To Adopt Amended City Of Longmont Public Improvements Design Standards And Construction Specifications

EXECUTIVE SUMMARY:

Utilities and Public Works Department has prepared a new Section 800 to the Public Improvement Design Standards and Construction Specifications to facilitate development within the city for higher density neighborhoods. Staff presented the proposed language to Council November 19th at the regular City Council Session. Council provided direction to bring the ordinance forward for consideration. The document provided with this ordinance is substantially the same as what was previously presented with minor corrections as recommended by the City Attorney's Office.

COUNCIL OPTIONS:

1. Approve the ordinance as presented creating a new Section 800 Urban Design Standards.
2. Approve the ordinance with changes as specified by City Council.
3. Do not approve the ordinance.

RECOMMENDED OPTIONS:

Staff is not making a recommendation on this proposal as it encompasses complex policy consideration that Council will need to consider in the context of direct impacts to constituents. Staff does, however, believe that these proposals could have a net positive impact and can be implemented safely, albeit with some inconveniences as the public right-of-way area could be reduced for future developments leading to less convenient access and maintenance dynamics.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

There is no immediate financial impact to the city but as these standards are implemented, there will be increased costs to operate and maintain the public infrastructure. It is difficult

to quantify the impact due to the length of time between implementation and maintenance as well as changes in technology over time may reduce the financial impact.

BACKGROUND AND ISSUE ANALYSIS:

Longmont is currently facing residential housing challenges caused by complex economic conditions that create shortages of affordable and attainable housing units. Staff proposes implementing a range of initiatives aimed at lowering development costs and incentivizing the construction of affordable homes through a change to the Public Improvement Design Standards and Construction Specifications.

As part of this effort, Public Works, Water & Waste, and Longmont Power and Communications (LPC) departments have developed new design standards titled **Section 800 Urban Neighborhood Design**. These standards are tailored to accommodate higher-density developments, enabling more efficient land use while ensuring necessary public infrastructure such as streets, utilities, and stormwater systems can be constructed at the lowest possible cost while providing safe and reliable utility services. New guidelines are proposed in alignment with Envision Longmont that would address various aspects of public infrastructure design.

Key changes introduced by Section 800 include:

- Reductions in right-of-way widths, with provisions for narrower streets and alleys. Alley design encompasses emergency access, maintenance, and utility service.
- Adjustments to stormwater management to account for increased density, including guidelines for underground stormwater detention and alignment with existing design criteria.
- New provisions for water meter placement and utility layout, with an emphasis on minimizing required area within private lots.
- Modifications to LPC/NextLight installation practices to allow for more compact utility corridors, enabling more efficient land use and greater flexibility for developers.
- Standards for emergency access, ensuring that emergency vehicles can navigate local street sections while maintaining safety and operational effectiveness.

These modifications are designed to streamline development process, reduce the overall construction cost of infrastructure, and incentivize construction of affordable housing by lowering the land-use and utility-related barriers that traditionally contribute to high housing costs.

To review the information that was presented on November 19, 2024, please review City Council Agenda Item 12B regarding Urban Design Standards. [Click or tap here to enter text.](#)

**ATTACHMENTS:**

Att 1 – Ordinance

Att 2 – Section 800 Urban Design Standards