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Planning Commission Work Session Agenda

Monday, April 22, 2024 – 5:30pm

Community Development Office, 741 Main Street, Perry

1. Call to Order
2. Roll Call
3. Citizens with Input
4. Capital Improvement Projects Update
5. New Business
 - Sidewalks, discussion based on Council direction
 - Street trees
6. Other Business
7. Adjournment



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Memorandum

To: Planning Commission
From: Bryan Wood, Community Development Director
Date: April 16, 2024
Re: Sidewalks

In previous work sessions we discussed sidewalks in subdivisions and the Commission's recommendation was to require sidewalks on both sides of all streets in subdivisions. This information was presented to City Council and the City Manager presented his own recommendations, which are attached. Council concurred with the Manager's recommendations.

With this in mind, I suggest the following concepts be incorporated into a text amendment:

1. Sidewalks shall be installed in all new residential subdivisions with specific locations determined on a case-by-case basis as part of the preliminary plat review process.
 - a. Sidewalks shall be located on all collector and arterial streets in the subdivision.
 - b. Sidewalks shall be located on one side of the streets. Sidewalks should be located on the side of the street which produces the least number of conflicts with intersecting streets.
 - c. Where practicable, sidewalks should be designed to create an exercise route within the subdivision or to connect to existing or planned external sidewalks, trails, or multi-modal pathways.
 - d. Sidewalks may be required along external streets to connect to parks and schools located up to $\frac{1}{4}$ mile from the street entrance(s) of the subdivision.
 - e. ADA-compliant ramps shall be installed at all street intersections which sidewalks will cross, and where future sidewalks may cross at the intersection of subdivision streets and external streets. Crosswalks may be required based on anticipated traffic volumes at intersections.
 - f. Sidewalks may be constructed at the time of street construction or as each residential unit is constructed. However, any portion of a required sidewalk which is not adjacent to a residential building lot, such as open space or property not included in the subdivision, shall be completed prior to issuance of a certificate of completion.
2. Sidewalks shall be installed along all new commercial streets. And existing external streets?
 - a. One side?
 - b. At time of street construction or lot construction?



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OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: Mayor / Council
FROM: Lee Gilmour, City Manager
DATE: September 29, 2023
REFERENCE: Mandatory sidewalk plan

At your September 18, 2023 work session Mr. Wood presented a recommendation from the Planning Commission that would require the installation of sidewalks on both sides of all streets in new development.

The Administration recommends this proposal be modified to require the development of neighborhood walking plan. The Administration's concerns with the Planning Commission's proposal are:

1. It greatly increases the city's liability and future maintenance costs.
2. It removes area that can be used for off street parking.
3. Adds infrastructure where very little need-for example a small cul-de-sac.
4. Sets a standard the city may have to follow in older sections of the city that can involve right-of-way acquisition, etc.

The walking plan would address separation of higher vehicle usage and pedestrians, be connected to parks, school routes, etc., provide an exercise route, and be easier to monitor. A good example is the Wooden Eagle subdivision sidewalk project.

cc: Mr. R. Smith
Mr. B. Wood
Mr. C. McMurrian