



## MEMORANDUM

---

Date: January 7, 2014- City Council  
To: Mayor Dickson, City Council, and the Planning Commission  
From: Michael K. Yerman, Community Development Director  
RE: Land Use Code Re-adoption

---

In 2012, Chapter 16 Land Use and Development was updated and revised with new development procedures. This process took over a year and received months of public input from residents of the community, local lawyers, business owners, builders, and developers. Throughout the process the Community Development staff mailed and emailed notices to these interested members of the public, staff wrote numerous articles in the Mountain Mail, and held public hearings with both the Planning Commission and City Council.

However, after the extensive public input including direct mailers and articles in the Mountain Mail it was brought to Staff's attention that the noticing for final adoption did not meet the requirements of CRS 31-23-304. Due to a miscommunication public notice of the public hearing on second reading of the Ordinance 2012-24 was published 11 days ahead of the hearing rather than 15 days ahead of the hearing. In order to eliminate any potential challenges, staff feels it prudent to readopt Title 16 at this time.

At this time, the Community Development staff would like to undertake the repeal and re-adoption of Chapter 16. A public hearing with the Planning Commission will be held on January 27, 2014 and City Council will see a recommendation from the Planning Commission in the coming months. Since this will be done by Ordinance, City Council will also hold a public hearing.

Over the past year, staff and the Planning Commission have been using the new code to review Land Use Development applications. Staff will be recommending several updates to the code during this re-adoption process. These changes mainly stem from previous code requirements and definitions that were inadvertently omitted during the Code update.

The Planning Commission will review these recommended updates at their work session on January 14, 2014 and hold a public hearing on these items on January 27, 2014. The Community Development's staff will now be transitioning all Planning Commission Packets to be electronic and available online. Therefore, these packet materials will be available for public review prior to the meeting on the city's website. There will be a similar post on the City website just as we do for City Council Packets.

Lastly, staff would like to discuss with both Council and the Planning Commission when new sidewalks should be required. The precedent for the requirement for the installation of new sidewalks was triggered if the application required review by the Planning Commission.

However, many of these applications occur in areas of the City that have little or no sidewalk infrastructure in the immediate area. Lastly, since City Council has begun investigating how to fix our current sidewalk infrastructure, staff would like to review what is currently identified in the Comprehensive Plan and make a suggestion to create a sidewalk plan for the City.

The following Principles, Policies and Action Items are identified in the 2013 Comprehensive Plan regarding sidewalks:

### **Principle T-I. Alternative Modes of Transportation**

*Promote the continued development of a safe and efficient transportation system that offers alternative modes of transportation options in addition to the automobile.*

**Policy T-I. 1** – Create and maintain provisions for pedestrians and bicycles.

**Action T-I. 1.a** – Amend the street sections in Salida’s Land Use Code to create ample provisions for pedestrians and bicycles.

**Action T-I. 1.b.** – Maintain the current requirements for new development to provide improvements including sidewalks, trails and open space areas that allow for viable connections to other neighborhoods for pedestrians and bicycles.

**Action T-I. 1.c.** – Create safe pedestrian and bicycle connections across US Hwy 50 and continue to implement the Highway Corridor Improvement Plan.

**Action T-I. 1.d.** – Where feasible, extend sidewalks and trails to connect to the Historic Downtown Commercial District and throughout the different neighborhoods of the city.

**Action T-I. 1.e.** – Improve ADA access by providing ramps, curb cuts and improving sidewalks throughout the different neighborhoods of the city.

**Action T-I. 1.j** – The City should endeavor to create a sidewalk plan for the prioritization of construction of sidewalks.

**Action T-I.4.b** – Investigate grant or partnership opportunities to bring sidewalks to all established neighborhoods that desire sidewalks.

### **Principle T-V. Existing Infrastructure**

*Provide maintenance of existing infrastructure.*

**Policy T-V. 1** – Identify and prioritize areas of the city that need maintenance or improvements to the transportation system.

**Action T-V. 1.b** – Coordinate new development projects with plans for maintenance and repairs to existing infrastructure.

**Action T-V.1.c** – Evaluate opportunities to partner with property owners to maintain existing sidewalks to a safe and useable standard.

At this time staff would like to investigate whether City Council would like the Planning Commission to prepare a sidewalk plan for the City. The initial groundwork for this sidewalk plan has been done by the Public Works Department. They have mapped all of the existing sidewalks throughout the City in GIS. The Planning Commission would be responsible for drafting a plan to City Council and conducting public meetings to garner citizen input. The Planning Commission would hold a public hearing on the plan and then make a recommendation on the plan to City Council. City Council could then consider potential funding mechanisms for the implementation of the Plan. The creation of this plan would occur over the next several months.