

To: Comprehensive Plan Update Committee
From: Mark Eyerman
Subject: Poor Roads Criterion – Rural Residential Strips
Date: June 1, 2009

When we reviewed the draft methodology for determining where rural residential strips should and should not be created, there seemed to be agreement that the City's policy should be to **not** create strips along rural roads that are in poor condition and need substantial investment to support residential development. But there was concern about how to objectively define which roads fall into that category.

A few years ago, the City hired Gorrill-Palmer to review the condition of all of the City's roads and develop recommendations for the type or level of improvement that each road segment needs in the near term. The initial study missed a few roads and the City staff has added those in. The recommended improvement for each segment includes do nothing, light overlay, heavy overlay (shim and overlay), reclaim, and reconstruct. The reconstruct category includes the segments where the road essentially needs to be completely rebuilt from the base on up. The City uses this study to program its ongoing road improvement program.

This study/system can serve as the basis for determining the road segments that should not have residential strips along them. I propose that the policy be to **not** create residential strips along rural road segments that are identified by the City as needing reconstruction unless funding for reconstruction is included in the CIP. The attached map shows the roads that are identified as needing reconstruction.