



Item: Ordinance 3091 to assign City Zoning to Northview Addition, Phase 10
From: Jana Cooper, RLA, Planner II, Planning and Community Development
Initiated By: Jim Workman Construction Co., Property Owner and Developer
Presented By: Mike Haynes, AICP, Director of Planning and Community Development
Action Requested: City Commission accept Ordinance 3091 on first reading and set a public hearing for May 7, 2013.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (accept/deny) Ordinance 3091 on first reading and set a public hearing for May 7, 2013.”

2. Mayor calls for a second, discussion, public comment, and calls the vote.

Recommendation: At the conclusion of a public hearing held January 9, 2007, the Planning Advisory Board conditionally approved the preliminary plat of Northview Addition, Phases 2-7 (which includes the area proposed as Northview Addition, Phase 10), and the Zoning Commission approved assigning a zoning classification of PUD Planned unit development district to each phase upon annexation to the City. During a meeting held February 6, 2007, the City Commission conditionally approved the Preliminary Plat of Northview Addition, Phases 2-7, as recommended by the Planning Advisory Board/Zoning Commission.

Background: The applicant has completed development of the first eight phases of Northview Addition. The applicant now requests approval of the annexation, zoning and final plat of Phase 10. Phase 10 is located on the proposed 12th Street Northeast extension, north of 36th Avenue Northeast, east of 9th Street Northeast. Northview Addition, Phase 10, consists of ±6.26 acres and creates 20 single-family residential lots. In conjunction, the City is proposing annexation of a portion of 12th Street Northeast right-of-way consisting of ±0.2 acres.

Preliminary plans for Phase 9, which will be the final phase of Northview, have been submitted to the City, but the developer is not moving forward with Phase 9 at this time. Annexation and development of Northview Phase 10 will leave Phase 9 as an unincorporated enclave. The Planning and Community Development Department has received a memo from the Fire Department (attached) stating their concerns regarding unincorporated enclaves. The Planning and Community Development Department shares the Fire Department’s concern about

unincorporated enclaves. However, because the development is consistent with the Growth Policy, staff is in support of this application. In addition, the developer has committed to finishing the final phase of Northview within a reasonable period of time, and Phase 10 will include the substantial completion of the street network, which will be a significant benefit to traffic flow in the area.

At the conclusion of a meeting held on February 26, 2013, the Planning Advisory Board and Zoning Commission passed motions recommending approval of the final plat of Northview Addition, Phase 10, subject to the following conditions:

1. The Final Plat of Northview Addition, Phase 10, shall incorporate correction of any errors or omissions noted by staff, including provision of a notification clause to purchasers regarding soil conditions.
2. The final engineering drawings, specifications and cost estimates for public improvements for Northview Addition, Phase 10, shall be submitted to the City Public Works Department for review and approval prior to consideration of the annexation by the City Commission.
3. An Annexation Agreement shall be prepared containing terms and conditions for annexation of the area within the Final Plat, including, but not limited to, agreement by applicant to:
 - a) install, within two years of the date of annexation, the public improvements referenced in Condition 2 above;
 - b) indemnify and hold the City harmless for any damages that may be sustained as a result of adverse soil and/or groundwater conditions;
 - c) adhere to the attached PUD Site Plan in conjunction with the development of Phase 10;
 - d) assign the obligation for the installing, and paying for all remaining, public infrastructure in future phases of Northview Addition; and,
 - e) pay all applicable fees owed as a condition of annexation, as determined in annexation agreement.
4. A financial surety in the amount determined by the Public Works Department (i.e. personal check or certificate of deposit) shall be established in the name of the applicant and City for the proportionate share of the cost of roadway and 8-inch water main for Phase 10 in the segment of 12th Street Northeast to cross Mark 14E1, Section 36, Township 21 North, Range 3 East.
5. The applicant shall extend 40th Avenue Northeast easterly for future development and storm water conveyance.
6. The developer shall comply with all of the stipulated conditions that were part of the Preliminary Plat approved by the City Commission on February 6, 2007.

The City is proposing to annex ± 0.2 acres of unincorporated 12th Street Northeast right-of-way in order to extend 12th Street Northeast from 36th Avenue Northeast to 37th Avenue Northeast. Funds for this extension have been escrowed over time as a part of the development of previous Northview Phases.

The developer is requesting a final plat along with annexation and the PUD zoning amendment. The final plat consists of ± 6.26 acres, which the applicant has proposed to subdivide into 21 single-family residential lots. Public Works has reviewed the plat and has determined that an

easterly roadway connection is necessary at 40th Avenue Northeast. Public Works has determined this extension is necessary in order to accommodate future development to the east to provide greater overall roadway connectivity in the area. In addition, the connection would provide better surface conveyance for storm water runoff from the property to the east and south of Northview Addition. The extension of 40th Avenue Northeast would eliminate one lot, which would leave 20 lots in Phase 10. The applicant is not in favor of providing the required extension.

Phase 10 of Northview Addition will include extension of 12th Street Northeast from 36th Avenue Northeast to 41st Avenue Northeast. The completion of 12th Street Northeast will ultimately provide residents of Northview access to 36th Avenue Northeast from 9th Street Northeast or 12th Street Northeast, substantially completing the street network for the subdivision. The roadways within the subdivision will be improved to City standards with paving, curb and gutter. The timing for improvements to 12th Street Northeast, from 36th Avenue Northeast to 37th Avenue Northeast, has not been determined due to the fact that the City is contemplating improvements to 36th Avenue Northeast. It would be beneficial to construct these two streets simultaneously.

City water (8-inch) mains will be extended from the stubbed lines off of 37th Avenue Northeast. The proposed water main in 12th Street Northeast will connect to the existing mains located in the right-of way of the avenues within Northview. City sewer (8-inch) mains will be extended from the current location in Northview Avenue east through the proposed Northview Addition, Phase 9, to 12th Street Northeast to serve Phase 10. The developer will provide a temporary easement for the City utility mains that are being extended onto the property not yet developed. Easements will be provided within the plat for the installation of private utilities.

Based on land contours, the area generally slopes to the north. The City Engineer's Office has had a regional stormwater detention master plan designed to serve this, and future development, in the area. As each development is annexed, the developer is required to pay the estimated proportionate share of reimbursements for said improvements. Additionally, the developer shall design a temporary stormwater system to convey stormwater through the undeveloped Phase 9 of Northview until that phase is developed.

The developer will fulfill the subdivision's park obligation by paying a fee in lieu of dedicating park land, which is acceptable to the Park and Recreation Department.

The developer is proposing an amendment to the original PUD site plan as a part of Phase 10 of the subdivision. The approved plan called for condominium units on the east side of 12th Street Northeast and single-family lots to the west. The proposed plan requests single-family lots for all of Phase 10. The developer has submitted the attached revised PUD site plan to be adopted.

The original PUD site plan required the following:

- Lot size range: 8,953 to 8,976 sq. ft.
- Minimum lot width: 88 ft.
- Lot proportion for newly created lots (maximum depth to width): 1.6:1
- Maximum building height of principal building: 35 ft.
- Maximum building height of accessory detached buildings: 24 ft., but may not be higher than the uppermost elevation of the principal building.

- Front Yard Setback: 25 ft.
- Side Yard Setback: Principal building and accessory buildings: 6 ft. each side.
- Rear Yard Setback: 10 ft.
- Maximum lot coverage of principal and accessory buildings: Corner lot: 55% Other lots: 50%

The applicant proposes to make amendments to the PUD site plan for Phase 10 which include:

- Lot size range: 8,700 to 9,700 sq. ft.
- Minimum lot width: 75 ft.
- Lot proportion for newly created lots (maximum depth to width): 1.25:1
- Maximum building height of principal building: 35 ft.
- Maximum building height of accessory detached buildings: 24 ft., but may not be higher than the uppermost elevation of the principal building.
- Front Yard Setback: 25 ft.
- Side Yard Setback: Principal Buildings: 6 ft.
- Side Yard Setback: Accessory Buildings: 2 ft. and must meet building code
- Rear Yard Setback: 10 ft.
- Maximum lot coverage of principal and accessory buildings: Corner lot: 55%; Other lots: 50%
- Creation of single-family units in lieu of condominium units on the east side of 12th Avenue Northeast.

Northview Addition, Phase 10, is consistent with the general goals and desires of the 2005 Growth Policy in that it is a planned development. The Growth Policy provides that a variety of residential uses and housing types should be available throughout the urbanized area to provide choices in location and pricing to meet the needs of the community. Current policy states that land uses should be planned and located so they do not result in adverse impacts to other residential uses, and should be designed to discourage urban and suburban sprawl through incentives, regulations, and other public policies. Finally, it states that development should proactively be directed to where there is public investment in infrastructure.

In addition, the Growth Policy states that we should coordinate efforts to resolve urban services issues and provide a smooth planning transition when jurisdictional issues occur. The creation of unincorporated enclaves should be addressed and eliminated as soon as feasible.

It is anticipated that the City Commission, at the public hearing on May 7, 2013, will consider the annexation resolution, an annexation agreement and final plat for Northview Addition, Phase 10, in conjunction with Ordinance 3091.

Concurrences: Representatives from the City's Public Works, Park and Recreation and Fire Departments have been involved throughout the review and approval process for this project.

Fiscal Impact: Providing services is expected to be a negligible additional cost to the City. Any increased costs likely will be covered by increased tax revenues from improved properties.

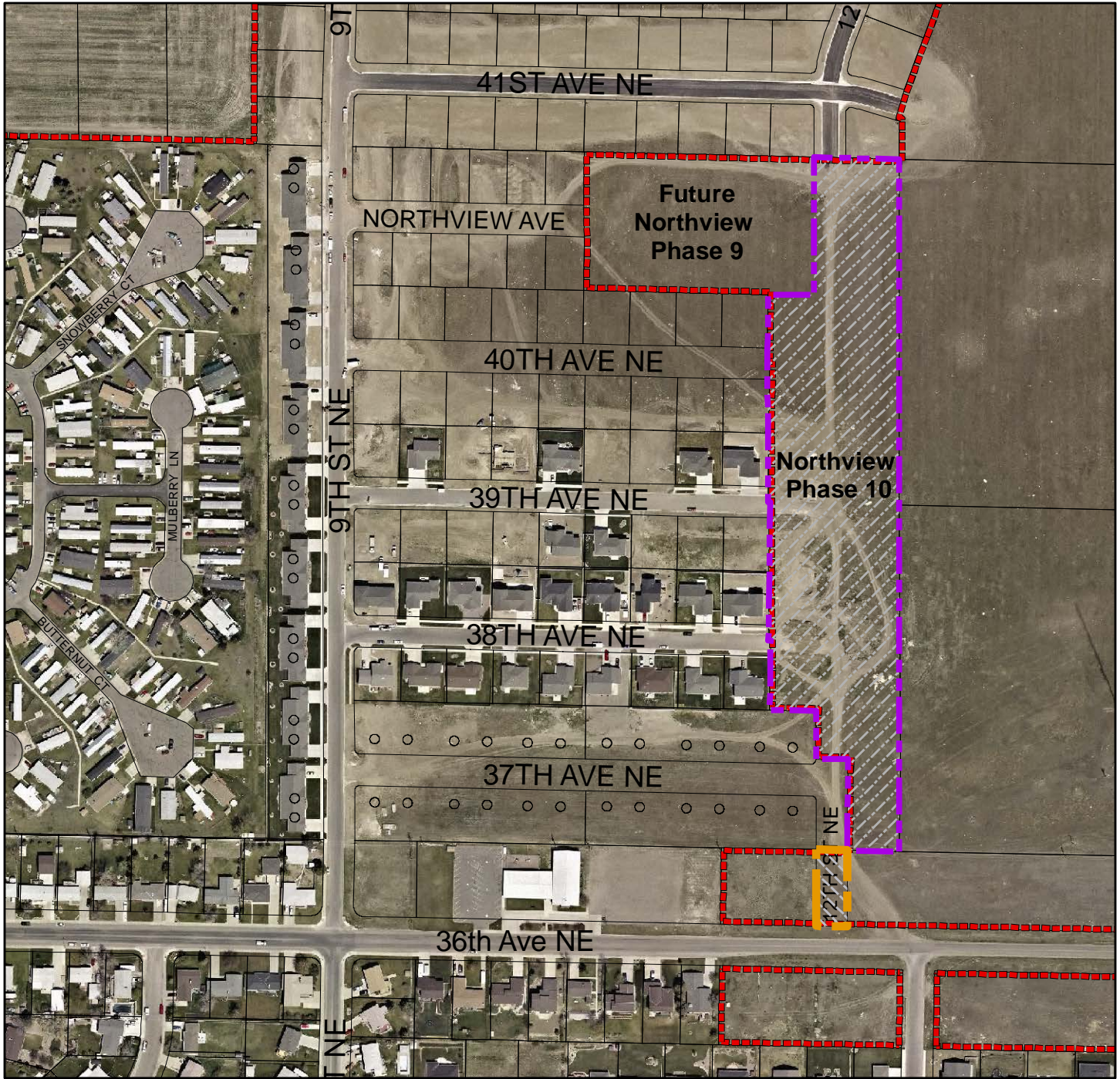
Alternatives: The City Commission could deny acceptance of Ordinance 3091 on first reading and not set the public hearing. However, such action would deny the applicant due process and consideration of a public hearing, as provided for in City Code and State Statute.





Attachments/Exhibits:

Aerial Photo
Ordinance 3091 with Attachment A
Findings of Fact
Northview Addition, Phase 10, Draft Final Plat
Fire Department Memo

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood Council Coordinator
Jim Workman Construction Co., 1024 36th Avenue Northeast, Great Falls, MT 59404
Woith Engineering, 1725 41st Street South, Great Falls, MT, 59405

Aerial Photo



-  City Limits
-  Tracts of Land
-  Northview Phase 10
-  12th St NE

210 105 0 210 Feet



Northview Phase 10

ORDINANCE 3091

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF PUD PLANNED UNIT DEVELOPMENT DISTRICT TO NORTHVIEW ADDITION, PHASE 10 AND A PORTION OF 12TH STREET NORTHEAST, LOCATED IN THE SE¼ SECTION 25, TOWNSHIP 21 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA

* * * * *

WHEREAS, Jim Workman Construction Co. has petitioned the City of Great Falls to annex Northview Addition, Phase 10, consisting of ±6.26 acres, located in the SE¼ of Section 25, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana; and,

WHEREAS, the City of Great Falls has requested to annex a portion of 12th Street Northeast right-of-way, consisting of ±0.2 acres, located in the SE ¼ of Section 25, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana; and,

WHEREAS, Jim Workman Construction Co. and the City have petitioned Northview Addition, Phase 10, and said portion of 12th Street Northeast, be assigned a zoning classification of PUD Planned unit development district, upon annexation to the City; and,

WHEREAS, notice of assigning said zoning classifications to Northview Addition, Phase 10, and a portion of 12th Street Northeast, was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 7th day of May, 2013, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided that the said zoning designation be made,

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF GREAT FALLS, STATE OF MONTANA:

Section 1. It is determined that the herein requested zoning designation will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.40.030 of the Unified Land Development Code of the City of Great Falls.

Section 2. That the zoning classification of Northview Addition, Phase 10 and a portion of 12th Street Northeast, be designated as PUD Planned unit development district, subject to the building envelopes and setbacks attached hereto as Attachment “A” and by this reference made a part hereof.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission or upon filing in the office of the Cascade County Clerk and Recorder the resolution annexing Northview Addition, Phase 10, and a portion of 12th Street Northeast into the corporate limits of the City of Great Falls, Montana, whichever event shall occur later.

APPROVED by the City Commission of the City of Great Falls, Montana on first reading April 2, 2013.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

David L. Nielsen, Interim City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3091 in three conspicuous places within the limits of said City to-wit:

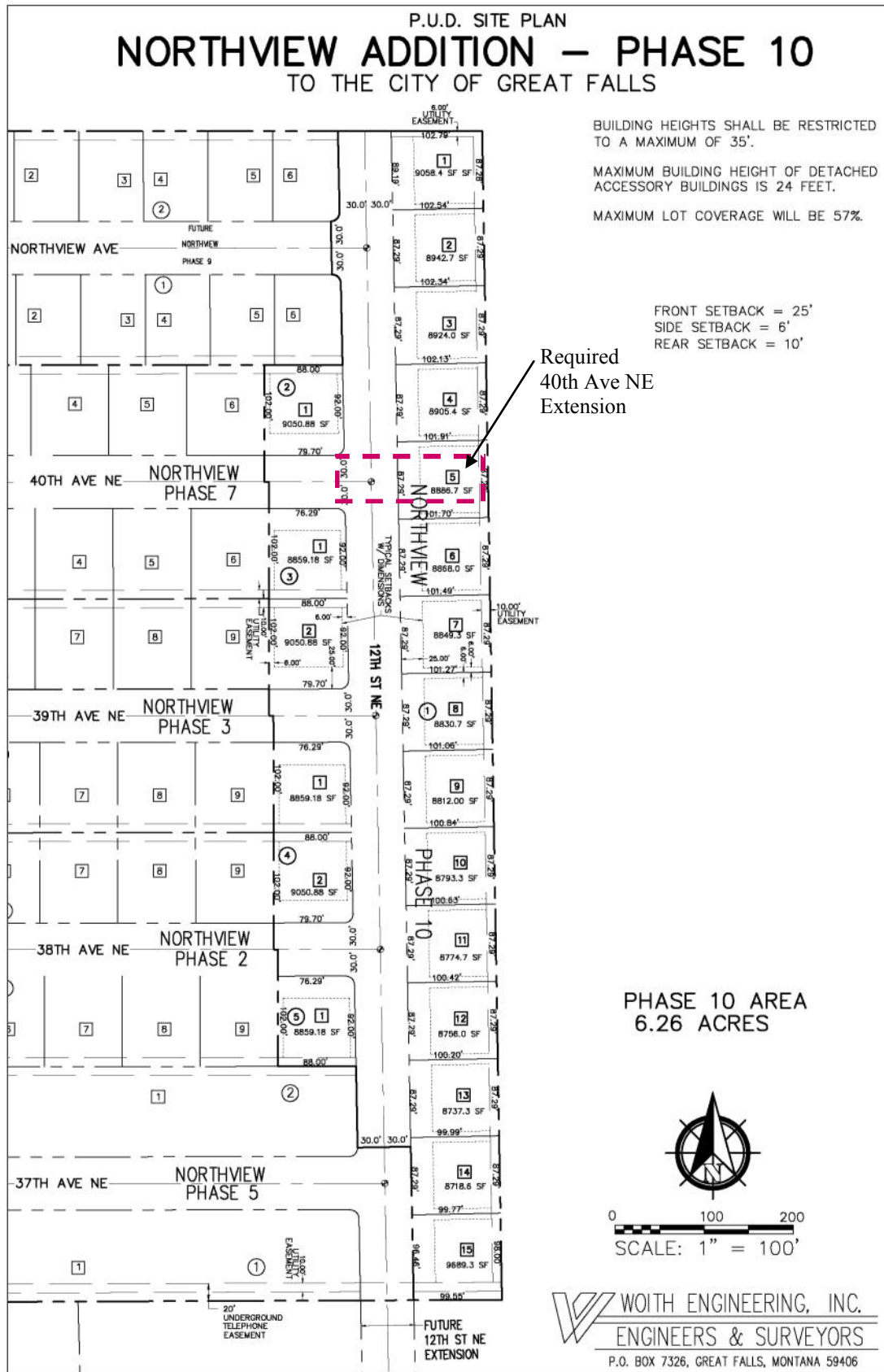
On the Bulletin Board, first floor, Civic Center Building;
On the Bulletin Board, first floor, Cascade County Court House;
On the Bulletin Board, Great Falls Public Library

Lisa Kunz, City Clerk

(CITY SEAL)

ORDINANCE 3091 ATTACHMENT A

NORTHVIEW ADDITION, PHASE 10 PUD SITE PLAN



FINDINGS OF FACT
FOR FINAL PLAT OF NORTHVIEW ADDITION PHASE 10, A SUBDIVISION LOCATED WITHIN
SE ¼, SECTION 25, T21N, R3E, P.M.M, CASCADE COUNTY, MONTANA
(PREPARED IN RESPONSE TO 76-3-608(3) MCA)

PRIMARY REVIEW CRITERIA

Effect on Agriculture: Utilization of the subdivision site for dry land crop production has diminished due to its proximity to urban residential development. Approval of the subdivision will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity.

Effect on Local Services: Lots in the subdivision will connect to City water and sewer mains. The developer will pay the cost of extending the utility mains. The City should not experience an appreciable increase in maintenance and operating costs. The occupants of homes within the subdivision will pay regular water and sewer charges.

The subdivision will receive law enforcement and fire protection service from the City of Great Falls. The nearest fire station is ±2.7 miles from the subdivision site. Providing these services to the homes in the subdivision is expected to be a negligible cost to the City. Increased tax revenues from improved properties will likely cover any increased costs.

Public streets will be extended into the subdivision to serve the proposed residential units, but the subdivision will have a negligible impact on the cost of road maintenance. The developer will have responsibility to install curb, gutter and paving in the roadways within the subdivision. The developer will also incur an obligation of escrowing the cost of City roadway section and 8-inch water main in the future 12th Street Northeast to 36th Avenue Northeast, across Mark 14E1, Section 36, Township 21 North, Range 3 East.

Effect on the Natural Environment: The subdivision is not expected to adversely affect soils or the water quality or quantity of surface or ground waters. Any excess surface runoff will flow northwesterly ultimately to private retention ponds that the developer has paid a proportionate share of the design and construction.

Effect on Wildlife and Wildlife Habitat: The subdivision is located adjacent to an area containing urbanized development. The subdivision is not in an area of significant wildlife habitat and will not result in closure of public access to hunting or fishing areas, nor to public lands.

Effect on Public Health and Safety: Based on available information, the subdivision is not subject to abnormal potential natural hazards such as flooding, wildfire, snow or rockslides, nor potential man-made hazards such as high voltage power lines, high-pressure gas lines, high traffic volumes, or mining activity. The subdivision does border an open field which contains a single radio transmitting tower.

REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATIONS

The subdivision meets the requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the Uniform Standards for Monumentation, and conforms to the design standards specified in the local subdivision regulations. The local government has complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

EASEMENT FOR UTILITIES

The developer shall provide necessary utility easements to accommodate water mains, sanitary sewer mains and private utilities to serve all lots of the Final Plat.

LEGAL AND PHYSICAL ACCESS

Legal and physical access to the subdivision is provided by the abutting 37th, 38th, 39th, 40th and Northview Avenues Northeast, which are public right-of-way maintained by the City of Great Falls. Within each phase, right-of-way will be dedicated and improved to provide access to each lot being created.

NORTHVIEW ADDITION, PHASE 10 DRAFT FINAL PLAT

PLAT OF
NORTHVIEW ADDITION – PHASE 10
 TO THE CITY OF GREAT FALLS
 A SUBDIVISION IN THE SE 1/4, SECTION 25, T21N, R3E,
 P.M. MT, CASCADE COUNTY, MONTANA



LEGEND

- SET 3/4" X 3/4" IRON PIN AND CAP
- FOUND IRON PIN AND CAP
- Ⓛ STREET MONUMENT
- Ⓛ BLOCK NUMBER
- Ⓛ LOT NUMBER
- Ⓛ P.O.B. POINT OF BEGINNING
- SF SQUARE FEET
- (0'00'00") RECORD BEARING
- ADDITION BOUNDARY
- - - NEW PROPERTY LINES
- - - EXISTING PROPERTY LINES
- STREET CENTER LINES
- - - FUTURE DEVELOPMENT
- - - UTILITY EASEMENTS

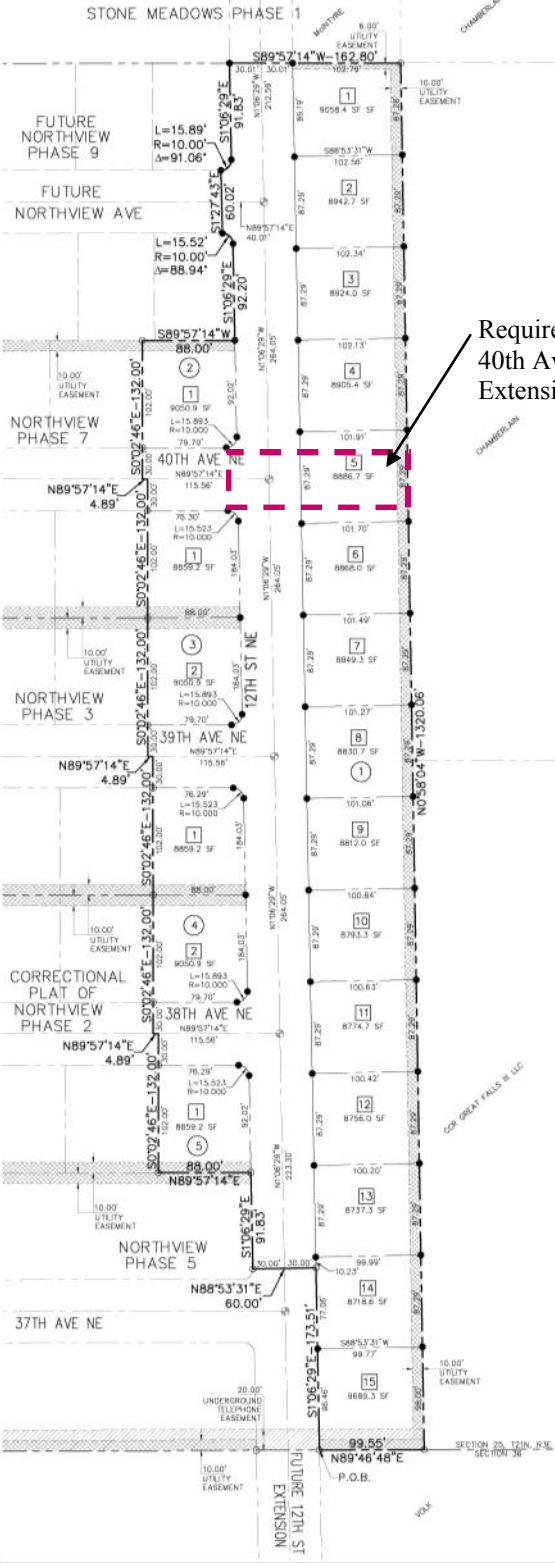
VICINITY MAP

AREAS

STREET 85465 SF = 1.96 ACRES
 LOTS 187277 SF = 4.30 ACRES
 TOTAL AREA 272,742 SF = 6.26 ACRES

BASIS OF BEARING

BASIS OF BEARING IS TRUE NORTH
 BASED ON GEODETIC INVERSES USING
 SURVEY GRADE G.P.S. SYSTEM.



Required 40th Ave NE Extension

CERTIFICATE OF SUFFICIENCY

We, the undersigned property owners, do hereby certify that we have caused to be surveyed and plotted herein, blocks, streets and easements as shown by the attached plat, the tract of land to be known as the **PLAT OF NORTHVIEW ADDITION – PHASE 10** to the City of Great Falls, a subdivision in the SE 1/4, Section 25, T21N, R3E, P.M. MT, Cascade County, Montana, more fully described as follows:

Beginning at the southeast corner of Northview Addition – Phase 1 to the City of Great Falls as filed in the office of the Clerk and Recorder of Cascade County, Montana, and point also being the intersection of the eastern right-of-way line of 12th Street NE and the South line of Section 25, T21N, R3E, P.M. MT, Cascade County, Montana, thence N89°57'14"E, 162.80 feet along an existing line to the center of Northview Addition – Phase 1, thence S7°09'29"E, 91.63 feet along a curved line to the right of radius 88.00 feet, thence S77°43'12"E, 122.00 feet along a curved line to the right of radius 112.00 feet, thence S7°17'14"E, 88.00 feet to a point on the western boundary of Northview Addition – Phase 1, thence S7°09'29"E, 112.00 feet, thence N89°57'14"E, 4.89 feet to the corner boundary between Northview Phase 1 and the Correctional Plat of Northview Addition – Phase 2, the preceding three courses being along the eastern boundary of Northview Phase 1, thence S7°09'29"E, 112.00 feet, thence N89°57'14"E, 4.89 feet to a point on the common boundary between Northview Phase 1 and the Correctional Plat of Northview Addition – Phase 2, the preceding three courses being along the eastern boundary of Northview Phase 1, thence S7°09'29"E, 112.00 feet, thence N89°57'14"E, 4.89 feet, thence S7°09'29"E, 112.00 feet, to a point on the western right-of-way of 12th Street NE, thence S7°09'29"E, 112.00 feet along an existing line, thence N89°57'14"E, 88.00 feet to a point on the eastern right-of-way of 12th Street NE, thence S7°09'29"E, 112.00 feet along an existing line, the remaining three courses being along the western boundary of Northview Addition – Phase 1 and then to the POINT OF BEGINNING containing 6.26 acres.

The above-described tract of land to be known and designated as the **PLAT OF NORTHVIEW ADDITION – PHASE 10** to the City of Great Falls, Cascade County, Montana, and the tract included in all streets and easements shown on said plan are hereby granted and donated to the use of the public forever.

JIM WORKMAN, PRESIDENT KATHLEEN WORKMAN, SEC. – TREASURER

STATE OF MONTANA
 County of Cascade)
 On this _____ day of _____, 2013, before me, a Notary Public, in and for the State of Montana, personally appeared JIM WORKMAN & KATHLEEN WORKMAN, known to me to be the President and Sec. Treasurer, respectively of the corporation above and are the persons who executed the foregoing Certificate of Dedication and they acknowledged to me that they executed the same.

CERTIFICATE OF SURVEYOR

I, DALE E. SCHADDER, Professional Engineer and Land Surveyor, Montana Reg. No. 52062, do hereby certify that on FEBRUARY 28, 2013 I supervised the survey of the tract of land shown on the attached **PLAT OF NORTHVIEW ADDITION – PHASE 10** to the City of Great Falls, Cascade County, Montana, as described in the Certificate of Dedication, and that the survey was made in accordance with the provisions of Title 82, Chapter 3, M.C.A.

CERTIFICATE OF GREAT FALLS PLANNING BOARD

We, the undersigned, WILLIAM ROBERTS, President of the said Great Falls Planning Board, Cascade County, Montana, and MICHAEL HAYNES, Secretary of the Great Falls Planning Board, do hereby certify and attest that the accompanying **PLAT OF NORTHVIEW ADDITION – PHASE 10** as submitted to the City of Great Falls, Cascade County, Montana, has been submitted to the said Great Falls Planning Board for consideration by them and we have been to them to consider to see and we approved of a meeting held on the _____ day of _____, 2013.

CERTIFICATE OF PUBLIC WORKS DIRECTOR

I, JIM RICHARDS, Public Works Director, City of Great Falls, do hereby certify that I have examined the accompanying **PLAT OF NORTHVIEW ADDITION – PHASE 10** to the City of Great Falls, Cascade County, Montana, and the accompanying plat, and I find the same conform to the regulations governing the platting of proposed streets, public utility lines, and easements in accordance with the provisions of Title 82, Chapter 3, M.C.A., and I do hereby approve the same on this _____ day of _____, 2013.

CERTIFICATE OF CITY COMMISSIONER

I, GREGORY T. DOYON, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that this **PLAT OF NORTHVIEW ADDITION – PHASE 10** to the City of Great Falls, Cascade County, Montana, was duly submitted and approved by the Commission of the City of Great Falls at its regular meeting held on the _____ day of _____, 2013.

CERTIFICATE OF AVAILABILITY OF MENARDIAL SERVICES

I, GREGORY T. DOYON, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that the City Commission of the City of Great Falls, Montana, has authorized me to accept on behalf of the City of Great Falls, Cascade County, Montana, the platting and recording of the **PLAT OF NORTHVIEW ADDITION – PHASE 10** to the City of Great Falls, Cascade County, Montana, and that I have caused to be recorded in the office of the Clerk and Recorder of Cascade County, Montana to record the accompanying plat. Dated this _____ day of _____, 2013.

CERTIFICATE ACCEPTING A CASH DONATION IN LIEU OF PAID DEDICATION

I, GREGORY T. DOYON, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that the City Commission of the City of Great Falls, Montana, has authorized me to accept on behalf of the City of Great Falls, Cascade County, Montana, the platting and recording of the **PLAT OF NORTHVIEW ADDITION – PHASE 10** to the City of Great Falls, Cascade County, Montana, and that I have caused to be recorded in the office of the Clerk and Recorder of Cascade County, Montana to record the accompanying plat. Dated this _____ day of _____, 2013.

CERTIFICATE OF COUNTY TREASURER

I, JAMES BAILEY, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the area included in the accompanying **PLAT OF NORTHVIEW ADDITION – PHASE 10** to the City of Great Falls, Cascade County, Montana, and find that the taxes on the same have been paid for the last five years.



JOB NO: 1203
 FILE: 1003070077
 SHEET: 01
 DATE: 2-13



GREAT FALLS FIRE RESCUE

105 9th Street South
Great Falls, MT 59401

Phone: 406-727-8070
Fax: 406-454-2454

February 1, 2013

To: Planning Director Mike Haynes

From: Stephen A. Hester, Assistant Chief of Operations

Re: Annexation, Zoning (Amending PUD) and Final Plat of North-view Phases 10


Thank you for the opportunity to review the proposed annexation. While the Fire Department is generally in support of growth, we feel it's important to go on the record with our public safety concerns.

While this annexation shall increase the department's jurisdiction area it should not have much of an impact on response times because the proposed annexation is within or inside of existing city boundaries.

However, this annexation shall create response problems due to the unincorporated conclaves that it will create. With each unincorporated conclave that the City creates, it also creates jurisdictional and response conflict with regard to emergency response from both the City's emergency responders and County's emergency responders.

In order to prevent the creation islands of property that require County emergency responder to cross into the City's jurisdiction and to prevent the City from responding to incidents in these areas, it is our recommendation that both the properties be incorporated into this annexation.

Respectfully submitted,



Stephen A. Hester
Assistant Chief, Operations