

**Steve Olt**

---

**From:** Steve Olt  
**Sent:** Thursday, November 03, 2011 5:00 PM  
**To:** Kim Newcomer; 'kdimartino@fcgov.com'  
**Cc:** Diane Jones; Mark Jackson; Polly Bennett; Steve Dush  
**Subject:** Courtney Annexation - media contact

This is to inform you that I was contacted by Kevin Duggan of the Coloradoan this afternoon regarding the **Courtney Annexation & Zoning**. His questions, followed by my answers, are:

1. Who initiated the annexation?

Answer: This is a 100% voluntary annexation initiated and petitioned by the Courtneys.

2. When was the Annexation Petition submitted?

Answer: August 31, 2011.

3. What public meetings are being held, or have been held, for the Courtney Annexation & Zoning?

Answer: September 20, 2011 to City Council for Initiating Resolution  
 October 20, 2011 to P& Z Board for recommendation on Annexation  
 November 1, 2011 to City Council for First Reading on Annexation  
 November 3, 2011 to P&Z Board for recommendation on Zoning  
 November 15, 2011 to City Council for First Reading on Zoning and Second Reading on Annexation  
 December 6, 2011 to City Council for Second Reading on Zoning

4. Why are the Annexation and Zoning separated?

Answer: There was an error made because the mailing notice for the P&Z Board public hearing for the Zoning on October 20<sup>th</sup> was not done. Therefore, it was necessary to mail letters for the November 3<sup>rd</sup> Board hearing.

5. The size of the Annexation is 3.13 acres. Does that include the street right-of-way?

Answer: Yes, the Annexation includes right-of-way for portions of Charlie Lane and Nite Court. The residential property itself is about 2.25 acres.

6. What cost to the City will be involved with this annexation?

Answer: A portion of Charlie Lane west of Nite Court is an unpaved, gravel road. All of Nite Court is an unpaved, gravel road serving 5 large single-family residential lots. The City will not require that these roads be paved. The City Streets Department will do minor maintenance on the roads, primarily in the form of grading once a year and any pothole filling that is required. The estimated cost of this maintenance will be about \$400 per year.

7. It is my understanding that the City Manager has a contract on this property? Why was that not disclosed to the P&Z Board and City Council?

Answer: The Courtney Annexation is a 100% voluntary annexation request, with the property owners (the Courtneys) being the applicants and petitioners. There being a potential buyer of the property is not germane to City staff's processing and review of the annexation & zoning request.

**Steve Olt**

---

**From:** Steve Olt  
**Sent:** Monday, November 07, 2011 4:08 PM  
**To:** Sara Gonzales  
**Cc:** Steve Dush; Larry Schneider; Wanda Krajicek; Karen Cumbo  
**Subject:** Courtney Annexation & Zoning

Sara,

At their meeting on November 1<sup>st</sup> Council asked what the cost to the City would be associated with the **Courtney Annexation**. The following is information that might be helpful to put into the AIS at the end of the EXECUTIVE SUMMARY, right below the box.

See what you think.

Thanks,

*Steve*

Steve

Cost to City of Fort Collins if annexed ... The City's Streets Superintendent has indicated that the potential cost of maintaining the gravel portions of Charlie Lane and Nite Court would be approximately \$400 per year for once a year grading based on the following criteria in the Municipal Code and the *Larimer County Urban Area Street Standards*:

**Section 24-97. Annexed Streets of the Municipal Code ...**

Streets annexed into the City that were not designed and constructed to comply with City standards shall be maintained and upgraded in accordance with the "Larimer County Urban Area Street Standards" as adopted by the City Council by ordinance or resolution.

**Section G.02.01.02. Streets Not Built To City Standards of the *Larimer County Urban Area Street Standards***

...

r streets and roads that have been annexed into the City and not constructed to County Urban Standard nor to City ls, shall be handled in the following way:

(a) The City shall provide only minor maintenance to the pavement surfaces to keep them from becoming unsafe. Minor maintenance may consist of periodic grading of gravel surfaces and filling potholes in asphalt surfaces. In addition the City will maintain all culverts and storm drainage pipes that pass under an annexed street.

(b) The property owners adjacent to annexed county streets will be responsible for maintenance of curb and gutter and/or borrow ditches and culverts that cross under driveways.