

Tim Gladhill

From: Jeff Katers
Sent: Thursday, April 8, 2021 2:40 PM
To: Tim Gladhill
Subject: Response to Williams Woods Proposal

Tim,

The Police Department has concerns about this proposed development, specifically the extraordinary length of the cul de sac and the single point of entry/exit to this development. The proposed cul de sac length is more than double allowed by city code. The police department and other first responders (Fire, EMS, Gas/Electric utilities) have a need to have more than 1 accesses to areas.

If the roadway is completely unpassable nearest 175th ave, how do you propose we get first responders to the other residents 1/5 of a mile north? Police can achieve this by foot, but that is a long length to bring a stretcher or remove a patient for EMS. We have responded to many calls for service in areas where roadways have become completely impassible in Ramsey. Some examples are: fires, floods, downed power lines, downed trees, natural gas explosions, vehicle crashes, trains blocking, etc. Thankfully, a majority of these calls have had another route of access.

If we can be assured the 9 homes are the only homes that will ever be built on this roadway the length of the cul de sac might be more feasible. The concern is with potential future development with the larger two parcels on the north end and their future use. It is not safe for a subdivision with multiple homes to have 1 vehicular point of entry exit.

My concerns are the same public safety concerns as with Bowers Dr. What is the Public benefit for not connecting this road to another existing roadway? I believe connecting roadways is also a requirement of city code (117-614):

Sec. 117-614. Subdivision design standards.

- (a) *General requirements.* The planning commission in its review of a preliminary plat shall determine whether the proposed subdivision is in conformity with this Code and shall take into consideration the requirements of the community and the best use of the land. Particular attention shall be given to the arrangement, location and widths of streets, drainage and lot sizes and arrangements.
- (b) *Street plan.*
 - (1) The arrangement, character, extent, width, grade and location of all streets shall conform to the approved standard street specifications and all applicable sections of this Code. All streets shall be paved with concrete or bituminous surfacing.
 - (2) The arrangement of streets in new subdivisions shall connect to adjacent street stubs and provide future street stubs to adjoining areas. In instances where a stub street abuts an undeveloped parcel, it is the stated intention of the city to connect streets with the adjoining parcel for development. In the interim, the stub streets shall have a sign stating that the stub street is a future through street.



Police Mission: To protect and serve with courage, integrity and honor.