



# office memorandum

**Date:** November 20, 2025  
**To:** Development Committee  
**From:** Scott Sturtz, Director of Public Works  
**Subject:** Deferral of Street Paving, Drainage and Sidewalk Improvements  
Norman Bible Church

Monte Vista Estates Phase 1, a Planned Unit Development is generally located ½ mile east of 12<sup>th</sup> Avenue N.E. on the westside of 12<sup>th</sup> Avenue N.W. As part of the required improvements, the developer would construct street paving, drainage and sidewalk improvements in connection with 12<sup>th</sup> Avenue N.W. Twelfth Avenue N.W. is classified as a Minor Urban Arterial.

It is recommended that the construction of these improvements be deferred under the provisions of Section 30-602(b)(1)(2).b. c. and d. of the City Code. My recommendation for deferral is based on the fact these improvements would not immediately function due to the lack of connecting facilities and these improvements would be replaced by a future 12<sup>th</sup> Avenue N. W. Paving Project.

If you need additional information, please feel free to contact me.

KID

cc: Darrel Pyle, City Manager  
Jane Hudson, Director of Planning and Community Development  
Chris Mattingly, Director of Utilities  
David Riesland, Transportation Engineer  
Tim Miles, City Engineer  
Lora Hoggatt, Planning Services Manager