

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, July 19, 2018**  
**Lower Level Conference Room**  
**201 First Avenue East**

### **ATTENDING:**

Patrick Jentz, Engineer I  
Wade Rademacher, Police Captain  
Jarod Nygren, Acting Chairman

Rick Parker, Building Plans Examiner  
Tom Tabler, Senior Civil Engineer

**HEAR THE PUBLIC:** None.

**PERFORMANCE BOND REMINDERS:** None.

### **OLD BUSINESS:**

**My Place** – 755 Treeline; new hotel with 4 floors/85 units. Sorensen is still waiting for comments on the landscaping at the entrance. Public Works is ready to sign-off on this. This will be on the agenda for next week.

**Treeline Retail Center** – 635 Treeline; new retail. There will be two restaurants and an office. They have moved the lot line over to meet the setback, but it still needs to be recorded. Public Works just received comments back and will review those. This will be on the agenda for next week.

**Universal Mechanical** – HVAC - old Mergenthaler building – Center St. This went through the Conditional Use Permit (CUP). We had some comments on the parking lot. Nygren called them because he thought it looked like they were already installing their fencing. He told the owner that before the fencing is in, this will need to go through Site Review. Parker stated they need to submit Construction Drawings. This will be on the agenda for next week.

**Sterling School** – This was on hold previously because of drainage issues in the ROW. They did finally decide they are not going to do the parking lot. This will just be landscaped. Everyone needs to review it with that in mind. There were some questions on the walkways. Now that there will not be a parking lot out there, the access is definitely going to be off of the church parking lot to the north. Right now the church is gated off and fenced off at the north end. They need to show how those accesses will work with their walkways to the school. Rademacher asked if they will be fencing the rest of the property. Nygren believes the back side area where the playground is located will be fenced, but he is not sure about the rest of the area. The stormwater will change drastically with the parking lot change. This will be on the agenda for next week.

**Northwest Drywall** – 1109 E Oregon St; new warehouse in the Rail Park at the south end. P. Jentz stated Public Works has some comments out to the engineer. We're looking for some more information. Parker noted there are lots of problems on the Building side of the review. Nygren mentioned this is two lots right now, which need some clarifications. This will be on the agenda for next week.

**NEW BUSINESS:**

**1989 Salon** – 230 – 2<sup>nd</sup> St E; beauty salon. Change of Use from chiropractor's office to beauty salon. They are mostly doing interior work. Their parking area will need to be restriped and sealed. Nygren noted they need to give us more detail on the parking lot, along with the ADA accessibility. There is a landscape boulevard that has trees, but it is not grass. Parker stated they will need to bring the bathroom up to ADA standards. They don't have an architect or engineer. Parker has only been working with their builder.

**PLANNING OFFICE ITEMS:**

**Eagle Valley Ranch** – formerly known as Valley Ranch – 100 acres. There was a Work Session on this. Nygren believes they will be bringing in new plans that also show a buffer on the north side. The original PUD expired, so this one would replace it. It will be going to a Public Hearing at next month's planning board.

**Meadows Edge** – Spring Creek/Farm to Market at Three Mile. PUD was previously approved by Council. They want to move ahead this fall with 44 units. They have a gravel access road that would create a loop. We actually need a second access, especially for the Fire Dept.

**Parking Commission** - would like to know when Public Works will be repainting the one-way portion of 1<sup>st</sup> Street, in between Main and 1<sup>st</sup> Ave W. Tabler will look into this.

**OTHER REPORTS:** None.

The meeting was adjourned at ??? a.m.

Minutes transcribed by Kathy Nelson, Recording Secretary.

cc:	Police	City Manager	Fairgrounds	MDOT
	Bldg.	Fire	City Clerk	City Airport
	Planning	Parks	Comm. Dev.	Public Works