

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, July 30, 2020**  
**First Floor Conference Room**  
**201 First Avenue East**

### **ATTENDING:**

PJ Sorensen, Senior Planner

Jarod Nygren, Planning Director

Tom Tabler, Senior Civil Engineer

Tim Falkner, Admin Police Chief

Rachel Ezell, Chairman

Jeff Clawson, Building Official

Dave Dedman, Fire Chief

**GUESTS:** Andy Matthews (Montana Basecamp)

**HEAR THE PUBLIC:** None

**PERFORMANCE BOND REMINDERS:** Nothing new

### **OLD BUSINESS:**

**Montana Basecamp PUD amendment-** 1000 Basecamp Dr; amend PUD conditions #32 & #34 to remove 90 day stay limit and to allow RV skirting. Rachel noted a public comment was received from Margaret Davis on 7/28/20. Discussion on determination if this will be a major or a minor PUD amendment. Owner/Developer Andy Matthews explained why he wants to make the change and how the pandemic has affected the type of longer-term stays that are being requested. Public Works feels this would be a major change and would need to review the impacts on water and sewer usage with long term stays and possibly look at additional impact fees. Building Dept advised that Andy should look at things such as additional electric usage in the winter if people use space heaters, etc. Fire & Building have concerns about how visitors will be heating their trailers in the winter. Police has some concerns with the legalities of longer term stays and if it were to become a landlord/tenant type situation. All departments feel that this would be a major change and that City Council needs to re-look at this and will need advice from the departments on updated conditions, etc. PJ suggested that Andy put together a management plan for city council. Nygren will schedule a city council work session to get a feeling of city council concerns and then work on the conditions before a public hearing is scheduled.

**Woodland Apartments-** 23 Woodland Park; new multi-family. The recreation amenity has not yet been finalized. Public Works has not yet received the SID waiver for storm water. This will be on the agenda next week.

**Great Indoors-** Silverbrook; indoor play facility. Nothing new. This will be on the agenda for next week.

**Office Expansion-** 220a Kelly Road; 10' x 20' office addition. Public Works received a resubmittal and is still reviewing. This will be on the agenda for next week.

**St. Matthew's Phase 1&2-** 601 S. Main; parking lot along 6<sup>th</sup> St & 1<sup>st</sup> Ave W. Nothing new. This will be on the agenda for next week.

**Stillwater Square-** Address TBD (Silverbrook); apartment complex. Nothing new. This will be on the agenda for next week.

**FedEx Ground** – 165 Schoolhouse Loop; pavement for mobile distribution ramp. Public Works is still waiting on a submittal to review the existing storm system. This will be on the agenda for next week.

**PLANNING OFFICE ITEM:** Discussion about upcoming planning board meeting on 8/11/20.

**OTHER:** Possible request coming from Meadows Edge to push back improvements to Three Mile from phase 2 to phase 4 or possibly bond for some of the improvements. No formal request has been submitted to date.

The meeting was adjourned at 10:55 a.m.

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