

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, May 16, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

Dave Dedman, Fire Chief
Patrick Jentz, Engineer II
Jarod Nygren, Senior Planner
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

Tim Falkner, Administrative Captain
Tom Jentz, Planning & Building Director
Rick Parker, Building Plans Examiner
P.J. Sorensen, Chairman

GUESTS: None.

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

OLD BUSINESS:

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Plans should be coming in within the next few weeks. This will be on the agenda for next week.

Spring Prairie 4/Outlot C – 2292 Hwy 93 N; new commercial shell. This will be a second Jimmy Johns and Charter Communications. Sorensen stated their final resubmittal should be coming in within the first part of next week. Fincher had sent out a comment to them about street trees. This will be on the agenda for next week.

406 Dentistry – 1315 Hwy 2 W; remodel existing building/change of use from salon to office. Tabler sent a question out to Jackola about what the timing of the phasing plan will be, but he has not received a response as yet. Sorensen spoke with McIntosh last week, too, about that same question. This will be on the agenda for next week.

CHS Fuel Station – 1355 Rail Park Drive – Nothing new has been received yet. This will be on the agenda for next week.

Ivy Building – 343 1st Ave W. Sorensen stated they are working on plans and submittals. They are agreeable to extending the sidewalk and curb line down. They are going to look at the ambient light and see how much more light they may or may not need. We are waiting on plans for the updated version of this. They may make a portion of the third floor into an apartment, and maybe something on the second floor that would be residential as well. That would be a permitted use if it's above the

first floor. The first floor would take a CUP downtown. Dedman will need to look at the plans as far as their ingress and egress. Sorensen referred them to Clawson and Parker for fire separations. This will be on the agenda for next week.

Base Camp RV Park – 1000 Base Camp Rd; south side of Hwy 93 bypass - bathroom and check in buildings. A2Z send Fincher an updated landscape plan. Tabler stated they are putting in a gravity lift station that is in the review process with DEQ. We still need the MDT Permit for Ashley Meadows or Hwy 93. This will be a regional lift station that will just serve their project. But we are trying to size it so that it can accommodate growth in the future, too. Some projects along Hwy 93 and possibly some of the projects on the south side of Siderius' property will all go in there. If we request the upsize with the original build, then we would chip in if we have impact fee monies available. DEQ has a question on how we are going through our sizing. We will need to work through with them on this as well. It's either in MDT's court or DEQ's court regarding public infrastructure. Nygren stated they must go to Council before it can be occupied. Sorensen stated it went through ARC. There will be a revised preliminary plat, with 26 conditions met or bonded for. He will need to have at least RV hook-up standards for each space. Water and sewer has to be in. He could bond for landscaping or asphalt pads for some of the spaces. Sorensen needs lighting information. We will need fire access, functioning hydrants, and a management plan for phasing items. This will be on the agenda for next week.

NEW BUSINESS:

Glacier Bank – 49 Commons Loop; remodel. Near hospital on Commons Loop. They will be remodeling the inside and outside with no expansion with some basement egress windows. Their ATM lane has a stacking lane about three feet off of the sidewalk. We talked with them about putting in some low lying shrubs. P. Jentz stated they will need to come into compliance with their drainage. The parking lot to the north needs to come into compliance also. Nine feet may create more space for drainage, but they will have to do something else outside of their new parking lot area. Their ARC submittal should be coming in on Monday. Tabler stated they are planning to do some geo-thermal heating in here, so we'll have some mechanical plumbing changes. They will have to do a report and show that they will not negatively affect our aquifer. This will be on the agenda for next week.

PLANNING OFFICE ITEMS:

Work Session – We did a Work Session on Pedestrian and Sidewalks. Eventually, Nygren will meet with all the departments on this to show everyone the direction he is going with shared bike lanes, etc.

Public Hearing – Wednesday, May 22nd

Frontier Village Apts. – multi-family - 128 units on Treeline Road. Their Preliminary Plat will be going to the Planning Board. This was continued to the 22nd.

Annexation – a lot on Sunnyside. Looking to annex the whole lot into the City and zone it R-4. Nothing is proposed presently, but it may have a couple of townhomes in the future. This was continued to the 22nd.

OTHER REPORTS:

North of Westview Estates – Sorensen received an e-mail regarding bulldozing and clearing taking place in this area that Mark Owens owns. No formal plans have come in on this yet. Sorensen will have C. Lewis, our Environmental Specialist, take a look at this.

Town Pump – south of town. The existing site is zoned B-2. They want to do a larger store to the west, but a PUD Amendment could expand the PUD area and allow them to relocate their casino into the other area. Then they could develop the frontage per our entrance corridor standards and have a 20-foot landscape buffer with a bike path or combination path. Plans may come in later on this summer. If the Council denies their request to move the casino to the west, they will keep it where it is as a separate building from the store. Tabler added that they have upgraded all the public infrastructure along Cemetery Road.

Meadows Edge – they are finalizing water and sewer. Rademacher will call Dedman. Building permits will be ready. Their single-family units have been most desirable, so they may convert some of their townhomes to single family homes.

Meridian Station – T. Jentz and Nygren will be meeting with the owners of the proposed 602-unit multi-family off of Center at the end of the cul-de-sac up against the railroad tracks.

Four Mile Drive and Stillwater – NW corner of the intersection. Grosswilers’ are creating a parcel that can be sold.

1422 First Avenue West – P. Jentz would like to set up a meeting when Haskins gets back for the shops work. T. Jentz stated WGM is to do the design and the cost estimate. There will be a 6- or 9-foot boulevard.

Grandview Drive – FVCC will be doing improvements beginning on Monday, May 20th.

Village Greens – Carver e-mailed Dedman regarding load limits for emergency access and tire pressure. Nygren stated they will probably bond for it.

The meeting was adjourned at 10:45 a.m.

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