

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, June 20, 2019
Lower Level Conference Room
201 First Avenue East**

ATTENDING:

Dave Dedman, Fire Chief
Chad Fincher, Parks & Rec. Director
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: Wade Rademacher (Meadows Edge); and Joshua Fischer, Resident

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

Treeline Center/My Place – They are requesting a reduction in their bond for \$20,000 for landscaping. Tabler will follow-up on this. Fincher is okay with this. Sorensen gave him the release on the bond for the garbage enclosure. The other two are for the subdivision and for My Place.

Children's Center – C of O request. Everything should be done except for the parking lot striping. Sorensen noted they had a lot of siding that they still had to do as of last week. Fincher and Tabler need to go look at this. They are looking at opening on the 26th.

OLD BUSINESS:

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Fincher met with Sherry Stevens and there are many things that are being proposed that he has never seen or heard about. Nygren stated that Planning & Building have not seen a change to this since February. Toby McIntosh from Jackola is their engineer. Stevens claims that there is activity going on there that should not happen. They will need a Change of Use for the daycare they want to put in. Fincher told her that since it is a wetland area, there is a process that she will need to follow, and Sorensen referred her to the Corp. of Engineers when she called him. Nygren added that Teletech wants their parking lot done. They plan on putting up fencing so that you can't drive down the corridor up against the building. This should be raised as an issue with them and try to get them to do a tabletop crossing to limit that. Parking was discussed. 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. Public Works will be sending out a letter with review comments today, to include the boulevard at Corporate and then removing the dead-end section of sidewalk along the highway. Fincher will

verify that he sent them communication. Dedman is okay with this project. This will be on the agenda for next week.

CHS Fuel Station – 1355 Rail Park Drive. Rohweder thought they were close to getting their Landscaping Plan in. They know that they need to do the PUD Amendment because of the setbacks. Regarding their Final Plat, Rohweder notified Nygren that everything is handled with the language for the easement through this lot, but the City hasn't accepted all the infrastructure yet. They need a new Title Report. Tabler stated the sidewalk needs to be confirmed, and then narrow up the approaches. They will need a standard City section. This will be on the agenda for next week.

Ivy Building – 343 1st Ave W. Sorensen sent them more information on the ADA accessibility coming in here. The Building Dept. will accept doors that swing in instead of out regarding the parking spaces. Tabler needs to contact them. They will need a boulevard added next to their sidewalk. This will be on the agenda for next week.

Base Camp RV Park – 1000 Base Camp Rd; south side of Hwy 93 bypass - subdivision. Sorensen stated we have all the Building Permits issued for the three bathroom buildings and the meter house. Their Final Plat is still pending. They do have all the paving done. Nygren stated they need their final DEQ letter and their final MDT letter, both of which are coming. They also need to buy an easement to cross MDT land. This will be on the agenda for next week.

Glacier Bank – 49 Commons Loop; remodel. Near hospital on Commons Loop. A submittal came in on the 17th. Public Works will need to do their second review on that. Fincher sent out comments because they want to put rock up against the sidewalk. T. Jentz said the thermal wells are all in. Tabler had a long discussion with their engineer. He stated their report is forthcoming, and there will be no issues. This will be on the agenda for next week.

NEW BUSINESS:

J2 – 115 W Wyoming; storage building mezzanine addition. Parker stated they had a discrepancy about who turned this addition into us, so no one had. It is already built but is not built to this plan. The plan is about 15 feet below the maximum area they can have to call it a mezzanine. They built more than that, so now they are in a second-story situation. The Building Code only lets them have 9,000 sq. ft. on one-story without a sprinkler system. They don't have a sprinkler system. They just have a piece of pipe plumbed in through the floor for a riser but not hooked up to any City utility. The building has only been inspected as far as the wall sheeting. They didn't insulate it like they were supposed to. There is a required fire wall on the east side because of the distance to the alley that we don't know if it was built correctly. The wing with all the tires on it is the "L" area that heads over to the bathroom. That put them over the maximum allowable area. There are a number of issues along with all the items that are in there that would probably also drive the fire sprinkler requirement. The steel racking was never mentioned before. That is supposed to be attached to the floor and it is not. There are also chemicals stored in there, which were never supposed to be stored in this building. There are a lot of 55-gallon drums that would indicate some kind of transfer system. That would drive a ventilation requirement in the code, which there is no ventilation other than a

bathroom exhaust fan. A final inspection was done yesterday on the heat, but we did not take the gas line. We will not let them turn it on because the gas company will not turn it on until we tag it. The R-21 insulation in the walls is not there. The roof was supposed to have R-30 on the deck above the roof deck, between that and the membrane. We don't know if that is there or not. They were supposed to spray foam above all the overhead doors and we don't know if that is in place. Many other items were noted. Parker sent most of the pictures to Jackola. T. Jentz noted that this is zoned B-1, Neighborhood/Commercial. Office supply was not a permitted use but we worked that through at the Council level. They also have a janitorial service and that material was not supposed to be stored or operated out of this building. We all believe they were generally aware of that. That was 1, 2, and 3 years ago for all of those discussions. They were using a location behind Vanns in Evergreen to store this material. Sorensen noted this is a significant fire code issue.

PLANNING OFFICE ITEMS:

New CUP – Nygren sent out a referral on this project for a 9-unit, multi-family project across from the skate park on N Woodland Park Road for your comments. Haskins gave Nygren comments from Public Works.

OTHER REPORTS:

Meadows Edge – Request for a PUD Amendment to allow an encroachment for parking spaces into the side setback under certain conditions. Current rules would require a 5-foot setback to parking spaces and they would have to be paved. They would like us to allow the encroachment down to 1½ feet down to the property line if it is shielded with a fence and with the understanding that it would be a hard surface (concrete, asphalt, or pavers) and not gravel. Tabler asked if there are private utility easements on any of these lots. We would not want to put driveways over the top of gas mains and power lines. Rademacher stated that it would not extend further than the driveways. He believes that some of them are running underneath driveways anyway. Tabler agreed that some of them are, because of the 10-foot easement along the ROW frontage as well. Maybe those lots should be excluded from the amendment. Discuss was held. Rademacher added that they will put in vinyl fencing from the house to the side property line. The committee agreed this would be a minor amendment. This is an approved minor amendment to the PUD. Sorensen raised the dust issue at this location. Rademacher stated that he has arranged for a fire hydrant meter. Sandry has a water truck so they will be watering every day. Sorensen also noted that large trucks have been driving over their sidewalk and curb. If they get broken, they will need to fix it before we would accept the roadway. Rademacher agreed. He was also inquiring about posting signs from their lender or the contractor. Sorensen stated that on the lot where they are doing the work, they are allowed to post a 6 sq. ft. sign per lot. It can be a larger sign if everybody wanted to get on one sign, but it must be on the lot. Public Works is in support of having the parking right off the side of the roadway with the back of the space out of the ROW. That way when they plow or have major maintenance, they won't be responsible for a private parking area. Rademacher agreed. Sorensen showed him an example of how this was dealt with at another location. Public Works received the second submittal on Phase 1B which they will be reviewing soon. Rademacher added that the Final Plat for 1A only has the ROW Permit from the State, updating the Subdivision Improvement Agreement, and the Park Plan

still outstanding.

The meeting was adjourned at 10:47 a.m.

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