

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, July 3, 2019  
Lower Level Conference Room  
201 First Avenue East

### ATTENDING:

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

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

**GUESTS:** Bret Serbin, Daily InterLake

**HEAR THE PUBLIC:** None.

### PERFORMANCE BOND REMINDERS:

**Treeline Center** – Public Works is working on getting the Performance Bond transferred over to a Warranty Bond. There is a little bit of landscaping they are going to include.

### OLD BUSINESS:

**Gateway Community Center** – 1203 Hwy 2 W; parking lot changes. Looking at rebuilding their parking lot to the east (adjacent to Teletech) to address some drainage issues. It may slightly change around the landscaping. They are looking at adding the bus stop with something that is new. There are three different phases. They plan on restriping the parking to the north as part of accommodating the new Glenwood Apartments. They are also interested in redoing some things off toward the west, to include restriping to fit the other apartment buildings in, and may put in the playground for the daycare. They had also discussed working on the drainage facilities and thinning out some of the vegetation, but will need to work that out with the Corp. of Engineers. They have talked about gating the NW corner. Public Works has an issue with the sidewalk going up Glenwood. 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. New plans show the sidewalk going along Corporate Drive and some landscaping. No details were provided. Tabler noted that their submittal came in right after his comments went out. They will not be doing construction soon. This will be on the agenda for next week.

**CHS Fuel Station** – 1355 Rail Park Drive. Parker needs the stamped structural for the supports for the tanks and the ground tanks. The Fire Code requirements will be met. Their Final Plat will go before the Council on August 5<sup>th</sup>. PUD for setbacks needs to be addressed. This will probably go

through as a minor change. It is contingent, though, on what they do for landscaping. We are still waiting for Landscape Plans. This will be on the agenda for next week.

**343 1<sup>st</sup> Ave W - Ivy Building.** The extension of the City sidewalk, curb, gutter, and boulevard is still an issue with them. Tabler has a proposal for them to make their life easier. He is meeting with them on Monday. Sorensen stated that he spoke with them on having their garage doors swing in or have sliding doors. This will be on the agenda for next week.

**Base Camp RV Park** – 1000 Base Camp Rd; south side of Hwy 93 bypass - subdivision. Their revised Preliminary Plat was approved by Council on Monday night. There is an \$800,000 bond in place for the rest of the work. Tabler stated that LHC already made the tap across the highway. Pipe should be laid down South Meadows next week. This will be removed from the agenda.

**Glacier Bank** – 49 Commons Loop; remodel. Near hospital on Commons Loop. Public Works received the report from them for the geo-thermal wells that Public Works is reviewing. Tabler stated that when they blow the wells off they want to utilize that to test their storm system in the northwest of the property. The results of that test will need to be worked into their stormwater design, as well as looking at previous reports and see how the whole area was set. There were two ponds designed in their previous submission. So we need to see if it still meets what we are trying to do with our current standards. Fincher has comments out to them. Tabler is waiting to hear back from the engineer about when the test will happen. This will be on the agenda for next week.

**J2** – 115 W Wyoming; storage building mezzanine addition inside the new storage building. Parker received an e-mail from their architect regarding agreeing to sprinkler the building. They are still in violation of our Fire Code, however Building and Planning are communicating with them. This will be on the agenda for next week.

**NEW BUSINESS:** None.

**PLANNING OFFICE ITEMS:**

**Base Camp RV Park** - was approved by Council.

**Meadows Edge – Phase 1A** - Final Plat was also approved.

**Woodland Park Apartments** – a 9-unit, multi-family project CUP was sent out for comments. Haskins has responded. All parking was put on the west. The east side of the property will now have more landscaping. That is also where their pergola is, and it creates less impervious area. They have added in some sidewalk next to the building. Two of their units will be efficiency apartments. They plan on sprinklering the buildings. They will probably have underground storm water. Haskins will need to see these new plans. They will be required to put in City Standard curb and gutter. Public Works may have an issue with their approach. To the east is a County alley. This is going to the Planning Board on Tuesday.

**Meadows Edge – Phase 1B** – parking will go along with the park area. The playground will be to the east. Their handicapped spaces may need to be closer to the park. P. Jentz is working with them on this. They will need an acceptable pedestrian route that may include continuing the sidewalk. This will also be going to Council for Final Plat.

**OTHER REPORTS:**

**Glenwood Apartments** – A full set of plans came in. The CUP had conditions on the buffering and some things they need to do in the Gateway parking area. We may need to know what the restriping plan is in order to make the apartments work. This went through ARC. Their garbage container enclosure was moved.

**Frontier Village Apartments** – Treeline – went through ARC subject to final review of their landscaping plan. This is DNRC leased land. There are nine permits because there are three garage buildings and six buildings. There will be 128 units altogether. Nygren noted the lot has not been platted, but needs to be Final Platted.

The meeting was adjourned at 10:40 a.m.

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