

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, August 15, 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

**GUEST:** Toby McIntosh (Jackola Engineering)

**HEAR THE PUBLIC:** None.

### **PERFORMANCE BOND REMINDERS:**

**Fresh Life Church** – They will be bringing a bond in for all their unfinished work, including the parking in the back, paving, and a storm sewer inlet in the NE quadrants of Second Street and Hwy 93.

**Special Education Cooperative** on Third – They will need bonding for the siding.

### **OLD BUSINESS:**

**Gateway Community Center** – 1203 Hwy 2 W; parking lot changes. Tabler spoke with their engineer about their storm sewer plan. They want to just put in a system that will serve their immediate project, but we would need to see a storm phasing plan and how that might look for the whole project. This will be on the agenda for next week.

**Glenwood Apartments** – Glenwood/Two Mile – They plan to begin construction on Monday. Updated civil drawings came in. They have added recreational items, including benches and a BBQ area. They may still need to bond for a portion of that. They will set back their fence. Need to ask them for actual plans and a restriping plan. They are showing pavers coming to the gate, which was a Council condition. Fire is okay with this project. Tabler needs to review their Traffic Impact Study. This is passed through Site Review subject to TIS approval by Public Works.

**406 Dentistry** – 1315 Hwy 2 W; remodel existing building/change of use from salon to office. Their Landscaping Plan needs to be reviewed by Fincher. This is passed through Site Review subject to Fincher's approval of their Landscaping Plan.

**343 1<sup>st</sup> Ave W** – formerly the Ivy Building – They have put their fire line in. They are planning to sprinkle the building. They are doing a battery backup for their elevators so they can be used as their second exit. Nothing else new has been submitted yet. This will be on the agenda for next week.

**Frontier Village Apartments** – Treeline – Only their civil drawings have been received. They are going through subdivision review by DEQ that will hold this up for about 90 days. This has been passed through ARC only for the buildings. No Landscape Plan has been submitted yet. This will be on the agenda for next week.

**Payne West** – 165 Timberwolf; new multi-suite office building to the east of Glacier Eye Clinic, and NE of D.A. Davidson. This was tabled by ARC, mostly for treatments along the building. They will be widening their parking area. Public Works and Fire have this under review. The building will be sprinklered. Lighting information has been submitted. Construction should begin by September 1<sup>st</sup>. They will need a functioning lift station, have the road paved all the way up, and stormwater completed. They are looking to having construction completed by October 30<sup>th</sup>, and obtain their CO beginning November. The street trees will probably be phased in. This will be on the agenda for next week.

**NEW BUSINESS:** None.

**PLANNING OFFICE ITEMS:**

**Town Pump** – Cemetery Road & Hwy 93 S –Nygren stated that their zone change was approved by the Planning Board with no amendment to any of the conditions. This will be going to City Council on the Tuesday after Labor Day. They will need to move the billboards, landscape the City lift station, shift the entry to the south and made it a common entry for other development that will be in there, put in street trees, and have no casino advertising. They are waiting for their PUD to go through before doing any design work.

**OTHER REPORTS:**

**Crossings at Spring Creek** – Tabler stated they have submitted for a ROW Permit, a water model from them, and their Traffic Impact Study. Actual plans have not been submitted yet. Final approvals from FEMA have not yet been submitted, but they should be submitted by October. They want to start building in October.

**FCEDA** – T. Jentz met with them regarding Bridgewater putting in a proposal to repurpose the CHS convenience store on Idaho. They want to take out the gas pumps, put a restaurant in front of the building, put a two-story office in the middle, and a retail space in the back using the existing building and cleaning up the site. CHS/Cenex would like to put a Zip Trip in there. If Bridgewater is able to complete an agreement, they would like to begin construction by November 1<sup>st</sup> or sooner.

**Sidewalk Art** – A request came in from Fresh Life Church to put down sidewalk art down, adjacent to their own property. Tabler would like to see what they are going to put down. C. Lewis had asked Tabler if we are going to allow this all over town because it will all end up in our storm sewer system.

The meeting was adjourned at 10:20 a.m.

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