

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, August 22, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

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

Chad Fincher, Parks & Rec. Director
Tom Jentz, Planning & Building Director
Rick Parker, Building Plans Examiner
P.J. Sorensen, Chairman

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

Sterling School – We need to get something back to them to set their bond amount. Fincher needs to look at their Landscape Plan. They have estimated their remaining improvements to be around \$22,000.

Special Education Cooperative on Third – They will need to add to their \$2,000 bond.

Meadows Edge – They are looking to reduce their bond. Crowley is looking at this.

OLD BUSINESS:

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Public Works is waiting for the storm sewer master plan for the site. They would like to just build what they need for their current phase. Tabler stated we can work with them on this, but we need the overall plan. This will be on the agenda for next week.

Glenwood Apartments – Glenwood/Two Mile – Project was conditional approved last week; this is an update. They have obtained a ROW (Driveway) Permit. Sorensen is waiting for their layout plan. Their property line is likely to shift five feet further to the south due to our fire code. This will add more landscaping to this side of the property line, with some impact on their layout on the south side.

343 1st Ave W – formerly the Ivy Building – They have had their concrete poured. Tabler has it estimated for the 50/50 program but he hasn't heard back from them. Their fire service line is in, and their water meter was installed yesterday. Planning is looking for an updated Site Plan. This will be on the agenda for next week.

Frontier Village Apartments – Treeline – Public Works is waiting on their Traffic Impact Study. Nygren has not received anything on the subdivision yet. They will need to go through DEQ subdivision review because they will have private mains. 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. Updated civil plans came in. They have extended some parking. This still needs to go through ARC, which had been tabled previously. Public Works is okay with this project. This is passed through Site Review.

NEW BUSINESS: None.

PLANNING OFFICE ITEMS:

3 Three Mile Drive – west of Northern Lights Blvd. There are five parcels in the county. The southern parcel wants to annex into the City and likely subdivide in the future. Sewer and water are nearby. Right now they have septic and a well, which they plan to keep. There is a private road easement going along the western boundary. This is a Family Transfer. They have 2.3 acres and it will be City zoned R-3.

OTHER REPORTS:

Cere’s Bakery – They will be having a life-sized bike with a lady riding, giving the impression that they are coming down the awning. The total height is about eight feet and sticking out about four or five feet. She would be holding a cup of coffee and a loaf of bread. The artist is Kay Lynn who did many of the other building decorations downtown. Clawson discussed the anchoring and some guy wires with them. They would need to get approval from MDT. Tabler will talk with Freyholtz about this. T. Jentz stated they may need to get an encroachment permit from MDT.

FCEDA – T. Jentz stated the proposed Zip Trip by CHS/Cenex has pulled out. Bridgewater has submitted a Letter of Intent to FCEDA 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. They will be meeting with FCEDA next week to firm up a sales agreement. Katherine King in Planning will take care of the Brownfield mitigation on cleaning up the gas tanks as part of the CHS relocation program. They would like to begin construction by November 1st or sooner.

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