

Minutes Neighborhood Council 3 (NC3)
Thursday, November 5, 2015 – 7:00 PM
Riverview Elementary School – Music Room

Call to Order

Kathleen (Kathy) Gessamen, Chair called the meeting to order at 7:01 pm.

Council Member Present

Steve Malicot, Terry Thompson, Jana Cooper, and Cyndi Baker arrived late.

Unfinished Business

Minutes: S. Malicot moved to accept the minutes of the October 1, 2015 meeting as presented; T. Thompson seconded. The motion carried.

Committee Reports

Council of Councils (provided by K. Gessamen)

- They discussed the Resolution proposed by NC3. The other Councils were ok with the Resolution for NC3, but thought the City's Growth Policy covered new development well enough for the other Councils.
- They discussed the Holman Building the Council of Councils is going to work on the issue.

City Commission (provided by K. Gessamen)

- New fee structure for the Golf Course was reviewed.

Planning Board (provided by J. Cooper)

- Nothing pertaining to NC3.

Calumet Expansion (provided by Hadley Bedbury, Calumet representative) work is continuing, but nearing completion.

New Business

Thaniel and West Ridge Development Updates by Craig Raymond, Director of Planning & Community Development.

- Engineering plans have been submitted
- Foundations started for the Neighborworks portion of the project
- The funds for the traffic study have been secured from the developers, the scope of the project is being reviewed by TAC on November 12, 2015. MDT will also need to review the scope. They anticipate an RFQ/P should be coming out in January with the study to begin in February, should be a 6-8 month process with final adoption sometime around September, 2016. They are currently electing to include a larger study area.
 - A resident asked how Phase I of Thaniel was allowed without the study. The response was the Commission didn't require the traffic study for Phase I, but it will be required for any future Phase.
 - It was noted that 43rd Ave would be the next north collector roadway and the developers are currently working to acquire necessary land to make the connection.
 - Comment from a resident about the mud being drug from the construction area on to the existing roadways. Mr. Raymond took note and said please let the City know if there are other issues similar to this, because the developers are required to keep the mud off of the existing streets.
 - There was a question about the timing of the phases, on the plat is shows the Neighborworks lots as Phases 2-7 and the private developer's lots as Phase 1 they

wondered why the other phases could go before Phase 1 if Phase 1 was the only one approved. It was explained that the Phases labeled on the plat were all part of the overall Phase 1 of development. All the roads within all of the platted lots were to be built now and any lot in the overall area could be developed.

- It was noted that that the roadways were scheduled to be completed by around June, with potential August move in dates.
- The lift station north of the development should go to bid soon, it is required to be completed prior issuing any building occupancy permits. It is also necessary for the project to function.
- A neighbor requested that the existing cul-de-sac easement kept clear during construction of the new homes and the gravel needs to be replaced/repaired.

Phoenix Townhomes Minor Subdivision and Conditional Use Permit presented by Dana Hennen

- Two townhomes on Colorado Ave and 2nd Street, each will be 1,400 sq. ft. without a basement. Sale price around the \$180-190k. The property is zoned R-2. The developer will be updating the street with curb and gutter and adding a sidewalk.
- T. Thompson made a motion for NC3 to support the proposed development. S. Malicot seconded the motion. The motion carried.

Petitions and Communications

- T. Thompson noted that the Realtor Association has grant funding for projects around town. She mentioned that the Council at one time wanted a fenced dog park area on the lot across from Skyline School. She suggested a task force be created to look into the issue further. P. Cadwell mentioned that the item should be put on the agenda for further discussion. J. Cooper noted that the Park and Recreation Master Plan was starting the process of being updated and it should be discussed with Park and Rec. There was additional discussion about a possible crosswalk at 36th Ave to get to Skyline Park, the Council would need to discuss this with Public Works.

S. Malicot motioned to adjourn. T. Thompson seconded. The motion carried. Adjourned at 8:09.

Next meeting December 3, 2015.