



## ITEM REPORT UTILITIES COMMISSION

Agenda Date: 11/7/2024  
Agenda Section: Business Item

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**Department Origination:** Public Works

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**Agenda Item:** Recommend Planning and Zoning Commission Approve the Essentia Health Musculoskeletal Center PUD for the Redevelopment of the former Camping World Site Contingent on Entering into an Escrow Agreement Prior to Issuing a Building Permit.

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**Approval Required:** Simple Majority Vote

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### **BACKGROUND**

Essentia Health is proposing to convert the former Camping World site to a Musculoskeletal Center. The existing site will be modified to accommodate parking for the new clinic, a drive-thru pharmacy as well as new site circulation for vehicle and pedestrian access. A Traffic Study was completed with the proposed development and is included in the Utilities Commission packet.

The proposed site modifications require relocation of two fire hydrants. The relocation of the fire hydrants require inspection services from the City. The inspection services are to be paid by the developer and are included in an Escrow Agreement.

### **FINANCIAL IMPLICATIONS**

There are no financial implications with the exception of what is included with the Escrow Agreement which will be paid by the developer.

### **STAFF RECOMMENDATIONS**

Staff recommends approving the PUD contingent on entering into an escrow agreement with the City to pay for the inspection services related to the relocation of the fire hydrants.

### **COUNCIL ACTION REQUESTED**

MOTION to recommend Planning and Zoning Commission Approve the Essentia Health Musculoskeletal Center PUD for the redevelopment of the former Camping World site contingent on entering into an Escrow Agreement prior to issuing a building permit.