

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

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

ATTENDING:

Dave Dedman, Fire Chief
Chad Fincher, Parks & Rec. Director
Tom Jentz, Planning & Building Director
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

Tim Falkner, Acting Police Chief
Patrick Jentz, Engineer II
Jarod Nygren, Senior Planner
P.J. Sorensen, Chairman

GUESTS: James Freyholtz (Montana Department of Transportation)

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

Town Pump – P. Jentz stated as-builts were submitted but probably not acceptable and will be kicked back by DEQ. Fincher is fine with the dollar amount on the bond. P. Jentz will check with Crowley on the status of the bond.

OLD BUSINESS:

Maw – 25 Appleway on the south side; apartments. Two 4-plexes. P. Jentz stated we laid out a process that could go through for deviation but they came back and said they did not need to do it. We told them again that they need to do it. Nothing new has been submitted. This will be on the agenda for next week.

Sunrift Brewery – 55 – 1st Ave WN; Phase 2 – convert existing building to a restaurant. They submitted for ARC review so are going forward. They are working with the mall on this. There are some parking issues. Public Works is waiting for updated civils. This will be on the agenda for next week.

Base Camp RV Park – Hwy 93 S. Public Works' first round of comments have gone out and they are waiting for a resubmittal. Nygren asked Dedman to look at the southern entrance and discussion was held regarding the entrances/exits. T. Jentz stated the bike trail needs to be sashayed for ease of biking. Fincher has received an e-mail from them regarding landscaping. Nygren noted the street in front of this project should be built to City standards, and Tabler agreed. This will be on the agenda for next week.

NEW BUSINESS:

Edge Apartments – 21 Appleway; apartments. Landscape plans were shown. They have a call into Fincher regarding the recreational amenities. Public Works is waiting for their full submittal. Their underground stormwater was discussed. This will be on the agenda for next week.

PLANNING OFFICE ITEMS:

Eagle Valley Ranch Subdivision – An application for a preliminary plat is on the agenda for the January Planning Board Meeting next Tuesday.

Text Updates – The board will also be having a Work Session to discuss potential corridor standards, including landscaping and buffers on highways. Basically what we are already doing with PUDs, but creating an ordinance to include landscaping to the edge of the road. We will have a Public Hearing in February.

OTHER REPORTS:

Transportation Plan Update – T. Jentz informed the group that he sent out a draft SOQ for a Transportation Plan Update to get this started.

The meeting was adjourned at 10:18 a.m.

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