

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, January 10, 2019  
Lower Level Conference Room  
201 First Avenue East

### ATTENDING:

Tim Falkner, Acting Police Chief  
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

**GUESTS:** James Freyholtz (Montana Department of Transportation) and Wade Rademacher (Edge Apts.)

**HEAR THE PUBLIC:** None.

### PERFORMANCE BOND REMINDERS:

**Town Pump** – Tabler stated they still have a few things to wrap up on the curbing to get their drainage to work properly. Once they complete that work, we can look at what is remaining to figure out what we will need for the bond. Some of the curbing may be part of this bond. They will be pouring curb this week.

### OLD BUSINESS:

**Maw** – 25 Appleway on the south side; apartments. Two 4-plexes. P. Jentz stated we received a submittal but Public Works has not had a chance to look at it yet. This will be on the agenda for next week.

**Sunrift Brewery** – 55 – 1<sup>st</sup> Ave WN; Phase 2 – convert existing building to a restaurant. There is an updated architectural site plan and an updated landscape plan that did go through Architecture Review on Tuesday. Tabler will send an e-mail to let them know we need civils. They are still intending to do the patio, but they are working on this with the mall. T. Jentz stated the mall wants to have a road come off of Hwy 93 by the tracks and go north of the bank between them and Loose Change to provide access. That's not what we want to create. They want the trail to go somewhere else or be smaller. Tabler stated we are replacing the water main on First Ave WN this coming summer, going in on the east side of First Ave WN. This will start at the mall and then go up to Washington as there is an undersized water main along that corridor. Their approaches will be affected by this construction. This will be on the agenda for next week.

**Base Camp RV Park** – Hwy 93 S. Tabler stated Public Works is waiting on a resubmittal. Fincher has a landscape plan but has not yet reviewed it. T. Jentz asked Freyholtz if we are on contract with KLJ to do the redesign of the road. Freyholtz stated they are finalizing the scope of the contract. The build grant section is separate. MDT is still waiting for the submittal. Tabler stated he thinks they will probably have to start at Hwy 93 with their utilities. The sewer is rather deep on the south side. This will be on the agenda for next week.

**Edge Apartments** – 21 Appleway; apartments. This did go through Architecture Review. We are going to talk after this meeting about some of their recreational amenities. P. Jentz noted Public Works sent out their review yesterday to TD&H. Our comments were minor. We need to make sure their site plans and their landscape plans mesh together. Rademacher noted the retaining wall is one foot to 18 inches. This will be on the agenda for next week.

### **NEW BUSINESS:**

**Faith Covenant Church** – 611 3<sup>rd</sup> Ave E; pave parking lot. Existing gravel lot to be paved in June. Parker will look at this for the handicapped accessibility. T. Jentz noted there could be lights added to this. Sorensen stated that everyone was comfortable with having the two accesses and the two two-ways with the single row of parking. Traffic circulation was discussed. The basic framework should work there. A tree removal form may need to be completed if trees need to be removed and replaced. Tabler stated Public Works has some questions on how the CDS unit that Rob has proposed is going to work. This will be on the agenda for next week.

### **PLANNING OFFICE ITEMS:**

**Eagle Valley Ranch Subdivision** –above Kalispell North Town Center - a preliminary plat went through the Planning Board on Tuesday night.

**Text Updates** – A Work Session was held to discuss potential corridor standards, including landscaping and buffers on highways. Both Fincher and Haskins have provided Nygren with comments. We will have a Public Hearing in February. Sorensen added that there will be required landscape buffers that will vary with your location from 20 feet to 100 feet on the highway.

**Wal-Mart** – Tabler is still waiting to hear back from their corporate office.

**World Gym** – Waiting for the Amended Plat to come in and some landscaping along the south boundary area to be completed. Fincher will follow-up with them. Parker has been in communication with Del and Bev about the grease interceptor in the Juice Bar.

**Northwest Drywall** – Fincher has not heard back from them – regarding their landscaping. He will contact them again. Nygren saw another rendition of the plat that should be coming in today. He will then talk with P. Jentz about it. They are going to do a utility lot for the Lift Station with a dedication to the City for the ROW. They have some other easements that need to be included.

They are looking to plat two lots for a total of six, but originally the main big lot north of the rail line between the road and the rail was going to be four. Now it's going to be the CHS lot and then a lot. That way they don't have to pay all the assessments. That way they would only pay assessments for one lot. The ROW is supposed to be a dedication, not an easement. Sorensen requested that the last details be taken care of so we have the final sheets ready to go when they want to pay their fee.

**Main and Idaho** – Pocket Parks. Our Parks & Recreation Dept. takes care of these. Sorensen stated there is a sign there from the old hotel that they want to replace a strip on the bottom with an electronic message center. They have to be 25 feet away from the intersection. We're not sure where the intersection is there because there are lots 10, 11, and 12 that became "quasi ROW", and somewhat of a pocket park. Where do you count the 25 feet? This would affect their sign. Freyholtz thinks it is ROW from what he is seeing.

**OTHER REPORTS:**

**Glacier Rail Park** – Final Plat should be coming in soon per T. Jentz.

**Crossings at Spring Creek** – T. Jentz stated they are still moving ahead. They are experiencing a winter shut down but are doing some analysis. They need a minor adjustment to the height to make it work. They are running through a code amendment to allow multi-family to go from 40 to 45 feet tall so they can actually make peaked roofs. Sorensen noted they also needed time to deal with a procedure through FEMA with the Letter of Map Revision that they are doing. T. Jentz stated they had flood plain issues that had not been completed in their process of what that was going to look like and how long it would take.

The meeting was adjourned at 10:25 a.m.

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