

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, January 24, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

Jeff Clawson, Building Official	Dave Dedman, Fire Chief
Tim Falkner, Acting Police Chief	Patrick Jentz, Engineer II
Tom Jentz, Planning & Building Director	Jarod Nygren, Senior Planner
Rick Parker, Building Plans Examiner	Tom Tabler, Senior Civil Engineer
P.J. Sorensen, Chairman	Kathy Nelson, Recording Secretary

GUESTS: Wade Rademacher (Edge Apts.); Jeff Walla (Jackola Engineering); and Sherry Stevens (Gateway Community Center)

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

OLD BUSINESS:

Maw – 25 Appleway on the south side; apartments. Two 4-plexes. P. Jentz stated they have been e-mailing him, back and forth, this week. Ahmann is wanting to get an approval. This will be on the agenda for next week.

Sunrift Brewery – 55 – 1st Ave WN; Phase 2 – convert existing building to a restaurant. Updated drawings were submitted. The drainage is still the big holdup. Sorensen spoke with the owner and told him that most site related issues have been addressed, but we can't go much further until they work the drainage issue out with the mall. He also spoke with them about extending their bond as it expires in April. There is an updated landscaping, irrigation, and architectural site plan. This will be on the agenda for next week.

Edge Apartments – 21 Appleway; apartments. Some updated sheets came in on this project per Sorensen. The opening to the trail fence is shown. The gazebo and the fire pit have been removed. The landscape plans clarify the clear vision triangle. Sorensen has some questions on the lights. He noted to Rademacher that what was presented may or may not work. He will send them an e-mail about it. P. Jentz noted Public Works has some minor comments on the design. This is passed through Site Review with some conditions.

Faith Covenant Church – 611 3rd Ave E; pave parking lot. Tabler still needs to review this project. They would like to start this project in the spring. This will be on the agenda for next week.

Delectable Catering – 528 W Idaho; change of use. This is at the corner of Idaho and 5th Ave W.N. There is a gravel parking lot. Sorensen stated the owners will see if they can work this out. This paving is something that has been hanging out there for close to 20 years so it will need to be addressed eventually. The renters may come in and we'll talk about a parking layout. They may only be required to have a couple of parking spaces, so they could just do a portion of it. The curb cut status is uncertain. Parker noted they will need a grease interceptor and a Type I Hood requirement. They will also need to submit plumbing, mechanical, and electrical sheets. The restroom may not meet accessibility, either. This will be on the agenda for next week.

NEW BUSINESS (to be put on the agenda for next week):

324 Main Street – formerly Mimi's Bridal – converting over to a Pizza Restaurant. Change of Use.

Immanuel Lutheran Home – Garbage enclosure was put where it was not supposed to be. They just sent in some details for putting a roof on this structure. Would this cause an amendment to their CUP for adding another structure on the property? T. Jentz would like to see the details, and if this has to be moved, then they will need to move it. Sorensen stated they have not submitted a site plan yet that shows the property lines and setbacks. T. Jentz stated there is an easement that they were supposed to be giving to the City for the bike path. We need to see where that encroaches with the roof. Sorensen stated there was a document that Harball prepared that was signed regarding the easement.

Gateway West Mall (n/k/a Gateway Community Center) – Teletech has a portion of the building that they own separately. The former garage area that was for auto repair will now be used for the Flathead Food Bank truck parking. They have four trucks. The Gateway Community Center is going to redo some of the parking. They plan to demolish the old asphalt, redo some of the drainage, regrade the lot with a valley gutter coming down, extend some outlets, put in water quality control, and resurface. Walla showed the location where this will take place on the property. They will leave all the sidewalk along the building. There will be a daycare in the building, so they will put in a bus drop-off area. Teletech needs 20 ADA parking spaces, so we will be sure to accommodate that. They will restripe the north side, as there is a proposed apartment complex going in there. They want to have a bus drop-off area for Eagle Transit also. They have provided two preliminary alternative drawings at this time. Walla and Stevens provided information on this project. Fencing, barriers, and gates were discussed. Dedman stated what KFD would require. Snow storage/snow hauling was mentioned. Sidewalks were also discussed. Stevens noted they will be putting in an aqua swirl to meet the storm drainage area down by the pond. The daycare going in the building would have approximately 50 children. The former auto repair is being made into more offices for the Food Bank. Sorensen explained why it is necessary for us to see the parking numbers for this project. They are having discussions with The River Church about off-site parking. Walla will be preparing this for submittal.

PLANNING OFFICE ITEMS:

Gateway West Mall Parking Lot NW – Nygren will be sending out a referral for the Conditional Use Permit for a set of apartments (150 units) similar to the apartments on Husky Street. This will be done in two phases. A clubhouse will be their recreational amenity. This will run from Two Mile down to the north entrance of the mall, taking up the whole north end. They are trying to buy the house as well. This project will be going to Planning Board on the 12th. A gate from this project to the Gateway Community Center or to the bus stop was discussed. The Conservation Corp. would like the Gateway Community Center to create a locked fenced area for their rigs. Nygren asked for comments to be submitted to him. He also stated that Financial Drive will need improvements.

Zoning Text Amendments – Minor text amendments will also be discussed with the Planning Board in February.

OTHER REPORTS:

Northwest Drywall – Their Gabion wall needs to be wider per Parker. They have a Final Plat submitted. Public Works needs to figure out their impact fees.

Wal-Mart – Tabler stated an agreement has been signed and City Attorney Harball is reviewing it. City Manager Russell will need to sign off on the agreement, and then this will become a private service line.

The meeting was adjourned at 11:20 a.m.

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