

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, February 21, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

Jeff Clawson, Building Official
Patrick Jentz, Engineer II
Rick Parker, Building Plans Examiner
P.J. Sorensen, Chairman

Chad Fincher, Parks & Rec. Director
Jarod Nygren, Senior Planner
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

GUESTS: Eric Mulcahy (planning consultant); Mark Owens (developer); Tom Cowan (Carver Engineering); and Toby McIntosh and Jordan Mallett (Jackola Engineering).

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

Lofts at Ashley – The bond is in place for this project.

OLD BUSINESS:

Maw – 25 Appleway on the south side; apartments. Two 4-plexes. They have decided to have the site surveyed and have a survey request into Steve Varro. This will be on the agenda for next week.

Sunrift Brewery – 55 – 1st Ave WN; Phase 2 – convert existing building to a restaurant. Sorensen stated drainage is still the big issue. Bonding needs to be big enough to incorporate everything for Phase II that we think it might be, or extend the Phase I bond and then come in with a later one for Phase II whenever it gets to that. They are looking at all the information Tabler provided for them on the mall's drainage to see if there are any opportunities for them to discharge in any of those lines. One of their partners is interest in tying into the City system out on 1st Ave WN, but it's just so shallow that it may not work. Crossing the tracks to the mall system, however, may not work either. 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. Sorensen met with them about paving the parking lot. One option would be to pave a small portion up against the building with some work on the sidewalk and the curb cut. Or they could pave the whole parking lot, and leave the area by the building as a driving lane. In that case, they would not have to do anything with the sidewalk. This would provide parking for both businesses to share. He spoke with them about a landscape buffer so we would probably request a 5-foot landscape buffer along 5th Ave WN and then 4 feet along Idaho. They asked about irrigation. They may do a little bit of landscaping up against the building, too. This will be on the agenda for next week.

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. This CUP is going to City Council on March 4th. We are okay with their parking numbers. Sidewalks along the SW area were discussed. This will be on the agenda for next week.

NEW BUSINESS:

Montana Executive Office – 1001 S Main St; new entry and site changes. Existing office building. They are doing some changes including landscaping. On the highway side, they are doing a new covered entry. Tabler added that they will have a storm pump to pump stormwater through our City system. This will be on the agenda for next week.

PLANNING OFFICE ITEMS: Planning Board Agenda

Gateway West Mall Parking Lot NW – multi-family apartments. The CUP was approved by the Planning Board, and will go to City Council on March 4th. Nygren stated that the residence from this project and people from Financial Drive will also need to get to the bus stop. He also suggested we require sidewalk across the wetland area.

Zoning Updates – Nygren stated proposed Zoning Updates were also approved by the Planning Board, including the corridor standards. There were 12 updates. This will be going to Council at the beginning of March.

OTHER REPORTS:

DA Davidson – Lot 1, Bright View Ph 2; new office building; preliminary comment. McIntosh is wanting a general preliminary review. There is plenty of parking. A landscape buffer is shown. There is a drainage easement along the backside of the lot that takes water from the Oral Surgery site. They will be tying both into the street improvements and into that swale from the stormwater which is how they designed the subdivision work. This will be a 7,000 sq. ft. sprinklered building. They may put up two building “fronts”. This will go to ARC. They will have a covered canopy that will also be sprinklered. They will need site lighting. Sorensen suggested they consider connecting to the bike path. They are working through the process for Final Plat. The temporary cul-de-sac will be removed. The timing of the Lift Station could make a difference.

West View/Owl View – preliminary comment re: next phases of development. Mulcahy asked for feedback on this project as they move forward with Phase 4 of West View. This phase will go from Owl Loop to Gunner Drive. The first 40 units will be going to the south of West View. They will be applying for a single CUP with additional phasing. They know they have a maximum distance for a dead end road and they have a temporary cul-de-sac in the first phase of the apartments on Owl View. They could put in a temporary, all-weather emergency egress to tie Gunner Loop all the way back through to Taelor Road as a stop gap as they develop those apartments. They will be moving from east to west. Clawson stated if they have 100 units built and they are sprinklered, that would be

the trigger to require the whole road to be paved and constructed out to Gunner Drive. Nygren added if it's single family it is 30 units, but you could go up to 1,000 feet and/or 100 units on Sawyer before they would have to connect to Gunner or out to Stillwater. Owens stated they may have as many as 120 units. Their recreation amenities will need to be discussed. Mulcahy noted there was an original Traffic Impact Study from 2003 or 2004 for this project. They now have a more detailed TIS that encompasses the whole project from the north to the south ends. They have room to reserve ROW if some turn lanes are required off of Stillwater. At the north part of West View, they will be transitioning lots to a higher density with some townhomes, and then buffer the Stillwater Development to their eastern boundary with large single-family lots. They are working with Cowan on drainage to resolve their drainage through above ground catchments to create park areas running through the center of the project. There is emergency egress out to the west as was required with Stillwater Estates, and there is an easement that cuts through the farm field over to Stillwater. Most of the traffic would come down and hit the road out to Stillwater. They will be coming in for a Preliminary Plat on the north with a CUP or PUD. They are interested in doing smaller phases. Each phase would need to stand on its own. They are also interested in providing a RV/boat storage area for the multi-family units. This would need buffering if it is a closed building.

Glacier Eye Clinic – They have submitted a packet for ARC for Tuesday. Sorensen is not sure when the rest of the submittal will come in.

Base Camp – They have submitted an incomplete packet for ARC that will need more information provided. Sorensen stated one of the buildings was the bathroom/laundry facility, and one was the caretaker's house. They want to be up and running for the summer. Tabler stated we received correspondence back from MDT regarding their north approach and their tie in with Ashley Meadows. They also have a pretty significant utility crossing of Hwy 93 that they need to work through with MDT. Nygren noted they went to bid on this project and it was awarded to Siderius. Their approach needs to go further south, in case it becomes an overpass later on. Sorensen stated that on this first phase, they will need to get utilities in and the road access in. MDT will be putting in the north half of the road if they do an overpass per Nygren. He suggested the north half be a private drive rather than a City street for now. The south half would still have to be a City street. On Phase II they would connect the two. He added that the first phase will need landscaping, the pads, recreational amenities, and screening from the bike path. The landscape buffer up against the bypass will happen with that Phase. Fincher added that we still don't have an approved plan. Tabler added they will also need DEQ approval of their utility plan across the roadway.

Super 1 – Clawson stated that plans have come in for a Tesla Super Charging Station for eight electric vehicles on the 1st Ave (west) side of their parking lot. One of those will need to be handicapped. They will be cutting out some landscaping and cutting into the parking lot. Nygren noted that Lima, Montana has them. Clawson noted that the Red Lion has them, Glacier Park has them, and Target is another site that will be getting them. The committee agreed that they would probably not need to take out their landscaping. They will need to submit a layout plan as we will need to do a Building Permit for a parking lot change.

Former Funeral Home – 1st Ave W – is fenced off for a complete remodel or demo. No plans have been submitted yet.

Special Ed Coop – Purchased the building at 3rd & 3rd and will be remodeling that.

The meeting was adjourned at 11:05 a.m.

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