

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, March 7, 2019
Lower Level Conference Room
201 First Avenue East**

ATTENDING:

Jeff Clawson, Building Official
Chad Fincher, Parks & Rec. Director
Tom Jentz, Planning & Building Director
Rick Parker, Building Plans Examiner
P.J. Sorensen, Chairman

Dave Dedman, Fire Chief
Patrick Jentz, Engineer II
Jarod Nygren, Senior Planner
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

GUESTS: None.

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

Beehive Homes – Tabler stated we are trying to get the bond for Phase I reconciled with the SIA Agreement. Perhaps we can do that with this phase.

Sunrift Brewery – Sorensen spoke with one of the owners yesterday. He is working on getting their Phase I bond replaced for the onsite for +/- \$14,000, which is expiring soon.

Fresh Life – They will be posting a bond in about 10 days for the cost of their landscape and the work off of the alley with the paving. Tabler added they have a little storm catch basin to put in, too.

Silverbrook Estates – Nygren stated this is regarding Final Plat 2A, which is their commercial buildings. They keep requesting a release of their bond. Crowley is working on this. It was a \$700,000 bond that could be brought down to \$100,000 for their remaining landscaping.

OLD BUSINESS:

Maw – 25 Appleway on the south side; apartments. Two 4-plexes. Nothing new on this project. P. Jentz received a call from the property owner (Michael Blend) to the west. He had been sent something from APEC, and he wanted to know if he should accept it or not. P. Jentz told him he could not advise him on that. It was regarding one of the existing buildings that is within 50 feet of the high water mark to the pond. That is a deviation from our standard, so they would need to take the liability for that. Blend sounded like he would probably agree to it. Sorensen has not received a response to his comments regarding the recreational amenities. This will be on the agenda for next week.

Sunrift Brewery – 55 – 1st Ave WN; Phase 2 – convert existing building to a restaurant. Parker hasn't heard from them in months. Sorensen stated that extending the bond, dealing with the drainage, and those last details regarding the hood is a complete list of what we need. Parker stated they have some little half-wall doors on the outside that swing into the egress that need to be cleaned up. Once they take care of these things, they would get their permit. This will be on the agenda for next week.

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. The CUP was approved by the City Council Monday night. Tabler stated that Public Works has not received a submittal on this yet. This will be on the agenda for next week.

Montana Executive Office – 1001 S Main St; new entry and site changes. This is an existing office building located off the parking lot off of 10th. Sorensen sent them comments about not being able to encroach into the buffered areas. Tabler is okay with the 2.5 foot stub walls they are showing next to the public sidewalk. Sorensen mentioned the extension of their paving and the 5-foot or 10-foot buffer. We will need to look at this later. They won't be able to add the parking if they do the work in the parking lot. Parker stated they will need an accessible ramp from the parking into the building. They don't show a curb ramp or real elevation. He sent them comments. Tabler stated they are going to have a little storm sewer line that is going to run out into the roadway and down the street and continues east. Nothing has been submitted in regard to that yet. This will be on the agenda for next week.

Beehive Homes, Phase II – 242 Stillwater, senior living project. This is out on Stillwater, just north of Quarter Horse Lane and Empire Estates. Sorensen noted they are missing some items. ARC will want new plans for this phase. On their Phase I building, they sketched out their landscaping in colored pencil. It does not show where Phase II is, but we can begin our reviews. Nygren asked Public Works about the CUP conditions. There was a waiver right on the SID for Stillwater and also for the potential road on the south. Is this part of Phase I and if so, should we get it for Phase II as well. Additionally, there was a condition that they have to attach to the Westside Sewer Interceptor once it is there, and it is there. This needs to be looked at. This will be on the agenda for next week.

Glacier Eye Clinic – 175 Timberwolf; addition to existing clinic. They are planning a 6,500 sq. ft. addition off the SW corner of the building. There will be a new parking lot going in with 24 more parking spaces. Public Works will start their review on this. Sorensen stated they noted on their plans "clear vision triangles," but we could not figure out what species or how tall the trees would be. He and Fincher will look at this after the meeting. Parker will start on these this afternoon and figure out what they need to provide for handicapped parking, if any. This will be on the agenda for next week.

NEW BUSINESS: None.

PLANNING OFFICE ITEMS:

Growth Policy Amendments and the Zone Change– This will be going in front of the Planning Board on March 12th. If these go forward, it will allow for a potential UPS parking expansion as well as expanding the annexation boundary on the north end of town around the Majestic and some land in the northeast and northwest corner of the intersection up there. This project is about 350 acres.

Glacier View Community Center – We received an application for a Conditional Use Permit on this project. There is a single-family home on Glacier View, which is off of Sunnyview. They will take down the existing house and build a new house where, if your child is in the NICU, the family could stay at this house rather than at the hospital. It would be for day use only. Nygren will send this out for review.

Entrance Corridor Standards – T. Jentz stated that 1 of the 13 amendments approved by City Council is developing mandatory Entrance Corridor Standards along specified stretches of Highways 2 and 93. These standards would be similar to Silverbrook Estates or Kalispell North Town Center. They did it by Planned Unit Development. Now it would just be required for any lot that develops out on the entrance ways coming into our City. At these two mentioned locations, we had a 100-foot area where you had to landscape, berm, and put in pedestrian trail systems. There were signage limitations. It varies as you come into the area between Reserve Drive and Church Drive. On Hwy 93 it's a 100-foot boundary. On Hwy 93 North between Four Mile and Reserve Drive, it's a 20-foot boundary. That's what we have up in front of Lowe's, Home Depot, and that area. The Hwy 93 South at 13th down to the bypass has the same 20-foot boundary, and it becomes 40 feet as we go further south. Hwy 2 W has 40 feet as you go out-of-town that way. The idea is you can have storm water drainage in those areas, but we are talking about berming, landscaping, and special treatment for signage. Sorensen stated that if you have a small lot, there are some reductions that would apply so it wouldn't take half your lot with buffer area or if it's pre-existing development, there are some exceptions on how you would do that. He listed off the type of things allowed in the buffer area such as landscaping, storm water, and access points like driveways, frontage roads, underground utilities, pedestrian bike trails, monument signs, and flag poles. These new corridor standards will likely go in effect April 18th. T. Jentz asked that 8-foot concrete sidewalks be saw cut at the expansion joints to make it easier on bicyclists. Tabler stated we will need to have a meeting on this possible change to the Public Works standards.

OTHER REPORTS:

Cottage Gardens – A request for their Final Plat came in.

Meadows Edge – Nygren received a call regarding their post office boxes, and ADA curbing was discussed. P. Jentz stated there was a standup curb that was not ADA accessible from the pullout. We asked that to be fixed. A laid down curb does not meet ADA. It is accessible from the sidewalk on the back side of the boxes. We don't think that the curb is in yet. They will also need a Parks

Plan by Final Plat of Phase 1. They may do pocket parks and a trail system. We will need to meet with them.

Salvation Army – They are remodeling the building. Fincher would like to have them remove the rock along Hwy 93.

The meeting was adjourned at 10:40 a.m.

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