

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

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

ATTENDING:

Jeff Clawson, Building Official
Tom Jentz, Planning & Building Director
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

Patrick Jentz, Engineer II
Rick Parker, Building Plans Examiner
Jarod Nygren, Senior Planner/Acting Chairman

GUESTS: Mark Rohweder (KLJ); Kevin Tikka (Treeline); Mark Johnson (Architect); and Bruce Lutz (WGM Group)

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

OLD BUSINESS:

Maw – 25 Appleway on the south side; apartments. Two 4-plexes. P. Jentz sent out an approval letter for the engineering portion of the project, noting that other departments have not signed off on this yet. There is sidewalk shown to the trail. Their recreational amenity still needs to be addressed. This will be on the agenda for next week.

Sunrift Brewery – 55 – 1st Ave WN; Phase 2 – convert existing building to a restaurant. Tabler spoke with their engineer and they are looking at their stormwater options. They ruled out the opportunity to tie into the City system on 1st Ave WN because of a grade issue, so they will approach the mall again. We can discuss this further after this meeting. Johnson asked about the status with other departments. Building, Zoning, and Parks have completed their review. Pre-treatment has also approved this project. Andy Hyde has asked to have a meeting with the City and with Carver who represents the mall. This will be on the agenda for next week.

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Parking lot stormwater project. Public Works has not seen any civils on this yet. It could be another year out. This will be on the agenda for next week.

Montana Executive Office – 1001 S Main St; new entry and site changes. Carver has more to do on this. P. Jentz stated they are working through the process for their encroachment permit. Nygren noted they may need a Tree Permit as well. 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. P. Jentz stated engineering approval went out from Public Works, with the condition that they provide a water main easement for Phase I. Building will be reviewing this soon. Fraser sent in a Landscape Plan yesterday that Nygren forwarded to Fincher. 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. P. Jentz stated comments went out from Public Works, and they are waiting for a resubmittal. Parker is in the middle of their building plan review. This will be on the agenda for next week.

NEW BUSINESS:

Treeline Center Lot 5 – 625 Treeline Center – Preliminary Review. This is the shops building on the corner of Old Reserve and Treeline. Public Works needs to get this under review. Tabler noted their drive-thru seems pretty tight. He is also interested on how their sidewalk connectivity will work with the system they have elsewhere in this subdivision. Tikka clarified some of the connections. Nygren will look at this. They have extra parking available. The building was moved up. Rohweder clarified the property line where they could adjust the drive-thru. Nygren stated we would want at least a five-foot buffer between the sidewalk and the property to help with the drive-thru function. Rohweder stated they should be able to put the meter pit in the boulevard. Tikka will send us the Connectivity Plan that they did for the original subdivision. This will be on the agenda for next week.

Sandra Goode/State Farm – 491 N Main; covered entry addition. We do not have a full site plan yet. Parker noted they do not have an architect on the project and she is actively looking for one. Nygren stated she is putting a covered entry on the back, and an ADA ramp. Parker stated the ramp could push out away from the building because of the windows needing to be tempered glass. If she pushes it 18 inches toward the parking lot, she can avoid having to change the windows out. This is passed through Site Review.

Spring Prairie 4/Outlot C – 2292 Hwy 93 N; new commercial shell. Nygren showed the Landscape Plan. There are some existing sidewalks that they will extend along the south side of the property. The crossings would be have colored concrete. They will also make a connection with their seating area outside. There will be a drive-thru. Lutz added details to the discussion. They show a 6-foot sidewalk and boulevard. Tabler noted the northwest corner of the lot has a big grade differential adjacent to the sidewalk. This will be going through Architectural Review on April 9th. This will be on the agenda for next week.

406 Dentistry – 1315 Hwy 2 W; remodel existing building/change of use from salon to office. They will be doing an addition on the northwest side and an interior remodel. Tabler stated they need to have landscaping between the sidewalk and their parking area. They will need to continue the sidewalks to go in front of their property with curb. Nygren added that either their sewer or

stormwater goes through the middle of the parking lot. This will be on the agenda for next week.

D A Davidson – Timberwolf Parkway/Bright View; new office. Public Works will begin their review on this project. This will be on the agenda for next week.

PLANNING OFFICE ITEMS:

Bright View – 13 lot subdivision - Nygren is working with Public Works on their Final Plat. This will be on the Planning Board Agenda for April 15th.

Single Family Home/Community Center - by the hospital. The use will be similar to the Ronald McDonald House. This will be going to the Planning Board for their Conditional Use Permit.

OTHER REPORTS:

Treeline – east side – multi-family subdivision for 128 units. Johnson provided information as questions were raised. They will need to go through Preliminary Plat as a major subdivision, even though there is no CUP. The two southern buildings are two-story and the rest are three-story buildings, with a large park area in the middle. They will need sidewalk from the buildings to Treeline. Stormwater is not shown. There will be a limited number of garages for rent. Snow storage and garbage areas are shown. Utilities will be looped under the parking lot. WGM is doing the engineering. They hope to have plans in within the next 60 days. The building heights will be 37 feet, so they will need a minor amendment for their PUD to allow the buildings to be 37 feet instead of 35 feet.

The meeting was adjourned at 10:46 a.m.

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