

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, April 4, 2019
Lower Level Conference Room
201 First Avenue East**

ATTENDING:

Jeff Clawson, Building Official	Tim Falkner, Administrative Captain
Chad Fincher, Parks & Rec. Director	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: James Freyholtz (Montana Department of Transportation); Mark Johnson (Architect); Mark Rohweder (KLJ); Mike Fraser (Beehive); and Jordan (Jackola)

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

OLD BUSINESS:

Flathead Special Ed – 305 3rd Avenue East – existing building. Change of Use. They will be doing new siding and roofing on the building, but not changing the footprint. They will be adding a covered entry, but no new site work or restriping. Tabler will look at our school zones to see if the zone for Linderman could be expanded a little bit to get this included in that zone to help with the parking. Building will be reviewing this soon. This is passed through Site Review with conditions.

Treeline Center Lot 5 – 625 Treeline Center. Public Works needs to review this. Rohweder is working on Parks comments from Fincher and Public Works comments from P. Jentz. Storm drain servicing drive thru? Plat shows encroaching in utility easement. They will do an amended plat. On condition prior to C of O. Four out of five lots have been developed or are under construction. 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. Ashley Square shared parking. They should be submitting next week with civils. Parking spaces are okay. There is an overhang that comes to a point and should not be there. Tabler stated they will need to get rid of the asphalt along the property line just so we have a landscape buffer between the sidewalk and the pavement. He would like to know what type of schedule they are on for Phase 2 for the improvements along the highway. Fincher sent a letter regarding needing an update on landscaping. This will be on the agenda for next week.

D A Davidson – Timberwolf Parkway/Bright View; new office. P. Jentz noted that Public Works will be issuing a conditional approval soon. This is scheduled for ARC on Tuesday. Nygren stated we need Fincher to look at the Landscaping Plan once it is updated. We will also need to look at the updated SIA for the project and the bonding for it. He is hoping to get that on the agenda for the April 15th Council. 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. Public Works and Parks have approved this. Building will be reviewing this soon. This is passed through Site Review.

Maw – 25 Appleway on the south side; apartments. Two 4-plexes. Public Works approval went out for civil. They need to coordinate with Northwestern Energy regarding the gas line that runs through the drainage area. Sorensen sent comments out to them again. The north east corner of the property would have their recreational area. It is about 1,200 sq. ft. short they will have to come up with some kind of amenities that would go in there. They will need to show what their acceptable route into the building will be, and whatever those slopes are as well. Addressing was discussed. This will be on the agenda for next week.

Sunrift Brewery – 55 – 1st Ave WN; Phase 2 – convert existing building to a restaurant. Tabler stated there was a meeting with the mall owners and the engineer for Sunrift. They both seem to be on the same page and are willing to work out the drainage issue. A design from their engineer should be coming in soon. This will be on the agenda for next week.

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Nothing new has come in on this. Sorensen met with the developers of the apartments in this area, who said they would be moving forward relatively soon on the first phase. There will be common improvements in here, so the parking lot will be moving ahead soon. This will be on the agenda for next week.

Montana Executive Office – 1001 S Main St; new entry and site changes. P. Jentz said Public Works has comments out. Comments are also out from Building and Zoning. 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. They will need an infiltration test but will need thawed ground and no snow for that test. There is a good chance for some significant changes since their existing stormwater infrastructure was not properly designed and they are trying to change the way it was designed. They plan to add a handicapped parking space and ramp. They may ask for their building permit prior to completing the infiltration test. Parker is still waiting for a reply to his comments. This will be on the agenda for next week.

Spring Prairie 4/Outlot C – 2292 Hwy 93 N; new commercial shell. Public Works is waiting for a full civil submittal on this. They are scheduled for ARC review on April 9th. Karen Blumenstein

will be here for that meeting. The sidewalk is in place on the west side, but not on the south side. Their Landscaping Plan is not in yet. This will be on the agenda for next week.

NEW BUSINESS:

CHS Fuel Station – 1355 Rail Park Dr – Sorensen noted we need to verify this is in compliance with Dedman/Fire Code requirements for tanks. It is showing a 15-foot setback to the tanks. Tabler stated they will need to get the truck turning templates from the engineer so they can demonstrate why they think they need 300 feet of driveway. We need to define their circulation a little better. Sorensen stated we were inclined not to limit them to just a 24-foot access. They will need something bigger, but not this much. The bigger curb cuts take away the landscape boulevards. Fincher added that all their landscaping was going to be pushed to the west side. Nygren stated the pumps are used with a key card, and are not a public gas station. That part has City Street, whereas the rest of it is private. Their Final Plat will come in soon, and should include the deeded County Road to be abandoned. Sorensen added that their elevation drawings show nice trees that need to go in. This will be on the agenda for next week.

PLANNING OFFICE ITEMS:

Community Center by KRMC – Conditional Use Permit is on the agenda for next Tuesday. Nygren has had a couple of public comments. There are a number of conditions on it. It will be limited to eight people, with no overnight stay. It has to be a non-profit.

Bright View – 13 lot subdivision – The Final Plat will also be on the Planning Board Agenda for April 15th. Tabler stated they are still working on the water and are having some issues with the Lift Station as far as ownership.

OTHER REPORTS: None.

The meeting was adjourned at 10:35 a.m.

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