

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, May 23, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

Jeff Clawson, Building Official
Tom Tabler, Senior Civil Engineer

Chad Fincher, Parks & Rec. Director
P.J. Sorensen, Chairman

GUESTS: James Freyholtz, Montana Department of Transportation; Mark Rohweder, KLJ Engineers; Mark Lalum, CHS (Mountain West Co-op); and Margaret Davis, Kalispell Resident

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

OLD BUSINESS:

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Nothing has been submitted yet. This will be on the agenda for next week.

Spring Prairie 4/Outlot C – 2292 Hwy 93 N; new commercial shell. This will be a second Jimmy Johns and Charter Communications. Sorensen stated there were some building updates that came in along with civils. Public Works is close to signing off on this. 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. Tabler still has not heard back from Jackola as far as their phasing plan. He sent the request to Toby McIntosh. This will be on the agenda for next week.

CHS Fuel Station – 1355 Rail Park Drive – New information has been submitted. Lalum and Rohweder discussed the turning radiuses and curbs for the driving lanes. Sorensen stated that the PUD Amendment will need to be done for the setbacks and landscaping. Rohweder stated he spoke with Fincher about this. They plan on creating a larger, concentrated area for all the landscaping, and take out all the other landscaping that was shown. All they will have coming into the site will be communication line for the computers for monitoring the facility. There is a power pole that they will move back a little bit to get the power to the canopy, the pumps, and out to the communication area. Landis is reviewing for Dedman what the recommendations are for the setbacks for the fuel tanks under fire code. For the setbacks they want 15 feet. They have that for the tanks. They will drill down to see the operations-wise of it. The tanks are double-walled and sit on concrete.

Sorensen stated that once the landscaping plan is finished, that will set the stage for making the PUD Amendment proposal. They also need to go through Architecture Review. Tabler verified that their driveway will be standard. This will be on the agenda for next week.

Ivy Building – 343 1st Ave W. Nothing new has been submitted yet. Sorensen stated presumably they are doing some of the roofing work, pending the other plans coming in. This will be on the agenda for next week.

Base Camp RV Park – 1000 Base Camp Rd; south side of Hwy 93 bypass - bathroom and check in buildings. The building permits we had in are part of the infrastructure in a sense per Sorensen. There are three little bathroom buildings that were called out on the site. They are structures but they are fairly minor. Their permits have not been issued because the impact fees have not been paid yet. We are still working through the plat issues so this will remain on the agenda for next week. Tabler stated the vault they are using for their water system will be above ground and they are building a garage around it, approximately 30 feet by 20 feet. It will need a building permit and go through ARC as well. Freyholtz stated that they are doing two different permits because of the way their ROW has it designated as excess land along Ashley Meadows. Tabler added that we are still going through an MOU because they switched going to a private lift station. They will be updating and submitting their landscaping plan to Fincher for review. This will be on the agenda for next week.

NEW BUSINESS:

Glacier Bank – 49 Commons Loop; remodel. Near hospital on Commons Loop. They will be remodeling the inside and outside with no expansion with some basement egress windows. They have submitted their project for Architecture Review now. Sorensen stated that the main review for Site Review is their additional parking area. Tabler is getting some information from their engineer regarding overall site drainage. There is a regional pond northwest of the project that they will be going to. We need them to do a few things to assure that it has the capacity for the additional impervious area that they are adding to it. There is an updated landscaping plan for Fincher to review. This will be on the agenda for next week.

PLANNING OFFICE ITEMS:

Frontier Village Apts. – multi-family - 128 units on Treeline Road. Their Preliminary Plat went to the board yesterday.

Annexation – a lot on Sunnyside. Looking to annex the whole lot into the City and zone it R-4. Nothing is proposed presently, but it may have a couple of townhomes in the future. This also went to the Planning Board yesterday.

OTHER REPORTS:

Universal Mechanical – Sorensen stated that A2Z was doing their design. They have a paver lined up. They were going to work on some of the building code requirements back in February. Sorensen has set up a permit to issue and he put a disclaimer on it that we are not approving anything with the site, and that continued use and occupancy of the building is subject to review and approval of all the site issues. Public Works will need to sign off on storm drainage and their ROW permit in order to issue the permit. Nothing has been received as far as what the scope of their site work might be. Clawson stated that the permit for the building is for where they closed in the garage doors, the handicapped ramp, and the awning out front. They had agreed to put in some more exit lights inside and change the swing on the door. That is all it is for.

Women’s and Children’s Facility – Clawson stated a pre-final has been completed on all the life safety issues. We gave them a letter that they can start bringing hospital staff in there for training and bring in more hospital equipment. But since the outside is definitely not finished, we asked them to call when those items are completed to get everyone signed off on this project and get them their Certificate of Occupancy.

Glacier View - Regarding the sidewalk extension under the respite home CUP, it may make more sense to put it on the west side of the street. We should take a look at a couple different ways to fit it in.

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

Transcribed by Kathy Nelson, Recording Secretary

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