

## **SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY**

**Thursday, May 30, 2019**  
**Lower Level Conference Room**  
**201 First Avenue East**

### **ATTENDING:**

Dave Dedman, Fire Chief  
Tom Jentz, Planning & Building Director  
Tom Tabler, Senior Civil Engineer  
Kathy Nelson, Recording Secretary

Tim Falkner, Administrative Captain  
Rick Parker, Building Plans Examiner  
P.J. Sorensen, Chairman

**GUEST:** Margaret Davis, Kalispell Resident

**HEAR THE PUBLIC:** None.

**PERFORMANCE BOND REMINDERS:** None.

### **OLD BUSINESS:**

**Gateway Community Center** – 1203 Hwy 2 W; parking lot changes. They need to address at least a portion of their plan because of the apartments that are supposed to come in this summer. 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. Public Works and Fire are ready to sign-off on this. Sorensen stated he needs the 5% interior landscaping for zoning taken care of as a condition. Fincher has a few comments out to them, also. This is passed through Site Review with conditions.

**406 Dentistry** – 1315 Hwy 2 W; remodel existing building/change of use from salon to office. Tabler would like them to provide a landscaping buffer behind the sidewalk on Corporate Drive. Sorensen noted they are not going to do this project right away, but they want to have the Building Permit in hand so they can do it when they are ready. This is involved with selling a practice somewhere else. They have no idea when Phase II will happen, so we told them they should be doing all the improvements for a regular review. No updated plans have been received yet. Tabler added that they will continue the sidewalk along the highway, moving it up into the boulevard to better align it with the property to the east. But there is an existing section that wraps around the radius, and we are thinking that should be pulled out if they are going to build the sidewalk as proposed and put topsoil and grass seed down. Everyone agreed. This will be on the agenda for next week.

**CHS Fuel Station** – 1355 Rail Park Drive – No new plans have been received yet. We are waiting on structural drawings for Parker, and updated civils and PUD amendments in also to get the setbacks to work. Landis is reviewing for Dedman what the recommendations are for the setbacks for the fuel tanks under fire code. This will be on the agenda for next week.

**Ivy Building** – 343 1<sup>st</sup> Ave W. Parker stated they are planning to do a couple of little apartments, but they have not submitted any drawings to show what they have decided. Sorensen told them the handicapped space cannot be out in the street and will need to be closer to the building. This will be on the agenda for next week.

**Base Camp RV Park** – 1000 Base Camp Rd; south side of Hwy 93 bypass - subdivision. Building is ready to issue their Building Permits for the three bathrooms, but they have not paid their impact fees yet. Tabler has their MOUs set up for the temporary lift stations, so we are ready to sign-off on it again if need be. They are building a garage around the vault they are using for their water system. This building will also need to go through Architecture, Building, and Site Reviews. They received a Cease and Desist Order from DEQ because they moved forward with installing their on-site piping without MDEQ approval. The condition of DEQ approvals are City approvals, so when Haskins sends off our approval letter for the temporary lift station today, he will copy DEQ on it. T. Jentz stated their plat submittal needs to go to Council on June 3<sup>rd</sup>. They want the City to take over Ashley Meadows Road but the road is not built to City standards. Sorensen added that because they haven't submitted for their subdivision review for their Final Plat yet, this will still be on the agenda for next week. T. Jentz added that the State will need to do a final inspection on this project before they can operate.

**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. Regarding the parking lot layout and the building remodel, Tabler would like the whole site to be brought into compliance. They are also using geo-thermal wells that they are drilling. We had told them upfront that they need to submit a model and a report before they could tie into our aquifer. They have ignored that and are drilling the wells right now without proper approval. They need to submit a storm sewer design that incorporates the entire site, not just their additional parking lot. They also closed off the sidewalk without acquiring a ROW Permit. T. Jentz noted that they will not receive any permits or approvals until they get the geo-thermal well situation straightened out. Zoning is ready to pass this through. This went through ARC. Parker still needs to review this. Tabler will send an official letter to them. This will be on the agenda for next week.

**NEW BUSINESS:** None.

**PLANNING OFFICE ITEMS:** (No new agenda items)

**Trails and Sidewalk Plan for the Community** - will be discussed at the next Planning Board Work Session and then go to Council on June 10<sup>th</sup> for a Special Work Session. Council is looking into doing some things for long-term funding of trails and sidewalks.

**OTHER REPORTS:**

**Diamond Aire Hangar Addition** - Sorensen wanted to bring this to the attention of Chief Dedman. They did not include a site plan or civils with their structural drawings, so that's why it is not on the agenda yet. Last year, Landis noted that their gas pumps and tanks are way too close to the building and that they would not be able to put an addition on the structure in that direction.

**640 – 2<sup>nd</sup> Street West** – Tabler took a look at this. Drain rock was put down in the parking lot, out to the sidewalk with no barrier. T. Jentz noted they will need to pave four parking spaces. This was a 2006 build that was never finalized or paved.

**151 Three Mile Drive** – T. Jentz stated someone wants to subdivide a smaller piece of land. They are presently on septic and a well. The county won't let them subdivide. They could do a Family Transfer, but if they want to develop this, they would need to be annexed into the City.

The meeting was adjourned at 10:30 a.m.

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