

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, May 31, 2018  
Lower Level Conference Room  
201 First Avenue East**

### **ATTENDING:**

Jeff Clawson, Building Official  
Keith Haskins, City Engineer  
Wade Rademacher, Police Captain  
P.J. Sorensen, Chairman

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

**GUESTS:** Marc Liechti (APEC Engineering); Dusty Lohoff (Green Nissan); James Freyholtz (Montana Department of Transportation); and Margaret Davis (Citizen).

**HEAR THE PUBLIC:** None.

### **PERFORMANCE BOND REMINDERS:**

**Distillery Square** – The current owner doesn't want to post the \$22,000 bond for the new owner, and the new owner doesn't want to post the bond before the Buy/Sell is final. Their Certificate of Occupancy will not be issued until a bond is posted. The current owner is now willing to post \$11,000 cash to cover half the bond. We need a list of the improvements that still need to be done, including the ROW, ADA, and landscaping issues. Tabler and Haskins would like the cash bond to go toward boulevard improvements.

### **OLD BUSINESS:**

**Vision Clinic** – 580 N Meridian; new medical office. Public Works received their resubmittal and is reviewing it now. There are some issues that may affect their parking layout. Freyholtz noted that MDT will tentatively be redoing Meridian Road this fall. This will be on the agenda for next week.

**Glacier Bank** – 180 Commons Loop; drive-thru lane. Public Works has approved this project. No lighting plan has been submitted yet. Fincher may still have some landscaping issues. Leichti stated APEC will know more next week on this. Sorensen also asked about a ramp for the additional handicapped spaces. This will be on the agenda for next week.

**Glacier High School** – 375 Wolfpack Way. Public Works is still waiting to hear from their engineer. This will be on the agenda for next week.

**My Place** – 755 Treeline; new hotel with 4 floors/85 units. This is the western most lot of Treeline Center. Public Works has some comments to send out on this. Haskins stated pre-treatment is

concerned that none of the kitchenettes have grease interceptors. They will be going to ARC on June 12<sup>th</sup>. This will be on the agenda for next week.

**Treeline Retail Center** – 635 Treeline; new retail. There will be two restaurants and an office. They will have two drive-thru lanes that go around the building. Concerns were discussed last week about circulation, especially with the three parallel parking spaces along the one-way drive-thru. Sorensen sent them our comments. One other comment that Sorensen had is in regard to the property line through the drive-thru. They have cross easements for access that come across, but they don't have any cross easements through the other side. They will need to address the property line with either an amended plat, some kind of additional exhibit that can be attached, or shifting the property line over. This will be on the agenda for next week.

**FVCC** – 725 Grandview; building addition on Broussard Center. Public Works has approved this. Fire is also okay with this. Haskins stated pre-treatment is concerned about the coffee shop and whether it should have a grease interceptor. This was a library, but they have added a coffee shop to it. This is passed through Site Review.

**NEW BUSINESS:** None.

#### **PLANNING OFFICE ITEMS:**

**Jeremy Peterson's Acre** – on College and Sylvan. T. Jentz stated they had made a variance request for longer lots. The Council denied the variance. This is R-3, single family. He is back now with four lots with four houses with a common area across the bottom. We are still talking about dedicating the 10 feet out in front and putting in the street profile and sidewalks out in front. The common area is presently a green belt, treed area. Fincher will have to decide if that is acceptable for parkland or if they will still need to provide parkland. The neighborhood was also concerned about the dangerous corner curve coming down from College Avenue into a T intersection. Rademacher noted that he drove College Avenue and has no concerns about it. This will be going to the Council again to create the four-lot subdivision.

#### **OTHER REPORTS:**

**Green Nissan** – Freyholtz stated that Liechti would like to get a clear understanding for what is required with the sidewalk. Haskins stated he went back in his records and noted that we gave conditional approval in May of 2017. In July, the MDT Policy changed. The letter from MDT to APEC only addresses the sidewalk connections at the approaches. What the City would require is an 8-foot concrete sidewalk with a revision bubble on their sheet. No handicapped ADA dimples in the approach are required. Haskins stated we want the grade of the walk to be what controls that. They already have 10-foot approaches. Haskins wants to make sure they don't drop the sidewalk to match the approaches but rather join the grade of the sidewalk. No truncated domes are necessary. Sorensen stated the C of O won't be issued until we receive the bond and a letter stating what still needs to be done. We need the engineer's estimate of what is currently still needed. They also need to submit something for where to put lights that the power company agrees with. Landscape on the

north part of building is going in now. Sorensen noted that flag signs are not legal.

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