

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, June 6, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

Jeff Clawson, Building Official
Chad Fincher, Parks & Rec. Director
Jarod Nygren, Senior Planner
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

Dave Dedman, Fire Chief
Tom Jentz, Planning & Building Director
Rick Parker, Building Plans Examiner
P.J. Sorensen, Chairman

GUEST: Margaret Davis, Kalispell Resident

HEAR THE PUBLIC:

Margaret Davis, Kalispell Resident: Regarding Gateway Community Center – “My connection is mainly through the non-profits. What is being done there with the current barriers and the medium barriers, flags, and ropes and whatnot that is taking care of the perimeter on the west and the south sides of the property are pretty ad hoc. It points up again that the problem – I went back and looked at the CUP Application and the Staff Report, and five of the conditions for the apartments relate to things that involve the adjacent property owners, namely Gateway and Teletec. In particular, ‘Condition #10: Prior to issuing a Building Permit, the applicant shall demonstrate that Gateway Community Center and Teletec meet the parking requirements.’ So the difficulty, of course, is having conditions that apply to multiple property owners for new projects. I don’t know if Gateway is getting some technical expertise involved, but I’m very worried that the opportunity to straighten out roads, sidewalks, accessibility between Two Mile, Highway 2, Glenwood, and Financial Drive is being compromised and won’t be able to be affectively addressed in the future if some serious site expertise isn’t being brought to this property. It’s 15 or 20 acres that is sort of messed up. Thank you.”

PERFORMANCE BOND REMINDERS:

Lofts at Ashley – Regarding their C of O, Fincher received the bonding in for this phase of their development, and he is signing off on the C of O with that. Matt Bean will be taking a look at this project before signing off. They have done the parking lot paving, and they have striped it enough to satisfy the two out of four buildings that they have done now. Sorensen will go out there today to verify that. The drainage pipe that is under where the landscape berm would be is another item to be addressed.

Performance Bond Dates – Sorensen noted that many of the bonds are coming up with performance dates this summer, so each department should go through the list that Julie has available on the server to see what the status is of everything, especially for Public Works, Parks, and Planning.

OLD BUSINESS:

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Two NE units are coming in for ARC. Nothing has come in yet for Full Site Review Plans and Building Plans. They are aware of the CUP conditions as far as screening, buffering, and some of the work that they need to do. Nygren stated that when this goes to ARC, we need to make sure that the north end of these buildings have screening if the electric meters are put there. T. Jentz added that it would be better if the meters were on the south side. 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. Public Works is reviewing this. Sorensen stated they need to deal with the improvements on Corporate Drive. Tabler will defer them to Fincher as far as what the boulevard should look like. This will be on the agenda for next week.

CHS Fuel Station – 1355 Rail Park Drive – There were some updated plans but they were mainly for Architecture Review for next week. Rohweder told Sorensen they are working on updated plans that would show some of the landscaping. Dedman is okay with their setbacks. This will be on the agenda for next week.

Ivy Building – 343 1st Ave W. Updated plans have been submitted. The new plans do not show any apartments. Parker stated they are now showing a number of retail spaces on the first floor, some office spaces on the second floor, and an open bay on the third floor, which we are going to have to look into more so we don't end up with a situation where we have an assembly spot that shouldn't be an assembly spot. This will be on the agenda for next week.

Base Camp RV Park – 1000 Base Camp Rd; south side of Hwy 93 bypass - subdivision. They are showing their Phase 1 layout, but we are still looking at the overall subdivision. Nygren sent them a number of items for them to address before this can go to Council. They have submitted a Landscape Plan to Parks. They are struggling with MDT. Public Works approved their engineering design for water and sewer. Supposedly, all of the MDT approach on the north end is ready to issue per Nygren. Public Works approved the engineering design for water and sewer, but DEQ hasn't yet. MDT will not sign off until DEQ signs off, which should happen on the 9th. Nygren needs everything by next Tuesday to have it before Council on the 17th. Regarding South Meadows, Public Works and MDT came up with some easement language that will be recorded, and at the time that City Street is constructed, they would give it to Public Works at some point in the future. The south end where the trail comes into the City Street and then back onto the trail, we only had it at 8 feet, but MDT wants it to be 10 feet because of some grant money that built the trail. The County Health Department exempted this project. Fincher has an updated plan to look at. As long as they followed what they did in Phase 1 and have the berm to the north, he thinks it will be okay. He will send it to Planning to make sure there are no outstanding PUD items that he missed. The Lift Station building

is 80-90 sq. ft. No Building Permit will be required for the Lift Station building, which is fenced. Regarding the pump house, it will be privately owned. The Public Works design standards covered clearance around the pipes on the inside that need to be heated. We will need to look at the new survey to determine the setbacks. This will be on the agenda for next week.

Glacier Bank – 49 Commons Loop; remodel. Near hospital on Commons Loop. The wells are drilled but the casing has not been installed yet. Tabler stated they said they have spoken with Roger Noble who will provide them with a report in the modeling, showing that there will be no impact to the aquifer. They still need to go through that process before they connect. They still need to work through stormwater, too. There is a little pond proposed in between the parking area and the aisle for the ATM that is sufficient for the new parking lot addition, but it doesn't bring their whole site into compliance. They will need to utilize the regional pond NW of here. APEC Engineering had an approved design set up for that when they were going to create that large parking area on their other parcel to the north. They could probably take that and use it. We need those two pieces of information from them and an overall submittal. Public Works will send a letter that they are at risk with their geo-technical wells and to get their site into compliance. Parker stated they have a coffee cart with old plumbing. If it does get a sink, it will probably have an interceptor in there. They are moving it from a location that does not have plumbing. 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 10th for a Special Work Session. Nygren will send out the draft to everyone for comments. Council is looking into doing some things for long-term funding of trails and sidewalks.

A new CUP will be coming up in July.

OTHER REPORTS:

FVCC – This will be here next week for preliminary comments. Fire access and Public Works items are at the top of their agenda.

UPS – on North Meridian. A proposed expansion with rezoning. There will be a conference call on this project this afternoon. This expansion will include a storm water pond and additional parking. They are putting a second building in that mirrors the current building they are in. There is a 16" main in there. Nygren mentioned that upgrades would need to go in to Meridian Road and to their landscaping. Tabler added that we don't have the ROW area to do much. The sidewalk is the ROW line. Nygren thought we could get a 5-foot landscape boulevard in there.

Airport Road Realignment Project – T. Jentz gave an update. We were set to go to Council Monday night to explain this update. They are not going to do that right now as we are still negotiating with the property owner along 18th, Tom Pittaway. The original discussions did not go well in terms of acquiring that extra piece of property. Our acquisition agent is going to take another run at it, and we'll find out if we have a project or not there. Otherwise, we'll do Plan B which is that the parking lot still gets built. We'll just be coming through at a different angle and location at the northern end. T. Jentz has the cost estimates from Mike Brodie that he will share with others.

Sidewalk Estimates – on the west side. We are looking at cost estimates for sidewalks from Rankin School all the way through and down past the shops to about 12th in downtown on the west side of town.

The meeting was adjourned at 10:43 a.m.

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