

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, June 21, 2018
Lower Level Conference Room
201 First Avenue East**

ATTENDING:

Jeff Clawson, Building Official
Jarod Nygren, Senior Planner
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

Dave Dedman, Fire Chief
Rick Parker, Building Plans Examiner
P.J. Sorensen, Chairman

GUESTS: James Freyholtz, Montana Department of Transportation; and Mark Johnson, Architect

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

Distillery Square – The present owner came in last week with their check. Johnson stated the new owner wants to do a face lift to the building. They want to take the tile shop on the north end, the one bay on the side that is part of their display area, and turn it into another tenant space. The ramp by the back door still needs to go in. The City would inspect the handrails and the slope. They are likely to run the sidewalk all the way to the north, which will require a ROW Permit. Fincher may need to know about this regarding landscaping. Johnson noted they will need another door on the front.

OLD BUSINESS:

Vision Clinic – 580 N Meridian; new medical office. The committee is fine with this project. This is passed through Site Review.

Glacier Bank – 180 Commons Loop; drive-thru lane. Public Works sent out their approval letter. The owners are revisiting what they want to do on this project. This will be on the agenda for next week.

Glacier High School – 375 Wolfpack Way. Public Works has this currently under review and hopes to have it completed today to get comments out. This project will begin their parking lot improvements on Monday, June 25th, and it will take about four weeks. This is approved through Site Review with the condition there will be no Building Permit issued without Public Works approval.

My Place – 755 Treeline; new hotel with 4 floors/85 units. An approval was sent out by Public Works with a couple of contingencies. Nygren noted they did a reduced SIA on this. Public Works will still need to go through the pre-treatment process with them. Zoning is waiting for a reply to Sorensen's comments. Building is also waiting for them to resubmit their project to the current plumbing code standards. 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. Sorensen sent them our comments regarding circulation, the three parallel parking spaces along the one-way drive-thru, and the property line through the drive-thru with no cross easements. He discussed these issues with Johnson. Johnson agreed that the three parking spaces should be taken out and he will look into the property line. Public Works has had no reply to their comments. Sorensen noted that we will have to wait to see what ARC says about screening. This will be on the agenda for next week.

Universal Mechanical – HVAC - old Mergenthaler building – Center St. They are looking at doing a rehab on the big gravel parking area. They will be filling in one of the garage doors, and then modifying the other one to half the size. They will be putting in sidewalk, a landscape boulevard, landscaping between the sidewalk and the building, and then some paved parking. There will be a chain link fence with vinyl slats. This did go through ARC. They have the handicapped ramp shown. Nygren suggested they have only one entrance/exit onto Center Street, and Tabler agreed. Nygren will discuss this with them. This will be on the agenda for next week.

NEW BUSINESS:

Sterling School – This was held up previously because of drainage in the ROW. A2Z has completed a new design, and Johnson has reviewed it. They have designed stormwater to basically deal with the building, the future parking lot, and incorporating the required stormwater issues related to the ditch line. There will be discussions on how everything will work, but they sized everything based upon the future parking lot going in. The owners want to wait to put in the parking lot. Sorensen and Parker covered some of the issues raised by not putting the parking in now with Johnson. This will be going to ARC for preliminary discussion. Tabler suggested they plan for the sidewalk now. Impact fees will be less now without the parking lot, but then may be higher when they decide to pave it. This will be on the agenda for next week.

PLANNING OFFICE ITEMS:

Montana Base Camp - RV Park – S of alternate bypass - 330 RV spaces. The first phase will have 62 or 63 spaces. Dedman agreed that Ashley Meadows would be the secondary way out. Not just a fire department access, but a secondary access for residents. Nygren asked Freyholtz to look at Ashley Meadows to be used as a second access. Does it need to be improved with this project? This must remain open once they get 40 lots. Freyholtz stated there is a part of it that is still owned by the Ashley Meadows Homeowner's Association. Most of it is MDT's. Nygren noted that as the street comes north and south off of the bypass and it connects down to Ashley Meadows, the trail would

cross where the road is so maybe think about realigning that trail and reduce the crossings. He asked for any comments committee members may have to be sent to him.

OTHER REPORTS:

Big Sky Manor – 2nd Ave & 1st St W – they are doing some remodeling, including a 4’ rock area along the sidewalk which probably won’t work for Parks. They are changing some of their grass area to concrete. Public Works will need to do an impact fee calculation, but it won’t trigger any permits.

Devonshire Building – They are giving their commercial tenants notice and converting their west side units into residential apartments. They have already done this on the east side. This would be a Change of Use. This will most likely trigger the building needing to be sprinklered.

The meeting was adjourned at 10:45 a.m.

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