

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, June 27, 2019**  
**Lower Level Conference Room**  
**201 First Avenue East**

### **ATTENDING:**

Dave Dedman, Fire Chief  
Tom Jentz, Planning & Building Director  
Jarod Nygren, Senior Planner (Acting Chair)

Tim Falkner, Administrative Captain  
Rick Parker, Building Plans Examiner  
Susie Turner, Public Works Director

**GUESTS:** James Freyholtz, Montana Department of Transportation; Christi & Kara with the Ivy Building; and Margaret Davis, Resident

### **HEAR THE PUBLIC:**

‘Margaret Davis, 160 Charlotte. I’m looking at the display of the site plan for the Gateway Center and I’m hoping that the pedestrian accesses will be indicated from the apartments. (Also,) the internal pedestrian walkways to the Gateway Center and the bus stop will be clearly marked and agreed upon between the parties according to conditions 13A and 14 of the apartment PUD. Thank you.’

### **PERFORMANCE BOND REMINDERS:**

**Silverbrook Phase 2A & Treeline Center** – Public Works is working with both of these projects on their Warranty Bonds per Turner. Nygren added that on Treeline Center, there is a little bit of landscaping they are going to include.

**FVCC** (note from Sorensen) – nothing from Public Works.

### **OLD BUSINESS:**

**Gateway Community Center** – 1203 Hwy 2 W; parking lot changes. Nothing new has been received. 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 waiting on their submittal regarding including the boulevard at Corporate and then removing the dead-end section of sidewalk along the highway. This will be on the agenda for next week.

**CHS Fuel Station** – 1355 Rail Park Drive. Turner noted that Public Works is working with the engineer on this project and it is currently under review. This will be on the agenda for next week.

**Ivy Building** – 343 1<sup>st</sup> Ave W. Christi and Kara are not wanting to put the curb extension in, and the extension of the sidewalk to come up to the public alley ROW. There is a driveway access out to 4<sup>th</sup> from the parking area. With their retail business that delivers large trucks, they were thinking that they could pull up in the alley, be able to pull into the driveway and pull out. Additionally, the fly fishing business that they are leasing to people in the back, will be coming in in the early morning with trucks and boats behind them to pick up clients and then head out. Without that access, they would either be blocking the alley or blocking 4<sup>th</sup> Street or 1<sup>st</sup> Street West which are main thoroughfares. The back space has historically been garages. This is one of the main reasons they bought this building was for the delivery space. They want to create off-street parking for their customers and be able to utilize the space in the back in a functional way for the City. Do they need to call it a berth space so they can have deliveries come in there? They would like to keep the alley clear for the Valley Bank drive-thru customers next door. They will put landscaping at the back of the lot and the front area to make the building more attractive. This is a one-way alley that goes north to south. They are creating another parking space in the front as they are moving the property line back to the original property line. They will meet with Parker about the handicapped space. Because this is a new project they need to meet our parking standards. Their curb cut was discussed. The committee still wants the curb extended to the ROW. This will be on the agenda for next week.

**Base Camp RV Park** – 1000 Base Camp Rd; south side of Hwy 93 bypass - subdivision. Nygren stated we received the MDT Permits. The entire package went to Council yesterday so they can at least approve the Revised Preliminary Plat. The owner can then start the rest of that construction and hope to be open by July 15<sup>th</sup>. Freyholtz stated MDT just received some updated plans for the trail. Public Works has already looked at adding another two feet to a section. The Council will be looking at the (Revised Preliminary Plat) Final Plat Monday night. There is an \$800,000 +/- bond in place for the rest of the work. There are three MOU's that Public Works is reviewing and then they will go to the City Manager this week for his signature. This will be on the agenda for next week.

**Glacier Bank** – 49 Commons Loop; remodel. Near hospital on Commons Loop. Their stormwater is still outstanding with Public Works. Turner stated we also need to receive the tech memo for the source water protection for the wells. This will be on the agenda for next week.

**J2** – 115 W Wyoming; storage building mezzanine addition inside the new storage building. Their after-the-fact plans do not represent what is out there. We are still waiting for updated plans. There has not been a status update in the last few days. There are a number of fire issues, including storage items that were not supposed to be there. The Building Code would require sprinklering to make it safe, and the zoning would not allow those storage items to be stored there at all. Nygren noted that the way the mezzanine was built, it is pretty much a second story and not a mezzanine. We are waiting for new plans. They will need to put a 4" fire line in the building. This will be on the agenda for next week.

**NEW BUSINESS:** None.

**PLANNING OFFICE ITEMS:**

**New CUP** – Nygren sent out a referral on this project for a 9-unit, multi-family project across from the skate park on N Woodland Park Road for your comments. No official public comment has come in yet. There is a Facebook page that was created by someone opposing the project with some comments on it, but this is not considered “official public comments.” If you have any comments, please give them to Nygren.

**Pedestrian Plan** – We will be doing a Work Session at the Planning Board.

**Downtown TIF Policies** – We had a Work Session on this and it was well received. We are going to continue to work with the Urban Renewal Agency on an application process. The policies are how the URA and Council would work with developers to basically give them back their tax money for any public infrastructure improvements they do up to a certain amount. This could be applied to the Ivy Building project.

**OTHER REPORTS:**

**Meadows Edge** – Freyholtz stated MDT approved the Approach Permit for Phase I. This will also be going to Council for Final Plat.

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

Minutes transcribed by Kathy Nelson, Recording Secretary

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