

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Wednesday, July 10, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

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

Patrick Jentz, Engineer II
Tom Jentz, Acting Chairman

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

Town Pump – Cemetery Road; **Green Nissan & Green Honda** – Hwy 93 S. Public Works will check these sites today to see if all their requirements have been met to release their portion of the bonds. If it is just boulevard items, they will let Fincher know.

Glacier Bank – They have posted a Letter of Credit for Public Works.

OLD BUSINESS:

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. We are still waiting for their submittal. 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. Tabler noted that Public Works still needs to review this. They have addressed the required boulevard improvements that we want for Corporate Drive in their new plans. This will be on the agenda for next week.

CHS Fuel Station – 1355 Rail Park Drive. T. Jentz stated they are not going to proceed with the fuel island. They are going to incorporate the fuel station into their existing location on the west side. So they will have a redesign coming back in. The NE corner of this site would have required a retaining wall because of the slopes. Tabler was waiting for their response on putting sidewalks in. This will be on the agenda for next week.

343 1st Ave W - Ivy Building – Tabler met with them on Monday. They are looking at the sidewalk on the west side of the building. They will participate in the 50/50 program. They want to put in a new driveway apron. They also want to keep the driveway and will go to Council to apply for a variance. They plan to remove the parking behind the building. Tabler encouraged them to get

through the process with the driveway, because they could have the work behind the building added to the 50/50 work without a plan. All three parcels will have this address now. Tabler updated it with the County. This will be on the agenda for next week.

Glacier Bank – 49 Commons Loop; remodel. Near hospital on Commons Loop. Public Works received the report from them for the geo-thermal wells that Public Works is reviewing. We approved their storm design last year. They have provided a Letter of Credit for \$125,000 to cover the construction cost estimate for their improvements for their redesign until Public Works approves their report, the future test on the wells, and receives a new stormwater design. Tabler stated we are okay with them moving forward and their Building Permit can be issued. Public Works will work with them individually on the well test issue. This is moved through Site Review pending zoning approval of their Lighting Plan.

J2 – 115 W Wyoming; storage building mezzanine addition inside the new storage building. They will be sprinklering the building as required by the Building Dept. Planning has the business violation with the Fire Code still pending but are in communication with them. This will be on the agenda for next week.

NEW BUSINESS:

Glenwood Apartments – A full set of plans came in. The CUP had conditions on the buffering and some things they need to do in the Gateway parking area. We may need to know what the restriping plan is in order to make the apartments work. This went through ARC. Their garbage container enclosure was moved. This will be on the agenda for next week.

Frontier Village Apartments – Treeline – went through ARC subject to final review of their landscaping plan. This is DNRC leased land. There are nine permits because there are three garage buildings and six buildings. There will be 128 units altogether. P. Jentz stated this is under review and Public Works should have comments out to them by the end of this week. This will be on the agenda for next week.

PLANNING OFFICE ITEMS:

Woodland Park Apartments – a 9-unit, multi-family project CUP. Planning Board gave their approval last night. Seven of their units are 1,000 sq. ft. with two bedrooms. Two of them are 500 sq. ft. efficiencies. Their parking will be on Woodland Park Drive. Their garbage container enclosure was discussed. They will enclose it with walls, doors, and a roof. This design will probably require Evergreen Disposal service. The neighborhood put up a Facebook page that they linked to the City of Kalispell as their way of submitting their “formal” comments. This lot will have sidewalk and curb. Their CUP will be going in front of Council on August 5th.

Town Pump – Cemetery Road – T. Jentz stated a Work Session was held last night to discuss their request to relocate their casino behind the new gas pavilion that they put in. They would have to abandon their existing casino and once they do that, we have limitations that you can’t put a new

casino there. They don't want to lose it, but the old casino is very old. If this is not approved, the old casino will stay where it is. The board was supportive of this move because it would move it off the highway where landscaping could be required along Hwy 93, around the Lift Station and around the utility boxes. It would dress up this corner and this entrance into the City.

OTHER REPORTS: None.

The meeting was adjourned at 10:20 a.m.

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