

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, July 12, 2018**  
**Lower Level Conference Room**  
**201 First Avenue East**

### **ATTENDING:**

Patrick Jentz, Engineer I  
Tom Tabler, Senior Civil Engineer  
Kathy Nelson, Recording Secretary

Jarod Nygren, Senior Planner  
P.J. Sorensen, Chairman

**GUESTS:** James Freyholtz, Montana Department of Transportation; Stephanie Reynolds and Mike Brodie, WGM; and Margaret Davis, Resident.

### **HEAR THE PUBLIC:**

**Margaret Davis**, 160 Charlotte – Daily InterLake article from July 5<sup>th</sup> (a portion) was read regarding the Kalispell Gateway Community Center. ‘A new road with a one-way entrance and one-way exit will be installed at the north end of the property to accommodate bus traffic. They will also install signs informing people the street is not a through-street. This week they will be closing off the access to the property from Financial Drive, which runs along the west side of the building from Two Mile Drive south to U.S. 2. Buses will enter and exit through one-way streets coming off of Glenwood Avenue. A covered bus shelter will also be installed next to their building.’ Davis stated, “I think it is a great candidate for some planning and input by the Site Development Review Committee because this do-it-yourself access is probably not going to work and the connectivity and the sidewalks in the area don’t exist in the whole area between the north side of Highway 2 and Three Mile lacks a coherent street system and sidewalks. Given the development and schools in the area, it is overdue. Thank you.”

**PERFORMANCE BOND REMINDERS:** None.

### **OLD BUSINESS:**

**Glacier Bank** – 180 Commons Loop; drive-thru lane. This project came in in February. Sorensen sent Marc Liechti an e-mail on June 25<sup>th</sup> asking the status of this project. He has not heard back from him, so he will pull this from the agenda and let them know that it is no longer on the active review list. If they want to pick it up again later on, then we can do that. The committee agreed.

**My Place** – 755 Treeline; new hotel with 4 floors/85 units. Sorensen is still waiting for their response to his comments. Tabler noted that their pre-treatment question has been answered and Public Works is ready to sign-off on this. A full set of plans came into building, including new

mechanical plans with the proper plumbing code. Parker is reviewing these. 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. Public Works received their first round of comments and will be reviewing those. Parker is done with the shell. This went through ARC. They are working on the property line. This will be on the agenda for next week.

**Universal Mechanical** – HVAC - old Mergenthaler building – Center St. Sorensen received an e-mail from the architect who said the owners will be in to talk with us about our comments. They only submitted for ARC, and have not submitted any plans yet. They need to submit plans for Site Review. This will be on the agenda for next week.

**Sterling School** – This was on hold previously because of drainage issues in the ROW. They did get in some of the exiting information to Parker. It looks like they are showing sidewalk going around the entire building, coming out 50 feet which will meet some of the required codes for exiting. We have not received anything from them on whether they are doing the parking lot at this time or doing the irrigated lawn. If they don't do the parking lot, they will need to put in some kind of a gate to get to the parking. Parker noted that in the kitchen they will be removing the range and putting in a microwave. There may be a grease interceptor requirement once they tell us what the purpose of the kitchen is. Tabler stated Public Works has comments to send out from their first review. Sorensen will not be doing much with this until they determine what route they will go with the parking lot. This will be on the agenda for next week.

#### **NEW BUSINESS:**

**Northwest Drywall** – 1109 E Oregon St; new warehouse. This went through ARC. They have a couple of accesses off East Oregon. Not much landscaping going on. They will be doing sidewalk and boulevard. Nygren mentioned there are two parcels. This will be on the agenda for next week.

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

**Eagle Valley Ranch** – formerly known as Valley Ranch – 100 acres. There was a Work Session on this. It will be going to a Public Hearing at next month's planning board. Referrals were sent out yesterday.

**RV Park** – off the bypass – planning board recommended approval. There was a lot of discussion on the conditions, in particular the dumping station. There were some concerns about the access. We'll have to talk with Dedman about that.

**Zone Change Request** – for Silverbrook - for the townhouse area just south of the commercial lots where the World Gym is going in. This will provide for some higher density, multi-family and condo development in that area.

**OTHER REPORTS:**

**World Gym** – NE corner of Silverbrook – Their Site Plan was viewed. They are looking for preliminary feedback. Their Final Plat has been submitted for Monday night. This would be on Church Drive along the north, and Diamond Peak Loop runs along the west. The western lot is where the gym will go. Brodie and Reynolds are here for this project. The soils infiltrate fairly well but are very sensitive. Discussion was held regarding their infiltration pond/underground infiltration basin. Nygren mentioned they will lose two residential family lots where the pond will go. Tabler reminded them of the 20’ setbacks with underground storm. We would need access to the public utility easement. Regarding the approach coming off of Diamond Peak, that sidewalk should be a standard City approach so the sidewalk grade would carry through and then we should have ramps at the crossing of the private road to the south. Reynolds noted that low impact development practices could be utilized well on a lot of this commercial size and in the multi-family areas.

The meeting was adjourned at 10:38 a.m.

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