

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, July 18, 2019**  
**Lower Level Conference Room**  
**201 First Avenue East**

### **ATTENDING:**

Jeff Clawson, Building Official	Dave Dedman, Fire Chief
Chad Fincher, Parks & Rec. Director	Patrick Jentz, Engineer II
Tom Jentz, Planning & Building Director	Jarod Nygren, Senior Planner
Tom Tabler, Senior Civil Engineer	P.J. Sorensen, Chairman
Kathy Nelson, Recording Secretary	

**GUESTS:** James Freyholtz, Montana Department of Transportation

**HEAR THE PUBLIC:** None.

### **PERFORMANCE BOND REMINDERS:**

**Glacier Bank** – Public Works has accepted their Performance Bond for them to charge forward with their Building Permit and the stormwater is on hold until we have some testing of their pumps. Their Building Permit will be issued later today.

### **OLD BUSINESS:**

**Gateway Community Center** – 1203 Hwy 2 W; parking lot changes. Fincher noted that they are a hub for Eagle Transit on the north side of the building and then coming around where they have cut it off with jersey barriers, and then going back out. We don't like the turnaround, but there should be enough room for them to make this work. We are still waiting for their submittal. Nygren noted that Teletech wants the parking lot done on the east 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. Sorensen stated that some comments went back to them about getting some more detailed landscaping and sidewalk information along Corporate Drive. Fincher has not received landscaping information yet. Tabler noted that Public Works still needs to send out a comment that this configuration looks good. This will be on the agenda for next week.

**CHS Fuel Station** – 1355 Rail Park Drive. Sorensen informed everyone that they are dropping the fuel station from this site. This will be pulled off of this agenda. If they change their mind and come back to it for some reason, we will just pick up the review where we left it. They will be putting the fuel station in on their main CHS site. Nygren stated the Rail Park has submitted their Final Plat and this lot is part of the Final Plat. The sidewalk and landscaping is not in, and that is a City Street. It was going to go in with this development but if this development is not going in, then FCEDA

needs to bond for that. Tabler will look at their original submittal and see if they had sidewalks proposed when they did the original design.

**343 1<sup>st</sup> Ave W** – formerly the Ivy Building – the three parcels formerly owned by Valley Bank are now one parcel under the new owner with this address. Sorensen noted they are resistant to extending the sidewalk down and the boulevard to the property line that will shorten up the wide approach. They want to access this approach with deliveries by coming in the wrong way with the one-way alley. Nygren stated their driveway should not be right up against the alley. T. Jentz stated that they are required to bring this up to current standards when they pull the Building Permit. They want to appeal this City standard with the City Council. The Zoning requires the landscape buffer along the sidewalk and along the parking lot. Tabler will check the Public Works standards. Sorensen has not heard back from them on the doors swinging out, which should swing in or have sliding doors. He will write them an e-mail from Site Review to clearly state what we are requiring with the current standards. This will be on the agenda for next week.

**J2** – 115 W Wyoming; storage building mezzanine addition inside the new storage building. Clawson stated their mezzanine is not a mezzanine; it is a second floor, which requires sprinklering the building. Planning has the zoning use violation with the Fire Code still pending but are in communication with them. T. Jentz stated that a formal e-mail needs to be sent to them on this. Sorensen believes that has already been sent. This will be on the agenda for next week.

**Glenwood Apartments** – Tabler stated Public Works should have comments going out at the beginning of next week. We are also waiting on their TIS per P. Jentz. Sorensen sent comments out to them a week ago. He told them that since they are cutting the parking lot off for about two thirds of it from where it was, we need to know what it will wind up being even if we don't get into the other parts of the project. We told them early on that that would include a 5-foot landscape buffer on the Gateway side of the property. Their landscaping plans did not show this. The CUP had conditions on the buffering and some things they need to do in the Gateway parking area. Both sides of the parking lot need to be co-compliant by doing some measure of restriping and have the 5-foot landscape buffer through there. They are supposed to have a clubhouse for their recreational amenity, but with phased development they should have provisions for something that is there, with possibly a gazebo and a BBQ pit. 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. We are waiting for a full submittal, and they will need to Final Plat the lot. P. Jentz stated Public Works should have comments out to them by next week. This will be on the agenda for next week.

**NEW BUSINESS:** None.

**PLANNING OFFICE ITEMS:**

**Stillwater Bend** – Nygren stated we received an application for a PUD. He will be sending out a referral on this project, which is 55 acres west of Rose Crossing. This is the area between the river and the highway. Supposedly a grocery store and maybe a Mexican Food restaurant down by the river will be going in here.

**Woodland Park Apartments** – a 9-unit, multi-family project CUP. Planning Board gave their approval. 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 will be enclosed with walls, a door, and a roof. This type of 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 5<sup>th</sup>.

**Town Pump** – Cemetery Road & Hwy 93 S –Nygren mentioned the Work Session that was held to discuss their request to relocate their casino behind the new gas pavilion that they put in. They would do a new PUD on the site and incorporate a landscape buffer along the highway. 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 an entrance corridor similar to Toyota.

**OTHER REPORTS:**

**Copper Mountain** – Three Mile/Meridian; preliminary review. This is a coffee shop located by the grain elevators downtown that will be moving to this new location. Their Meridian approach would need to be approved by the City, and their Three Mile Drive approach would need to be approved by MDT. They have agreed to a right in, right out approach if required. Presently, the approaches are close to the traffic light. They may redo some of the storm drainage there, that would allow the access to move further away from the traffic light. She is looking at purchasing the property. She would like to have a building there in 3 to 5 years that would include an office, a training facility to train her baristas, and storage.

**Base Camp RV Park** – Nygren stated the owner is considering a PUD to put in a 300’ x 600’ amphitheater. He would need a Traffic Impact Study. Freyholtz added that the Encroachment Permit from MDT has been completed. They still need to finalize the Encroachment Permit for the path work. MDT has comments out to them.

The meeting was adjourned at 11:05 a.m.

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