

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, July 26, 2018
Lower Level Conference Room
201 First Avenue East

ATTENDING:

Jarod Nygren, Senior Planner
Wade Rademacher, Police Captain
P.J. Sorensen, Chairman

Rick Parker, Building Plans Examiner
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

GUEST: Jeff Walla, Jackola Engineering

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

Green Nissan & Green Hyundai – Nygren is working with them on getting a bond for work not completed there. They are pushing to get their Certificate of Occupancy and they have some outstanding issues with their corporate to get their state licenses so they can be a dealership. These two projects have not been completed yet so we are trying to get a bond.

OLD BUSINESS:

My Place – 755 Treeline; new hotel with 4 floors/85 units. The committee is ready to sign-off on this and it is passed through Site Review.

Treeline Retail Center – 635 Treeline; new retail. There will be two restaurants and an office. No updated plans have been submitted yet. We had asked them for some clarity on signage and how the stacking will work. They will eliminate the three parallel parking spaces along the one-way drive-thru. The property line is still shown in the same place. They are shifting it over and have submitted it to the County. Public Works has approved this with conditions. This is approved with the condition that we receive updated plans. This is passed through Site Review.

Universal Mechanical – HVAC - old Mergenthaler building – Center St. This went through the Conditional Use Permit (CUP). They have installed their fence, but no plan has been received. The amount of parking spaces needs to be determined. 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 come back with the idea of an irrigated lawn. When they decide to do the parking lot, they will need to come in to have it reviewed according to codes that are in affect at that time. We need to see how

ADA compliance will work with their gate and their fence. Public Works is waiting on a resubmittal to their comments. This will be on the agenda for next week.

Northwest Drywall – 1109 E Oregon St; new warehouse in the Rail Park at the south end. There are issues with the plans as they are not stamped by an architect. T. Jentz, Sorensen, and Nygren will go over the PUD. We want to make sure that everything is aligned. They are probably short on parking spaces. Public Works has comments out to their engineer and are waiting for their response. This will be on the agenda for next week.

1989 Salon – 230 – 2nd St E; beauty salon. Change of Use from chiropractor’s office to beauty salon. They are mostly doing interior work. The parking area will be sealed and striped for ADA and regular parking. We will need more information on the parking. Boulevard work probably needs to be done. Not much for Public Works to review, but Tabler will take a look at this. They will need some ADA work in the bathroom. The approach was discussed. This will be on the agenda for next week.

NEW BUSINESS:

Flathead Liquor – 1121 Hwy 2 W; addition. They want to add another storage addition on the west side of the building. They will be relocating two trees. This expansion will trigger some stormwater work. This will be on the agenda for next week.

Distillery Square – 45 – 6th Ae W; exterior remodel. This went through ARC. They will be extending the sidewalk all the way to the end and changing some of the landscaping in the front. Public Works will review this. This will be on the agenda for next week.

Flathead Special Ed Co-op – 21 Meridian Ct; new school building. The drawing they submitted is not to scale or labeled with any dimensions. We will need improved drawings. They have two classrooms and two more proposed. Parking numbers need to be determined. They will need a stormwater component for this design per Tabler. This will be on the agenda for next week.

PLANNING OFFICE ITEMS:

Eagle Valley Ranch – formerly known as Valley Ranch – 100 acres – zone change. Nygren will need your comments regarding the Waters Facility Update and if there will need to be a water tower up there.

Silverbrook Estates – zone change.

RV Park – off the bypass. The Resolution of Intent will be going to City Council on August 6th and the Public Hearing is scheduled for August 20th. Nygren will need your comments as a condition regarding the dump station by August 20th. They will be taking action September 4th, depending on how the Public Hearing goes.

OTHER REPORTS:

KNTC Apartments – Rose Crossing; preliminary review. Walla asked about the open space and whether it is a detention pond or a large swale area. Nygren noted there is a trail system that needs to be in there. It was an open space buffer from the Armory. This will be a trail system that connects into the greater trail system that will go through the PUD, and for landscaping. Walla noted they have a storm drain inlet pipe down at the bottom that collects stormwater. Nygren clarified that this site already has a storm pond further down south that is already accounted for this area so you won't need any storm. Tabler stated they put in a regional system for this phase. Nygren suggested they consider berming or trees next to the Armory. Tabler stated there is access management on Rose Crossing. Walla stated they will have an access off of Rose Crossing and one off of Jefferson. Tabler mentioned that there may have been access management on those proposed accesses, so they may not be allowed. Nygren noted the recreational aspect is taken care of in the PUD. Walla stated the owner will start out with two buildings on the south end as the first phase with all the parking lot built on the west side of that. The building on the NW corner and the one to the east would be a future phase. The Fire Chief may require another access or cul-de-sac. Walla stated there is no water main going down Rose Crossing to the intersection of Jefferson Boulevard, so all they have to tie into is either the water main going up Jefferson, or the extension that crosses over to the Armory just north of there. He asked for fire flow numbers on the hydrant. Their preliminary plan is to bring the water main down the west property boundary in an easement to the site, and then supply all the services from there. They don't have a plan to loop that system right now. Tabler stated that Public Works prefers utilities in roadways rather than cross country. They could bring a line in over from Jefferson Blvd. into the site with a fire access. Discussion was held. They are looking at adding in two additional hydrants. This is in the latecomer impact fee area. Nygren asked they try not to segregate the multi-family from the commercial.

The meeting was adjourned at 10:32 a.m.

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