

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, August 1, 2019
Lower Level Conference Room
201 First Avenue East**

ATTENDING:

Chad Fincher, Parks & Rec. Director
Tom Jentz, Planning & Building Director
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

Patrick Jentz, Engineer II
Jarod Nygren, Senior Planner
P.J. Sorensen, Chairman

GUESTS: James Freyholtz (Montana Department of Transportation); and Margaret Davis (resident)

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

Treeline Center – Tabler is trying to get this bond closed out.

Base Camp – Nygren stated they have an outstanding bond for the subdivision for about \$900,000, and there are some reductions that could take place but we need to make sure there is a Landscape Bond and a Maintenance Bond in place.

Lofts at Ashley – Sorensen stated we had a \$10,000 Cashier’s Check that they had submitted for some issues that they hadn’t finished or did wrong, and landscaping was part of that. It looked like they have installed some of it. There was a little landscaping island that they had deleted to create more parking and we had them put it back in. They will also need to restripe. We are close to releasing that bond, but we have a separate bond for landscaping.

OLD BUSINESS:

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Nothing new. This will be on the agenda for next week. There is another building permit that came in that will not come in front of Site Review for a library they are going to put in there. They have an architect working on this.

Glenwood Apartments – Glenwood/Two Mile – Sorensen stated that new items just came in. He is not sure if it includes everything everyone was looking for. He had sent out some comments to them previously. Fincher has not received any recreational amenities or Landscaping Plans yet. They could put in a temporary gazebo or basketball hoops or bond for the clubhouse. P. Jentz stated Public Works sent comments to them yesterday. 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 had originally requested some delineation from the sidewalk to the parking lot. We are still waiting for the landscape details. Freyholtz stated that MDT will need an MOU and an encroachment permit. This will be on the agenda for next week.

343 1st Ave W – formerly the Ivy Building – We are waiting for plans from the architect. Sorensen’s understanding is that they will be extending the boulevard and sidewalk down as requested by the City. The second and third stories of the building will be residential apartments, with retail and office on the main floor. This will be on the agenda for next week.

J2 – 115 W Wyoming; storage building mezzanine addition inside the new storage building. Sorensen, T. Jentz, Clawson, and Parker met with their architect, contractor, and owner on-site last week. They will not need to sprinkler the building as it is under the requirements of a second floor, which is only a mezzanine. Jackola Engineering will be submitting some details back to Clawson and Parker. Regarding the “use” side, they are okay on that. This is already paved and landscaped. This is passed through Site Review. The remaining building fire code issues will still need to be resolved before they can get their permit for their mezzanine.

Frontier Village Apartments – Treeline – P. Jentz stated Public Works sent out comments yesterday. Nygren told them they still need to file for Final Plat, as no permits will be issued until that is received. Fincher has not received a Landscape Plan yet. This will be on the agenda for next week.

NEW BUSINESS:

Payne West – 165 Timberwolf; new multi-suite office building to the east of Glacier Eye Clinic, and NE of D.A. Davidson. They will need a Geotechnical Report on this for each building pad. We will need a more detailed Landscape Plan. They may need to adjust some of their parking dimensions. They have a common stormwater plan. Road paving needs to be completed all the way up to Reserve. This will be on the agenda for next week.

PLANNING OFFICE ITEMS:

Town Pump – Cemetery Road & Hwy 93 S –Nygren has prepared a Staff Report for their request to relocate their casino behind the new gas pavilion. They would also build a new convenience store. They would do a new PUD on the site and incorporate a landscape buffer along the highway. It would dress up this corner and this entrance into the City as an entrance corridor similar to Toyota. Freyholtz stated he would like to see one shared approach instead of multiple entrances. Approach options were discussed. He also mentioned that MDT may create a possible major intersection half way between the bypass and Cemetery Road. They do have clear-vision requirements. Screen options were discussed for the lift station.

OTHER REPORTS:

Montana Base Camp – preliminary comments on amphitheater. The owner is wanting to do an outdoor theater/music venue for 6,000 people. He would need 1,200 paved parking spaces. He would also need a road coming in and a possible second access. A Traffic Impact Study will need to be submitted. This could trigger updated development of Ashley Meadows Road. Public Works is concerned about traffic issues. Nygren will talk to him about our preliminary concerns on access, parking, traffic issues, and bathroom facilities.

Green Nissan and Green Hyundai – They have asked Fincher to lessen the landscaping requirements, although no landscaping has been put in yet. The committee agreed that this request would be denied.

The meeting was adjourned at 10:47 a.m.

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