

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, August 12, 2021
First Floor Conference Room
201 First Avenue East**

ATTENDING:

Rachel Ezell, Planner II	PJ Sorenson, Senior Planner
Patrick Jentz, Engineer II	Grace Kurtz, Engineer I
Jeff Clawson, Building Official	Dan Pierce, Fire Chief
Chad Fincher, Parks & Rec Director	Keith Haskins, City Engineer

GUESTS: 4

HEAR THE PUBLIC: None

PERFORMANCE BOND REMINDERS:

UPS Expansion - 1151 N Meridian; Grading, Paving, Curbs & Gutters, PRV, Storm Sewer, Landscaping, Trash enclosure, Wall Light (PIA Exp. 7/30/21; Cashier's Check)

Silverbrook Ph 2A-B - NW 1/4 Section 1 T28N R22W; Site work, pond seeding, mailbox facility (SIA Exp. 8/11/21; Cashier's Check)

Meadows Edge Ph 1B - Three Mile & Farm to Market Rd; Infrastructure, excavation, curb, gutter, open space improvements (PIA Exp. 08/24/21; Cashier's Check) – Public Works believes majority of work left to be completed is landscaping. Parks is pretty sure the dog park is completed but the playground still needs to be completed.

Big Sky IV - 560 Cascade Loop Suite 1; Dumpster Enclosure, Privacy Fencing, Landscaping, Sidewalk, Lower Meter Pit, Parapet Wall (PIA Exp. 8/28/21; Performance Bond) – There is a fire service that still needs to be abandoned and there are some stormwater issues that have come up recently that needs to be addressed.

Eagle Valley Ranch Apt - 1910 Jefferson Blvd; Sidewalks, Landscaping, Trash Enclosure Doors (PIA Exp. 8/30/21; Cashier's check)

Eagle Valley Ranch Ph 1- Jefferson Blvd; Infrastructure, paving, curb, gutter, see bond (PIA Exp. 8/31/21; Letter of Credit) – Public Works is waiting to receive an update on completed items because they are requesting a bond reduction.

Town Pump - 2910 Hwy 93 S; Building Demo, Curb, Gutter, Landscaping, RV Dump (PIA Exp. 9/1/21; Performance Bond)

OLD BUSINESS:

Kalispell Tap and Games- 2400 Hwy 93 S: remodel to arcade/tap house – Updated landscape plan is still needed. Chad pointed out that the boulevard landscaping needs to be included in that plan. Owner is requesting to separate the onsite permitting from the building permitting due to time constraints for the tap room license. PJ advised that we cannot separate the permitting, but we may be able to work with them through bonding and phasing. Departments need to approve the plan as a whole initially. Building

advised we can provide a letter to the state advising this is an ongoing project and moving forward if that will help with the deadlines. This will be on the agenda next week.

Owl View Ph 2 Building 2- 210 Sawyer Ln; new apartment building. ACUP was issued on 08/11 for the water main under the fence. This will be on the agenda next week.

World Gym Addition – 555 E Swift Creek Way; Addition to existing gym. Nothing new. This will be on the agenda next week.

Chipotle – 2264 Hwy 93 N; new restaurant building. All departments are ready to sign off. This has passed through site review.

Penco- 2310 Hwy 93 S; building addition. Public Works received some plans and will be sending out comments on the storm water. This will be on the agenda next week.

Costco ADA parking- 2330 Highway 93 N; establish and restripe handicapped parking spaces. Rachel spoke with Jade, and they have decided to add some ADA parking instead of original plan. This will be on the agenda next week.

RDO- 3145 Hwy 93 S; enclose existing covered outdoor storage. Public Works will not sign off until the 1st phase is completed. This will be on the agenda next week.

Glacier Eye - 155 Timberwolf Parkway; new medical office. All departments except Parks is ready to sign off. This will be on the agenda next week.

Northwest Energy – 890 N Meridian; shop addition to existing building. Nothing new. This will be on the agenda next week.

Highline Dermatology – 475 Cascade Loop; new office. Parks is waiting on landscaping and irrigation plans. This will be on the agenda next week.

Black Kaiju/Black Rifle Coffee – 305-313 2nd Ave W; new coffee shop, remodeled office, studio, and residential apartment. Nothing new. This will be on the agenda next week.

3rd Ave East Apartments - 2015 3rd Ave E- 48-unit apartment complex – Nothing new. This will be on the agenda next week.

NEW BUSINESS:

PLANNING OFFICE ITEMS:

The meeting was adjourned at 10:50 am.

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