

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, September 5, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

Tim Falkner, Administrative Captain
Patrick Jentz, Engineer II
Jarod Nygren, Senior Planner
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

Chad Fincher, Parks & Rec. Director
Tom Jentz, Planning & Building Director
Rick Parker, Building Plans Examiner
P.J. Sorensen, Chairman

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

My Place – Fincher stated they still have dirt work to do and landscaping on the west side of the building.

Owl View Landing – Fincher reduced their bond to cover the landscaping that still needs to be completed. This bond still includes \$1,000 for striping.

OLD BUSINESS:

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Tabler is waiting for their Stormwater Master Plan to come in. They had stated in February that they would pave the east side this summer, which may still happen. Sorensen is still waiting for restriping and their Landscape Plan for the north area. We have been holding the Building Permit for these. This will be on the agenda for next week.

343 1st Ave W – formerly the Ivy Building – Plans have come in on this project. Their plan shows the sidewalk extension that goes to the alley. Their architect stated the sidewalk/boulevard will be whatever the City would require. They were going to use our 50/50 program, but they decided to get a contractor to pull a ROW Permit and do the sidewalks themselves. The language they put in there states “new curb and curb cut to City Standards.” Sorensen stated we will probably condition the extension and clarify what exactly we mean for them to put in. Building is still waiting for more plans to be submitted. Parker added that the first floor will be mercantile, residential on the 2nd and 3rd floor, and the basement will have storage. This is passed through Site Review.

Frontier Village Apartments – Treeline –Sorensen stated there should be plans in within a week or so. Public Works is moving forward on this. They will need to submit a final Landscape Plan to get their final approval from ARC. Nygren stated they still need their Final Plat. P. Jentz stated they are

waiting for DNRC because there are some issues with the way you get easements in this area. They are waiting for us to comment on them. He will be sending comments to their engineer today. This will be on the agenda for next week.

The Crossings – Two Mile Drive; new apartment complex. They will do the access in off of Teton with Phase 1, and the extension of Teton Street with Phase II. They have not submitted their ARC information yet. They will be putting in carports instead of garages. They will have a 6-foot perimeter fence that satisfies the screening requirement that we would want. Another one of the CUP conditions was to have trees along the perimeter. They are showing some in the Landscape Plan along the perimeter to also provide buffering. Fincher stated that on the SW corner is a park. They call it a dog park, but it looks like it is also the stormwater retention area. This will need to be approved by Public Works. Nygren stated we think their stormwater is all the little retention areas next to the buildings, but is there anything going on for stormwater on the perimeters? P. Jentz stated those are drainage areas/swales around the building. It is mainly a conveyance area. Trees would be offset from the swales on the face of the slope. We will need to figure out what the flow area is. There may be setbacks for the carports. They will need to make some of the carports handicap accessible. Sorensen stated he doesn't think they will be doing the storage area now. Tabler added they will need to work with DEQ on their private sanitary sewer. P. Jentz stated they had not submitted their water information to DEQ yet, which is a requirement. The Conditional Letter of Map Revision (CLOMR) has not come in from FEMA yet. Their Traffic Impact Study has been submitted but still needs to be reviewed by Public Works. City Standards will be required on Two Mile with sidewalks, curb, and gutter. Sorensen stated that Site Review would be a review for the entire site. This will be on the agenda for next week.

Lift Station – 152 Timberwolf to the east. This is under review by Haskins. Our Design Standards say it needs to have a 12-foot paved access to it. There are two accesses shown on their site plan. One is a gravel road, and one is paved. Tabler believes the gravel road is access to the subdivision swale, which meets our requirements. They could use the Lift Station approach with a hammerhead and then have access to both entities. Access needs to be looked at and discussed. Private utility accesses were discussed. If we did a 24-foot paved access that would provide two-way access to lots 6, 7, and the utility lot. This is going to ARC on Tuesday. Will be on the agenda next week.

NEW BUSINESS:

Flathead Industries – 40 E Idaho; drive-through/drop-off addition. This is where First Avenue EN comes in and then W Montana. There is a large storage container there presently. They will be building a 24' covered drop-off area with the storage building. Parking was discussed, including the spaces that back out into the road and their sidewalks. Public Works will look at this. This will be on the agenda for next week.

Bloomstone – request for a minor PUD amendment regarding lot coverage for residential lots. Right now the standard is 45%, but their request is to make it 50%. The change could impact their storm system, but Tabler stated we will be looking to make sure the current design is consistent with what the original design was. This is considered a minor amendment by the committee and is approved.

PLANNING OFFICE ITEMS:

Three Mile Drive – Annexation of the VanderArk property will be going before the Planning Board.

Town Pump South – Cemetery Road. The idea of their project was approved by the City Council. They will now start designing their project for a possible late Fall/early Winter submittal.

OTHER REPORTS:

Hangar Addition – City Airport - They should have plans in within a week. They will need to talk with Jason Landis about their fuel tank.

My Place – Parker stated a fire separation distance from the hotel itself would be required for a gas grill area with round, cement tables. No Building Permit will be required. A Mechanical Permit may be needed.

The meeting was adjourned at 10:55 a.m.

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