

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, September 12, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

Dave Dedman, Fire Chief
Jarod Nygren, Senior Planner
P.J. Sorensen, Chairman

Patrick Jentz, Engineer II
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

GUESTS: James Freyholtz (Montana Department of Transportation); Toby McIntosh (Jackola Engineering); John Constenius (Flathead Industries); Jennifer Bernosky (Evergreen Disposal); Travis Lake (Swank Enterprises); and Brian Pelc (Rocky Mountain Bank)

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

OLD BUSINESS:

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. The east parking lot is driven by TeleTech and FCEDA. We have the east side plans. They are trying to get all the drainage to come together. The west side is in the five-year time line. McIntosh explained their stormwater, curbing and landscape changes. Two areas will be picked up from a stormwater perspective this year, with grading to the south. Knife River will be doing this project as soon as possible. Because of FCEDA's roll in this, they have pulled back some of the improvements through a deduct alternate by replacing the curb along the east side of the drive aisle, and then simplifying some of the landscaping. They also eliminated a smaller catch basin run. FCEDA wants the pavement done by this fall. We have the north end plans. McIntosh stated they will take the west side through concept so at least they will have a layout. They plan to seal, restripe, and complete some patching in the north. The north portion drainage is okay with P. Jentz. Sherry wants to put up a gate to block anyone from driving through the parking lot, but the committee feels strongly against a gate. McIntosh stated he will suggest putting in a boulevard-like street on the very west side that would close off the circulation of the parking lot. Sorensen stated a gate on Financial is okay with the committee, but not breaking it up into two sections and having a dead end. They will probably restripe the north this fall. This will be on the agenda for next week.

Frontier Village Apartments – Treeline – Their Landscape Plan has not been received yet. Public Works has reviewed this and sent back comments, which triggered the DEQ Subdivision review. P. Jentz stated we are waiting on that review. Nygren added that they still need to submit for their Final Plat. This will be on the agenda for next week.

The Crossings – Two Mile Drive; new apartment complex. They will be putting in carports without the storage areas on the back. They will have a 6-foot perimeter fence that satisfies the screening requirement that we would want. This project is under Public Works review, and should be getting comments out next week per P. Jentz. They will be required to obtain a ROW Permit that notes the construction access will be on Two Mile Drive only. 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 Letter of Map Revision (LOMR) has not come in from FEMA yet. 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 went through ARC. They will be designing it to Public Works' Standards. Haskins is still reviewing this. Sorensen explained the proposed accesses. The standards require a 12-foot wide, paved access. Lake stated they will do whatever we require for a turnaround or for parking. Tabler stated we would want a hammerhead there. They are willing to clean this up and eliminate the existing curb cut. Public Works will need an updated sheet, and McIntosh will provide it. We do not need the maintenance road going up to the north. P. Jentz will put in the comments for the gravel area to be reduced around the lift station. They will be eliminating the pole light and install a building light. This will be on the agenda for next week.

Flathead Industries – 40 E Idaho; drive-through/drop-off addition. This is near the intersection of First Avenue EN and W Montana. There is a large storage container there presently. They will be building a 24' covered drop-off area with the storage building. Concerns were discussed regarding the parking spaces that back out into the road and their sidewalks. Constenius explained the parking changes, and stated they will put in parking bumpers to block out the three parking spaces by the reader board sign. They will also add parking bumpers next to the sidewalks on the east side along 1st Avenue East. They will be redoing the sidewalk near the building and put in boulevard along the street. They haul their garbage themselves. They will contact Tabler and set up a meeting for further discussion. This will be on the agenda for next week.

NEW BUSINESS: None.

PLANNING OFFICE ITEMS:

South Woodland – Nygren is sending out a referral for a request for an annexation and a major subdivision on South Woodland in a cul-de-sac. This would be for detached single family lots, zoned R-4.

Three Mile Drive – Annexation of the VanderArk property went through the Public Hearing but will probably withdraw their application.

OTHER REPORTS:

Immanuel Lutheran – Final Phase – Sorensen stated we received a permit application from them. It is mostly interior work. They may redo their entryway that would match the other ones. It’s still the same footprint as far as the site is concerned. Public Works did have some issues, though, including their grease interceptor and possibly some other issues. Tabler will look into the past agreements in this regard. This would not ordinarily go through Site Review, but if Tabler finds that there are some bigger issues, we will put this on the agenda.

Mountain Villa Apartments – The owners and managers would like us to annex 142 units, and use their additional nine acres to the north and put in another 120 units. They will then hook up to water and sewer. Impact fees will need to be paid for the old units as well as the new ones. Discussion was held regarding this. They will need to extend services.

The meeting was adjourned at 10:48 a.m.

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