

**SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY**

**Thursday, September 19, 2019  
Lower Level Conference Room  
201 First Avenue East**

**ATTENDING:**

Tim Falkner, Administrative Captain  
Rick Parker, Building Plans Examiner  
P.J. Sorensen, Chairman

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

**GUESTS:** Wade Rademacher (Edge Development); and Margaret Davis (Resident)

**HEAR THE PUBLIC:** None.

**PERFORMANCE BOND REMINDERS:** None.

**OLD BUSINESS:**

**Gateway Community Center** – 1203 Hwy 2 W; parking lot changes. They are working on three different sections; the east, north, and west. The west side is presently more conceptual. P. Jentz stated that the east side still needs a Stormwater Maintenance Permit. Sorensen noted that Fincher needs to sign off on the landscaping portion. Otherwise, it is ready to go. On the north side, we have not heard back on the potential gate, and there is not a lot of landscaping details. This will be on the agenda for next week.

**Frontier Village Apartments** – Treeline – This is still under DEQ Subdivision review. This review could possibly take up to another month. Parker is still reviewing this. This will be on the agenda for next week.

**The Crossings** – Two Mile Drive; new apartment complex. P. Jentz sent out many comments from his review. Haskins will be meeting with the contractor and engineer tomorrow. Parker is waiting for plans for each building as they are different from each other. Discussion was held. Tabler will provide street addressing. This will be on the agenda for next week.

**Lift Station** – 152 Timberwolf to the east. We discussed last week about dropping the access road. The City will mainly be responsible for what is within the fence, and everything else will be the responsibility of the HOA. The maintenance of their pond needs to be spelled out completely in a Maintenance Agreement. The City will not own the whole lot. 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. They will be building a 24’ covered drop-off area with the storage building. They are proposing changes around the parking lot. Planning thought they should put in a landscape buffer. They will be redoing the sidewalk which will be required to be next to the building and then put in boulevard along the street. Tabler mentioned they will also add parking bumpers next to the sidewalks on the east side along 1<sup>st</sup> Avenue East. Sorensen noted six things that are not compliant with our parking standards. He will discuss this further with Constenius. Tabler added that the City may need to widen the ROW in the future for the Glacier Rail Park walking path. They will need to add a ramp for the west bound pedestrians. This will be on the agenda for next week.

**NEW BUSINESS:**

**CHS** – 700 Rail Park; new fueling station. New plans have come in. This will be going through ARC. It will be 20 feet off their property line but 80 feet from the ROW. Tabler stated that their sand and oil separation needs to be reviewed. This will be on the agenda for next week.

**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.

**OTHER REPORTS:**

**Edge Apartments** – Appleyway - They are wanting to get their Certificate of Occupancy tomorrow. They will be posting a bond, mostly for landscaping work. Evergreen Disposal needs a 12-foot wide, fenced area for their container. Discussion was held. They could put up this fence and keep the pad at 10 feet or extend the pad to the west to 12 feet toward their drainage facility. The 10-foot pad would need anchoring with either rip rap or rock. If they go with the 12-foot pad, their engineer would need to be comfortable with extending it and they would need to submit a letter to the City. The letter would need to be from their engineer, stating it was approved by their engineer. Sorensen stated that if they can’t get the enclosure or the fencing up in time, they can roll it into their bond. Tabler will check with Crowley to see if everything is completed for issuing their C of O.

The meeting was adjourned at 10:38 a.m.

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