

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, October 10, 2019**  
**Lower Level Conference Room**  
**201 First Avenue East**

### **ATTENDING:**

Jeff Clawson, Building Official  
Tim Falkner, Administrative Captain  
Patrick Jentz, Engineer II  
Rick Parker, Building Plans Examiner  
P.J. Sorensen, Chairman

Dave Dedman, Fire Chief  
Chad Fincher, Parks & Rec. Director  
Jarod Nygren, Senior Planner  
Tom Tabler, Senior Civil Engineer  
Kathy Nelson, Recording Secretary

**HEAR THE PUBLIC:** None.

**PERFORMANCE BOND REMINDERS:** None.

### **OLD BUSINESS:**

**Gateway Community Center** – 1203 Hwy 2 W; parking lot changes. The **east side** parking lot permit is ready to be issued. On the **north side**, the plans are in. Fincher will review the landscaping, which includes a 5-foot landscape buffer. Sorensen spoke with McIntosh yesterday regarding the proposed gate, which will apparently be part of their third phase. He did inform him that the jersey barriers are a violation of fire code and need to be removed ASAP. They may do a “table” that you can drive up on in lieu of speed bumps. Sorensen told McIntosh that if the gate is required by their insurance company, then they will need to provide us a statement from their insurance company as to what they are requiring. They hope to complete the restriping this fall. P. Jentz was told that this area is being treated. 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. They gave Public Works a sheet with some easements. They have received DNRC easement approval for their sanitary lines. Parker will be reviewing Building 5, as it’s the only plan that has been submitted for building review. Nygren has still not heard from them regarding their Final Plat. The platting process will take a minimum of two weeks up to a few months. We are still waiting for a complete set of plans. They have another review going with DEQ. They still have not submitted a Landscaping Plan. This will be on the agenda for next week.

**The Crossings** – Two Mile Drive; new apartment complex. This was tabled at ARC. They are going through their FEMA review for their Letter of Map Revision (LOMR). It will take 30 to 60 days to complete. Public Works sent them a letter about their fill in the ROW that has not been approved and requesting them to respond. Sorensen spoke with one of the owners regarding this.

Public Works is working with them on redoing their drainage. P. Jentz discussed some of their possible changes. The little ponds around will probably become landscape areas. They are considering going mechanical for their treatment. If they take that route, they will be able to keep their dog park, as treatment will be all underground. Conveyance on the east property boundary is presently shown as 3 to 1 grade and flowing along with 3 to 1 grade. P. Jentz stated he would expect more piping. Sorensen stated they will be putting in a 4-foot privacy fence back along where the carports will be in the parking spaces. They would like to do a black chain link fence. P. Jentz thinks they may pull their water into the common areas, but much of these changes are all conjecture at this point. They want to start their project by the end of December. Parker noted that they will need to have their dirt compacted before the ground freezes. 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. Sorensen stated they were looking at doing some changes in the parking lot but that triggered many code issues under zoning so they will be leaving it as is. They will be taking out an area and putting in a tree and some grass to get some of the spaces that back out into the intersection out of the equation. There was also a parking space shown that was entirely within the ROW adjacent to the building that should not have been there, so they are extending the landscaping down to the end of the building in line with where the curb cut is. Tabler is waiting for a resubmittal showing their updated changes. Fincher is waiting for the planting legions he requested last week. This will be on the agenda for next week.

**CHS** – 700 Rail Park; new fueling station. Tabler stated that Public Works sent a letter out with comments regarding the oil/water separator for the fuel islands, and asking that they submit a site plan to show how they are going to install their storm system. Parker stated they don't have a geo-tech study but are working on getting one. He still doesn't have structural for the footings or the awning canopy yet. This will be on the agenda next week.

#### **NEW BUSINESS:**

**4<sup>th</sup> and Zuri** – 55 4<sup>th</sup> Ave WN; remodel existing building to multi-use. This is an old thrift store behind the Center Mall. Sorensen stated this mixed-use would include residential, office space, some retail, and a coffee shop at the east end. They have an asphalt area to the south with parking backing into the right-of-way. The spaces backing into the ROW would not meet current standards and are grandfathered. Situations such as this are typically brought into conformance. However, zoning only requires reasonable steps be taken given the circumstances of the situation. They met with site review previously on the question and were told that due to the dead end street and the impact on the project, we would not require the change. They are doing an extensive amount of landscaping and two tie-ins to where the bike path will be going through there. Some parking will be off site with four parking spaces. Nygren added that these will need to be setback from the alley ten feet. This project went through ARC. Tabler stated they should put in a boulevard sidewalk to the new trail, although this could impact their parking situation. This will be on the agenda next week.

**PLANNING OFFICE ITEMS: November Meeting**

**Jaxson Subdivision** – 1702 South Woodland – Request for an annexation and a 24-lot residential subdivision on South Woodland in a cul-de-sac. This would be a townhouse subdivision, and they are requesting an R-4 zone. Services are there. This was tabled because notice of this meeting was not sent to all the property owners.

**Kalispell North Town Center** – Application came in for Phase III. Nygren will be sending out a referral on it. This will be a re-subdivision of that large lot in the middle, including a pond. It was submitted by Jackola. Please submit your comments to Nygren.

**OTHER REPORTS:**

**Linderman School** – Rory from Jackola sent P. Jentz two possible plans to Public Works regarding their parking lot remodel. Dedman noted he liked the “alleyway” remaining for fire access. They will need a five-foot landscape buffer along the perimeter. Fincher stated that they will need a different source of water than from Central School Museum.

**Silverbrook** – Nygren stated there will be a meeting with Marvin at 1 p.m. today regarding this proposed plan. They have an idea for a commercial center, which means they want their streets to be like a Main Street, which may not meet our standard profile. Tabler stated last week that they would be basically moving the boulevards into a center island, but Public Works needs more information.

The meeting was adjourned at 10:30 a.m.

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