

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, October 17, 2019
Lower Level Conference Room
201 First Avenue East**

ATTENDING:

Tim Falkner, Administrative Captain
Tom Tabler, Senior Civil Engineer

Patrick Jentz, Engineer II
Jarod Nygren, Senior Planner, Acting Chairman

GUEST: Margaret Davis, Resident

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

Lofts at Ashley – Tabler stated we received a Cashier's Check for their project, but will swap it out for a bond.

OLD BUSINESS:

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Nygren stated that regarding the **north** parking lot, we are still working with them regarding the gate and the turnaround, which have been discussed for months. If they could come up with a design for the north side, we could put this gate off until Phase 3 on the west side of the parking lot. So far no design has been submitted. There is still some landscaping that needs to be worked out with Fincher. Tabler stated that Public Works will look at this to make sure they don't have any comments for this side. Nygren stated that it would be nice to get the new design to know what they are going to do with the bus area. The idea was that the bus would come in, head west through a loop, and then pick up passengers. They may put in a raised table and still have a turnaround. We are still waiting for that design, also. This will be on the agenda for next week.

Frontier Village Apartments – Treeline – Nygren e-mailed them again last week, letting them know that depending on their schedule, they need to keep in mind that they still need to Final Plat this lot. Public Works is good with this per P. Jentz. He mentioned that they have a lot more time left. This is still under DEQ Subdivision review. They did receive their first round of comments back from them. The 10-foot easements they will need for utilities along Treeline should be in their Final Plat. They should check with Public Works by the time Nygren gets their Mylars. They will also need an easement along the back for a gas line. This will be on the agenda for next week.

The Crossings – Two Mile Drive; new apartment complex. Tabler stated we have received a Preliminary Plan for Two Mile Drive. They are not proposing curbing on the south side. We had required it to be an urban section. He just wanted to make sure this condition came from something official. Nygren stated the condition was written as a CUP as approving their side and do the whole urban section, but this CUP was pretty much just a condition of their side. Tabler asked for a verification on that. Although, Nygren added, that Eric Mulcahy came in this morning and the way these multi-family projects work, they usually like to do a subdivision at some point and put these buildings on separate lots for financing. They are looking at coming in and proposing a subdivision that almost replicates this phasing plan. If they are doing something like that, there might be the opportunity to put a condition to upgrade that road to an urban section as we do with all subdivisions. P. Jentz added that the existing paved road is not in the center of the road ROW so they will be increasing the roadway. 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. Tabler needs to cross reference this plan with the comment letter he sent out to make sure that everything has been addressed. This will be on the agenda for next week.

CHS – 700 Rail Park; new fueling station. Tabler stated in our review of the oil/water separator for the fueling islands, we had requested they submit a site plan to show how those utilities are going to get installed within their parcel. They need to demonstrate how they are going to keep the oil that might get washed off the fueling area from going into their storm system. We are just waiting on that. This will be on the agenda next week.

4th and Zuri – 55 4th Ave WN; remodel existing building to multi-use. This is an old thrift store behind the Center Mall. Tabler stated that Public Works still needs to review this. Sorensen had stated previously that this mixed-use would include residential, office space, some retail, and a coffee shop at the east end, which will be right along the trail. This will be on the agenda next week.

NEW BUSINESS: None.

PLANNING OFFICE ITEMS: November Meeting

Kalispell North Town Center – Application came in for Phase III. Nygren sent out a referral on it a week or so ago. He mentioned it looks like there are a lot of mid-block crossings. It really aligns with the common area and open space that they have done. There may be some conditions or designs that would need to be incorporated in order to allow something like this.

OTHER REPORTS:

Bike and Pedestrian Plan – Nygren mentioned that there will be an Open House on Friday at Wheaton's from 4 to 7 p.m. He will be showing the map and getting some feedback on the map and some of the routes. He will continue to work on the draft with our committee on this. Hopefully the

draft plan will be ready to go to the Planning Board in December.

The minutes were transcribed by Kathy Nelson, Recording Secretary

The meeting was adjourned at 10:18 a.m.

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