

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, October 24, 2019  
Lower Level Conference Room  
201 First Avenue East**

### **ATTENDING:**

Dave Dedman, Fire Chief  
Chad Fincher, Parks & Rec. Director  
Rick Parker, Building Plans Examiner  
P.J. Sorensen, Chairman

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

**GUESTS:** Margaret Davis (Resident)

**HEAR THE PUBLIC:** None.

### **PERFORMANCE BOND REMINDERS:**

**Glacier Bank (north)** – They have completed their storm system so their bond will be released.

### **OLD BUSINESS:**

**Gateway Community Center** – 1203 Hwy 2 W; parking lot changes. Regarding the **north** parking lot, Dedman had an opportunity to respond to a call at their location and the ladder truck had difficulty maneuvering around the jersey barriers. They will definitely need to be taken out. Public Works is okay with this side of the project because it is tied in with the larger stormwater phase plan. Fincher will check to see if he responded to their additional landscape details. He verified with the committee that there should be a pedestrian gate to the north to the apartments through the landscape and some kind of hard surface. This project is passed through Site Review subject to conditions.

**Frontier Village Apartments** – Treeline – Tabler noted that Public Works has approved this. They do not have DEQ approval yet for water and sanitary sewer. Nygren noted they still have not applied for their Final Plat. Fincher stated there are some revisions needed along with the value of their recreational amenities. He will have comments out soon. Sorensen will also be starting his review. This will be on the agenda for next week.

**The Crossings** – Two Mile Drive; new apartment complex. Sorensen stated this went through ARC. One of the conditions requires low lying evergreen shrubs up against the fence, which will be a black, four-foot chain-link fence with slats for privacy. They are close to submitting their application to FEMA. We will need to do a community acknowledgement for them for it. Fincher is waiting on whether the dog park will be going in or not based on how their stormwater is being done. Public Works is waiting for their second re-submittal on their comments, of which many referred to stormwater. Sorensen added they still want to start at the end of December. Nygren noted they will

need to upgrade both sides of the street on Two Mile in front of their project. Tabler stated they have passed that onto their engineer. 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 still needs to cross reference this plan with the comment letter he sent out to make sure that everything has been addressed. Fincher is waiting for a Landscape Plan. This will be on the agenda for next week.

**CHS** – 700 Rail Park; new fueling station. Tabler is waiting for them to submit a plan for the oil/water separator and revise the stormwater plan for the Rail Park to reflect those installations and provide a site plan for the rest of the utilities. Parker spoke with them on Monday and they thought they would have both the Geo-Tech Report and the Structural Design in this week, but it has not been submitted yet. Building will be doing a pre-final with them in the warehouse next Tuesday. Parker will be looking at the foundation engineering for the awning and verifying the Geo-Tech Report. Fincher will take a look at the landscaping. This will be on the agenda next week.

**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. Tabler will contact their engineer regarding the checklists for their submittal. Sorensen noted they will need to shift some parking over a little for a 10-foot setback, except where there is an existing building where they can have a 5-foot setback. The stormwater outlet will need to shift, too. This has been through ARC. Their landscaping will probably tie in with whatever landscaping there is along the trail. This will be on the agenda next week.

**Universal Mechanical** – 707 W Center; convert to HVAC (site work). They have submitted a new plan. Nygren noted the original CUP was for Urban Standard upgrades on Center Street. Public Works has this under review. We need to get an approved plan back to them so we can get a bond from them for work to be completed next year. Sorensen stated they are in the B-3 zone, and only need 4 parking spaces. Their fence and two driving aisles were discussed and the committee was OK with the circulation. Nygren stated the aisles are wide enough for two-way traffic. Sorensen will discuss lighting with them. They need to submit a Landscape Plan for Fincher to review. This will be on the agenda next week.

**NEW BUSINESS:** None.

#### **PLANNING OFFICE ITEMS: November Meeting**

**Kalispell North Town Center** – Nygren sent out a referral on the application for Phase III. He mentioned it looks like there are a lot of mid-block crossings. It 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. They are proposing a pond. If you have any comments on this, please submit these by next week.

**OTHER REPORTS:**

**Tenant Building** – Sorensen noted there may be another tenant building going in south of Hobby Lobby either this fall or this spring.

**North of Old School Station** – Tabler mentioned there is a developer looking at a county site that he would like to annex into the City. Sorensen stated they may look at other locations within Old School Station as well.

**RV Park** – Nygren stated that it looks like the RV Park will be sold. We will be meeting with the potential new owners in mid-November.

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