

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, November 14, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

Jeff Clawson, Building Official
Chad Fincher, Parks & Rec. Director
Jarod Nygren, Senior Planner
P.J. Sorensen, Chairman

Dave Dedman, Fire Chief
Tom Jentz, Planning & Building Director
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

GUEST: Margaret Davis, Resident

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

Sherman Building (Old Ivy Building) – Sorensen said we did receive a personal check for this project, which was between \$2,800 and \$2,900. We are waiting for the check to clear. Clawson will be doing their final building inspection for the Fly Shop, and they will receive a Certificate of Completion on that portion of the building.

CHS – They will be doing a bond for their stripping in the parking lot for the warehouse. Tabler stated Crowley is checking this project to see if Public Works has any items that need to be added to this bond. Sorensen stated the bond will be for less than \$2,000 for the Performance Improvement Agreement. They have the two concrete pads in coming off of the street that we were looking for.

OLD BUSINESS:

Frontier Village Apartments – Treeline – Tabler stated this has been approved by DEQ. Their Final Plat is not completed yet. Sorensen gave them some comments regarding the recreational amenities, and a little more detail as to what we want to see there. For 128 units, there is quite a bit of value that needs to be shown. There were a couple of technical items that came up because the underlying zoning is R-4, which is a single-family duplex zone. This area has been planned out for quite a while to be apartments. These items included height, number of buildings, and garage sizes. They will probably ask for a minor PUD Amendment. No response has come in yet to Fincher. The plat work needs to be done. This will be on the agenda for next week.

The Crossings – Two Mile Drive; new apartment complex. Tabler stated Public Works is reviewing their second submittal. There will probably be another submittal after this, as there are a lot of issues they are working through. Nygren noted that one of the investors has some water main extension questions for Haskins. Nygren also talked to him about the phasing and the financing. They will get

a Waiver of Preliminary Plat for financing the lots. Phase 1 will be a lot. Their Final Plat for the first phase will be completed by mid-December. Phase 2 and 3 will be remainder tract land. This spring they will subdivision that. Sorensen stated that last week we discussed where the property lines will be going relative to the buildings, both for zoning setbacks and for building code. Nygren added a condition in this regard. He will also add a condition that states, "Lots cannot be sold separately unless shared parking and stormwater facilities have been addressed." Building Plans for the clubhouse have come in. Teton Street will need to be constructed in Phase 2. 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 will send a letter out to them that they will need to have an engineer sign off on their project. This will be a spring or summer project. Fincher will send them another e-mail as to what is still outstanding. This will be on the agenda for next week.

CHS – 700 Rail Park; new fueling station. Tabler stated Public Works will be reviewing their recent submittal that is showing utilities. 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 Public Works will be reviewing their second submittal. Fincher and Dedman are both fine with this project. Tabler noted that their parking can stay as proposed but their sidewalk should continue across that area to their south property line. He had requested their stormwater calculations and their checklists for the design. He doesn't believe those have been submitted yet. This will be on the agenda next week.

Universal Mechanical – 707 W Center; convert to HVAC (site work). This is approved by Public Works. Fincher has comments out and is waiting for a Landscaping Plan. He will send them another e-mail. Sorensen stated we need to have a bond in place from them as soon as possible. This will be on the agenda next week.

NEW BUSINESS: None.

PLANNING OFFICE ITEMS: November Meeting last Thursday

Kalispell North Town Center Phase III – Subdividing the Cascade Loop area – Roger Claridge pulled his application and will likely be getting a redesign on the layout to submit as a new Preliminary Plat.

Jaxson Ridge Subdivision – Annexation of a 4-acre, 24-lot townhouse subdivision. This passed through the Planning Board and will be going to City Council on December 3rd.

Southside Estates Final Plat Phase 2 – will be going to Council next Monday. Nygren has an \$18,000 cash in lieu check for Fincher. As soon as this is approved by Council, it can be cashed.

OTHER REPORTS:

New CTA Office – they have received bids for this project but they came in high. They plan to put it out for bid again in December or January.

Distillery – T. Jentz noted that a lady came in to discuss their distillery that has been in business in Evergreen for two years. They are interested in moving it into Kalispell at a small location downtown. Wastewater treatment was discussed. She noted to him that it is just water and sugar, and the volume will be smaller than a brewery. Tabler stated they have the potential for a huge nutrient load down at the plant. It will be a wet industry calculation for their impact fees. It was noted that the former wine and beer business in the Loading Dock had a distillery.

New Upstairs Conference Room – Two weeks from now we will be moving our meetings upstairs to the new conference room.

Site Review – Our SRC meeting the week of Thanksgiving will be on **Wednesday, November 27th**.

The meeting was adjourned at 10:25 a.m.

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