

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, November 21, 2019

First Floor Conference Room

201 First Avenue East

ATTENDING:

Jeff Clawson, Building Official
Tim Falkner, Administrative Captain
Patrick Jentz, Engineer II
Jarod Nygren, Senior Planner
Del Phipps, Industrial Pre-Treatment Coor.
P.J. Sorensen, Chairman

Dave Dedman, Fire Chief
Keith Haskins, City Engineer
Tom Jentz, Planning & Building Director
Rick Parker, Building Plans Examiner
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

GUESTS: Margaret Davis (Resident); Toby McIntosh and Sam Duguay (Jackola Engineering); and David Tighe (Flathead Gymnastics)

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

OLD BUSINESS:

Frontier Village Apartments – Treeline – Tabler stated this has been approved by DEQ. Nygren thinks the infrastructure is there and it can be final platted. Street trees are not in yet. Their water and sewer services are in the ROW. The Site Review Committee will put conditions on the Building Permit. Sorensen has some issues on lighting and Fincher has issues on the recreational amenities. Parker has completed his review on the two-story, two south buildings and comments have gone out. The other four are three-story, 24-unit buildings. We have the drawings in for this but he has not started their review yet. Their carports are part of that submittal. This will be on the agenda for next week.

The Crossings – Two Mile Drive; new apartment complex. Tabler sent out comments on their second review. Parker is working on reviewing their first building. Tabler stated there will be a meeting this afternoon at 2 p.m. with them. Haskins stated Public Works needs fire input. Their original layout for their water main doesn't work for Public Works. They were tying into multiple places with PRVs, and those are a maintenance concern. They can get up to 1,500 gpm by doing a looped connection all the way up to Hawthorn and Liberty. They can get up to 3,000 gpm if they make a connection up to Three Mile Drive. We did the modeling for them and provided them the information and some recommendations. For the sewer side, we are going to have to take over part of the ownership of that system. Typically we wouldn't, but because Teton Street is going to be expanded to the west, the Lift Station will be a regional Lift Station, City owned, and in order to accommodate growth to the west, we have to lower that Lift Station almost 4 feet. We will also have

to lower the mains heading north out of that Lift Station to Teton Street by 4 feet so that we can have minimum coverage in the area to the west. We provided them with that information. That is primarily what we will be talking about at 2 p.m. today; how to move forward. 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 sent them another e-mail last week requesting additional details. This will be on the agenda for next week.

CHS – 700 Rail Park; new fueling station. Public Works needs to review their recent submittal. The City is fine with their oil separator as long as the O & M Manual for the storm system gets amended to reflect that new infrastructure. Parker has everything he needs on the structure components for the canopy itself. Our Fire Inspector, Jason Landis, is looking at their tanks to get some verification that they are UL listed the way they are supposed to be and the phases of the insulation are done properly. Tabler added that the oil separator will have to tie into their storm system so they are going to have a storm line that goes from the canopy over to a catch basin by the warehouse. This is passed through Site Review with the Building Permit being on hold pending the above issues.

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 reviewed their second submittal. The zoning lot determination was completed. The lots will not be allowed to be sold separately. Parker is waiting for the systems drawings to get done. They will need a mechanical engineering design. 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. This will be on the agenda next week.

NEW BUSINESS: None.

PLANNING OFFICE ITEMS: November Meeting

Jaxson Ridge Subdivision – South Woodland - Annexation of a 4-acre, 26-lot townhouse subdivision. This passed through the Planning Board and will be going to City Council on December 3rd.

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.

Tronstad Annexation - A request for annexation of 10 acres on Tronstad on the east side of the highway came in. No subdivision at this time. Haskins noted there is no sewer there.

OTHER REPORTS:

Flathead Gymnastics – 1370 Hwy 2 W; preliminary discussion. McIntosh presented their project which is in the old Flathead Beverage building. There are two leased businesses in the front of the building. The remaining portion of the building will be used for the gym to hold approximately 114 gymnasts. The highway ROW frontage and the storm swale both belong to MDT. Haskins stated that from the on-ramp to the west property line there should be a sidewalk put in, but no boulevard. There is sewer on the north side of the building. We will request an easement through the lot to extend services in the future. Haskins is concerned about the 20+ feet of fill that was put on top of the sewer line. It caused some consolidation in the swales below it, so we have some bellies in those pipes. They may want to connect into the interceptor eventually. McIntosh stated they plan to re-strip the parking lot, which is paved. He described the parking layout. This project will be all interior work. Sorensen stated that we have the new entrance corridor standards. Because this is west of the bypass, that could apply in the future. At some point they may want to consider putting in a 40' buffer in the front area off the highway for landscaping improvements. Parker stated the site scope may require sprinklering or fire suppression. Fincher will need to comment as to whether there will need to be any landscaping. Tighe noted that the Rails to Trails trail is behind their building and they would like to put in a sidewalk to the trail in the future. Haskins suggested they wait until the trail is completed there.

Haven Drive Project – Off of Willow Glen. Haskins will be meeting with Marc Leichti from APEC Engineering on November 27th at 10:30 a.m. about this project. They want to move forward but there is a lot of infrastructure cost to make it work. They will need to extend the water main which will be rather expensive. He would like someone from Planning there. T. Jentz offered to attend.

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

The meeting was adjourned at 10:50 a.m.

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