

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Wednesday, November 27, 2019

First Floor Conference Room

201 First Avenue East

ATTENDING:

Dave Dedman, Fire Chief
Patrick Jentz, Engineer II
Jarod Nygren, Senior Planner
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

Tim Falkner, Administrative Captain
Tom Jentz, Planning & Building Director
Rick Parker, Building Plans Examiner
P.J. Sorensen, Chairman

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

OLD BUSINESS:

Frontier Village Apartments – Treeline – P. Jentz is ready to sign off on this. Nygren stated we still do not have an Application for Final Plat but he thinks it is all worked out, so we just need the application to get it on the Council agenda. Sorensen is waiting on a number of items including their Lighting Plan. Next week we will have their request for a PUD Amendment. Sorensen stated it should be a minor amendment. The underlying zoning is R-4, and it is anticipated to be apartments for quite a while. So everything is per what our apartment standards are, but the underlying zoning is more like single-family/duplex. So this will give them 37 feet instead of 35 feet on the building height. R-4 only allows one principle structure on a property. This will have six. The density is supposed to be no more than two units on a property. They meet that but it is on a bigger scale like you would expect with an apartment. The garages in a residential zone are usually capped at 1,000 sq. ft. and these are 1,800+/- . So next week we will determine if this is a minor or a major amendment. We need more information on the recreational amenities, which they are working on with Fincher. This will be on the agenda for next week.

The Crossings – Two Mile Drive; new apartment complex. Tabler is waiting on their next submittal after two rounds of reviews. We had a meeting this past week with them. We have more comments for them. They are trying to figure out where to get water. They have a few options, but it's mainly dependent on who is going to give them the access. Public Works needs to look at the lines to the north to see who is using it. This is a low pressure line that would connect to the high pressure line. The meter is coming out of the NE of building #1. No final from FEMA received yet. 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 a few weeks ago requesting additional details. This will be on the agenda for 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 needs to do another review on this. He is waiting for their check lists and design reports. This will be on the agenda next week.

Universal Mechanical – 707 W Center; convert to HVAC (site work). This is approved by Public Works. Sorensen stated Fincher has comments out and is waiting for a Landscaping Plan and then just getting the bond. This will be on the agenda next week.

NEW BUSINESS: None.

PLANNING OFFICE ITEMS: December Meeting

Tronstad Annexation – An Application for Annexation of 10 acres on Tronstad on the east side of the highway came in. This is across from Silverbrook. It will have R-2 zoning, which is our lowest density residential. They have no subdivision planned at this time. He plans to sell the property after it is annexed.

OTHER REPORTS:

Market Place – Discussion of proposed ROW – one-way design. This was previously discussed and resolved.

Building between Sweet Peaks and KFD – They plan to use the building to park their mobile coffee truck inside and sometimes serve coffee from the truck. There are no utilities at this location. They may put a window in the building eventually. They would then have to have access to a bathroom. Dedman and Falkner were both concerned about the traffic that may be created near the alley that both their departments use regularly.

SE Corner of Section 35 – Starling. This is the NW corner of Stillwater and Four Mile Drive. Nygren stated this has 28 acres for 291 dwelling units. There will be single-family, multi-family, and commercial. They will be coming in as a PUD and a subdivision. They initially wanted this to have all private streets on a 50-foot ROW. There will be 3 approaches with the multi-family. T. Jentz stated discussion was held regarding public streets. The lots will only be 40-foot-wide and possibly only 95-feet deep. This is intended as a rental program. Discussion was held. They will need to improve Four Mile Drive with their first phase and improve Stillwater with their second phase. Tabler suggested they designate room for snow storage. They will need two roadways in and out for fire trucks.

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

cc:

Police
Bldg.
Planning

City Manager
Fire
Parks

Fairgrounds
City Clerk
Comm. Dev.

MDOT
City Airport
Public Works