

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, June 14, 2018
Lower Level Conference Room
201 First Avenue East

ATTENDING:

Jeff Clawson, Building Official
Tom Jentz, Planning & Building Director
Wade Rademacher, Police Captain
P.J. Sorensen, Chairman

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

GUESTS: James Freyholtz, Montana Department of Transportation; and Scott Sanders, CHS.

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

OLD BUSINESS:

Vision Clinic – 580 N Meridian; new medical office. Public Works is ready to sign-off on this. Sorensen will check that their final plans are the last we have all reviewed. This will be on the agenda for next week.

Glacier Bank – 180 Commons Loop; drive-thru lane. Final plans have not been submitted showing the handicapped parking additions, among other things. This will be on the agenda for next week.

Glacier High School – 375 Wolfpack Way. Public Works has had some correspondence from their engineer. We received a memo of their findings for the storm sewer, etc. The engineer reviewing that needs to see if this all makes sense as far as what they are proposing. This will be on the agenda for next week.

My Place – 755 Treeline; new hotel with 4 floors/85 units. This is the western most lot of Treeline Center. Sorensen sent comments to them but has not heard back from them. Tabler stated Public Works sent out approval on this with a couple small contingent items. They were hoping to go to ARC on the 12th, but they didn't have their presentation together so it will probably be the 26th. Tabler mentioned that we still need to sign-off on their pre-treatment. Building was also waiting for them to resubmit their project to the current plumbing code standards. This will be on the agenda for next week.

Treeline Retail Center – 635 Treeline; new retail. There will be two restaurants and an office. They will have two drive-thru lanes that go around the building. Sorensen sent them our comments

regarding circulation, the three parallel parking spaces along the one-way drive-thru, and the property line through the drive-thru with no cross easements. Nygren stated they will be submitting a new SIA for this. It may have to go through Council. He will need to look at the cost estimate. This will be on the agenda for next week.

NEW BUSINESS:

Universal Mechanical – HVAC - old Mergenthaler building – Center St. They are looking at doing a rehab on the big gravel parking area. They will be filling in one of the garage doors, and then modifying the other one to half the size. They will be putting in sidewalk, a landscape boulevard, landscaping between the sidewalk and the building, and then some paved parking. There will be a chain link fence with vinyl slats. This did go through ARC. They have the handicapped ramp shown. This will be on the agenda for next week.

PLANNING OFFICE ITEMS:

Montana Base Camp - RV Park – S of alternate bypass - 330 RV spaces. The first phase will have 62 or 63 spaces. Nygren stated the work session was held on this Tuesday night. They wanted to make sure the buffering for the trail and for the bypass is there. Some conditions will need to be put on. Dedman agreed that Ashley Meadows would be the secondary way out. Not just a fire department access, but a secondary access for residents. This can remain gravel, but it must remain open once they get 40 lots. Jentz stated they want the RV pads to be gravel.

OTHER REPORTS:

Glacier Rail Park – Discussion on the fuel island. Sanders stated that if we could come out 10' on the west end, his trucks would have enough room to swing in. Originally there was a 60' rolled curb. It is probably 120'. When he brings the transports in to fuel on the corner to fill, they will have to come down into the park, turn, and come in on the end. Getting out is not a problem going east; but the entering loop on the west is the problem. The transports will be the longest. Mark Roweeder is working on some turning movements. Underneath the pad will be concrete. The rest of it will be gravel. The full driving surface will need to be concrete. Sorensen noted there is a 40' deeded County road. It says it is "to be abandoned", but apparently is not abandoned yet. This is right in the middle of a County ROW. A separate 40' easement comes over to where they are showing part of their property. If it is going to be a 40' ROW, then the curb may need to be moved. This street has been redesigned and will be platted with that curb. Tabler stated they may have proposed the standard 60' ROW centered on the roadway, which is what we would want to see. This will need to get sorted out. We would need a PUD Amendment on this. Because this is an I-2 zone, Sorensen stated it has 40' setbacks and the PUD Amendment was done for areas abutting common area with railroad tracks. Everything else has the standard 40' setback. They drew this up as the 15' setback, which is for a B zone. They thought we had waived all setbacks because it is a PUD. This is not the case but we will entertain 15' or 20' here. Dedman will check on the distances for the fuel tanks. The tanks will be 10' tall with 8,000 gallons and some will be 10,000 gallon split tanks per Sanders. They will have diesel and gas. The PUD Amendment would have to come from FACEDA. The

other amendment would be how the landscaping will be done. Sanders stated Roweeder has a gentleman that will measure this out and make sure we can get trucks in there. The 60' roll curbs just won't work for his big trucks. Tabler would like to see what the turning movements look like for those openings on the north curb line before they move forward.

Elrod Elementary School – 412 3rd Ave W – amendment to the site plan. This has to do with their garbage pick-up and how this change might impact the remaining parking that is there. Tabler will follow-up on this.

Sterling School – This project came in again with some changes. Hopefully it will address the drainage issues that Public Works had with this project. We also need to get to some of the on-site issues which we did not get to before because of the ROW improvements.

“Deep Dive” for Rail Park – Jentz mentioned this took place last week. They had 600 people that went through with answering surveys, giving comments, and riding the rail cars.

Rockwood Ranch – Nygren stated MDT send some comments back on the TIS for this project. They will need to do some calculations on what kind of commercial can be in here as well.

Silverbrook Estates – Jentz stated we are continuing to discuss a multi-family component by their commercial area. Sorensen mentioned that some more detailed plans have come in on their athletic club. Nygren received final plat application for their two commercial lots, one of which is for their athletic club.

Northland – They are talking about bringing in some more lots per Jentz.

Mountain Vista Phase 4C – Jentz stated that final plat application came in for this.

The meeting was adjourned at 10:53 a.m.

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