

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, June 28, 2018**  
**Lower Level Conference Room**  
**201 First Avenue East**

### **ATTENDING:**

Dave Dedman, Fire Chief  
Jarod Nygren, Senior Planner  
Wade Rademacher, Police Captain  
P.J. Sorensen, Chairman

Tom Jentz, Planning & Building Director  
Rick Parker, Building Plans Examiner  
Tom Tabler, Senior Civil Engineer  
Kathy Nelson, Recording Secretary

**GUEST:** Mark Johnson, Architect

**HEAR THE PUBLIC:** None.

**PERFORMANCE BOND REMINDERS:** None.

### **OLD BUSINESS:**

**Glacier Bank** – 180 Commons Loop; drive-thru lane. The owners are revisiting what they want to do on this project. Sorensen sent out an e-mail to Marc Leichti with APEC Engineering to see what the status is of this project. There are still a number of things that we will need to review here, and see if he wants us to take it off the agenda for now. He has had no reply yet. This will be on the agenda for next week.

**My Place** – 755 Treeline; new hotel with 4 floors/85 units. This passed through ARC unanimously. Sorensen is still waiting for their response to his comments. A full set of plans came into building, including new mechanical plans with the proper plumbing code. Parker is reviewing these. 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. Johnson has had no feedback on this. Public Works is still reviewing the overall building. This will be on the agenda for next week.

**Universal Mechanical** – HVAC - old Mergenthaler building – Center St. Sorensen sent an e-mail to them with some early, preliminary comments about the 5-foot required landscape buffer, circulation, and they should consider looking at a single access. Nygren stated that he drove by this project and the fence is already going in, along with their gates. They only submitted for ARC, and have not

submitted any plans yet. They need to submit plans for Site Review. This will be on the agenda for next week.

**Sterling School** – This was held up previously because of drainage in the ROW. This went to ARC for preliminary discussion and we received some feedback from the committee. We need to know what version of the site layout they plan to go with. Nothing is progressing until we know what they are doing with the parking lot. If they want to work out something where they don't do the parking lot, they need to have some kind of improved landscape area in the front, possibly grass and irrigation. They will then need to figure out the access and egress type of issues. The other option would be to go with putting in their parking lot. They will need to get in additional plans if they are going to do the landscaping. Johnson thought the landscaping plan was submitted with and without the parking lot. Regarding the kitchen and the Type 1 hood, Parker explained the requirements according to the Mechanical Code. This will be on the agenda for next week.

**NEW BUSINESS:** None.

**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 has written most of their staff report. Any comments should be submitted to T. Jentz, as Nygren will be out of the office next week. This will be going to the Planning Board on July 10<sup>th</sup>.

**Appleway** – Their application for a CUP is also on the agenda for the 10<sup>th</sup>. This is similar to the project that was on the property that was immediately to the west of it.

**Eagle Valley Ranch** – formerly known as Valley Ranch – 100 acres. There will be a Work Session on this in July.

**OTHER REPORTS:**

**Bloomstone – Phase 2** – Final Plat. We still have an outstanding sound wall and there is still some park equipment that needs to go into Phase 1. They will need an extension of Treeline as well. It is gravel up to Four Mile Drive per Dedman. He is okay with this.

**CHS** – 655 Whitefish Stage currently. Their Final Plat will list their address as 700 Rail Park Drive. There will be three different buildings with the same address, the main warehouse, the fertilizer building, and the grain elevators. Fire and Police are okay with all the buildings having the same address. The permit for the fertilizer building will be issued today. Dedman needs to hear back from them regarding the gas storage tanks on the other site with the gas pumps. The current plan does not have enough setback area. He will need to know the tank size and if they are laying down tanks or standing up tanks. This could work if they are using a standup tank. A horizontal tank will need more setback area.

**Glacier Village Greens** – Tabler will be sending out approval for this project. Their emergency fire access issue is sitting out there, and Dedman stated he spoke with Haskins last night about it. Dedman has approved what they have presented, but they will need to maintain it.

**FVCC** – New student building near tennis courts. Tabler stated it will go behind the addition they are doing right now. They plan to do improvements on Grandview, the path on private property, intersection improvements at Highway 93, and we might vacate the lift station and give it to them. They are also planning to do street lighting and trees. RPA is doing their civil improvements that will likely be built next year.

**Old Aspen Group** on Old Reserve - 140 acres. They have a design team working on something right now per T. Jentz. West Reserve will be rebuilt in 2021 by the State. Plus the City's Westside Interceptor Project will be done up there as well.

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