

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, August 2, 2018
Lower Level Conference Room
201 First Avenue East

ATTENDING:

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

Chad Fincher, Parks & Rec. Director
Tom Jentz, Planning & Building Director
Rick Parker, Building Plans Examiner
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

GUESTS: James Freyholtz, Montana Department of Transportation; and Mark T. Johnson, Architect.

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

OLD BUSINESS:

Universal Mechanical – HVAC - old Mergenthaler building – Center St. This went through the Conditional Use Permit (CUP) process. Nothing new has been submitted yet. This will be on the agenda for next week.

Sterling School – Our committee needs to know how ADA compliance will work with their security gate and their fence. Johnson stated he is working on this. They will be putting in lawn in the front and do the parking lot at another time. Public Works is waiting on a resubmittal for a modified storm sewer design. Fincher is waiting on irrigation, plantings, etc. A2Z is working on the landscaping plan. They will roll that in with their resubmittal. Parker is waiting to hear back on his comments to Johnson. This will be on the agenda for next week.

Northwest Drywall – 1109 E Oregon St; new warehouse in the Rail Park at the south end. This is part of the PUD and the overall development. FCEDA is doing the ROW improvements, including sidewalk and street trees. One of their elevation plans was showing a fence going across in the middle of the parking spaces. Dedman will need a 20 ft. minimum access road all the way around. This is a private drive that they could gate. P. Jentz raised the question about a fence requirement around the retaining wall for public safety. Discussion was held. Fincher is waiting for landscape information. There will be gravel in front of the building. There will be a dry land seed mix also. We will need their compaction reports. T. Jentz would like to see details for this project. This will be on the agenda for next week.

1989 Salon – 230 – 2nd St E; beauty salon. Change of Use from chiropractor’s office to beauty salon. We will need parking lot plans. There is a note on the plans showing they are replacing the rock. This is passed through Site Review with the condition that they submit a parking lot plan.

Flathead Liquor – 1121 Hwy 2 W; addition. They want to add another storage addition on the west side of the building. This expansion will trigger some stormwater work so they have decided to go vertical with the addition. Sorensen noted that going vertical would move this back to ARC. Stormwater work would include most likely putting in a mechanical unit on the west side. They had consulted TD&H, and that was their recommendation. This is on hold pending resubmittal of new plans. This will be on the agenda for next week.

Distillery Square – 45 – 6th Ae W; exterior remodel. We had a plan from the spring, and this plan from the new owner is replacing it. The original estimate was with Sandon and the previous owners. He is not sure if the new owner is using Sandon. Tabler will submit some notes on this estimate so that they’ll have enough information to go forward. Fincher will look at the new plans and review them. Johnson noted they will be removing all the raised beds built out of the stacked stone. It will be basically the curb, boulevard, sidewalk, and then landscape beds of plants and mulch. The lawn will be in the boulevard area. Street trees will also need to go in. Tabler added that if they do use Sandon for the concrete work, Sandon would need to revisit their estimate for the north half. Johnson noted that the final sale of this property was still pending as of two days ago. He will have the new owners address the date issues from the original agreement. This will be on the agenda for the next week.

Flathead Special Ed Co-op - 21Meridian Ct; new school building. The parking lot and the shed have been put in. Sorensen is waiting for comments to come back. Building is missing information on this. Fincher sent comments and is waiting for a response on those. Public Works is still reviewing this. This will be on the agenda for next week.

NEW BUSINESS: None.

PLANNING OFFICE ITEMS:

Eagle Valley Ranch – formerly known as Valley Ranch – 100 acres – Zone Change. Nygren will need your comments regarding the Waters Facility Update and if there will need to be a water tower up there.

Stillwater Commons – Zone Change up in Silverbrook. Nygren will need your comments on this by Monday. He will meet with Fincher on this.

OTHER REPORTS:

Appleway Drive – T. Jentz mentioned there is gravel and dirt at the end of Appleway Drive; perhaps 25 truckloads of each. Tabler will look into this.

Bonds – Bonds will now go through Julie Hawes who replaced Deb Diest as City Treasurer. Deb retired this week.

Rose Crossing – Nygren stated we need to talk with Jackola on the multi-family site in Kalispell North Town Center regarding the approaches onto Rose Crossing. Do we go back to the original PUD because there are not that many approaches onto Rose Crossing? Tabler noted the City will need an MOU that states we will take Rose Crossing over in a maintenance capacity, but the warranty doesn't kick in until after the first phase is completed. Once the City takes it over, it can be opened up.

Crossings at Spring Creek – There will be a meeting on this at 3 p.m. today.

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