

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, January 2, 2020
First Floor Conference Room
201 First Avenue East**

ATTENDING:

Patrick Jentz, Engineer II
P.J. Sorensen, Chairman
Tim Falkner, Administrative Captain
Chad Fincher, Parks & Rec. Director

Tom Tabler, Senior Civil Engineer
Rick Parker, Building Plans Examiner
Dave Dedman, Fire Chief

GUESTS: Margaret Davis (Resident); James Freyholtz (Montana Department of Transportation); Mark Johnson (Architect)

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

OLD BUSINESS:

Frontier Village Apartments – Treeline; new apartment complex. PJ's side of the project is dwindling down, Mark Johnson is aware there are no issues at this point with the recreational amenities, PJ sent an email out in regards to this. Tom Tabler is working on the street addressing, PJ requested that Tom email him and Mark Johnson once complete. Per Mark Johnson DNRC is working on the final plat. Per Tom Tabler Public Works is done with their part of the project for now. Rick is waiting on the rest of the plans for the garages. Chad is still working on reviewing the landscaping plan. This will be on the agenda for next week.

CHS/Bridgewater – 150 1st Ave EN: remodel. Looking at site layout, it will be a phased project. Coffee drive thru on plans is a place holder, they are not sure if it will actually happen. PJ asked Mark Johnson to do a drawing to not include the drive thru as a backup. Architectural Review Committee tabled the project at the 12/24/19 meeting to make some changes to parking, Alpine Lighting entrance and building colors. PJ advised Mark that he needs to update the plans with the required sidewalk, boulevard, curb and gutter configuration. Per Mark the approach on the north side (Hwy 2) is going to be narrowed because it is bigger than required. James Freyholtz advised that an encroachment permit may be required from MDT for work done on that approach. Tom Tabler would like to see what the plan is for providing services to the coffee drive thru. Per Mark services will possibly be installed during initial construction even though the drive thru may not happen for a year or so. Project is still under review with all departments. This will be on the agenda for next week.

The Crossings – Two Mile Drive; new apartment complex. Nothing new. Public Works is continuing to work with them on the water line location. This will be on the agenda for next week.

Flathead Industries – 40 E Idaho; drive-through/drop-off addition. Nothing new. This will be on the agenda for next week.

4th and Zuri – 55 4th Ave WN; remodel existing building to multi-use. Public Works is waiting for the rest of their first submittal. Rick is waiting on the mechanical drawings and the project became a little more difficult when they decided to put residential units on the 2nd floor due to having to put in fire walls, dampers, etc. This will be on the agenda for next week.

Universal Mechanical – 707 W Center; convert to HVAC (site work). This is being treated as an addendum to the existing permit that was issued rather than a parking lot permit. Still waiting on the bonding. Committee agreed to add to existing permit. This is passed through Site Review.

NEW BUSINESS:

UPS – 1151 N Meridian; expansion of existing facility. Patrick has started his review, he advised that the storm water will be changing pretty significantly, the rest will probably stay pretty much the same. This will be on the agenda for next week.

Old Navy – 2250 Hwy 93 N; new retail store. Not much site work to review since the entire development went through site review originally. This is passed through Site Review.

Morrison-Maierle – 174 Timberwolf; new office building. Departments have not started review. This will be on the agenda for next week.

PLANNING OFFICE ITEMS:

Stillwater Bend Phase 1 – will be presented to the Planning Board on January 14, departments should start looking at this and get comments off to Jarod

OTHER REPORTS: None.

The meeting was adjourned at 10:15 a.m.

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