

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, January 6, 2022
First Floor Conference Room
201 First Avenue East**

ATTENDING:

Rachel Ezell, Planner II	PJ Sorenson, Senior Planner
Patrick Jentz, Engineer II	Jarod Nygren, Planning Director
Dan Pearce, Fire Chief	Chad Fincher, Parks & Rec Director
Tom Tabler, Senior Civil Engineer	Rick Parker, Commercial Plans Examiner
Keith Haskins, City Engineer	Jeff Clawson, Building Official
Jim Wardensky, Investigations Captain	

GUESTS: Rebecca Franke (MDT)

HEAR THE PUBLIC: None

PERFORMANCE BOND REMINDERS: Nothing new

OLD BUSINESS:

Owl View Ph 2 Building 2 - 210 Sawyer Ln; new apartment building – Nothing new. This will be on the agenda next week.

Penco - 2310 Hwy 93 S; building addition – Public Works is still waiting on a waiver of stormwater SID. This will be on the agenda next week.

Northwestern Energy – 890 N Meridian; shop addition to existing building – Plans have been resubmitted showing the landscape buffer. This will be on the agenda next week.

Black Kaiju/Black Rifle Coffee – 305-313 2nd Ave W; new coffee shop, remodeled office, studio, and residential apartment – Updated partial resubmittal received on 12/23/21. This will be on the agenda next week.

School District 5 Transportation & Maintenance Facility – 155 Schoolhouse Loop; transportation and maintenance facility – Plans have not been submitted. This will be taken off agenda until plans are received.

NEW BUSINESS:

PRELIMINARY COMMENTS: Ashley Meadows Subdivision; 266 residential units and 1 16-unit apartment – Rory Young present to discuss preliminary comments. Currently the parcel is divided to the NE and to the SW by Rails to Trails which is still currently owned by MDT. There are some issues to work out with the Right of Way department within MDT, if the issues cannot be worked out then the project will probably not proceed. Trail will have to be moved for the project to work. Planning feels that completing Basecamp Drive is a must in Phase 1 of the project.

PRELIMINARY COMMENTS: First Interstate Bank- 2 Main St; New drive through lanes and ATM – Concerns with proposed ATM location taking up parking spaces. Discussion about exit from new drive thru and ensuring it’s a right out only and widening or moving the approach on Main St. A traffic impact study may be required.

PRELIMINARY COMMENTS: Flathead Food Bank-1203 Hwy 2 W; Food bank remodel and parking lot configuration for Gateway Community Center – stormwater will need to be reviewed on places of disruption. Sidewalk may be required. Chad advised he will need updated landscape plans on the east and west sides.

PLANNING OFFICE ITEMS: None

OTHER DEPARTMENT ITEMS:

- A2Z Engineering submitted plans for some new hangars at the municipal airport. Public Works has some comments sent out. Dan advised there will be some hydrant requirements.
- Flathead County North building wants to move the 40ft tall antenna for their 911 Center to a new location and enclose it with chain-link fence and slats. Concern with new location being to close to Main Street and aesthetics. Planning feels it would be better at the back of the building. PW had concerns over proximity to utilities if it’s placed by the alley.

The meeting was adjourned at 11:00 am

cc:	Police	City Manager	City Clerk
	Bldg.	Fire	Comm. Dev.
	Planning	Parks	Public Works
	MDT		