

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, January 17, 2019  
Lower Level Conference Room  
201 First Avenue East

### ATTENDING:

Dave Dedman, Fire Chief  
Chad Fincher, Parks & Rec. Director  
Tom Jentz, Planning & Building Director  
Rick Parker, Building Plans Examiner  
P.J. Sorensen, Chairman

Tim Falkner, Acting Police Chief  
Patrick Jentz, Engineer II  
Jarod Nygren, Senior Planner  
Tom Tabler, Senior Civil Engineer

**GUESTS:** James Freyholtz (Montana Department of Transportation) and Wade Rademacher (Edge Apts.)

**HEAR THE PUBLIC:** None.

### PERFORMANCE BOND REMINDERS:

**Town Pump** – This bond is in place and we should be good to go.

### OLD BUSINESS:

**Maw** – 25 Appleway on the south side; apartments. Two 4-plexes. P. Jentz stated they have issues. Sorensen reiterated that P. Jentz told them they were not in compliance, they said they want a deviation, and you responded with ‘no deviation unless you meet certain conditions.’ They said no, we’re not going to do that. Then you repeated that that was what we would require. P. Jentz stated they did send out an e-mail asking if they could just change some wording on the O & M and if that would work. We have not responded to that yet. Sorensen stated that one of the considerations is, if we’re kind of at an impasse, we let them know we’re pulling this off the active review list, and if they resolve things, we’ll put it back on and move forward at that time. Do you think we should do this with this project or do you think things are moving forward enough at this point just to leave it on and continue the way we are? P. Jentz responded that they did send an e-mail yesterday with specific questions, so we’ll respond to those and then we’ll see how they are going to take that. Sorensen has not received anything from them in several months, and he sent out comments requesting other items. There are other things they need to deal with as well, and they are not. This will be on the agenda for next week.

**Sunrift Brewery** – 55 – 1<sup>st</sup> Ave WN; Phase 2 – convert existing building to a restaurant. They are still trying to resolve some of the storm drainage issues with the mall. That is why we have not received any civil plans yet. Fincher sent them comments but they have not addressed them. P.

Jentz noted that the owners of the mall were in and they are waiting for the tracks to come out so they can run a line to the new system. They had thought the City was holding up this project. They also thought they designed the stormwater facility on the mall site to handle the full three acres. Sorensen spoke with their architect about some of the original plans with landscaping that have now been changed. He is not sure where they are at with the 5% landscaping. Parker is waiting for response to his comments. T. Jentz noted that it will be 12 months before the tracks will come out and/or we get ownership. Sorensen stated that if we have a plan that's approved and we know that it would work, to go ahead and extend a bond out and have them pave that parking lot next year whenever it would be appropriate with the tracks coming out. They would like to have the restaurant up and running this summer. Tabler stated we don't usually bond for storm improvements. We would have to discuss this situation. They will have a bond for the parking lot improvements. They need to get plans in. This will be on the agenda for next week.

**Base Camp RV Park** – Hwy 93 S. Tabler stated Public Works is waiting on a resubmittal. The buildings on site should have their own conveyance system for sanitary sewer. T. Jentz noted they will have to come in for a Final Revised Preliminary Plat. Nygren stated that as long as everyone is comfortable with the new trail line with the southern access and northern access, this can be taken off the agenda for now. Fincher asked about the road on the south. T. Jentz stated this road is a secondary and not intended to be used at this phase. Freyholtz noted they are still finalizing the scoping with his consultants. They are going to do traffic analysis, so it could be awhile. MDT has been contacted by the landowner to the south of Ashley Meadows Road. She owns the property on both sides of the bike path, and she is wondering about the property on the westside of the bike path having access onto Ashley Meadows Road so she doesn't have to cross the bike path with any future development that might occur on that property. They may need a standard sidewalk pedestrian crossing. Fincher asked where sewer takes ownership of the lines in the subdivision. The trees are shown on one side or the other of each RV spot and one in the back. The trees are less than ½ foot away from the sewer line. Tabler stated this area around the parking spots will be private so they can do what they want, but it may be a problem for them eventually. This will be taken off the agenda until we get the building permits in for the structures.

**Edge Apartments** – 21 Appleway; apartments. P. Jentz noted Public Works sent out their review comments and he spoke with their engineer yesterday. Their response should be coming in soon. Our comments were minor. We have gotten together on the recreational amenities and we are good with that. The gazebo is not necessary, and it actually created some fire code issues with the proximity to the two buildings, so it will be dropped from their plans. Sorensen will be send some minor comments. Fincher still needs to look at their landscape on the boulevard. Sorensen pointed out to Rademacher a discrepancy with the clear vision triangles and landscaping. P. Jentz is fine with their ROW improvements. The swale needs to be grass, as well as the washed rock area. This will be on the agenda for next week.

**Faith Covenant Church** – 611 3<sup>rd</sup> Ave E; pave parking lot. Existing gravel lot to be paved in June. Tabler stated Public Works needs to review the storm manual quickly to answer how the CDS unit will be installed as intended. Fincher needs a tree permit for the tree that is in the drive lane that needs to come out. This will be on the agenda for next week.

**NEW BUSINESS:**

**Delectable Catering** – 528 W Idaho; change of use. This is at the corner of Idaho and 5<sup>th</sup> Ave W.N. There is a gravel parking lot. We could ask them to pave it. There is a wide curb cut that comes right up against the building. The same property owner owns about 2/3 of this half block. We could require they pave only what they would need for parking, which would be three spaces plus one handicapped space. Tabler would like to see some improvement on the approach. Sorensen will contact them. This will be on the agenda for next week.

**PLANNING OFFICE ITEMS:**

**Gateway West Mall Parking Lot NW** – Nygren will be sending out a referral for the Conditional Use Permit for a set of apartments (150 units) similar to the apartments on Husky Street. This will run from Two Mile down to the north entrance of the mall, taking up the whole north end. They are trying to buy the house as well.

**Zoning Text Amendments** – also for the Planning Board in February.

**OTHER REPORTS:**

**Glacier Rail Park** – Nygren sent the Final Plat to Tabler and P. Jentz for review.

**City Transportation Plan RFQ Draft** – T. Jentz stated this draft was just sent to MDT for their review. Once we get this back from them, Public Works will go out and solicit an engineering design team to help update our plan.

The meeting was adjourned at 10:50 a.m.

Minutes were transcribed by Kathy Nelson, Recording Secretary

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