

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, February 7, 2019
Lower Level Conference Room
201 First Avenue East**

ATTENDING:

Jeff Clawson, Building Official	Dave Dedman, Fire Chief
Tim Falkner, Administrative Captain	Patrick Jentz, Engineer II
Tom Jentz, Planning & Building Director	Jarod Nygren, Senior Planner
Rick Parker, Building Plans Examiner	Tom Tabler, Senior Civil Engineer
P.J. Sorensen, Chairman	Kathy Nelson, Recording Secretary

GUESTS: James Freyholtz (Montana Department of Transportation)

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

Lofts at Ashley – We will need a bond from them for 25% of the overall site for the outstanding landscaping and several other improvements.

OLD BUSINESS:

Maw – 25 Appleway on the south side; apartments. Two 4-plexes. P. Jentz has had no communication from them this week. This will be on the agenda for next week.

Sunrift Brewery – 55 – 1st Ave WN; Phase 2 – convert existing building to a restaurant. Tabler passed some information onto one of the owners regarding stormwater. He will look into the as-builts that the Kalispell Center Mall submitted for their stormwater system to see if Sunrift’s engineer can determine if there is any excess capacity in that system. They are doing some investigative work for what they can use for a storm treatment device. This will be on the agenda for next week.

Faith Covenant Church – 611 3rd Ave E; pave parking lot. Their engineer submitted details for their stormwater treatment yesterday afternoon. Tabler will be reviewing those details. The permit for their tree removal has been submitted to the Parks Department. This will be on the agenda for next week.

Delectable Catering – 528 W Idaho; change of use. This is at the corner of Idaho and 5th Ave W.N. They want to move forward and do some of the paving there. Parker spoke with their contractor. This will be on the agenda for next week.

Immanuel Lutheran Home – 40 Claremont; add structure for garbage collection. Their trash enclosure is set for Architecture Review on Tuesday. They submitted a detail for the easement and setbacks. Tabler will contact their engineer about this extending over the bike path or the easement with possible rain and snow runoff onto the sidewalk. MDT has no concerns with this project. This will be on the agenda for next week.

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. They are interested in moving forward with the area on the east side. Jackola will be doing the west side in the future. The CUP for the apartments is moving forward. The Public Hearing for this will be next Tuesday at the Planning Board, and then in March with the City Council. Sufficient parking numbers were discussed. Jeff Walla is the main contact on this project. Drainage will need to be looked at. T. Jentz mentioned that with their fence line, they will need to provide for some pedestrian connectivity. The committee discussed and agreed that the gate shown on the drawing is not appropriate. Tabler suggested a tabletop (raised) pedestrian crossing. This will be on the agenda for next week.

NEW BUSINESS: None.

PLANNING OFFICE ITEMS: Planning Board Agenda

Gateway West Mall Parking Lot NW – Nygren sent referrals out for the Conditional Use Permit for a set of apartments (150 units) similar to the apartments on Husky Street. This will be done in two phases. A clubhouse will be their recreational amenity. 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. This project will be going to Planning Board on the 12th. The Conservation Corp. would like the Gateway Community Center to create a locked fenced area for their rigs. Nygren asked for comments to be submitted to him. He also stated that the east side of Financial Drive will need improvements.

Zoning Updates – Proposed Zoning Updates will also be going to the Planning Board next Tuesday.

OTHER REPORTS:

Eagle Valley Ranch – this project north of the Armory Preliminary Plat was approved by the City Council last Monday. This is for 96 single-family units and 11 multi-family and office complex. Someone mentioned there might be a water tower out there, either on the highway or out by Ponderosa. There were comments regarding access onto the highway.

Old School Station – Mike Fraser may be bringing in a project on Lot 6 of Old School Station. He will be meeting with Haskins and Sorensen tomorrow. This may be on the agenda next week.

The meeting was adjourned at 10:25 a.m.

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