

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, February 14, 2019**  
**Lower Level Conference Room**  
**201 First Avenue East**

### **ATTENDING:**

Jeff Clawson, Building Official  
Patrick Jentz, Engineer II  
Jarod Nygren, Senior Planner  
Tom Tabler, Senior Civil Engineer  
Kathy Nelson, Recording Secretary

Tim Falkner, Administrative Captain  
Tom Jentz, Planning & Building Director  
Rick Parker, Building Plans Examiner  
P.J. Sorensen, Chairman

**GUEST:** James Freyholtz (Montana Department of Transportation)

**HEAR THE PUBLIC:** None.

### **PERFORMANCE BOND REMINDERS:**

**Lofts at Ashley** – The bond is coming together for this project. They are working with Fincher on this. Tabler will confirm with Crowley on possible Public Works issues. They have people scheduled to move in, with a true drop-dead date of March 1<sup>st</sup>. Nygren was not certain that the pedestrian ramps have been put in on the sidewalks yet. They will have the snow removed from their parking lot for us to review next week.

**Silverbrook Estates** – They would like their Letter of Credit reduced. Nygren stated they had a \$600,000 Letter of Credit for their improvements, but according to them there are only \$25,000 left. They would like to have a new Letter of Credit put in place for 125% of \$26,000, which would be about \$35,000 from \$600,000.

### **OLD BUSINESS:**

**Maw** – 25 Appleway on the south side; apartments. Two 4-plexes. P. Jentz has sent out a set of comments. They are still not where they need to be, and are still asking for a deviation. 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. Sorensen left them a message regarding getting an extension of their bond that is set to expire in April for Phase I. Everything is on hold because of the drainage question. Tabler has compiled all the Kalispell Center Mall as-built storm sewer system information for them. If they were to get an engineer, they should be able to work something out with their drainage. It may require them to go under the tracks and into the mall. We do have a sewer system on First Ave WN but Tabler doesn't think it will be deep enough for a gravity line to serve this property. T. Jentz stated that we do not

know if the Mall's system is large enough to handle this, and Tabler agreed. The as-built information will show the capacity of the lines. This will be on the agenda for next week.

**Faith Covenant Church** – 611 3<sup>rd</sup> Ave E; pave parking lot. Sorensen noted that last week it sounded like we would be ready to approve this this week. The committee passed this through Site Review.

**Delectable Catering** – 528 W Idaho; change of use. This is at the corner of Idaho and 5<sup>th</sup> Ave W.N. They will be coming in this afternoon to meet with Sorensen about the parking lot. He asked Freyholtz if they will be requiring them to replace any sidewalk along the highway and/or change the curb cut. Discussion was held. Freyholtz stated it would be nice if they narrowed it, but he will check with his co-workers to see if this would be required. There will be a five-foot landscape buffer between the parking spaces and the sidewalk. Sorensen stated they would need one van accessible handicapped parking space, and then one regular parking space. This will be on the agenda for next week.

**Immanuel Lutheran Home** – 40 Claremont; add structure for garbage collection. They have added rain gutters and snow breaks on their trash enclosure structure. This is passed through Site Review.

**Gateway Community Center** – 1203 Hwy 2 W; parking lot changes. The CUP was approved by the Planning Board, and will go to City Council on March 4th. Some discussion was held regarding pedestrian access to the bus stop. Tabler suggested a tabletop (raised) pedestrian crossing. Jackola will be doing the work on the west side in the future. The work on the east side is moving forward. This will be on the agenda for next week.

**NEW BUSINESS:** None.

**PLANNING OFFICE ITEMS: Planning Board Agenda**

**Gateway West Mall Parking Lot NW** – multi-family apartments. The CUP was approved by the Planning Board, and will go to City Council on March 4th. Nygren stated that the residence from this project and people from Financial Drive will also need to get to the bus stop. He also suggested we require sidewalk across the wetland area.

**Zoning Updates** – Nygren stated proposed Zoning Updates were also approved by the Planning Board, including the corridor standards. There were 12 updates. This will be going to Council at the beginning of March.

**OTHER REPORTS:**

**Universal Mechanics** – Sorensen stated we met with them yesterday. Within 30 days they should have a basic framework of some plans in that we can base a Performance Bond on and allow them to stay in while they are doing some of this work. The Building Dept. will need to deal with some of

their building issues. He is not sure when they will have a full set of civil plans in, but we told them we need to at least get the bond in place sooner rather than later.

**Bypass at Foy's Lake Drive** – T. Jentz discussed this upgrade with Freyholtz, including pedestrian trails. Freyholtz stated, depending on how the funding comes in, they hope to get started this fall on at least construction of the bridge.

The meeting was adjourned at 10:40 a.m.

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