

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, February 28, 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

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

GUESTS: None.

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

Sunrift Brewery – Sorensen spoke with them about doing an extension of their Phase I bond. They are still exploring one bond versus two.

Fresh Life – They will be posting a bond for their back area, public way for trees, new storm catch basin, and some items for Building.

OLD BUSINESS:

Maw – 25 Appleway on the south side; apartments. Two 4-plexes. Nothing new on this project. This will be on the agenda for next week.

Sunrift Brewery – 55 – 1st Ave WN; Phase 2 – convert existing building to a restaurant. Tabler spoke with one of the owners earlier this week. They have hired Jackola to do their civil stormwater analysis so something should be forthcoming on that. 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. Sorensen met with them and discussed some different options for paving the parking lot. They will need at least two parking spaces, one of which will be a van-accessible handicapped space. One option was to put parking in the back of the building. They would need an ADA entrance with this option, and would need to bind the two lots together. Then there is a possibility of needing stormwater improvements according to P. Jentz and Tabler. Another option showed parking on the east side up against the building, which would require some landscaping, restoring the sidewalk and taking the curb cut out. The last option would be to pave the whole lot and then they wouldn't need

to do anything with the sidewalk. This option could be phased in. Some landscaping would be required, but it would also provide parking for both buildings to share. A bond will be needed for the asphalt. This is passed through Site Review pending Public Works' decision on whether stormwater improvements would be required and the owner's decision on which option to go with.

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. This CUP is going to City Council on March 4th. Phase I would be putting in the two buildings on the north east, and Phase II would be the other buildings. This will be on the agenda for next week.

Montana Executive Office – 1001 S Main St; new entry and site changes. This is an existing office building located off the parking lot off of 10th, and they will be expanding the pavement somewhat. They should have at least a 5-foot setback there, if not 10. They will have concrete screening walls. There may be a distance requirement for those off the public sidewalk. There is another one in the front, too. There will be a covered entryway coming out toward the handicapped area. We need a clarification on that. In the front, they will be putting in a new entry on the Main Street side, but they will need to shrink it back because of some setbacks. They will have a new sidewalk connection off of Main Street. Their Landscape Plan and their ARC submittal are not in yet. Tabler will check on the screening walls. He noted they will need an Encroachment Permit for their force main. This will be on the agenda for next week.

NEW BUSINESS:

Beehive Homes, Phase II – 242 Stillwater, senior living project. This is out on Stillwater, just north of Quarter Horse Lane and Empire Estates. Dedman stated the trail was put in to the abandoned road. Sorensen stated there is a long-term bond that has been in place for some of the area immediately in front of the property. Nygren thought they did an SID for the Stillwater Road improvements. He will look at the CUP to make sure there weren't any other requirements that were listed with specific phases or buildings. Their civil drawings are in. No landscaping or building drawings have been submitted yet. T. Jentz mentioned they had added fencing we were not expecting and a park land dedication that never happened. This will be on the agenda for next week.

Glacier Eye Clinic – 175 Timberwolf; addition to existing clinic. They are planning a 6,500 sq. ft. addition off the SW corner of the building. There will be a new parking lot going in with 24 more parking spaces. They will be providing an elevator as well, so there will be no new handicapped parking provided. Clawson stated every parking lot should have some handicapped parking. This has gone through Architecture Review. This will be on the agenda for next week.

PLANNING OFFICE ITEMS: Planning Board Agenda for March 12th

Growth Policy Amendments – This will be going in front of the Planning Board. If these go forward, it will allow for a potential UPS parking expansion as well as expanding the annexation boundary on the north end of town around the Majestic and some land in the north east corner of Church Drive, taking in about another 350 acres.

OTHER REPORTS:

Kalispell Lumber Company – They went south by Treeline Snow Company. This is presently in the County. They went to get their septic permit and were told that the City sewer line runs in front of their 12,000 sq. ft. building. They own 30 acres. If we were to annex this, the building will need to be sprinklered. There would be costs for late comers’ fees, stormwater, impact fees, path/sidewalk, and a parking lot for 250 parking spaces.

Three Mile Drive - Phil Neuharth is looking at developing a 10-acre site at Three Mile Drive, along the bypass. T. Jentz is meeting with them today. He is going to recommend that Liberty Street should come across and connect with North Riding to the top at Two Mile Drive. There is an easement in there to get in, but they would need to acquire the property in the middle. This would be for multi-family. T. Jentz noted that we would need an exit off the bypass at Two Mile Drive.

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