

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

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

ATTENDING:

Tim Falkner, Administrative Captain
Keith Haskins, City Engineer
Tom Jentz, Planning & Building Director

Chad Fincher, Parks & Rec. Director
Patrick Jentz, Engineer II
Jarod Nygren, Senior Planner, Acting Chairman

GUESTS: James Freyholtz (Montana Department of Transportation); Mike Fraser (Beehive Homes); Mark Rowheder (KLJ) and Kevin Tikka (Treeline)

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

OLD BUSINESS:

Maw – 25 Appleway on the south side; apartments. Two 4-plexes. They have a submittal in per P. Jentz, and we are reviewing it. They did address some of the items in our initial look. T. Jentz spoke with Michael Blend this morning and he said he signed off on the easement. Everything has shifted up a little bit. This will be on the agenda for next week.

Sunrift Brewery – 55 – 1st Ave WN; Phase 2 – convert existing building to a restaurant. T. Jentz said they are giving up on the mall and are coming up with their own solution. They are going to start scraping snow away, begin doing demo on the building, and scratch in some footings. They have a liquor license that they will lose if they don't show progress. Nygren told them they will need to get a stormwater Permit from Public Works prior to any dirt work. This will be on the agenda for next week.

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Nothing new on this yet. This will be on the agenda for next week.

Montana Executive Office – 1001 S Main St; new entry and site changes. Haskins stated we still need a few things from them. They will need to do a downstream analysis of the storm to make sure there is capacity for that. Fincher added they will probably need a Tree Permit when going through this section with their storm. They will be doing a retaining wall along the edge of the sidewalk. This will be on the agenda for next week.

Beehive Homes, Phase II – 242 Stillwater, senior living project. This is out on Stillwater, just north of Quarter Horse Lane and Empire Estates. Fraser stated he received comments back from Fincher. Fincher stated he needs a site specific plan for phase 2. The irrigation system is separate from the first phase. Haskins will follow-up with the consultant that is reviewing the plans. He mentioned that our Pre-treatment Coordinator has the plans and will be looking at the grease trap layout in the kitchen. Fraser added they have a water main extension that they have to go to the state with after the City. They will need to renew their SIA going to the north boundary. There is a 45-foot future ROW reservation to the south. The new building will have the same setback from the south property line. The sewer service will go into the force main that goes into the Westside Interceptor. The low pressure force is sized for the whole site at this point. 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. Public Works' comments are out per P. Jentz. They need to get infiltration tests and they need thawed ground for that. Haskins added that they are changing their pond into an infiltration pond. This will be on the agenda for next week.

NEW BUSINESS:

Treeline Center Lot 5 – 625 Treeline Center – Preliminary Review. Nothing has been submitted yet for a Building Permit. Tikka stated they are getting materials ready for review by the Architectural Review Committee. Rowhder stated there are three units on this lot. The bottom one will be a restaurant with a drive-thru, a barber shop in one, and commercial retail in the middle unit. Tikka mentioned they have the grease trap shown. He explained what infrastructure is already in there. The parking is also in adjacent Urban Brick. The proposed area for the trash receptacle was shown. Sidewalks connectivity was discussed. Haskins stated that at Panera Bread the parking stalls where the drive-thru starts don't allow you to get out of your parking space because of the stacking at the drive-thru. He would like them to consider this problem in their design. Tikka mentioned they have extra parking employees could use near Grease Monkey. Haskins stated they will need to provide an easement around the meter pit, and we are not going to want it underneath a parking stall, should be in the boulevard. Once you get it into the sidewalk, it's a hazard for ADA. Parking lot traffic flow was discussed. They will be submitting their project soon.

PLANNING OFFICE ITEMS:

Growth Policy Amendments and the Zone Change–The Planning Board on Tuesday unanimously recommended approval of the UPS growth policy amendment and zone change, as well as approval of the annexation boundary amendment to include the Majestic property and that 160 acres to the northeast. They gave some additional urban mixed use category along the frontage of the highway. It would give the potential of that property a little more flexibility as far as commercial and mixed use.

OTHER REPORTS:

Kalispell Parking Commission – Michael Blend is the one who is looking at doing the Parklet south of Colter Coffee. The Parking Commission is fine with this, so it is just a matter of them coming up with a design that we are all good with. Then we’ll need to get City Attorney Harball to draft a Memorandum of Understanding. This is on City property inside the parking lot. They will take out the landscaped area and put in a seating area.

Meadows Edge – Nygren stated we met with them the other day, including Haskins, Planning, and Freyholtz from MDT regarding the future of the intersection. Right now it will be a four-way stop and then reserve the ROW. They will try to design a roundabout to MDT standards and reserve the ROW. As properties come into the City, we would get the ROW for a roundabout, if it is ever warranted. Haskins noted that if once Four Mile Drive is built, then a lot of the traffic may go down to Four Mile rather than to Three Mile. Nygren stated the trigger for the roundabout may or may not occur. Freyholtz added that Old Reserve Drive is going to get rebuilt, too.

Haven Drive Subdivision – Jim Gelaremo owns the trailer park near Willow Glen. The subdivision is in the county and then annex into the City because he did not want one parcel to be subject to City requirements. Nygren stated Subdivision Regulations do not allow that. Future development of this would require a regional lift station. In order to get their county subdivision approval, we are asking for a “Will Serve” letter. It would need to say we have services available but you’re going to have to loop the water main, put in a regional lift station, do road improvements to the edge of your property, and now that they are moving forward they came back in with Carver Engineering. They can’t make this pencil out and want some exceptions. They want to put in about 16 units, but now with the extensions, they can’t make it work so they want to subdivide this into three lots in the county. Haskins doesn’t think they can get septic approval because sewer is available to the lot. Haskins would still require the water main to be looped, the regional lift station to be installed, and road improvements to be completed.

RV Base Camp – Haskins stated they had their pre-construction meeting yesterday. As a result of that and their contractor looking at the plans for the connection on Hwy 93 for sewer, they said that’s not buildable. Now they are trying to put together a different plan that will include a regional lift station that would serve that area and probably a force main connection. So he is meeting with them on Tuesday at 2 p.m., and he would like Freyholtz or someone from MDT to attend. Freyholtz will let Breta know about this meeting. Freyholtz stated they did issue a temporary construction access permit for LHC so they could access through the roundabout to begin construction.

The meeting was adjourned at 10:48 a.m.

Minutes transcribed by Kathy Nelson, Recording Secretary

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