

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, March 28, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

Jeff Clawson, Building Official
Tim Falkner, Administrative Captain
Jarod Nygren, Senior Planner
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

Dave Dedman, Fire Chief
Patrick Jentz, Engineer II
Rick Parker, Building Plans Examiner
P.J. Sorensen, Chairman

GUESTS: James Freyholtz (Montana Department of Transportation); Mark Johnson (Architect); and Josh Burlage (owner of Beehive).

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

OLD BUSINESS:

Beehive Homes, Phase II – 242 Stillwater, senior living project. This is out on Stillwater, just north of Quarter Horse Lane and Empire Estates. P. Jentz stated engineering approval went out from Public Works, with the condition that they provide a water main easement. Regarding the Westside Interceptor Connection, Tabler stated Public Works is fine with leaving the existing setup the way it is. Fire is fine with this. This will be going to ARC on April 9th. Sorensen will need cut sheets for exterior fixtures, showing that it is a full cutoff. Burlage noted there is a 40-foot ROW. The Phase III building handicapped space is okay to put in now per Parker. This will be on the agenda for next week.

Sunrift Brewery – 55 – 1st Ave WN; Phase 2 – convert existing building to a restaurant. This project is down to drainage. Parker's review has been completed. Tabler stated Public Works has a meeting scheduled for next Tuesday (April 2nd) to meet with the engineer and the owner to discuss the drainage. The mall may be onboard to help with this. This will be on the agenda for next week.

NEW BUSINESS:

Flathead Special Ed – 305 3rd Avenue East – existing building. Change of Use. They will be doing new siding and roofing on the building, but not changing the footprint. They will be adding a covered entry, but no new site work or restriping. Nygren asked if the driveway approach on the north will still be needed. Johnson said the front door with a ramp is next to it, and that is the

accessible bus drop-off driveway. They also have one in the back that is at grade level. Nygren mentioned that cars park there and block the sidewalk. Tabler stated he will look at our school zones to see if the zone for Linderman could be expanded a little bit to get this included in that zone. Johnson stated there is a breakroom in the office, and a little kitchen area downstairs. They are getting rid of the existing stove/range, and keeping the sink and refrigerator. They are keeping the microwave and the smaller one upstairs in the breakroom. They are adding some accommodations for fire suppression and power disconnect. They will not be cooking any meals for the kids there. They will also be adding a handicapped restroom upstairs. The rest of it will be life safety and egress issues. Tabler added that they can get impact fee credits for those fixtures for anything being removed. This will be on the agenda for next week.

OLD BUSINESS (continued):

Maw – 25 Appleway on the south side; apartments. Two 4-plexes. Sorensen is waiting on responses to review comments made last summer, especially the recreational amenity. Hopefully what they decide to do will not impact their drainage. Their garbage enclosure is shown. We are not sure if the City will be able to service it there. Parker noted that they are missing a curb ramp for the sidewalk and the accessible parking. They need to access both buildings, so they may need ramps on both sides. Clawson mentioned that they do not show where the mailbox will go and accessibility to it. Public Works will follow-up on these items. This will be on the agenda for next week.

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Parking lot stormwater project. Walla stated they are still waiting for an agreement with Sherry Stevens to do all the westside parking. Sorensen stated there will be a meeting this afternoon on the apartments going in here. When we do the CUP we are mainly looking at the parking that can fit in there. But if they are moving quickly on the apartments, then that may necessitate changes happening in the parking lot on the Gateway West side, too, in order to keep both compliant. Nygren stated, if there are no changes to the parking lot, we will need to know the existing parking of what is going to be left. Walla noted that the parking on the west side and the south side is existing. There are no proposed changes for that. The parking on the north side and the east side by TeleTech is where all the proposed changes are. Sorensen noted there are about 4 or 5 different entities that are all tied together with parking arrangements and easements. They showed with the CUP that this all can work, but we can't just leave it that it can work. It has to work. Everything needs to be tied together properly. Walla stated that the apartments want to move forward. He will be at the meeting this afternoon. This will be on the agenda for next week.

406 Dentistry – 1315 Hwy 2 W; remodel existing building/change of use from salon to office. Ashley Square shared parking. Walla has not been able to find an existing parking agreement. They will be a small addition up in the front for a lobby, and then remodel the existing building. This is the first phase. They will get rid of the existing barriers and leave the parking as it is, maintaining the same number of parking that they have. There should be a 5-foot buffer from the property line. The sidewalk along the highway will need to be pulled back and then put in a boulevard. The remainder of the parking can be deferred. They will also do sidewalk work around the building to include ADA access. They will be moving their handicapped spaces over by the new front access.

They will be adding some lighting, too. This will be on the agenda for next week.

D A Davidson – Timberwolf Parkway/Bright View; new office. This is early in the process. Their Final Plat was submitted this week. Tabler stated that Public Works will begin their review. This will be on the agenda for next week.

Montana Executive Office – 1001 S Main St; new entry and site changes. Sorensen has some comments out to them. P. Jentz said they have comments out, but he heard from their engineer that this project may be on hold. They may only do interior changes initially. This still needs to go through ARC. Parker sent out comments about three weeks ago. Sorensen stated they wanted to add parking spaces, but they don't have the space to do that because of their buffers. 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. P. Jentz stated comments went out from Public Works. They will need an infiltration test but will need thawed ground and no snow for that test. There is a good chance for some significant changes since their existing stormwater infrastructure was not properly designed and they are trying to change the way it was designed. Parker should be done with his review and will get his comments out today. This will be on the agenda for next week.

Treeline Center Lot 5 – 625 Treeline Center. Public Works needs to review this. Nygren noted their sidewalk connectivity is not exactly what the committee had wanted. He thinks a connection from the building out to the public sidewalk is probably all we are going to get. We probably should have conditioned the preliminary plat with some sidewalks along the private drives. A separate tenant improvement came in for this location for a doggie daycare and grooming business. There will be some standard PUD conditions. This will be on the agenda for next week.

Spring Prairie 4/Outlot C – 2292 Hwy 93 N; new commercial shell. Public Works is waiting for a full civil submittal on this. They are wanting to get into ARC, so they are scheduled for April 9th. Nygren stated the crossings will have colored concrete. This will be on the agenda for next week.

PLANNING OFFICE ITEMS:

Bright View – 13 lot subdivision – The Final Plat will be on the Planning Board Agenda for April 15th.

OTHER REPORTS: None.

The meeting was adjourned at 10:35 a.m.

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