

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, April 11, 2019
Lower Level Conference Room
201 First Avenue East**

ATTENDING:

Jeff Clawson, Building Official
Chad Fincher, Parks & Rec. Director
Tom Jentz, Planning & Building Director
Rick Parker, Building Plans Examiner
P.J. Sorensen, Chairman

Tim Falkner, Administrative Captain
Patrick Jentz, Engineer II
Jarod Nygren, Senior Planner
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

GUESTS: Wade Rademacher (Meadows Edge); and Margaret Davis (resident)

HEAR THE PUBLIC:

Margaret Davis, 160 Charlotte. “I have been following from afar the Gateway Center (West) Mall, and I am concerned that the possible public infrastructure, stormwater drainage, connectivity with streets, and what not, won’t be accomplished in any given current expertise on hand that has been done on this project. I was pleased to see that somebody with some credentials has been doing some work on it and I hope progress is being made to make that work for all the surrounding territories. It’s too nice a piece of property to sort of just get ignored. Anyway, thanks, and I haven’t seen last week’s minutes so maybe you took care of it.”

PERFORMANCE BOND REMINDERS: None.

NEW BUSINESS:

Meadows Edge – discussion on Final Plat/Building Permits. Rademacher stated there are 12 houses that they are trying to get started. Their water is being tested and they are still boring through the sewer. An all-weather road will be put in soon. They have not heard back from the State yet, but would like to get some foundation permits and be able to pour those to get a head start. T. Jentz stated this will be going to Council for their Final Plat on May 6th. This is a PUD, and Site Review has the ability to modify provisions of the zoning and subdivision regulations. The Committee would require them to have a water system on-site for fire suppression. They will need to put in an all-weather road so fire trucks can get in. The sewer system will need to be functional. Their lots will need to be pinned so we can find the lots. Before they can begin construction, these items would need to be in. Rademacher stated that WGM will pin the lots on Monday or Tuesday of next week. MDT has not signed off on their permit to access the property. Rademacher spoke with MDT and they wanted some wording to be corrected on the agreement, show some vehicle turnouts of the main entrance, and one other item. They have until April 22 to respond to the comments. The other holdup is the agreement on the City taking maintenance of the sidewalks in the ROW. Fincher stated

the way the agreement is written is that the City is responsible per MDT, but it goes back to what our code says. T. Jentz explained that our code says that the homeowner out in front or their Homeowners Association takes care of the sidewalk. Tabler agreed, and added that it is development specific. Public Works has not accepted the water main yet. Rademacher anticipates that by next week the sewer should be done and the all-weather road should be in. They are willing to stop at the point that the City says to stop. P. Jentz noted that Public Works will require a Stormwater Permit and ROW Permit for each lot. T. Jentz asked Rademacher to find out where MDT is at. Tabler stated we received a Letter of Credit for the remainder of the project, but we'll need an engineer's cost estimate on where that dollar amount came from. Nygren added that we'll need the actual SIA Agreement. Sorensen asked for Rademacher to send him an e-mail with a formal request to begin work on their foundations. This will be on the agenda for next week.

OLD BUSINESS:

Maw – 25 Appleway on the south side; apartments. Two 4-plexes. We did get some responses back in. Sorensen stated that no breakdown as to cost has been submitted, and they have +/- 1,200 sq. ft. they need to make up value-wise. They are showing a 10' x 10' concrete pad in the NE corner with a fire pit and two benches for their recreational amenity. Fincher agreed that this meets their requirement, but will need to include the 1,200 sq. ft. shortage. They will need to do a breakdown on the dollars and cents. The parking has up to a 2-foot overhang and they have a fire pit there, so they may have a distance requirement between the two. Clawson will check on this. They will need to show what their access into the building will be, and whatever those slopes are as well. They need to coordinate with Northwestern Energy regarding the gas line easement that runs through the drainage area. P. Jentz sent them an e-mail but has not heard back. Their mailbox issue has been brought to their attention via an e-mail as a follow-up from P. Jentz. This will be on the agenda for next week.

Sunrift Brewery – 55 – 1st Ave WN; Phase 2 – convert existing building to a restaurant. Sorensen stated that updated plans came in. Regarding their two bonds, one bond was for on-site improvements with Phase 1, and we're hitting the end of that so they submitted a refreshed bond that goes out to next year. A separate bond for the ROW landscaping was posted. Fincher is okay with this but will verify that since they don't show the improvements in the ROW, but show sleeves for the irrigation, that there will be landscaping. He wants to be sure that it will all be tied in when the boulevard goes in. Tabler stated their engineer is making progress on the drainage and will put together a design with a cost estimate and post a bond that will need to be approved by S. Turner or K. Haskins. The railroad tracks will be coming out next spring. This will be on the agenda for next week.

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

Montana Executive Office – 1001 S Main St; new entry and site changes. Nothing new has been submitted yet. 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. Nothing new has been submitted. Parker stated he sent out comments last week and they are working on a response. This will be on the agenda for next week.

Treeline Center Lot 5 – 625 Treeline Center. Tenant improvements, and there could be as many as three tenants. Public Works will be reviewing this soon. Fincher will look at this. T. Jentz noted one of the units is up against Old Reserve Drive and goes right up to the property line so the landscaping of the boulevard could be affected. Tabler had sent comments out regarding connectivity internally. Nygren stated the connection they have for this site is from the NW shell out to the City sidewalk. This will be on the agenda for next week.

Spring Prairie 4/Outlot C – 2292 Hwy 93 N; new commercial shell. This will be a second Jimmy Johns and Charter Communications. This did go through ARC. Tabler added the pedestrian crossings will need to be at grade with red concrete. No ramping down on the west side for access to the sidewalk coming into the approach. We are waiting for a resubmit of final stamped plans. 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. They will minimize their changes for Phase 1, and refurbishing what is already there. They will hold off on some of the ROW improvements until Phase 2. Nygren wants ROW improvements completed along Highway 2. This will be on the agenda for next week.

D A Davidson – Timberwolf Parkway/Bright View; new office. This was tabled at ARC. Public Works will hold their approval until the Final Plat. The drainage swale was discussed. Fincher is working with Toby McIntosh regarding their swale. Their Final Plat will be going forward on Monday. This will be on the agenda for next week.

CHS Fuel Station – 1355 Rail Park Dr – Sorensen met with Mark Lalum about paving, landscaping, etc., which are not shown on any of the plans. Public Works will ask Jackola Engineering about their radiuses. We need more information on the fuel tanks. Landscaping will go in the corner. This is zoned I-2. They will need PUD amendments. Parker noted that there are a lot of questions on the Fire Code about their above-ground fuel tanks. We need to know more about the tanks themselves to determine what will be required. The County still needs to abandon their deeded road. This will be on the agenda for next week.

PLANNING OFFICE ITEMS:

Glacier View Community Center - by KRMC – Conditional Use Permit. This was approved by the Planning Board on Tuesday. Some of the neighborhood wanted this to be denied. A condition was added by the board to require a sidewalk be put in from the house to Greatview. The owners are happy to comply. This will be going to Council on May 6th. The new owners are working with the neighbors. This facility will be limited to eight people, with no overnight stay.

OTHER REPORTS:

Super 1 - Tesla Charging Area – Their proposed location is against the sidewalk, north of their main entrance near the bank. They will need to get an Electrical Permit.

MDT Realignment - on Treeline, next to Verizon. The ROW is the City’s and MDT’s. MDT will be taking out the landscaping that the City required Verizon to put in. MDT won’t pay Verizon for this landscaping or for replacing it if they don’t have an encroachment permit or a city condition that they maintain it. The boulevard island will likely be taken out.

Grossweiler Section - The applicant with the 89 acres for a proposed retirement housing project on the very SW corner of Four Mile Drive has backed out. They are still working on the agreement of how to take care of paving Four Mile. The SE corner still has a developer at Four Mile and Stillwater looking at doing a fairly dense multi-family development.

Crossings at Spring Creek – Tabler met with their engineer. They should be submitting something fairly soon. They are still working on their Letter of Map Revision Based on Fill (LOMR-F) for FEMA.

The meeting was adjourned at 11:20 a.m.

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