

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, April 18, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

Jeff Clawson, Building Official
Tim Falkner, Administrative Captain
Patrick Jentz, Engineer II
Jarod Nygren, Senior Planner
P.J. Sorensen, Chairman

Dave Dedman, Fire Chief
Chad Fincher, Parks & Rec. Director
Tom Jentz, Planning & Building Director
Rick Parker, Building Plans Examiner
Kathy Nelson, Recording Secretary

GUESTS: James Freyholtz, Montana Department of Transportation; and Wade Rademacher (Meadows Edge).

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

OLD BUSINESS:

Maw – 25 Appleway on the south side; apartments. Two 4-plexes. We did get some more responses back in. The flagstone area proposed for their recreational amenity that was previously going to be their fire pit seems overpriced and not appropriate to Fincher. Dedman stated the designated area is too close to the cars, fence line, and the buildings. A fire pit would need to be 15 feet from all of these. He wants the plans for the fire pit. He has not heard back from APEC yet. Fincher will contact Ahmann from APEC. There has been no response from Eric at Northwestern Energy to P. Jentz. There is some signage there that states the easement will be removed. This will be on the agenda for next week.

Sunrift Brewery – 55 – 1st Ave WN; Phase 2 – convert existing building to a restaurant. P. Jentz noted they met with Tabler and Haskins and will be submitting something new soon. This will be on the agenda for next week.

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Walla is still working on these plans per Nygren. This will be on the agenda for next week.

Montana Executive Office – 1001 S Main St; new entry and site changes. They are negotiating with a major tenant. They will be responding to our comments once they are done negotiating. 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. P. Jentz stated that drainage has been figured out and Public Works is fine with this project as far as site review. They are supposed to amend the plat regarding the curb stop. Fincher and Dedman both want to look at this again. 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. CTA is trying to find a way to get the Building Permit going without getting any of their site improvements done. No plans have been submitted yet. P. Jentz is waiting for drainage to be resolved. This is on hold waiting for the infiltration tests. 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. We are waiting for a resubmit of final stamped plans for tenant improvements that would include trees on their site. This will be on the agenda for next week.

NEW BUSINESS:

Meadows Edge – discussion on Final Plat/Building Permits. There are 12 houses that they are trying to get started. 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. MDT will need to sign off on their permit to access the property. Their lots will need to be pinned so we can find the lots. Before they can begin construction, these items would need to be completed. Freyholtz is waiting to hear from Helena on the Maintenance Agreement. Everything looks good, but they need to go through the process. The committee agrees that this is a minor amendment to the PUD with conditions as discussed. No C of O will be issued until this is Final Platted. They will continue to work with Nygren on their Final Plat. This will be on the agenda for next week.

OLD BUSINESS (continued):

406 Dentistry – 1315 Hwy 2 W; remodel existing building/change of use from salon to office. Nothing new has been submitted. Public Works will put this under review. This will be on the agenda for next week.

D A Davidson – Timberwolf Parkway/Bright View; new office. This was tabled at ARC. Their Final Plat was approved on Monday night. P. Jentz and Dedman are okay with this project. Fincher is waiting for a cut sheet. Sorensen has some minor items. This is passed through Site Review.

CHS Fuel Station – 1355 Rail Park Drive – Lalum is working on the deeded ROW that the County needs to abandon (easement). He is also working on their Final Plat. They need to do a PUD amendment. Dedman stated he needs to know what will be in the tanks and their size. This will be

on the agenda for next week.

NEW BUSINESS (continued):

Ivy Building – 343 1st Ave W; remodel and addition. The Building Dept. has been communicating with them. They have taken some of the roofs off. Most of the building will be office with possibly some retail. They have flattened out some of the roofs to put decks on. There is an apartment on the top floor that may stay as a stand-alone apartment or serve as a breakroom. They have hired an architect. They have pavement from the alley up to the garage. They have six existing parking spaces that are okay as previously existing, but we would like to see the sidewalk, curb and gutter extended down. They will need to delineate two of the spaces as handicapped parking. This is scheduled for ARC on Tuesday. This will be on the agenda for next week.

Base Camp – 1000 Base Camp (RV Park); bathroom and check in buildings. Parker spoke with their architect who is working on a site plan. They are going with the single-story building and the smaller laundry mat/shower facility. They will need to submit a revised Preliminary Plat. Fincher has sent them comments but has not heard back from them. Sorensen noted that we would like to review the site as a whole. Freyholtz explained that they ripped out the trail, but were not supposed to do that. MDT had them put in a temporary trail with millings for now. This will be on the agenda for next week.

PLANNING OFFICE ITEMS:

Annexation - on Sunnyside.

Multi-Family – Dr. Weber development. Preliminary Plat for one lot on Treeline to create a major multi-family site.

Work Session – on a sidewalk plan.

OTHER REPORTS:

Airport Road & 18th/City Shops – T. Jentz stated we are moving ahead with doing the 18th and Airport Road realignment. They will be paving the parking lot, and then will be going down Airport Road to the school on the west side with a concrete sidewalk. Then they will go from the parking lot area at 18th and Airport Road, and on the west side going up past the City Shops, all the way up to about 12th with the sidewalk. There is TIF money available to put in sidewalk, curb line, a fence, and a landscape boulevard with trees along the City Shops. The security fence would be coated chain-link fencing in green, and will be 6-feet high. P. Jentz added that the south fence line around the shop will be taken down in the next few days. Mike Brodie did the surveying of this property. When he can get us a design, the new fence could be installed.

The meeting was adjourned at 11:00 a.m.

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