

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, April 25, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

Dave Dedman, Fire Chief
Patrick Jentz, Engineer II
Jarod Nygren, Senior Planner
P.J. Sorensen, Chairman

Tim Falkner, Administrative Captain
Tom Jentz, Planning & Building Director
Rick Parker, Building Plans Examiner
Kathy Nelson, Recording Secretary

GUESTS: James Freyholtz (Montana Department of Transportation); and Jordyn Mallett (Jackola Engineering)

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

Silverbrook 2AA – They are looking for a release of their Letter of Credit. Nygren is looking into this.

OLD BUSINESS:

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Jackola is working on the plans and should be submitting them in approximately two weeks. Mallett stated Phase 1 will be the first two buildings on the northern side that will probably be going in later this summer. 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. Some changes did come in. Their updated site plan corrected the parking spaces that were hanging over the property line and the handicapped parking spaces. P. Jentz needs a general checklist from Mallett. Public Works will begin reviewing this project. Mallett was asked to find out their timetable for the next phase. Freyholtz stated they will need an encroachment permit for their sidewalk. Nygren noted that there is a drainage ditch along the highway, and that is why the sidewalk is so far back from the actual road. Sorensen will need their lighting plan cut sheet. This will be on the agenda for next week.

Maw – 25 Appleway on the south side; apartments. Two 4-plexes. Fincher is working with them on their recreational amenities. Ahmann has not called Dedman back on the fire pit size. The 10' x 10' flagstone pad may not be a fire pit area. Parker stated he is not sure if they are using gas at this location. They are abandoning the easement for the gas line from their property line. They will not

be having any laundry facilities. P. Jentz noted they still need a mailbox cluster, which he contacted them about two months ago. 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 will not be going with the mall regarding their stormwater as the cost was too high. Nothing new has been submitted yet. 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 marked as withdrawn and taken off the agenda until we receive responses to our review comments.

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 met with their engineer on Monday and discussed some of their stormwater options. Sorensen noted that this is the only issue we are waiting on. He will speak with Haskins to see if we can move this through Site Review, subject to P. Jentz's review of their drainage. 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 Public Works has sent out their approval letter. They did an Amended Plat and shifted their parking lines through the parking area. This is passed through Site Review.

Spring Prairie 4/Outlot C – 2292 Hwy 93 N; new commercial shell. This will be a second Jimmy Johns and Charter Communications. Nygren stated we need to make sure they put in street trees on the boulevard with the existing sidewalk on the west boundary. This is still under review for Public Works. P. Jentz stated they will need to use colored concrete, and we do not want a ramp down in the middle of the sidewalk. They were going to do an updated landscaping plan that changes up some of the species in their project. This will be on the agenda for next week.

CHS Fuel Station – 1355 Rail Park Drive – Sorensen stated that we have a lengthy list of things that they need to do. Lalum is working on the deeded ROW that the County needs to abandon (easement). They have standard curb running through the project. No submittal for Public Works yet. This will be on the agenda for next week.

Base Camp – 1000 Base Camp (RV Park); bathroom and check in buildings. This is the Phase 1 plan that came in, showing the location of their check-in building and potential locations of their bathrooms. Public Works had reviewed this, but they came back with a few changes and P. Jentz stated he is in the process of reviewing the changes. They are still designing their lift station, which was a change made during construction. Nygren added they are still working on the ROW dedication of the streets to the City. This is going to ARC on the 14th. They may need State Health approval for their bathrooms because of RV Park State rules. Sorensen will talk to Fincher about the landscaping. T. Jentz stated the road going in will trigger the landscaping. This will be on the agenda for next week.

NEW BUSINESS: None.

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.

Meadows Edge – discussion on Final Plat/Building Permits. There are 12 houses that they are trying to get started. This will be going to Council for their Final Plat on May 6th. Nygren stated their outstanding issue is getting the sewer done, which they have had some issues getting under Farm-to-Market Road. They may be able to get it completed today or tomorrow. They are waiting for the MDT approval on the approach. Freyholtz stated the main delay they have is getting the preview for the Maintenance Agreement. T. Jentz stated we received that today. Jentz is happy with it.

Main Street – Freyholtz stated that MDT did not do the original stalls on Main Street, but the City did them. The City can now repaint the yellow paint on Main Street. Nygren will specifically get the yellow curb in front of the brewery repainted.

OTHER REPORTS:

Lone Pine Trails - 3G – This runs along almost the full length of Lone Pine Trails. They want to annex into the City and build a single-family house. They have a common access driveway. Bringing in water and sewer would be expensive for one house, and we would require an Extension of Services. A Flood Plain Study would be required. If they could acquire additional land, they could do a nice development. We could meet with them to get/give more information.

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