

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, May 2, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

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

Tom Jentz, Planning & Building Director
Rick Parker, Building Plans Examiner
P.J. Sorensen, Chairman

GUESTS: James Freyholtz (Montana Department of Transportation); Mike Brodie and Bruce Lutz (WGM)

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS: None.

Silverbrook 2AA – They are looking for a release of their Letter of Credit for \$600,000. Nygren stated everything has been completed. Brodie will verify that the erosion control for two commercial lots in Phase 2AA has been completed, and have a new sign put in. He will let Tabler know when these are completed.

OLD BUSINESS:

Maw – 25 Appleway on the south side; apartments. Two 4-plexes. They are still having discussions with Fincher on their recreational amenities. They are going to do some kind of pergola. They haven't decided whether they will move the building or rate the wall per Parker. Their mailbox cluster is still an issue. This will be on the agenda for next week.

Sunrift Brewery – 55 – 1st Ave WN; Phase 2 – convert existing building to a restaurant. Tabler stated we received a mock design they can put a bond to for Public Works. This is passed through Site Review with the condition that their storm water or bond is taken care of. They are again planning to go with the mall system. Nygren asked if the bond could include road improvements.

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Plans should be coming in within the next few weeks. 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. They have given Public Works a second submittal that

still needs to be reviewed. This is moved through Site Review, but no Building Permit will be issued until their stormwater is resolved.

Spring Prairie 4/Outlot C – 2292 Hwy 93 N; new commercial shell. This will be a second Jimmy Johns and Charter Communications. This is under review by Public Works. Zoning is okay with this project. Nygren stated we need to make sure they put in street trees on the boulevard with the existing sidewalk on the west boundary, and comments on the ramp that is shown. 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. Tabler wants a timeline as to when Phase 2 will be coming in. That might dictate the ROW improvements. If Phase 2 is coming in quick, then we're probably all right. If it's going to be years out, then we might want to look at Corporate Drive improvements now. He will follow-up with their engineer. Nygren stated that 93 should get the sidewalk with Phase 1, regardless of when Phase 2 comes in. This will be on the agenda for next week.

CHS Fuel Station – 1355 Rail Park Drive –Nygren received a draft letter from Rohweder with KLJ that they will be submitting for the PUD Amendment next week to reduce the setbacks. They are still working on getting rid of the deeded ROW for that County road. Sorensen noted they did discuss the turning radiuses that Tabler asked for, as well as the size of the curb cuts and needing to base that on the turning radiuses. Dedman gave them direction on the fuel tanks, but Nygren things the fuel tanks have changed. They still need to get back with Parker and Dedman as to what tanks they are putting in, plus the pump site itself. They need to provide the tank sizes. They may need to put in quarantine-type grading or berming around the tanks. This will be on the agenda for next week.

Ivy Building – 343 1st Ave W. Haskins met with them about sidewalks and the 50/50 program. We need more details on that. Tabler stated they are talking about mirroring their approaches, and that will provide two on-street parking spaces. They want to do some boulevard work to help with drainage. Sorensen added they will need to move their handicapped space. Sidewalk, curb, and gutter need to go all the way up to the alley per Nygren. We are waiting for architectural drawings. This will be on the agenda for next week.

Base Camp – 1000 Base Camp Rd (RV Park); south side of Hwy 93 bypass - bathroom and check in buildings. The road that runs N/S they are calling Fireside Drive, which is a private road. Base Camp Avenue is outside of the project. Nygren stated that once they get 150 camp spaces completed, they will need to extend Base Camp Avenue, a City street, connecting the north end to the south end. Their first building will have a check-in office in the front and two studio apartments in the back. Addressing options were discussed. The possibility of putting in cabins was mentioned. Sorensen listed off their other buildings: House, check-in area, camp store, a food building, a lodge with possibly 30 sleeping rooms, a pool area and a recreation building. It may be a more complex addressing system than what we were thinking. Tabler will work on the addressing. Public Works is viewing their proposed Lift Station. This will be on the agenda for next week.

NEW BUSINESS: None.

PLANNING OFFICE ITEMS:

Frontier Village Apts. – multi-family - 128 units on Treeline Road. Their Preliminary Plat will be going to the Planning Board.

Annexation – a lot on Sunnyside. Looking to annex the whole lot into the City and zone it R-4. Nothing is proposed presently, but it may have a couple of townhomes in the future.

OTHER REPORTS:

Frontier Village Apts. – multi-family - 128 units on Treeline Road. Preliminary review. Brodie stated this is to the west of Kidsports, and south of the new My Place hotel. The site has been graded. They are trying to sheet flow all the water across the lawn into two landscaped ponds that will be infiltration ponds. They still need to have infiltrometer tests completed. They will have two smaller ponds at the north and south. We are trying to do more of a low impact design. There is a sewer main at the NE with an 8” pipe stubbed to the south. We would like to tie into that and bring it along inside the property line. P. Jentz has told him previously that as long as this is a private main, they can do it this way. They will put in some access easements if needed. On the water we would just be doing a loop through connections to the main out in the street. They will irrigate the boulevard. There are some sidewalks along the street. There will be some garages available for an additional cost. Some of these are ADA garages. T. Jentz asked about a connection to Kidsports to the east. Lutz stated they will try to resolve that in the landscape plan. Nygren noted the Preliminary Plat has been submitted and will go before the Planning Board May 14th. Brodie added they will do a little gravel buffer around the ponds to try to get some of the sediment out of there before it goes into the ponds. Tabler noted it will need a fence around it. They have the setbacks set. T. Jentz stated the recreational amenity can use the drainage areas if they are subtle enough that they’re not holding water. They could discuss with Fincher on using that area for a play area with play equipment. Tabler stated that in the BMP Manual there is dispersion as an option and parkland lends itself pretty well to that BMP. Sorensen discussed the landscaping requirements.

The meeting was adjourned at 10:50 a.m.

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