

## **SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY**

**Thursday, May 6, 2021**

**First Floor Conference Room**

**201 First Avenue East**

### **ATTENDING:**

Rachel Ezell, Planner II

PJ Sorensen, Senior Planner

Rick Parker, Plans Examiner

Chad Fincher, Parks & Rec Director

Tom Tabler, Senior Civil Engineer

Jarod Nygren, Planning Director

Dave Dedman, Fire Chief

Tim Falkner, Administrative Captain

**GUESTS:** James Freyholtz (MDT)

**HEAR THE PUBLIC:** None

**PERFORMANCE BOND REMINDERS:** Northland Dr; Infrastructure, landscaping, roads, sidewalks, street lighting, signage (PIA date 5/11/2021; cashier's check- no expiration)

### **OLD BUSINESS:**

**Arcade & Tap House** – 2400 Hwy 93 S. - remodel to arcade/tap house – Waiting on resubmittal. Building is working on sending out comments. This will be on the agenda next week.

**Flathead Foot & Ankle** – 58 Village Loop; new office. PW is waiting on civils to show expansion of storm facility. This will be on the agenda next week.

**Owl View Ph 2 Building 2-** 210 Sawyer Ln; new apartment building. Nothing new. PW has received a resubmittal that they need to review. Site plan has some changes to be reviewed. This will be on the agenda next week.

**World Gym Addition** – 555 E Swift Creek Way; Addition to existing gym. Planning has requested an updated site plan to show trash enclosure location and property lines. Building is working on comments. This will be on the agenda next week.

**H2O Orthodontics** – 1252 N Meridian Rd; new medical office building. Cross access easement will be needed. PW has issued a ROW permit to start digging along Meridian. PW and Parks has comments out. This will be on the agenda next week.

**Chipotle** – 2261 Hwy 93 N; new restaurant building. Nothing new, building plans have not been submitted. This will be on the agenda next week.

**Penco-** 2310 Hwy 93 S; building addition. PW sent out comments on 4/29/21. A new site plan will have to be submitted to show the new storm/sewer design to accommodate the add on. This will be on the agenda next week.

**Taco Bell-** 2260 Hwy 93 N; new restaurant building. Nothing new. This will be on the agenda next week.

**Flathead County North-** 290 N Main St; remodel and parking lot reconfiguration. Planning has sent out comments regarding the parking lot. This will be on the agenda next week.

**Hammerquist Casalegno-** 151 Snowline Ln; laydown yard. Nothing new. This will be on the agenda next week.

**The Warming Center** – 189 N Meridian; homeless shelter. Submitted a new set of plans. Their temporary occupancy has expired. Departments are still under review. This will be on the agenda next week.

**CoK Police Search Building** – 1428 1<sup>st</sup> Ave W; new police storage building. Departments are still under review. This will be on the agenda next week.

**NEW BUSINESS:**

**FHS Sophomore parking lot** – 740 5<sup>th</sup> Ave W; parking lot expansion. Building is working with school regarding ADA accessibility. This will be on the agenda next week.

**Edge Apartments** – 2015 3<sup>rd</sup> Ave E; 48-unit multi-family housing. No building plans have been received. A CUP application will be going to Planning Board on June 8. A preliminary site plan was included with the CUP application. This will come back to site review once the CUP is approved.

**OTHER:** Rachel mentioned there may have been some improvements at RDO Equipment from a previous building permit that were not completed. Committee agreed that at the next Site Review meeting it will be reviewed and department should bring the conditions to the meeting to include on the sign off sheet.

Wellness Center on east side of town next to the Woodland Clinic is doing a minor expansion. Adding a new staircase and extending the roof line to cover the stairwell. Committee decided this does not need to come through site review.

Site plan received from James Freyholtz with MDT regarding the property next to Rosauers. The owner is requesting a right in/right out onto highway 93. Per Jarod our corridor standards will not allow it. They need to change the layout of their driveways on their site plan.

**PLANNING OFFICE ITEM:** PJ gave the committee updates on various planning related items.

The meeting was adjourned at 11:03 a.m.

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