

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, June 18, 2020
First Floor Conference Room
201 First Avenue East

ATTENDING:

PJ Sorensen, Senior Planner
Tom Tabler, Senior Civil Engineer
Jarod Nygren, Planning Director
Rick Parker, Building Plans Examiner

Rachel Ezell, Chairman
Dave Dedman, Fire Chief
Keith Haskins, City Engineer

GUESTS: Nathan Lucke (406 Engineering), Wade Rademacher (Edge)

HEAR THE PUBLIC: None

PERFORMANCE BOND REMINDERS: Keith summarized discussion from a meeting held earlier in the week regarding follow up on SIA/PIAs. He explained that in the future a letter will be sent out a month in advance to the appropriate party and a follow up letter after expiration of the PIA/SIA which will be cc'd to the bond issuer explaining the default status of the agreement. If no additional action is taken by the developer and an extension is not obtained, then action by the city attorney and finance department will be taken to follow up on remaining improvements. There was additional discussion about Meadows Edge Ph. 1A and 1B and Wade Rademacher inquired into a potential partial release of collateral on the Meadows Edge Ph 1B. Additional conversations will need to happen with Parks and Public Works before that is to happen. Keith spoke on the public works outstanding improvements tied to currently active/default PIAs and SIAs.

OLD BUSINESS:

KNTC Apts – Jefferson St; revised layout; Nothing new. This will be on the agenda next week.

Woodland Apartments – 23 Woodland Park; new multi-family. Nothing new. Public works has comments out but could be ready to sign off on this item in the coming weeks assuming the remaining comments are addressed. Planning still has a few remaining comments that will need to be addressed, including an Administrative Adjustment and recreational amenities. Building has sent out comments. This will be on the agenda next week.

Copper Mountain – 31 Three Mile Dr; new coffee drive thru. Comments from planning and public works have been sent out and there was discussion about the trash enclosure and ARC requirements for this. This will be on the agenda next week.

Great Indoors – Silverbrook; indoor play facility. Public works noted that civil plans were reviewed and initial comments sent out. They also explained that the current wet pond needs to be

finished with adequate vegetation as the current state of the pond is not sufficient for the additional stormwater from this project. Planning is waiting until final plat is submitted before sending out comments on this project. This will be on the agenda for next week.

Office Expansion – 220A Kelly Road; 10’x20’ addition to existing office. The property owner is still working to get an updated set of plans and surveyed lot information to the city. This will be on the agenda for next week.

Sherwin Williams – 430 Cascade Loop; new retail. There was discussion on sidewalks within and leading up to the property and timing of improvements on the adjacent properties that tie into the Sherwin Williams project, particularly landscaping and sidewalks. Internal and adjacent vehicle and pedestrian access was discussed. This item will be on the agenda for next week.

NEW BUSINESS: Tom brought up St. Matthew’s parking lot project and noted that while it won’t go through site review it is something on Public Work’s radar and now in Cityworks. PJ noted that this should go through site review.

PLANNING OFFICE ITEMS: PJ spoke about upcoming final plat applications expected for Cottage Gardens, Kalispell North Town Center Ph. 3 and Northland Ph. 5. There was also brief discussion about potential development on Lot 52 of Northland Ph. 2, sewer connection along Parkridge Dr. and the timing of the project given the connection to the Kalispell school district student built homes project.

OTHER: Nathan Lucke with 406 Engineering requested a preliminary discussion on a project located at 1280 Hwy 2 W that would involve a Jiffy Lube and a potential 27 unit apartment complex. The applicant is looking at doing a boundary line adjustment with the owners of Mudman to the east to obtain approximately 70 feet of frontage along the highway. Public works noted that extension of sewer would be necessary along Highway 2 to the property and should be connected to the existing lines located to the south on the Appleway Apartment property. It is unclear if easements exist or could be obtained but it was encouraged that this occur. There was discussion about potential for a shared access with Mudman as well as secondary access from the Appleway Apartments to the south. Fire did not see, at this time, that a secondary access would be required for 27 apartments if sufficient internal access is available but the building will likely need to be sprinkled. Planning comments regarding the parking in the front setback, signage location, and width of internal drive aisles was discussed. Sidewalks along Highway 2 would be required.

The meeting was adjourned at 11:38 a.m.

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