

**SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY**

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

**ATTENDING:**

Jeff Clawson, Building Official  
Tim Falkner, Administrative Captain  
Rick Parker, Building Plans Examiner  
P.J. Sorensen, Chairman

Dave Dedman, Fire Chief  
Tom Jentz, Planning & Building Director  
Tom Tabler, Senior Civil Engineer  
Kathy Nelson, Recording Secretary

**HEAR THE PUBLIC:** None.

**PERFORMANCE BOND REMINDERS:**

**Special Education Cooperative** – on Third. They may need a bond for their sidewalk, siding, and landscaping.

**OLD BUSINESS:**

**Gateway Community Center** – 1203 Hwy 2 W; parking lot changes. Nothing new. This will be on the agenda for next week.

**Glenwood Apartments** – Glenwood/Two Mile - Nothing new has been submitted. Public Works is waiting for their Traffic Impact Study. Building is waiting for their Geotechnical Report. 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. Public Works needs to send out their approval letter. We are still waiting for the landscape details. This will be on the agenda for next week.

**343 1<sup>st</sup> Ave W** – formerly the Ivy Building – Sorensen sent them a detailed e-mail regarding our requirements with the sidewalk. Nygren e-mailed Sorensen that he was under the impression that they were just going to add the sidewalk extension to the plans. Their architect called Tabler and left a voicemail, asking what they need to submit. They have been playing phone tag. The second and third stories of the building will be residential, with commercial on the first floor. They are hopefully moving in the right direction. This will be on the agenda for next week.

**J2** – 115 W Wyoming; storage building mezzanine addition inside the new storage building. Some of the committee will be meeting with them on-site at 11 a.m. today. They have not yet committed

to sprinklering the building. The hazmat issue is also still pending. The building has not been insulated. This will be on the agenda for next week.

**Frontier Village Apartments** – Treeline – This is under review with Public Works, but they still need to submit a Traffic Impact Study. This went through ARC subject to final review of their Landscape Plan. No Landscape Plan has been submitted yet. We are waiting for a full submittal, and they will need to Final Plat the lot. This will be on the agenda for next week.

**NEW BUSINESS:** None.

**PLANNING OFFICE ITEMS:**

**Town Pump** – Cemetery Road & Hwy 93 S –T. Jentz stated we are continuing on with their request to relocate their casino behind the new gas pavilion that they put in. They would do a new PUD on the site and incorporate a landscape buffer along the highway. They would have to abandon their existing casino and once they do that, we have limitations that you can't put a new casino there. They don't want to lose it, but the old casino is very old. If this is not approved, the old casino will stay where it is. The board was supportive of this move because it would move it off the highway where landscaping could be required along Hwy 93, around the Lift Station and around the utility boxes. It would dress up this corner and this entrance into the City an entrance corridor similar to Toyota.

**Stillwater Bend** - across from the Kalispell Ford Dealership – They are coming in for a Work Session on a PUD for a grocery store, possibly a restaurant, and five or six office buildings. This is a 55-acre project west of Rose Crossing, between the river and the highway. Tabler stated this is slated to be a minor arterial. They would like us to consider it a collector, but to be equitable it would require LHC across the roadway to do the same thing. They want the minor arterial to “T” right in the middle of their site and then come up to the traffic signal. T. Jentz noted that we need to figure out how it's going to function in the future, not for the first phase. Public Works saw the lot layout and gave them verbal comments. Rory stated they will probably file for a variance.

**OTHER REPORTS:**

**Crossings at Spring Creek** –apartment complex off of Two Mile. This is a 328 unit project. They plan on having the first phase plans in in about ten days or so. They would like to have approvals by October 1<sup>st</sup> for the first 100 units. They are working to finalize FEMA by October 1<sup>st</sup>, and get the building permit pulled by that date.

The meeting was adjourned at 10:25 a.m.

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