

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, July 29, 2021
First Floor Conference Room
201 First Avenue East**

ATTENDING:

PJ Sorenson, Senior Planner
Patrick Jentz, Engineer II
Jarod Nygren, Planning Director
Jeff Clawson, Building Official

Rick Parker, Plans Examiner
Dan Pierce, Fire Chief
Grace Kurtz, Engineer I

GUESTS: 5

HEAR THE PUBLIC: None

PERFORMANCE BOND REMINDERS:

UPS Expansion - 1151 N Meridian; Grading, Paving, Curbs & Gutters, PRV, Storm Sewer, Landscaping, Trash enclosure, Wall Light (PIA Exp. 7/30/21; Cashier's Check)

Silverbrook Ph 2A-B- NW 1/4 Section 1 T28N R22W; Site work, pond seeding, mailbox facility (SIA Exp. 8/11/21; Cashiers Check)

Meadows Edge Ph 1B- Three Mile & Farm to Market Rd; Infrastructure, excavation, curb, gutter, open space improvements (PIA Exp. 08/24/21; Cashiers Check)

Big Sky IV- 560 Cascade Loop Suite 1; Dumpster Enclosure, Privacy Fencing, Landscaping, Sidewalk, Lower Meter Pit, Parapet Wall (PIA Exp. 8/28/21; Performance Bond)

OLD BUSINESS:

Owl View Ph 2 Building 2- 210 Sawyer Ln; new apartment building. Nothing new. This will be on the agenda next week.

World Gym Addition – 555 E Swift Creek Way; Addition to existing gym. Nothing new. This will be on the agenda next week.

Chipotle – 2264 Hwy 93 N; new restaurant building. Planning comments have all been addressed. Public Works is waiting on a resubmittal. This will be on the agenda next week.

Penco- 2310 Hwy 93 S; building addition. Nothing new. This will be on the agenda next week.

Costco ADA parking- 2330 Highway 93 N; establish and restripe handicapped parking spaces. Nothing new. This will be on the agenda next week.

RDO- 3145 Hwy 93 S; enclose existing covered outdoor storage. Public Works will not sign off until the 1st phase is completed. This will be on the agenda next week.

Glacier Eye - 155 Timberwolf Parkway; new medical office. Architectural review approved subject to a few landscaping items. PW is waiting on waiver of SID. This will be on the agenda next week.

Northwest Energy – 890 N Meridian; shop addition to existing building. Nothing new. This will be on the agenda next week.

Highline Dermatology – 475 Cascade Loop; new office. Boundary line adjustment request has been received in zoning. Public Works is ok with the boundary they are requesting. This will be on the agenda next week.

Black Kaiju/Black Rifle Coffee – 305-313 2nd Ave W; new coffee shop, remodeled office, studio, and residential apartment. PW has sent comments out. Building plans have not been submitted yet. This will be on the agenda next week.

NEW BUSINESS:

3rd Ave East Apartments - 2015 3rd Ave E- 48-unit apartment complex – rotate the whole design clockwise due to trash locations. Discussion of number of trash enclosures which ties into the amenities and not having the amenities too close to the trash enclosures. Keith and the developer will work something out. Departments are still under review. This will be on the agenda next week.

Toyota - 2845 U.S. 93 S; Building expansion – PRELIMINARY COMMENTS – add on to the north of the building. Increasing the footprint will require more parking.

PLANNING OFFICE ITEMS:

The meeting was adjourned at 10:24 am.

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