

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, August 8, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

Jeff Clawson, Building Official	Dave Dedman, Fire Chief
Tim Falkner, Administrative Captain	Patrick Jentz, Engineer II
Jarod Nygren, Senior Planner	Rick Parker, Building Plans Examiner
Tom Tabler, Senior Civil Engineer	P.J. Sorensen, Chairman

GUESTS: James Freyholtz (Montana Department of Transportation); Margaret Davis & Meg Davis (residents); and Toby McIntosh (Jackola Engineering)

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

Sunrift Brewery – Sorensen stated their bond for \$205,000 was released because they had actually given us two that came at different times for the same thing.

Kalispell North Town Center – Nygren stated they need their Letter of Credit extended for the subdivision. Tabler will check on Public Works' status with this.

OLD BUSINESS:

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Sorensen stated there are a lot of interconnected parts going through here, including the Phase I of the apartments. They are talking about doing a lot through the parking lot. The one that is the most developed in terms of the plans is the east side. Nothing on the west side so far. The north side comes up because of how it relates to the apartments. There are some final details on restriping and the landscape buffer. McIntosh stated he needs to connect with Sherri regarding the north side. No layout has been set for quite a while in terms of the detail that pertains to the striping and asphalt. On the west side they worked with Sherri on the actual layout. We have been making some edits on it. They will maintain some separation from the parking and the access. They want to orient parking to go from north-south, and that would give them a longer barrier to keep people from basically coming and cutting all the way across and up close to the building. They are proposing a playground in the middle for their children's center. He will send this update electronically. Regarding fire, people cut everywhere. They are proposing a loading and unloading zone for the Food Bank. He would like to block that off and have access for cars specified. They would like to have a gate or some kind of barrier. The ATM is in an awkward spot for making this all work. They will play with the geometry, but Dedman does not think they will need to put a gate in. Sorensen stated that we don't want people forced to go out onto the road,

back onto the highway, and then back into the other side of the parking lot. We would not want it blocked. McIntosh added that the easement is one thing, and a lot of the behaviors that have been occurring is people that have been cutting through there for years that were not granted that access easement. Sorensen stated that maybe with redoing the western side and with the playground in there as an obstacle, hopefully that will be enough because we feel rather strongly about not blocking it off. McIntosh will relay that information. He and Rory will discuss the calculations for the parking numbers, but it looks like they had 639 stalls required and they are planning to put in 756 with 109 shared. Sorensen noted that there is shared parking with the church, too. We had a more specific engineering design on the east side. The sidewalk is shown adjacent to the curb. Water quality and storm water was discussed. Sorensen mentioned that they need to keep in mind there is a flood plain that runs through there, and is considered wetlands under the Corp. of Engineers. McIntosh will discuss this with Sherri about the west side. Also, the daycare will need a CUP. Financial Drive was also discussed. This will be on the agenda for next week.

Glenwood Apartments – Glenwood/Two Mile – Comments have gone back out to them. Sorensen noted we are waiting on the plans on the landscaping and the striping. The fence will need to come back about 15 feet. We were going to probably do an Administrative Adjustment for an 18-inch issue. They are reducing the buffer as they are putting in street improvements and are doing about a 4-foot ROW dedication. The biggest item is their recreation amenities. Sorensen sent a comment back to them about how we would calculate that out. Fincher wanted to see some benches as an interim arrangement plus bonding to make up the difference or if there were other improvements. The long term plan would be the clubhouse. Public Works has a new set of plans in that P. Jentz will be reviewing. McIntosh stated that on the recreational amenity, he did not know what was acceptable. This was discussed. Regarding the Two Mile Drive improvements, McIntosh stated that he knows the City has a drainage improvement project slated. More than likely where those improvements go is going to rip out improvements that we are putting in. If that's a go for next year, is there any way to work out exactly how that sequences so that we are not putting something in and you are paying to put it back. This is probably more of an "after permit" discussion. 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. We are still waiting for the landscape details. Fincher wanted to keep this in Site Review until we received this. McIntosh has since e-mailed updated plans with the detail sheet. It shows the landscaping picked up and edited. The layout is essentially the same. The committee will review this. This will be on the agenda for next week.

343 1st Ave W – formerly the Ivy Building – Parker stated we still have not received the final set of drawings for this. They have decided to sprinkler the building. Tabler stated they have hired Sandon to do their flat work around the building. We won't need a drawing for that approach as the contractor knows our standards, but we still need the final drawings. This will be on the agenda for next week.

Frontier Village Apartments – Treeline – P. Jentz stated Public Works will require a private sewer main internal to their site. Tabler added that that puts them into needing subdivision review per

DEQ. Sorensen stated that we mainly have civil plans in. ARC is okay with the buildings but we have not received a final Landscaping Plan. This will be on the agenda for next week.

Payne West – 165 Timberwolf; new multi-suite office building to the east of Glacier Eye Clinic, and NE of D.A. Davidson. Tabler stated Public Works is waiting on an official plans submittal. They are looking at ARC on Tuesday. Parker just received their Geotechnical Report on this for each building pad. Road paving needs to be completed all the way up to Reserve. McIntosh will check on this, but he stated their intent with the bond is to complete the whole road. This will be on the agenda for next week.

NEW BUSINESS: None.

PLANNING OFFICE ITEMS:

Town Pump – Cemetery Road & Hwy 93 S –Nygren is preparing a Staff Report for their request to relocate their casino behind the new gas pavilion. They would also build a new convenience store. They would do a new PUD on the site and incorporate a landscape buffer along the highway. It would dress up this corner and this entrance into the City as an entrance corridor similar to Toyota. Freyholtz stated he would like to see one shared approach instead of multiple entrances. Approach options were discussed. He also mentioned that MDT may create a possible major intersection half way between the bypass and Cemetery Road. They do have clear-vision requirements. Screen options were discussed for the lift station.

Lofts at Ashley – Regarding the berm that is on the boundary between The Lofts and the residents, Nygren stated they are having some issues. They think that it's too steep, but it's too steep because they made it too big. It's about 9 feet tall (about a 2:1 grade). It was required to be 6 (3:1 grade). They made it 9 feet to match the grade of the catch basins for their storm. More than likely, we will recommend to them to keep the grade as it is, but bring the grade down in between them so that they can lower the berm. They have a landscape plan that they do not want to do because it's not maintainable. The Landscape Plan was a key component to their approval. Sorensen suggested there is a lot of contouring that they could do to bring that down to 6 feet, and a couple of little adjustments on the parking, too, that could make it a little bit easier.

OTHER REPORTS: None.

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