

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

Thursday, September 26, 2019
Lower Level Conference Room
201 First Avenue East

ATTENDING:

Dave Dedman, Fire Chief
Rick Parker, Building Plans Examiner
P.J. Sorensen, Chairman

Tom Jentz, Planning & Building Director
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

GUESTS: Jordyn Mallett (Jackola Engineering)

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

21 Appleway – Tabler noted a possible Performance Bond for a sidewalk connection from the City site to the street sidewalk and some fencing that hasn't been installed yet.

Lofts at Ashley - West Building #2 – Performance Bond for landscaping.

OLD BUSINESS:

Gateway Community Center – 1203 Hwy 2 W; parking lot changes. Sorensen stated that the east side is a FCEDA and Teletch project. Tabler stated that the east side still needs a Stormwater Maintenance Agreement. Sorensen noted that Fincher is okay with the landscaping portion, and it is ready to go. The **east parking lot** is passed through Site Review with the condition that no permits will be issued until the Stormwater Maintenance Agreement is received. The west side is presently more conceptual. Regarding the north parking lot, we have not heard back on the potential gate and there is not a lot of landscaping details. The west side and the north side will be on the agenda for next week.

Frontier Village Apartments – Treeline – This is still under DEQ Subdivision review. This review could possibly take up to another month. Tabler stated they need to get some easements from DNRC for their sanitary lines, too. Parker will be reviewing Building 5, as it's the only plan that has been submitted for building review. Their platting process will take a minimum of two weeks up to a few months. This will be on the agenda for next week.

The Crossings – Two Mile Drive; new apartment complex. Sorensen sent them 20 comments. They have not submitted to FEMA yet for their Letter of Map Revision (LOMR). Once submitted, it will take 30 to 60 days to complete. They will need to put Teton Street all the way through to the

west with Phase 2 where it will dead end. Sidewalks and landscaping on the north side would not be required until Phase 3. Sidewalks, landscaping and street trees would need to go in on the south side with the first phase. Public Works' first review comments have gone out. They will need to dedicate ROW or easement at the east end of Teton. Discussion was held regarding Two Mile Drive sidewalks and garage placement. This will be going to ARC on the 8th. Sorensen noted that he informed them they would need to put handicapped parking under the carports. Fincher will need to look at the density of the trees to see if it is a sufficient screen. This will be on the agenda for next week.

Lift Station – 152 Timberwolf to the east. Tabler stated their utility parcel needs to be worked out. There is no sewer service to it. Sewer lines have not been put in yet for D. A. Davidson, and there is nothing for them to tie into. T. Jentz stated DNRC owns the land. Dewey Swank has a lease over the top of it and it will be a utility site. The City wants their own stormwater utility site. We will need a lease inside of a lease lot for the lift station, either with DNRC or with Swank. Until everything is completed, the City will not take this over. Sorensen noted the turnaround where they would drop the connection to the north. Fincher will need to approve the landscape detail. The curb cut will also be taken out. This will be on the agenda for next week.

Flathead Industries – 40 E Idaho; drive-through/drop-off addition. This is near the intersection of First Avenue EN and W Montana. Public Works has sent out their comments. Nothing has come back. Sorensen met with John Constenius and they went over some of the parking issues. They will probably leave the parking the way it is. They will add parking bumpers next to the three parking spaces on the east side along 1st Avenue East. They will be building a 24' covered drop-off area with the storage building. Planning thought they should put in a landscape buffer and extend it down. They will be redoing the sidewalk which will be required to be next to the building and then put in boulevard along the street. These changes will not be completed until next year. This will be on the agenda for next week.

CHS – 700 Rail Park; new fueling station. Sorensen stated we were good with the setbacks and paving. Public Works received some plans that Tabler feels are okay as submitted. This will probably fall under FCEDA's O & M Agreement for their storm system, so they will need to amend the existing Operations & Maintenance Agreement to add this. Their tanks will be underground in a vault according to DEQ Standards. This will be on the agenda for next week.

NEW BUSINESS: None.

PLANNING OFFICE ITEMS:

Jackson Subdivision – on South Woodland – Request for an annexation and a major subdivision on South Woodland in a cul-de-sac. This would be for detached single family lots, zoned R-4.

OTHER REPORTS:

Big Sky IV – Kalispell North Town Center; preliminary comments. Mallett asked about the drive aisle access road. T. Jentz and Sorensen informed her that the costs would be shared by all property owners or the developer since this would be a private access. It will need to be a 24-foot wide, paved access. Tabler asked that Mallett check the storm report for the subdivision to see if we are still in compliance with what the assumed impervious area was. Additionally, Parker is okay with the location of the handicapped parking spaces. Evergreen Disposal will probably need to service this project the way the garbage enclosure is set up.

Lower Valley Road Subdivision – T. Jentz stated there is an area past Gardeners where they want to put in 30 4-plexes. He suggested they put in multi-family. They will need to provide water and sewer connections, along with a secondary access over to Green Tree Meadows. They will need a road system, not just a private parking lot.

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