

## SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, October 3, 2019**  
**Lower Level Conference Room**  
**201 First Avenue East**

### **ATTENDING:**

Dave Dedman, Fire Chief  
Patrick Jentz, Engineer II  
Jarod Nygren, Senior Planner  
P.J. Sorensen, Chairman

Chad Fincher, Parks & Rec. Director  
Tom Jentz, Planning & Building Director  
Tom Tabler, Senior Civil Engineer

**GUESTS:** John Constenius (Flathead Industries); and Toby McIntosh (Jackola Engineering)

**HEAR THE PUBLIC:** None.

**PERFORMANCE BOND REMINDERS:** None.

### **OLD BUSINESS:**

**Gateway Community Center** – 1203 Hwy 2 W; parking lot changes. Sorensen stated that last week we approved the **east side** parking lot with the condition that no permit will be issued until the Stormwater Management Plan was received, and Tabler stated that has been satisfied. This permit will be issued. On the **north side**, Fincher will e-mail them about what landscaping details he will need. We have not heard back on the potential gate. Dedman stated that if it doesn't meet 20 feet, it will be denied. The committee would prefer not to have the gate. The jersey barriers are violating fire code and need to be removed ASAP. Then we can continue discussions regarding gates. We would be willing to leave it open until the north side is completed. The **west side** is presently more conceptual as to what they will be doing here. McIntosh stated that Knife River will begin potholing their fiber power crossing. They are working on funding sources to do the work on the west side. 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, and it has not yet been submitted. We are still waiting for a complete set of plans. P. Jentz added that we are still waiting for a Traffic Impact Study from them, too. This will be on the agenda for next week.

**The Crossings** – Two Mile Drive; new apartment complex. P. Jentz will be sending them a letter today about their fill in the ROW that has not been approved. 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. Fincher stated that they are showing a dog park in the stormwater retention area that doesn't work for Public Works. P. Jentz stated they are changing all their storm on the site, and will probably do one big subsurface area. The one to the south will probably still be a conveyance. The little ponds around will probably be landscape. Fincher stated there is not enough density of the present proposed trees to provide a screening affect, unless that was their intent. This will be on the agenda for next week.

**Lift Station** – 152 Timberwolf to the east. Sorensen stated that when we first looked at this, we were looking at the entire lot because it was a private lift station. Now we are going to have a City parcel that will be carved out of that. McIntosh stated that during the Final Plat, DEQ said if it is not going to be taken over by the City, you are triggering subdivision review. Now that the City is taking it over, Nygren stated modifying the lot will require them to go through an Amended Plat and create the City utility lot. McIntosh stated the drafted Amended Plat will go to DNRC for their review. It will go back to Jackola, they'll get into the 509, any changes there have to go back to DNRC, and then ultimately they will need the signatures on the Mylar. That goes to Helena, the director signs it, and they get it back. The City needs an easement, too, per Nygren. McIntosh stated the easement will go from Timberwolf Parkway down to the section for Public Works from DNRC. This would be a sublease with the Land Board over the lease that Dewey Swank has. Discussion was held. D.A. Davidson/Swank are close to paving the extended road. Regarding the storm drainage facilities, the pond is in, they have replaced the outfall structure, and some pond cleanup needs to take place. Lift Station will need to be turned on in order for D.A. Davidson to get their C of O. The landscaping has been approved. This is moved through Site Review with the condition that no permit will be issued until we get a final signoff from Public Works.

**Flathead Industries** – 40 E Idaho; drive-through/drop-off addition. This is near the intersection of First Avenue EN and W Montana. Sorensen stated they were looking at doing some changes in the parking lot but that triggered many code issues under zoning so they will be leaving it as is. They will be taking out an area and putting in a tree and some grass to get some of the spaces that back out into the intersection out of the equation. There was also a parking space shown that was entirely within the ROW adjacent to the building that should not have been there, so they are extending the landscaping down to the end of the building in line with where the curb cut is. Tabler stated Public Works' comments have been addressed. They will be hiring an engineer to do the work in the ROW. Fincher asked for planting legions for the landscaping. He will e-mail Constenius. Sorensen asked what the distance is for that curb, and Constenius replied that it is about 24 feet. Assuming that this has 24 feet there, Fire is okay with this. Public Works wants to see the revision for the approach. Fincher wants to see the species for the landscaping. This will be going to ARC on Tuesday, and on our agenda for next week.

**CHS** – 700 Rail Park; new fueling station. Tabler stated that basically what they have proposed can be accepted to capture their petroleum and potential products coming off of the fueling area. They will just need to amend their Maintenance & Operations agreement that FCEDA has with the City for that system. He asked them to provide us with a site plan to show all the utilities and stormwater that will cross the site. We need a site plan for us to review. This will be on the agenda next week.

**NEW BUSINESS:**

**10<sup>th</sup> and Main** – 1001 S Main; site drainage improvements. This was a project that we looked at this spring. It previously involved changes to the parking lot, a covered entry, and some other items. It pushed way over their budget on what they were doing. Initially, they were getting water down in their basement, so they have scaled this back to doing some kind of storm drainage feature that would come through there. They plan to excavate out the landscaping through there and replace it with sod. There’s a handicapped ramp that goes off into a rock mulch area at the corner of the building. They will replace that with stairs. Fincher stated there are two beds, one at the corner of 10<sup>th</sup> and Main and one around where they will put the stairs and walkway. They both have rock in them. Some of the material will need to be replaced for maintenance reasons. They will need to work with our forestry team on pruning roots in the street on the trees along Tenth. Public Works has approved the Site Plan. This is moved through Site Review. Conditions can be noted and added to the Site Plan.

**PLANNING OFFICE ITEMS:**

**Jaxson Subdivision** – on South Woodland – Request for an annexation and a 24-lot residential subdivision on South Woodland in a cul-de-sac. This would be a townhouse subdivision, and they are requesting an R-4 zone. Services are there.

**Kalispell North Town Center** – Application came in for Phase III. Nygren will be sending out a referral on it. This will be a re-subdivision of that large lot in the middle, including a pond. It was submitted by Jackola.

**Silverbrook** – Nygren stated a planning group out of Bozeman is redesigning their commercial area. They will probably be submitting a zone change to allow for what they want to do. They have an idea for a commercial center, which means they want their streets to be like a Main Street, which may not meet our standard profile. Tabler stated they would be basically moving the boulevards into a center island, but Public Works needs more information. Haskins will be sending out an e-mail to them and will copy Nygren.

**OTHER REPORTS:** None.

Minutes Transcribed by Kathy Nelson, Recording Secretary

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