

## **SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY**

**Thursday, October 31, 2019  
Lower Level Conference Room  
201 First Avenue East**

### **ATTENDING:**

Dave Dedman, Fire Chief  
Jarod Nygren, Senior Planner  
P.J. Sorensen, Chairman

Chad Fincher, Parks & Rec. Director  
Tom Tabler, Senior Civil Engineer  
Kathy Nelson, Recording Secretary

**GUESTS:** James Freyholtz (Montana Department of Transportation);

**HEAR THE PUBLIC:** None.

### **PERFORMANCE BOND REMINDERS:**

**Sherman Building** (Old Ivy Building) – Sorensen stated they said they have completed all of their site work with the exception of the curb and the boulevard extension. They also said the sidewalk has been completed. Fincher stated the landscape has been completed except for the strip to the alley, which is about 10-15 feet. We will go ahead and do our C of O with a notation about the required bond. We will also put together the Performance Improvement Agreement and have them post a check. We will discuss the cost estimate after this meeting.

### **OLD BUSINESS:**

**Frontier Village Apartments** – Treeline – Tabler noted that Public Works has approved this. They do not have DEQ approval yet for water and sanitary sewer. Fincher commented to them on the recreational amenity and for them to provide us with their value. They still need to do Final Plat on this. This will be on the agenda for next week.

**The Crossings** – Two Mile Drive; new apartment complex. Tabler stated their second submittal came in this week and Public Works is reviewing it. Fincher is still waiting for another submittal. Sorensen noted they have submitted their application to FEMA for their Letter of Map Revision (LOMR). 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. Tabler stated that the items he listed in his comment letter have been added to their newest plan except for the grades and having an engineer sign off on it, which have not been completed. This will be a spring or summer project. No Landscape Plan has been submitted. Fincher stated that adding a legend on the plan would be sufficient. This will be on the agenda for next week.

**CHS** – 700 Rail Park; new fueling station. Tabler is waiting for them to submit a plan for the oil/water separator and revise the stormwater plan for the Rail Park to reflect those installations and provide a site plan for the rest of the utilities. Sorensen noted that they have not submitted yet for their C of O. This will be on the agenda next week.

**4<sup>th</sup> and Zuri** – 55 4<sup>th</sup> Ave WN; remodel existing building to multi-use. This is an old thrift store behind the Center Mall. Sorensen has comments out about them shifting some parking over five feet. We will have to do a zoning determination which is something we record that says that this property cannot be sold separately from the other property unless they take care of their zoning issues, which would be figuring out some way to get more parking spaces on the one property. Fincher needs to pull the trail map out to make sure it works in that transition area. Tabler stated Public Works has comments that will probably go out today. We did not get their checklists or our stormwater calculations with this submittal, which we will request with our other comments. This will be on the agenda next week.

**Universal Mechanical** – 707 W Center; convert to HVAC (site work). This is approved by Public Works. Fincher has comments out and is waiting for a Landscaping Plan. Sorensen sent them a comment saying that it is not just required parking spaces but any parking spaces they provide are supposed to be paved. We won't push the issue regarding their storage parking behind the fence. This will be on the agenda next week.

**NEW BUSINESS:** None.

**PLANNING OFFICE ITEMS: November Meeting**

**Kalispell North Town Center** – Nygren has received the committee's comments back for this subdivision.

**OTHER REPORTS:**

**CHS Country Store** – has a buy/sell from James Williamson. Nygren met with them yesterday about their plans for this lot. The parking that backs into the street will need to be changed. They will be removing the fuel islands and the fuel tanks. Alpine Lighting will be going in here. There will also be a physical therapy office going in in the front where the convenience store was, and have office area in the back. They do not know what will be on the second floor yet. Sorensen stated there could be a one-way driving aisle and 90-degree or angled parking spaces, and maybe even two-way. There will also be a coffee kiosk located in here.

The meeting was adjourned at 10:15 a.m.

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