

SITE DEVELOPMENT REVIEW COMMITTEE SUMMARY

**Thursday, November 7, 2019
Lower Level Conference Room
201 First Avenue East**

ATTENDING:

Jeff Clawson, Building Official
Tom Jentz, Planning & Building Director
Rick Parker, Building Plans Examiner
P.J. Sorensen, Chairman

Dave Dedman, Fire Chief
Jarod Nygren, Senior Planner
Tom Tabler, Senior Civil Engineer
Kathy Nelson, Recording Secretary

HEAR THE PUBLIC: None.

PERFORMANCE BOND REMINDERS:

CHS – They will be doing a bond for their stripping in the parking lot. Tabler will check to see if Public Works has any items that need to be added to this bond.

DA Davidson – They are still working on the Lift Station, which will need to be operational before they can get their C of O. Clawson noted the compaction on the road has not been completed and the access road wasn't done on the sewer lines. There was also no turn lane for the pump truck. It will need to be determined if they will need a bond for any on-site items.

Sherman Building (Old Ivy Building) – The cost estimate for their bond will be a little under \$3,000. They are having their attorney review it.

OLD BUSINESS:

Frontier Village Apartments – Treeline – Tabler stated that Haskins heard from DEQ and they are close to completing their review for water and sanitary sewer. Nygren noted that Public Works would have received a copy of the plat to look at the easements. They have their Final Plat but they sent over a copy of what will ultimately be the mylar. He suggested the easements be reviewed. Parker has sent comments on the smaller building on the south, and he just received the drawings on the bigger building this week, which he will be reviewing. He is uncertain as to whether the drawings for the garages have been submitted yet. This will be on the agenda for next week.

The Crossings – Two Mile Drive; new apartment complex. Sorensen noted they have submitted their application to FEMA for their Letter of Map Revision (LOMR). Tabler stated their second submittal came in and Public Works is reviewing it. Nygren received a Waiver of Plat Application that is phased, basically creating lots the way the phases are shown. Each phase would be a lot for financing reasons. Sorensen noted their property lines may not meet our setbacks. Nygren stated they will be completing their Final Plat when the roads are built. The main thing is they want to be

able to parcel off Phase 1, and then Phase II and Phase III will be parceled out once those permits come in. Parker noted that if they start putting lot lines on the buildings, it could affect their construction. Nygren added that if they do a Waiver of Plat right now, then when they come to Final Plat, they will need to clearly know where that boundary is. He will note this on the waiver. Sorensen stated they could bring it down the middle to try to get some of the parking onsite, and then have the cross access. T. Jentz added that the financing could dictate how they handle it. He also noted that the Begg Trust representative gave the project a 20-foot easement along the north end of the property from the NW corner west over to Liberty Street. Nygren added that Public Works needed this to get the water in there. 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 but they still need to have an engineer sign off on it. This will be a spring or summer project. Fincher may have some issues still outstanding. 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. Parker spoke with Mark Lalum who will speak with his engineer about why plans have not been submitted yet. Sorensen noted their C of O will not be issued until all the pads are in. This will be on the agenda next week.

4th and Zuri – 55 4th Ave WN; remodel existing building to multi-use. This is an old thrift store behind the Center Mall. Sorensen stated they shifted the parking over as he requested. 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 has asked them for landscaping details. Tabler stated Public Works has received a second submittal they will review. 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 stated we need to establish what is here for valuation and getting a bond. This will be on the agenda next week.

NEW BUSINESS: None.

PLANNING OFFICE ITEMS: November Meeting

Jackson Ridge Subdivision

Kalispell North Town Center Phase III – Subdividing the Cascade Loop area.

Public Hearing – on the Supplemental Environmental Assessment for the trail (the TIGR project)

Public Hearing – on the South Kalispell Urban Renewal Plan Project for sidewalks on the Airport and the parking lot.

Southside Estates Phase II – Nygren stated we received Final Plat and it will be going to Council on the 18th.

Cottage Gardens – Three Mile Road – Final Plat will be coming in soon.

Frontier Village – Their Final Plat will also be coming in. They want to get started on foundations.

OTHER REPORTS:

New Upstairs Conference Room – Three weeks from now we will be moving our meetings upstairs to the new conference room.

Cascade Loop – Permit request came in for ARC. This is south of the Ford Dealership up north. Sorensen stated there are four lots, and two of them do not have direct access onto the roads. They will be bringing in a private road to access the two lots that backup to the highway. Nygren mentioned that the front lots along the highway in the PUD have a height restriction.

CHS – T. Jentz stated Bob Spokley is working with them to do the removal/demo of the steel grain bins and buildings over the next six months. They will unbolt each level and transport it to reuse the binds at the Rail Park. They plan to have the tanks out and the buildings out by July.

CHS Fertilizer Plant – T. Jentz stated there is a possible Letter of Intent to purchase this site and take down everything there to create 40-60 apartments. Possibly also 20,000 sq. ft. of retail and 20,000 sq. ft. of office. This is a 32 million dollar project. This is on Fourth Avenue East behind Smith's and the car wash. There is almost five acres of land back there.

Site Review – Our SRC meeting the week of Thanksgiving will be on **Wednesday, November 27th**.

The meeting was adjourned at 10:35 a.m.

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