

**MINUTES OF THE MEETING  
OF THE  
DESIGN REVIEW BOARD  
August 28, 2017**

**CALL TO ORDER**

The regular meeting of the Great Falls Design Review Board was called to order by Chair Dani Grebe at 3:06 p.m. in the Rainbow Room in the Civic Center.

**ROLL CALL & ATTENDANCE**

Design Review Board Members present:

Dani Grebe, Chair  
Tyson Kraft, Vice Chair  
David Grosse  
Kevin Vining

Design Review Board Members absent:

None

City Staff Members present:

Erin Borland, Planner II  
Leslie Schwab, Planner II  
Dave Dobbs, City Engineer  
Paul Skubinna, Public Works Environmental

Others present:

Rich West, DOWL

**MINUTES**

Mr. Grosse moved to approve the minutes of the August 14, 2017, meeting of the Design Review Board. Mr. Kraft seconded, and all being in favor, the minutes were approved as corrected.

**NEW BUSINESS**

**Autozone  
1205 3<sup>rd</sup> Street NW**

Leslie Schwab, Planner II, entered the staff report into the record for the proposal of a new retail auto parts store on a site formerly occupied by Roger's Jewelers. The existing structure will be demolished and the existing parking area will be regraded and resurfaced. Ms. Schwab reviewed parking, lighting, landscaping, and signage per the staff report. Staff recommends the Design Review Board approve the submitted design with conditions.

**PETITIONER'S PRESENTATION**

Rich West, DOWL, said they are working with Public Works to finalize the stormwater proposal.

### **PUBLIC COMMENT**

There was no public comment.

### **BOARD DISCUSSION AND ACTION**

Mr. Kraft clarified that there would be a continuous sidewalk out to 3<sup>rd</sup> Street.

Mr. Vining asked if the landscaping was new, or if they were keeping existing landscaping. Mr. West said there is not much currently there and it will be a total demo with new landscaping.

Mr. Kraft clarified that everything above the split-face CMU would be EIFS.

**MOTION:** That the Design Review Board approve the Design Review Application for the proposed AutoZone located at 1205 3rd St. NW as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the following conditions:

- A. The proposed project shall be developed consistent with the conditions in this staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
- B. If after the approval of the conceptual development plans as amended by this Board, the owner proposes to expand or modify the conceptual development plans, the Director of the Planning and Community Development Department shall determine in writing if such proposed change would alter the concept for one or more review criteria. If such proposed change would alter the plan, the proposal shall be resubmitted for review as a new application.
- C. That the applicant continue to work with the City on an agreed upon stormdrain plan and extend the sidewalk to 3<sup>rd</sup> Street.

Made by: Mr. Grosse  
Second: Mr. Vining

**VOTE:** All being in favor, the motion carried.

### **BOARD COMMUNICATIONS**

There were no Board communications.

### **PUBLIC COMMENT**

There was no public comment.

### **ADJOURNMENT**

There being no further business, Mr. Kraft moved to adjourn the meeting, seconded by Mr. Grosse. All being in favor, the meeting was adjourned at 3:17 p.m.