

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
July 23, 2018**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Dani Grebe at 3:00 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
Shannon Wilson

Design Review Board Members absent:

Kevin Vining

City Staff Members present:

Tom Micuda, Deputy Director PCD
Brad Eatherly, Planner I
Jesse Patton, Public Works Engineering

Others present:

Trace Timmer, T&M Properties and Development
Jenn Rowell, The Electric

MINUTES

Mr. Kraft moved to approve the minutes of the June 25, 2018, meeting of the Design Review Board. Ms. Wilson seconded, and all being in favor, the minutes were approved.

**NEW BUSINESS
Jewell Addition Apartments
1110, 1116, 1120 American Avenue**

Brad Eatherly, Planner I, said the applicant is proposing the construction of a new 36-unit, multi-family apartment complex on a 2.84 acre parcel. The development includes three 3-story apartment buildings, with a total square footage of the combined buildings being 12,264 square feet and an additional 6,048 square feet allocated for carports and garages. The subject property is currently zoned PUD Planned Unit Development, and was recently approved for an amendment to the original PUD which was approved in 2005. The amendment allows for a change in use from

what was previously proposed, an assisted living facility that was never developed, to the current proposal of a multi-family residence.

The buildings are proposed with a contemporary architectural design and materials will consist of horizontal James Hardie siding and stone. Staff believes the proposed buildings are in compliance with all guidelines in Exhibit 28-1 except for guidelines #6, #7, and #11- northerly exposure, relation of façade to front lot line, and orientation of primary entry. Staff does believe that the configuration of the site dictates the deviation of all three guidelines.

Mr. Eatherly reviewed the site plan, stormwater management, outdoor lighting, landscaping and signage. He said staff recommends approval of the project with conditions as listed in the staff report.

PETITIONER'S PRESENTATION

Trace Timmer, T&M Development and Properties, said he believes the proposed project is an improvement to the site. Specifically, stormwater would need to be coordinated with the golf course, the lift station would be private, looped water service would be required, and ADA accommodations will be needed at the drive entrance.

PUBLIC COMMENT

Mr. Patton asked that they continue to work with Public Works and City staff to complete the project, and reviewed some things to finalize.

BOARD DISCUSSION AND ACTION

There was discussion on parking spots, and Mr. Kraft asked for visuals on the proposed carports and garages. Mr. Timmer said they are very similar to what Talus Apartments have, and the siding and trim will match the buildings.

There was discussion on additional landscaping, and adding additional vegetation to help with screening of the mechanical units.

Ms. Grebe asked what the corrugated siding finish would be, and Mr. Timmer said that is undetermined at the time. There was more discussion on the details of the coloring and materials proposed.

Ms. Grebe inquired about bike racks on site. Mr. Timmer said there were none proposed, and Ms. Grebe encouraged him to consider placing them on site. Mr. Micuda pointed out that bicycle parking is not required in City Code, but can be used in conjunction with parking spaces.

MOTION: I move that the Design Review Board approve with conditions the Design Review Application for the proposed Jewell Addition Apartments project, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the Conditions of Approval.

- 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 approved 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 findings for one or more review criteria. If such proposed change would alter the findings, the proposal shall be resubmitted for review as a new application.
- C. The proposed project shall consider landscaping to screen the mechanical units.
- D. The proposed project shall consider incorporating bike racks at the entrance of the site.

Made by: Mr. Grosse
Second: Ms. Kraft

VOTE: All being in favor, the motion carried.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:32 p.m.