

**MINUTES OF THE MEETING  
OF THE  
DESIGN REVIEW BOARD  
November 14, 2011**

**CALL TO ORDER**

The regular meeting of the Great Falls Design Review Board was called to order by Ms. Jean Price at 3:01 p.m. in the Rainbow Conference Room of the Civic Center.

**ROLL CALL & ATTENDANCE**

Design Review Board Members present:

Ms. Jean Price, Chair  
Mr. Bruce Forde  
Mr. Todd Humble  
Ms. Mary Klette  
Mr. Jule Stuver

Design Review Board Members absent:

None

City Staff Members present:

Mr. Charlie Sheets, Development Review Coordinator  
Mr. Mike Haynes, Director Planning & Community Development  
Mr. Brant Birkeland, Comprehensive Planner  
Mr. Dave Dobbs, City Engineer  
Ms. Patty Cadwell, Neighborhood & Youth Council Coordinator  
Ms. Phyllis Tryon, Administrative Assistant

Others present:

Mr. Doug Palagi, Owner, It'll Do Bar  
Mr. Jim Page, LPW Architects  
Mr. Bill Thomas  
Ms. Erin Madison, Great Falls Tribune

**MINUTES**

Ms. Price asked if there were any comments on the minutes of the August 22, 2011 meeting. Mr. Stuver moved to approve the minutes as stated. Mr. Forde seconded. All being in favor, the minutes were approved.

**PUBLIC COMMENT**

There was no public comment.

## **OLD BUSINESS**

There was no old business.

## **NEW BUSINESS**

### **It'll Do Bar and Casino 1800 3<sup>rd</sup> Street Northwest**

Mr. Sheets, Development Review Coordinator for the City, reviewed the City Staff report on the proposed redevelopment of the former Pin N Cue: Bar, Casino and Bowling Alley located off 3rd Street Northwest and 4<sup>th</sup> Street Northeast. The Montana Department of Transportation administrative office and equipment yard is located west of the subject property, and the Goodover Strip Mall is to the north on Smelter Avenue. The primary entrance for the subject property is on 3<sup>rd</sup> Street Northwest, with a secondary access available to the subject property along the western boundary connecting to Smelter Avenue. South of the property is Power Pro Retail and McDonald's Restaurant.

The property is zoned C-2 General Commercial and is ±94,580 square feet. The proposed parking and landscaping improvements meet City Code requirements. The old Pin N Cue building was over 9,000 square feet, and the proposed renovation provides approximately 4,700 square feet for a bar and casino, 4,400 square feet for a future kitchen and storage area, and 3,300 square feet for an outdoor patio along the west side of the building. The dumpster will be located off the northwest corner of the building. Mr. Sheets explained that the Staff report includes a few conditions of approval, including the addition of parapets to the east and south walls to screen the mechanical equipment located on the roof, and the exclusion of signage indicating any form of gaming to face south toward McDonald's Restaurant. Mr. Sheets concluded his review of the Staff report.

Mr. Page, architect with L'Heureux Page Werner, stated that the original renovation plan was to demolish the old building entirely, but since portions of the building shell are in good shape, they have decided to keep the western section of the building, where the bowling alley was located. The north side of the building will have a large gable entry and there will be a secondary entry into the bar on the east side. There will eventually be another small gabled entry for the kitchen.

The exterior skin on the north and east side of the building will be a split-face block veneer. The metal siding will be beige with green trim on the fascia. Currently the site has no landscaping, and Mr. Page said there will be extensive landscaping added. There will be parapets on the north and east roof, but rather than building taller parapets on the roof for screening purposes, he said they prefer to build screens around the units on the roof. The old Northwestern Energy light poles will be removed and new lighting installed. The dumpster will have a chain-link enclosure with landscaping to provide screening. There will be an additional dumpster location for the kitchen when it is built.

Mr. Page explained there will be two regular entrances on the north side of the building, with one leading into the bar. Another smaller entrance with a small gable roof will be for bar service. A smoking patio on the east side of the casino, and an open-air patio plus an enclosed patio on the west side of the building. The north and east side of the building will have split-face veneer wainscot with beige metal for the face of the building. On the south and west sides of the building, the existing block will be cleaned and repainted a color similar to the beige metal.

There was discussion about details of the plan. Sidewalks will be 5 feet wide. Mr. Page said there would be improvements to assist drainage on the site along the existing swale, as well as increasing the slope of the roof  $\frac{1}{4}$  inch per foot. The swale drains onto MDT property, where it continues south and dissipates effectively without sheeting to 3<sup>rd</sup> Street Northwest. There are no storm inlets in the vicinity.

Mr. Stuver recommended wrapping the parapets and also the fascia and wainscoting around the corners to add dimension. He also suggested creating more hierarchy at the main entrance by taking the wainscoting further up between entrances. Ms. Klette suggested painting the brick wall in two colors to match the wainscoting.

Mr. Palagi addressed the Staff recommendation to prohibit gaming signage on the south wall. He stated that by Code, he cannot have an exterior off-building sign for his casino. Mr. Sheets said that by Code, gaming signage cannot face a residential neighborhood. Mr. Palagi said that south facade building signage would be favorable to his business. Mr. Sheets explained that although McDonald's Restaurant is not a residential use, it is high traffic with children, and that is the reasoning behind the suggested condition. After discussion, it was agreed that casino signage on the south building wall was reasonable and the condition would be deleted.

MOTION: That the Design Review Board approve with the following conditions the Design Review Application of IT'LL DO BAR AND CASINO, addressed as 1800 3<sup>rd</sup> Street Northwest, as shown in the conceptual development plans contained within this report and provided within this meeting by the project applicant and representative, subject to the following conditions:

1. The proposed project shall be developed consistent with the conditions in the staff report, all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
2. If after approval of the conceptual development plan 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 plan, the proposal shall be resubmitted for review as a new application.
3. The parapets on the east wall shall wrap around the north and south elevations, providing a transition at the corners of the building. The wainscoting shall also wrap around the corners of the building.

4. Mechanical equipment on the roof shall be screened from view.
5. The applicant must submit and obtain approval from the City Engineer's Office for site drainage. This includes the existing drainage ditch and drainage from the neighboring properties that currently sheet flow from the north.
6. The new entry for the kitchen shall be designed with the same characteristics as the east bar entry.
7. The proposed new outdoor lighting for the parking lot shall comply with City Code, Title 17, Chapter 40, and be submitted with the building permit plans.
8. The north entry elevation shall incorporate additional wainscoting between the entries, providing additional hierarchy to the main entrance.
9. The painted concrete masonry block on the south elevation shall be painted to match the color pattern of the east wall wainscoting.

Made by: Ms. Klette  
Seconded: Mr. Stuver

VOTE: Mr. Forde recused himself from the vote. All others being in favor, the motion carried 4-0.

Mr. Sheets advised Mr. Page that he would send a letter with the conditions of approval, and Mr. Sheets would be expecting resubmittals of the building plans consistent with the conceptual development plans as amended by the conditions of approval.

### **PUBLIC COMMENT**

There was no public comment.

### **OTHER BOARD BUSINESS**

Mr. Sheets said he had been contacted by the Great Falls Housing Authority (GFHA) regarding the renovation of 154 units at the Parkdale complex. The GFHA will be renovating 10 units at a time. The old Taco Treat building on Central Avenue has been purchased and plans will be coming forward for a renovation of the front facade. Also upcoming are renovation plans for Bennett Motors, as well as for the former Yaw-Kinney building purchased by Pacific Steel. However, there are currently no agenda items for the next regularly scheduled meeting on November 28.

### **ADJOURNMENT**

The meeting was adjourned at 3:47 p.m.