

**MINUTES OF THE MEETING  
OF THE  
DESIGN REVIEW BOARD  
June 13, 2011**

**CALL TO ORDER**

The regular meeting of the Great Falls Design Review Board was called to order by Mr. Jule Stuver at 3:00 p.m. in the Rainbow Conference room of the Civic Center.

**ROLL CALL & ATTENDANCE**

Design Review Board Members present:

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

Design Review Board Members absent:

Ms. Jean Price, Chair

City Staff Members present:

Mr. Michael Haynes, Director, Planning & Community Development  
Mr. Charlie Sheets, Development Review Coordinator  
Mr. Dave Dobbs, City Engineer  
Ms. Phyllis Tryon, Administrative Assistant

Others present:

Mr. Devin Hartley, Holiday Village Mall Partners and Café Rio  
Mr. Terry Loock, Construction Manager Café Rio  
Mr. Wade DeBoo, TD&H Engineering  
Mr. David Cantley, AIA, LPW Architecture  
Mr. Max Grebe, LPW Architecture  
Mr. Michael Kingsley, Kingsley Family Properties  
Mr. Mark Bloom, Nelson Architecture  
Mr. Damon Carroll, property owner  
Ms. JoDee Black, Great Falls Tribune

## **MINUTES**

Mr. Stuver asked if there were any comments on the minutes of the May 23, 2011 meeting. Mr. Humble moved to approve the minutes as stated. Ms. Klette seconded. All being in favor, the minutes were approved.

## **OLD BUSINESS**

There was no old business.

## **NEW BUSINESS**

### **Café Rio Mexican Grill 900 10<sup>th</sup> Avenue South**

Mr. Sheets, Development Review Coordinator for the City, reviewed the City staff report on the proposed renovation to the existing commercial structure for a new restaurant. This portion of the four-suite structure was most recently occupied by Hollywood Video, which closed in 2009. The project will include extensive interior renovation and an exterior facelift. There are no plans for additional landscaping. Additional signage is covered under a separate permit.

There was an open discussion about various details of the project. Mr. Dobbs, City engineer, noted there were some broken concrete slabs along the 9<sup>th</sup> Street South sidewalk frontage that needs to be repaired.

The applicant is proposing an outdoor patio and additional lighting on the outside of the building. The proposal included moving the dumpster location and providing a dumpster enclosure. Mr. Haynes noted that the proposed dumpster location, adjacent to the right-of-way and visible from the intersection, is not a preferred location. There was further discussion regarding the outside color scheme of the proposed project.

MOTION: Ms. Klette moved to approve the project with the following conditions:

1. That the City Planning Director, Mr. Haynes, have authority to amend conceptual development plans as needed
2. Repair of the broken concrete slabs along 9<sup>th</sup> Street South as noted by City Engineering
3. Full enclosure of the dumpster area
4. Additional light packs to meet City code requirements as per Chapter 40; light plans to be reviewed by City Planning Department
5. Mechanical equipment placed on the roof must be screened if visible from the intersection
6. The grease interceptor on the west side of the building to be approved by the City Engineer's office or the Planning and Community Development Department.

Second: Mr. Forde  
All being in favor, the motion passed.

**Thomas, Dean and Hoskins Engineering  
1801 12<sup>th</sup> Avenue North**

Mr. Sheets reviewed the City staff report on the proposal to construct a new commercial business building on vacant property along River Drive North and 19<sup>th</sup> Street North. TD&H Engineering intends to move the firm to this location. Mr. Sheets noted the plans show 300+ shrubs for landscaping, when in fact there are 222 total. The applicant's sidewalk plan did not provide for sidewalk along the right-of-way. The City is requesting sidewalk along 9<sup>th</sup> Street North and 12<sup>th</sup> Avenue North.

There was open discussion regarding details of the project. Mr. DeBoo stated that since River Drive North had no designated pedestrian crossing to the River's Edge Trail, they were concerned about pedestrian safety if sidewalks led to that street. Mr. Dobbs said the area was currently well-used for pedestrian crossing. Discussion continued regarding building design, lighting, storm drainage, landscaping plans, and additional signage.

MOTION: Mr. Humble moved to approve the application to include the recommendations of the Design Review Board, including:

1. Including attached sidewalk on 12<sup>th</sup> Avenue North and 9<sup>th</sup> Street North
2. Storm drainage to be reviewed by appropriate City Department
3. Resubmittal of landscaping plan with the building plan

Second: Mr. Forde  
All being in favor, the motion passed.

**Bee Hive Assisted Living  
15<sup>th</sup> Avenue South between 24<sup>th</sup> Street South and 25<sup>th</sup> Street South**

Mr. Sheets reviewed the City staff report on the proposal for two 16-bedroom senior living residential facilities. The property is being annexed to the City and zoned R-5 Multi-family residential medium density district.

There was open discussion regarding the details of the project. The project will add 32 beds (16 in each building) to the overall Bee Hive Assisted Living project. Mr. Forde suggested some landscape plantings along the east side of the buildings.

MOTION: Ms. Klette moved to approve the Design Review Application of Bee Hive Homes, Senior Living Residential Setting, 2400 15<sup>th</sup> Avenue South, as shown in the conceptual development plans, including the initial comments from the City and the landscaping recommendations of the Design Review Board.

Second: Mr. Humble  
All being in favor, the motion passed.

**Portage Meadows Addition, Phase I  
4800 Block of 4<sup>th</sup> Avenue North**

Mr. Sheets reviewed the City staff report on the proposal to construct two 12-plex apartment buildings on the vacant property along 4<sup>th</sup> Avenue North on the 4800 block. The two buildings will be 3-story structures. The bus stop shack currently on the site will be removed.

City engineer, Dave Dobbs, recommended the off-site storm water shed be shunted around to the east alley or through the parking lot. There was open discussion regarding details of the project, including landscaping, signage, and the dumpster location. Mr. Haynes noted the dumpster location needed to be on the back of the property, not in the front of the buildings on the public right-of-way. It was agreed the dumpsters would be somewhere along the south property line.

MOTION: Mr. Humble moved that the Design Review Board approve the Design Review Application of 4800 4<sup>th</sup> Avenue North, with the following conditions set forth by the Board:

1. Reroute adjacent water drainage and submit a drainage plan
2. Provide a dumpster location on the south side adjacent to the property line
3. Landscaping shrubbery placed along the north property line
4. Trees to be located in boulevard strip
5. Gable the front entrance

Second: Ms. Klette  
All being in favor, the motion passed.

**PUBLIC COMMENT**

There was no public comment. Mr. Haynes began discussion with the Board regarding landscape requirements next to foundations. He stated there could be an inherent conflict between trying to keep moisture away from foundations and the City code requiring landscaping. He suggested the Board discuss the matter at a future meeting and draft possible alternatives which could be offered to developers.

**ADJOURNMENT**

The meeting was adjourned at 5:27 p.m.