

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
April 11, 2010**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Jule Stuver at 3:07 p.m. in the Rainbow Conference room of the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Mr. Jule Stuver
Mr. Bruce Forde
Ms. Mary Klette
Mr. Todd Humble

Design Review Board Members absent:

Ms. Jean Price, Chair

City Staff Members present:

Mr. Craig Raymond, Building Official
Mr. Charlie Sheets, Development Review Coordinator
Ms. Jana Cooper, Planner II
Mr. James Young, City Engineer
Ms. Patty Cadwell, Neighborhood Councils Coordinator
Ms. Phyllis Tryon, Administrative Assistant

Others present:

Mr. Jim Page, LPW Architects
Mr. Del Trost, AIA, Hessler Architects
Mr. Chuck Noble, Tire Factory
Mr. Dean Whitmore, Tire Factory
Ms. Jo Dee Black, Great Falls Tribune

MINUTES

Mr. Stuver asked if there were any changes to be made to the minutes of the meeting held on February 28, 2011. There were no changes and the minutes were approved as printed.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Jerry Noble Tire Factory **1420 10th Ave North**

Mr. Stuver opened the discussion on new business. Mr. Sheets, Development Review Coordinator for the City, reviewed the City staff report on the new building proposed for Jerry Noble Tire Factory at 1420 10th Ave North.

The architect, Mr. Trost, noted he added a contour map to the plans as well as a preliminary drainage plan. There are a few existing trees that will be removed from the site because they are in poor condition or almost dead. The proposed drainage plan requires one parking space to be eliminated, so in the updated plan there will be 24 parking spaces, which still meets City parking requirements. The drainage plan will use a portion of the 13,000 square foot area along the BNSF right-of-way for retention area. A free standing sign will be on the northeast corner of the property, and is the existing sign used at the current Tire Factory site. Mr. Trost stated the height may need to be lowered per code. A medium buff-color brick wainscoting will be used on the front and east elevation of the main building and also on the storage building. By request of the franchise, the building itself will be white with blue and red accent striping, the roof will be a gray slate color, and the window frames will be bronze.

Mr. Whitmore said that the franchise is firm in requiring the color scheme. Mr. Stuver asked the color of the awnings, and Mr. Trost said they will be a gray color to match the roof. Mr. Sheets noted that he received an email from Chair Jean Price in which she stated that if the foundation plantings were ruled inappropriate on one side of the building, as the builder suggests, she encourages the Board to consider an equal number of plantings be added in other locations on the site. Mr. Trost noted that this has been done, and Mr. Sheets responded that the plant count is accurate for the site.

Mr. Forde asked for clarification regarding whether lawn is planned on the west side of the Caragana and Potentilla hedge. Mr. Trost said it will be gravel. Mr. Stuver asked if there will be pole lighting. Mr. Trost said that the electrical engineers felt that building lighting would be adequate, so no pole lighting is planned. Mr. Stuver asked about the sidewalk from the front door, and Mr. Trost noted the sidewalk will slope down to the handicap parking. He also pointed out which parking space will be eliminated. In light of the eliminated parking space, Mr. Sheets inquired if the exit will still be in the same place. Mr. Trost said it will be, and the sidewalk will continue all the way across instead of stopping at that space. Ms. Cooper asked if there will be planting across that front, and Mr. Trost said he needs to see the grading plan before rearranging the planting in that area.

Mr. Forde said it would be a good idea to continue the planting along the frontage where the parking space was proposed, and Mr. Trost said they might add planting to the west across the building frontage. Mr. Whitmore noted that this will probably be the only tire store in the State with no outside tire storage.

Mr. Stuver asked about the location of mechanical units. Mr. Trost said there will be one condenser on the south side of the office building, with everything else inside. Unit air heaters along with radiant heat will be in the shop. Dumpster locations are not yet on the plans because they are waiting for the grading to be finalized. There will be a semi-trailer on site for old tires, which will be periodically emptied.

Discussion ensued regarding plant beds adjacent to the building. Mr. Forde suggested placing the potentillas, which tend to grow taller, on the outside of the beds, and placing spirias together on the inside. Taller plants should be on the corners of the walls and ends of the beds. Some of the beds may be alternated in groups of potentillas and then spirias. He also suggested a plant with a little height at the base of the sign in front, about 18 inches to 2 feet. He recommended something other than skunk bush on the north side because it requires sun and is a spreading plant. He suggested some type of viburnum, such as Emerald Triumph, but to stay away from Dwarf American Cranberry due to serious insect problems with that variety. He offered some other suggestions to keep clean lines around the plant beds.

Mr. Stuver suggested a more articulated entrance with some hierarchy to accentuate the entry, possibly continuing the pattern of the adjacent gable into the awnings and putting it in over the door. Mr. Trost thought the windows might make it difficult, but will consider what can be done. Ms. Klette asked why there are no awnings on the south side, and Mr. Trost noted budget constraints.

Mr. Forde asked about sod areas. Discussion ensued regarding the gravel parking lot on the adjacent property at Spoon's, and possible damage to any landscaping from patrons of that business driving over the area. Mr. Forde suggested a trench to make a clean line, and then gravel up to the adjacent lot. He also suggested mounding soil up above the 8-inch curb to help prevent people from driving over it. Mr. Forde noted a couple of trees that may be too close together at the northern portion of the site, and Mr. Trost said the landscaping there will be changed due to the retention drainage in the area. Mr. Forde suggested removing a small patch of lawn on the west side of the site and making it gravel, for simplicity sake.

City Engineer, Mr. Young, inquired about easements. He requested the development provide a utility easement upon the vacated alley. The easement is required to be 20'-0" wide (being 10'-0" either side of the sanitary sewer main). Mr. Young inquired about water and sewer into the storage building, and Mr. Trost said the building is cold storage and there will be no water. Mr. Young stated that grading around manholes and fire hydrants needs to be raised to finish grade. It was noted that there are two manholes on site as well as a fire hydrant. Mr. Young said the sidewalk and driveway approaches

look fine, but that any curb area destroyed putting in the driveway on 10th Avenue North will need to be restored. Finalized drainage plans are to be submitted to the City's Public Works Department. Mr. Trost said they are almost done amending the plats, and Mr. Young stated the easements need to be included.

A summary of the changes proposed to the plans are as follows:

1. Switch out the plant bedding so the taller vegetation is on the corners and shorter is toward the middle.
2. Look at a substitute for skunk bush and possibly use Emerald Triumph along the north tire shop area.
3. Clean up bed lines along planters and confirm height of plant material below the sign.
4. Articulate the entry.
5. Provide edging or trenching to define the parking lot border on the west side.
6. Place gravel rather than grass along the length of the Westside property line.
7. The dumpster location is to be finalized by the architect.
8. Finalize drainage plans and submit to Public Works, keeping in mind that manholes and fire hydrants must be raised to finish grade.

Ms. Klette moved to approve the Design Review Board application, with the changes in the conditions as stated. Mr. Forde seconded the motion. All being in favor, the motion passed.

Gold's Casino
3201 10th Ave South

Mr. Sheets presented the City staff report on the expansion of the existing accessory structure to Gold's Casino. The addition is ±106 square feet on the east side of the building. The original accessory smoking area was built three years ago, and the applicant wishes to expand that area.

Architect, Jim Page, said the plans include adding 12 feet of window looking out from the casino into the patio area. There is no new exterior door being added. The roofline is being extended and the outer wall moved farther out. There are three spaces along the east wall with 4-inch gaps, as well as a ventilation strip along the north and south walls. To be considered a smoking area, there must be a gap between the roof and sidewalls that must be open and unglazed for free air. Mr. Stuver inquired whether the original addition had a frost-depth foundation. Mr. Page noted it did not, and the expansion does not include a frost-depth foundation.

Mr. Stuver suggested bollards on the corners since there will be vehicle traffic next to the building.

Mr. Humble made a motion to approve the plans with the changes to include bollards as suggested. Ms. Klette seconded the motion. All being in favor, the motion passed.

Player's Casino
4305 10th Ave South

Mr. Sheets presented the City staff report on building a smoking patio on the backside of Player's Casino.

Architect, Jim Page, explained that this plan is similar to the one for Gold's Casino, and will include a 12-foot window from the casino into the patio, as well as an emergency exit out the backside of the patio. Mr. Stuver asked if a frost depth foundation was included in this plan, and Mr. Page said since there is no existing patio structure, it would make sense to include a frost depth foundation along the perimeter. Mr. Stuver suggested bollards on the corners. Mr. Sheets noted that Ms. Price also included in an email that bollards be added to protect the corners of the patio. Mr. Young inquired whether there that was a fire lane, and Mr. Page indicated it was not. Mr. Stuver inquired of Mr. Sheets if parking was adequate with the elimination of two spots, and Mr. Sheets said it was.

Mr. Forde moved to accept the proposed plans with the recommended changes to include bollards on the corners. Ms. Klette seconded, and the motion passed with all in favor.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting was adjourned at 4:02 p.m.