

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
August 14, 2017**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Dani Grebe at 3:01 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:

Brad Eatherly, Planner I
Andrew Finch, Senior Planner
Tom Micuda, Deputy Director PCD
Jesse Patton, City Engineer
Jim Rearden, Public Works
Dave Dobbs, City Engineer

Others present:

Ross Hanson, AE2S
Sophia Sparklin, Spark Architecture

MINUTES

Mr. Kraft moved to approve the minutes of the July 10, 2017, meeting of the Design Review Board. Mr. Grosse seconded, and all being in favor, the minutes were approved as corrected.

Recognition of Service

Mr. Micuda recognized outgoing Board member Ann Schneider's service, and noted there is an opening for the Design Review Board.

Review of Speaking Procedures

Mr. Micuda reviewed procedures for making public comment or presenting, and asked that everyone state their name for the record before speaking.

NEW BUSINESS **Cottage Grove Phase III** **50th Street and 7th Avenue North**

Brad Eatherly, Planner I, entered the staff report into the record for the proposal of two attached townhomes in the Cottage Grove Phase II subdivision. City staff proposes that this proposal set forth the standard for all future Cottage Grove Phase III townhomes, thus rendering future Design Review Board (DRB) approval unnecessary unless determined by the Director of Planning and Community Development (PCD).

The proposed townhomes are 2,430 square feet each, and similar in size and scope to the surrounding buildings, with the main difference being the side yard setback which allows the buildings to be attached and become townhomes. The buildings utilize both horizontal and vertical lap siding with proposed colors of creams, browns and grays.

The proposed project includes improvements along 50th Street North and construction of a portion of 8th Avenue North that will terminate at a point that coincides with the end of the residential property. All aspects of the lighting and landscaping comply with Title 17 of the code, and staff recommends approval with the conditions listed in the staff report.

PETITIONER'S PRESENTATION

Sophia Sparklin, Spark Architecture, said they have been working with the developer for attractive solutions to fill up this residential neighborhood.

PUBLIC COMMENT

Mr. Dobbs asked if there was a schedule for completion on the pavement of the streets. Ms. Sparklin said she was not aware of the scheduled completion date.

BOARD DISCUSSION AND ACTION

Mr. Kraft asked about the material of the wall in the patio area, and Ms. Sparklin said they were planning on concrete. There was also discussion on the color flexibility and the alternating color schemes for the houses.

Mr. Grosse asked why City Commission asked for DRB review on this development. Mr. Micuda said the City Commission wanted to make sure the first presence on the property was screened by the Board, and it is a normal process for Planned Unit Developments.

There was discussion on landscaping in the proposed boulevards, and some areas that are not addressed in the plan, due to what the potential build out will look like. There was also discussion on the clear vision triangle and what those guidelines were in code. The preference of staff is to not plant trees or shrubs in the clear vision triangle.

Ms. Grebe recommended a design element or alternate finish be incorporated on the concrete patio planter wall.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the construction at 725 & 729 50th Street North 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. Unless the Director of Planning and Community Development determines that future building permits for residential units do not meet the architectural standards and guidelines of Exhibit 28-1, all permits will be reviewed by Planning and Community Development staff rather than the Design Review Board.
- D. That alternate finishes be considered for the patio planter wall upon the entries of the units.

Made by: Mr. Kraft
Second: Mr. Grosse

VOTE: All being in favor, the motion carried.

Gore Hill Water Tower Replacement 2901 38th Ave SW

Andrew Finch, Senior Planner, presented the staff report for the proposed construction of a public water tower to replace the existing, deteriorating tower at the Great Falls International Airport. Mr. Finch pointed out the last attachment to the staff report, Resolution 10181, outlining the conditions of the Conditional Use Permit that drives the design of the site. He reviewed the attachments to the staff report and explained that though the DRB does not typically look at industrial projects, the Planning Advisory Board recommended to City Commission that the DRB be involved in this project, as it is located at the main entrance of Great Falls.

A security fence around the site will be softened by hardy, native tree and shrub landscaping, and general site ground cover will be native grasses. Coloring for the tower base is proposed to be a neutral tan color, with the tank being white. Mr. Finch said lettering reading "Great Falls" is being considered and will ultimately be decided upon by the City Commission. Lighting will be minimal and downcast, and no formal parking lot will be developed. Staff recommends approval with conditions listed in the staff report.

PETITIONER'S PRESENTATION

Jesse Patton, Public Works Engineering, said the City is the developer for this project, and the plan is to remove and demolish the existing red and white checkered tower. He noted there will be an aviation light at the top of the tower. He also discussed providing a landscape buffer of native vegetation for future development along the north, and said the vegetation around the fence was a compromise due to homeland security requirements.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Ms. Grebe expressed her desire for the text reading "Great Falls" and asked if there were other opportunities for different wording. Mr. Rearden said yes, but with added expense and maintenance.

Mr. Grosse expressed his opposition for lettering, and said when it does start to deteriorate it will not be appealing as the entrance to Great Falls. There was discussion on the possible orientation and coloring of the lettering. Mr. Patton said white lettering would cost \$10,000 to \$12,000 dollars. One option that was explored was to place the City logo on the tower, but once you get past two or three colors the price triples.

There was more discussion on the tower lettering, and how to formulate it into a recommendation.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the construction of a municipal water tower at 2901 38th Avenue Southwest 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, including the City of Great Falls' approved Conditional Use Permit.
- 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 "City of Great Falls, Montana" be considered to be placed on the water tower, with the font the same as the City logo and the lettering be one solid color.

Made by: Mr. Grosse
Second: Mr. Kraft

VOTE: All being in favor, the motion carried.

BOARD COMMUNICATIONS

There were no Board communications.

PUBLIC COMMENT

There was discussion on enforcement of maintaining landscaping in severe drought.

ADJOURNMENT

There being no further business, Mr. Grosse moved to adjourn the meeting, seconded by Mr. Kraft. All being in favor, the meeting was adjourned at 3:57 p.m.