

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
August 13, 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
Kevin Vining

Design Review Board Members absent:

Shannon Wilson

City Staff Members present:

Tom Micuda, Deputy Director PCD
Troy Hangen, Planner II
Brad Eatherly, Planner I

Others present:

Amos Birky, A-Jay Concrete
Steve L'Heureux, LPW Architecture
Aaron Schuldt, LPW Architecture
Josh Sommer, Outrigger Consultants
Kendal Weaver, A-Jay Concrete

MINUTES

Mr. Kraft moved to approve the minutes of the July 23, 2018, meeting of the Design Review Board. Mr. Grosse seconded, and all being in favor, the minutes were approved.

**NEW BUSINESS
A-Jay Concrete
1715 Vaughn Road**

Brad Eatherly, Planner I, said the applicant is proposing the expansion of an existing truck wash building on a portion of a 3.12 acre parcel zoned M-2, Mixed-use Transitional. The site improvements will encompass 1.32 acres of the parcel and include construction of an office space and warehouse space, where several trucks will be housed during non-operating hours.

The building addition is proposed with a contemporary architectural design, and the colors proposed include dark gray, dark bronze, and galvalume. The materials will consist of corrugated metal siding. No additional mechanical equipment has been proposed for the site.

Mr. Eatherly said the proposed project is compliance with Title 17- Land Development Code, and he reviewed the site, lighting, and landscaping plans. He said staff supports the request and recommends approval with conditions as listed in the staff report.

PETITIONER'S PRESENTATION

Amos Birky, A-Jay Concrete, said he would like to build the addition to his shop and offered to answer any questions from the Board.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

There was discussion on the proposed design elements and aesthetics of the proposal. Mr. Birky explained in more detail the materials and colors that will be used.

There was discussion on the landscaping, and Mr. Vining recommended edging, weed barrier, and rock around the perennials and shrubs.

MOTION: I move that the Design Review Board approve the Design Review Application for the proposed A-Jay Concrete 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.

Made by: Mr. Grosse
Second: Mr. Kraft

VOTE: All being in favor, the motion carried.

**JCCS Building
501 Park Drive South**

Ms. Grebe recused herself from voting and discussion.

Troy Hangen, Planner II, said the applicant is proposing a façade renovation for the existing JCCS Building on the west facing façade. The existing exterior will be replaced with new metal siding and paneling. Vertical beige siding will comprise most of the façade, and horizontal gray siding will be placed on the higher part of the façade. Regal blue metal panels will surround the doorways.

Mr. Hangen said due to the scope of the project, no upgrades to parking, sidewalks, or landscaping are required. Staff recommends approval of the façade renovation with the conditions listed in the staff report.

PETITIONER'S PRESENTATION

Steve L'Heureux, LPW Architecture, offered to answer any questions.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Mr. Vining asked if this project went to the Historic Preservation Advisory Commission (HPAC) for review. Mr. Micuda said the proposed renovation did not trigger HPAC review because the building is not in a historic district.

Mr. Schuldt said the renovation is an effort to keep water out the building.

MOTION: That the Design Review Board approve with conditions the Design Review Application for the renovation of the JCCS Building at 501 Park Drive South, 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.

Made by: Mr. Grosse
Second: Mr. 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 3:20 p.m.