

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
May 25, 2012**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Ms. Jean Price at 3:00 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
Ms. Mary Klette
Mr. Todd Humble
Mr. Jule Stuver

Design Review Board Members absent:

None

City Staff Members present:

Ms. Wendy Thomas, AICP, Deputy Director P&CD
Ms. Jana Cooper, Planner II
Mr. Dave Dobbs, City Engineer
Ms. Phyllis Tryon, Administrative Assistant

Others present:

Mr. John Davison, Smith's Food & Drug Centers, Inc.
Mr. Zach Larkin, Smith's Food & Drug Centers, Inc.
Mr. Kirk Randall, Great Basin Engineering-South, per telephone
Mr. Larry Malby, 2757 Fern Drive, Great Falls

MINUTES

Ms. Price asked if there were any comments on the minutes of the May 14, 2012 meeting. Mr. Stuver moved to approve the minutes as stated. Mr. Humble seconded, and all being in favor, the minutes were approved.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Smith's Food & Drug Fuel Center 1601 Market Place Drive

Ms. Jana Cooper, Planner II for the City, reviewed the City staff report on the proposed addition of a vehicle fuel center at 1601 Market Place Drive for Smith's Food & Drug Centers, Inc. Ms. Cooper stated she was entering the staff report into the record.

The applicant is proposing construction of a new 12-lane fuel center, service kiosk and canopy on the south end of the existing parking lot. This parcel of Great Falls Market Place Addition consists of ±31 acres and has 12 existing commercial units. The property is zoned C-2 General Commercial, which allows the proposed fuel center use. The proposed fuel center will have its main access off of Market Place Drive, with additional access from 14th Street Southwest. A new driveway access is proposed in the northwest corner of the fuel center.

Fuel dispensers will be situated on a concrete fueling pad, which will be covered with a canopy that follows Kroger's national branding and image, with silver and red and Kroger national signage. Two underground storage tanks will be installed for unleaded, premium unleaded, and diesel fuels. These tanks have double wall containment and exceed all State and Federal regulations. An 8'x21' kiosk will be installed and will have a restroom for the attendant. A cashier/checkout area will house small retail items such as cigarettes, snacks, oils, etc. The fuel center will be open 24 hours. An attendant will be on-site from 7:00 a.m. to 11:00 p.m. The center will remain operational by credit card only during the remainder of the night.

Ms. Cooper explained that water and sewer services will be installed to the kiosk restroom and a hose bib is planned for the project. Storm water from the concrete fueling pad will be contained and drained through an oil/water separator and then discharged. Roof drains will collect water through an underground pipe and discharge to the storm drain system.

Each row of existing parking will be terminated with a new landscape island with sod, canopy trees and irrigation. The shared parking provides 290 vehicle stalls in front of Smith's Food & Drug and four other commercial businesses. This exceeds the required number of stalls by 60 spaces. The proposed sign on the kiosk and canopy appear to meet City Sign Code and will be permitted separately per City Code.

Ms. Cooper concluded her review of the staff report and offered to answer any questions from the Board. Mr. Randall also offered to answer questions from the Board.

Ms. Price noted there are some mature trees in the landscaped area which will be removed for the proposed fuel center. She suggested these trees might be able to be transplanted. Mr. Forde stated the trees may be of a size that would allow transplanting. Mr. Randall said they would be willing to transplant the trees if it is possible to do so.

The Board asked for clarification on who is responsible for the drive along the south end of the proposed fuel center. Mr. Randall said he thought the owner of the shopping center was responsible for that drive. Mr. Davison said the plan is to improve the drive in conjunction with developing the fuel center. He said they need to replace the base and resurface the drive. He also noted that drainage in the area is poor. Mr. Dobbs said there may be a groundwater situation with a spring, and under-drains may need to be installed. Mr. Davison confirmed that there is a spring in that location. Mr. Dobbs said there is a storm inlet to the east they could pipe into. Mr. Davison said the engineer has noted the drainage on the plans and explained how they are addressing the problem.

Ms. Price inquired about any dumpsters for the area, and Mr. Randall explained that disposal will be handled through existing store dumpsters. The center includes an air-water station. The proposed kiosk material is prefabricated block veneer. The fuel center logo will be similar to the Loaf n' Jug but will display Smith's brand.

Mr. Forde suggested that Linden trees be planted in place of Ash trees in landscaped areas due to problems in recent years with insects in Ash trees in the city. However, if the mature Ash trees already established at the site can be transplanted, he said that would be preferred. There was discussion about the varieties of established trees in the site area, which includes Lindens, and the possible use of Spring Snow Crab trees in landscaped areas. Mr. Forde noted that Spring Snow Crab trees require continual pruning and may cause visibility and vehicle clearance problems.

Public Comment

Mr. Malby, 2757 Fern Drive, stated that his concerns about chronic groundwater accumulation had been addressed during the meeting. He said he attended the meeting because he was concerned about the installation of underground fuel storage tanks due to the ongoing water drainage issues.

Board Discussion and Action

MOTION: That the Design Review Board approve the Design Review Application of Smith's Food & Drug Centers, Inc., vehicle fuel center, addressed as 1601 Market Place Drive, as shown in the conceptual development plans contained within the staff report and provided by the Owner's Agent, 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 the approval of the concept 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 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.
3. Consider transplanting existing trees, if possible.
4. Ensure the drive to the south is properly addressed with the groundwater concern.
5. Consider planting Linden trees in landscaped areas instead of Ash trees or Spring Snow Crab trees.

Made by: Mr. Stuver
Second: Ms. Klette

There was no further Board discussion and no public comment.

VOTE: All being in favor, the motion passed.

BOARD COMMENTS

There were no further Board comments.

ADJOURNMENT

The next regularly scheduled meeting of the Design Review Board is June 11, 2012.
The meeting was adjourned at 3:21 p.m.