

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
April 23, 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
Mr. Jule Stuver
Mr. Todd Humble
Ms. Mary Klette (also representing Nelson Architects)

Design Review Board Members absent:

None

City Staff Members present:

Mr. Charlie Sheets, Development Review Coordinator
Mr. Dave Dobbs, City Engineer

Others present:

Mr. Dale Nelson, Nelson Architects
Mr. Mike Whitney, Pastor, Calvary Chapel

MINUTES

Ms. Price asked if there were any comments on the minutes of the ~~July 11, 2011~~ March 26, 2012 meeting. Mr. Stuver moved to approve the minutes as stated. Mr. Forde seconded. All being in favor, the minutes were approved.

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

MSU-COT Child Care Center Landscaping Plan Resubmittal

Mr. Charlie Sheets, Development Review Coordinator, presented information on the resubmittal of the landscaping plan from L'Heureux Page Werner for the MSU-COT Child Care Center. The number of trees on the plan has been increased, as well as the number of shrubs. The variety of shrubs was reduced from 16 to 5 and included some grasses. Landscaping was increased around the toddler play area, the dumpster was relocated away from the pedestrian walkway to MSU-COT, and the number of trees along the southern boundary of the property was increased.

In staff's opinion, these changes achieve the recommendations of the Design Review Board. Mr. Sheets concluded his review and offered to answer any questions from the Board. There were no questions.

NEW BUSINESS

Calvary Chapel of Great Falls 101 44th Street South

Mr. Sheets presented a review of the staff report for the proposed 2,280 square foot addition to Calvary Chapel, a worship facility. The proposed two-story addition is intended to be used for classrooms on the main level and a multi-purpose room on the lower level, and includes an open area off the lower level. The applicant is proposing a foundation covering for all exposed foundation concrete. The retaining walls around the open space will be colored poured concrete to match the foundation covering.

The existing parking lot is shared with Easter Seals Goodwill, and there are approximately 76 parking spaces. The City is recommending a new formal agreement for the two entities to share the parking area. Mr. Sheets stated that if Calvary Chapel would ever need to create their own parking lot, they would need about 120 spaces. The vacant property owned by Calvary Chapel to the east of the facility has room for over 300 parking spaces.

Staff supports approval of this application. Mr. Sheets concluded his presentation and Ms. Klette reviewed the project on behalf of the applicant. Ms. Klette said the color of the proposed concrete walls will match the cultured stone and should be aesthetically pleasing. She said there will be seating along that area outside, as well as some plantings.

There was discussion about drainage for the area with the City Engineer. Drainage slopes toward the back of the lot. Mr. Dobbs said that as long drainage flows back to the storm sewer or off to the east, that is acceptable; however, it cannot flow back to the sanitary sewer.

Additional condenser units will be placed in the same area as the existing condenser unit. The existing unit will be moved over about 6 feet. Mr. Stuver inquired when the classrooms would be regularly utilized. Ms. Klette noted that the applicant has an agreement with Easter Seals Goodwill for the parking, and Pastor Whitney noted they have been able to make arrangements with a nearby church for parking use on occasions.

Mr. Forde suggested plantings with thorns along the wall where the intention is to use plantings to help keep children out of the area. He also suggested cobble-sized rock be used for that area. Mr. Dobbs stated that there were some slabs of sidewalk in poor condition in the southwest corner along 44th Street South. He said he will have those sidewalk slabs marked for the applicant to repair.

MOTION: That the Design Review Board approve the project with the applicant fulfilling the following recommendations:

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. That the sidewalks marked for replacement are replaced, and that thorny bushes are planted along the wall and cobble-sized rock be used in that area to deter children from playing there.
4. A shared parking agreement shall be drafted and approved by the Director of Planning and Community Development. This agreement shall be recorded with the County Clerk and Recorder.

Motion: Mr. Humble

Second: Mr. Forde

Ms. Klette recused herself from the vote. All others being in favor, the motion passed.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The meeting was adjourned at 3:20 p.m.