

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
February 25, 2013**

CALL TO ORDER

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

Design Review Board Members absent:

None

City Staff Members present:

Ms. Jana Cooper, Planner II
Mr. Mike Kynett, City Engineer
Mr. Dave Dobbs, City Engineer

MINUTES

Mr. Stuver asked if there were any comments on the minutes of the January 14, 2013 meeting. Mr. Forde moved to approve the minutes as stated. Ms. Klette seconded, and all being in favor, the minutes were approved.

OLD BUSINESS

There was no old business.

NEW BUSINESS

**DRB2013-2 Waste Water Treatment Plant
1600 6th Street Northeast**

Ms. Jana Cooper, Planner II, Planning & Community Development, reviewed the staff report on the proposed construction of a new addition to the existing City-owned Waste Water Treatment Plant located north of the Missouri River and addressed as 1600 6th Street Northeast. Ms. Cooper entered the staff report into the record. The subject property is ±15.2 acres and is zoned PLI-Public Lands and Institutional. The proposed construction will complement the existing facility by utilizing similar design and materials. No new parking is required as part of the

expansion. Staff has requested additional information on the exterior lighting and has not yet determined if the lighting meets the requirements of Title 17 of the Land Development Code.

Ms. Cooper explained that staff is recommending the applicant request a Design Waiver from the requirements of the Land Development Code for foundation planting and in lieu of providing such planting, recommends the applicant install the required plantings along the River's Edge Trail to provide a buffer between the proposed building construction and the Trail. Ms. Cooper concluded her review of the staff report and offered to answer any questions from the Board.

Mike Kynett, City Engineer, said the DEQ issued a new discharge permit about two years ago limiting the amount of chlorine, ammonia and various metals allowed in the water. He said the best option to disinfect for the new chlorine limits is a UV facility. They will install a new bio-reactor to meet the ammonia limits and will need a new water storage tank for treatment. Mr. Kynett briefly reviewed landscaping plans for the proposed project. Discussion followed about the landscaping, and Mr. Forde suggested some evergreens for winter coverage. It was clarified that the only foundation plantings required are shrubs, not trees. Mr. Stuver agreed that evergreens would be more desirable as plantings. Mr. Kynett said they were looking at vines to help coverage. Mr. Forde said Bittersweet grows as a native plant and he thought the area had some of that vine.

There was discussion about turn-arounds on the site next to the river, and proposed materials for construction, which will match existing construction.

PUBLIC COMMENT

There was no public comment.

BOARD ACTION

MOTION: That the Design Review Board approve the Design Review Application of the Waste Water Treatment Plant, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the follows conditions:

1. 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.
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. The applicant shall meet the provisions of Title 17.44.4.030 (C) (Foundation Planting Requirements) or file for a Design Waiver where the intent of the Code can be met by installing landscaping along the River's Edge Trail. Evergreens were suggested for a type of planting to be used.

Made by: Mr. Humble
Seconded: Mr. Forde

VOTE: All being in favor, the motion passed.

New Design Review Board Member Selection

Ms. Cooper stated the considerations for recommending new members to the Design Review Board as follows: The City Commission shall make an effort to achieve a diversity of expertise, backgrounds and interests. Such diversity should preferably include two architects and three individuals chosen for their demonstrated interest in and expertise in design or community aesthetics.

The Board reviewed six applications. After lengthy discussion, a motion was made as follows.

MOTION: That the Design Review Board recommend to the City Commission that David Grosse be appointed to the Design Review Board.

Made by: Mr. Humble
Second: Mr. Stuver

VOTE: All being in favor, the motion passed.

ADJOURNMENT

Mr. Humble moved to adjourn the meeting, and Mr. Stuver seconded. The meeting was adjourned at 3:56 p.m.