

**MINUTES OF THE MEETING  
OF THE  
DESIGN REVIEW BOARD  
April 8, 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 Room of the Civic Center.

**ROLL CALL & ATTENDANCE**

Design Review Board Members present:

Mr. Jule Stuver, Chair  
Mr. Bruce Forde  
Mr. David Grosse  
Ms. Mary Klette

Design Review Board Members absent:

Mr. Todd Humble

City Staff Members present:

Mr. Craig Raymond, City Building Official  
Ms. Jana Cooper, Planner II  
Mr. Dave Dobbs, City Engineer

Others present:

Elizabeth Bruskotter, Blue Ribbon of Montana, LLC

**MINUTES**

Mr. Stuver asked if there were any comments on the minutes of the March 11, 2013 meeting. Mr. Forde moved to approve the minutes as stated. Mr. Grosse seconded, and all being in favor, the minutes were approved.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

**DRB2013-5 Blue Ribbon of Montana, LLC  
325 Smelter Avenue Northeast**

Ms. Cooper reviewed the staff report for the application of Blue Ribbon of Montana, LLC, for an exterior/interior renovation of an existing commercial building at 325 Smelter Avenue Northeast. Ms. Cooper entered the staff report into the record. The subject property is ±8,300 square feet

and is zoned C-2 General Commercial. The proposed renovation is permitted in this zoning district. The building was most recently used as an automobile repair shop. The proposed renovations include replacement of the garage doors with a window, installation of a new secure front double door, creation of a back door, patching the exterior and painting, paving the parking lot and access drives, and additional concrete to the entrance to the building.

The building will be painted in blue and yellow and will have a stripe around the top with text denoting the type of merchandise being sold. Exhibit 28-1 requires "Compatibility of exterior materials and finishes with surrounding buildings. Exterior materials should be compatible with those of surrounding buildings." Ms. Cooper said it is hard to tell by the applicant's submittal what the color palate is exactly. Ms. Cooper suggested the Board review the color hues.

Ms. Cooper said that the proposed project does not trigger the landscaping requirements of the Commercial Buildings portion of the Land Development Code (LDC). However, there is no landscaping on the property and staff has recommended the applicant consider landscaping around the parking lot and building to enhance the character of the site. The applicant has stated there are plans to update the landscaping on the site once it is financially feasible to do so. Existing outdoor lighting will remain, and the applicant is proposing six parking spaces, which meets the requirement of the LDC.

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

### **PETITIONER'S PRESENTATION**

Ms. Bruskotter said the exterior finish would be a concrete type panel material that would be painted. She said that hopefully during the next year, they could make upgrades to the property. Landscaping may need to wait until next spring. She said colors are similar to a prior location which closed at the end of January, and she would like customers to be able to recognize the color scheme of the store, which is being relocated from 3400 10<sup>th</sup> Avenue South.

Mr. Stuver said the blue and yellow colors stand out because they are contrasting colors. He said it is recommended to tone the colors down from those shown in the staff report. Ms. Bruskotter said the colors were intentionally similar to the Made in Montana logo colors, and the colors would not be as bright as their logo but still need to match. She said customers think of the store as "the Made in Montana Store" so the color scheme is important.

There was discussion about the exterior finish. Ms. Bruskotter explained the plans to use concrete panels to cover the exterior as needed. She said the existing structure is metal panels which will be insulated and covered. Mr. Stuver asked about the joints. Ms. Bruskotter said the look will be solid, not like siding. The upper windows which are currently boarded over, as well as the other windows, will be covered. The existing canopy on the building will remain and has a gravel and tar roof with steel interior beams.

There was discussion about parking. Ms. Bruskotter said employee parking and deliveries will be at the back of the building. There were questions about backdoor parking access and ADA parking regulations.

There was lengthy discussion about seams and joints with the concrete panels. Ms. Bruskotter said she will let the City know if trim pieces will be added, but currently the plan is not to have trim pieces. She said they are looking to possibly add decorative stone along the bottom in the future. It was suggested that panels be placed to keep seams consistently spaced. Mr. Stuver suggested a trim board to create a wainscoting effect.

There will be a roll-out garbage container behind the building at the back door, but not a full dumpster. Ms. Bruskotter said there is minimal waste with the business and they recycle. The back door will be installed as part of the renovation.

A single window will be installed where one of the garage doors now exist. There will not be any other windows. Mr. Stuver said the head height on the window should match the door because it adds a sense of continuity. He said more than one window would add some dynamics to the appearance. It was suggested that three smaller windows were better than one. Ms. Bruskotter explained that they need a single picture window which can be decorated for the store, but there may be flexibility on height.

Mr. Stuver asked if the Board should look at the color scheme further. Ms. Bruskotter reviewed a color palate with the Board. Mr. Stuver reviewed the suggestions for improvement from the Board and there was no further discussion.

### **PUBLIC COMMENT**

There was no public comment.

### **BOARD ACTION**

**MOTION:** That the Design Review Board approve the Design Review Application for the exterior renovation of 325 Smelter Avenue Northeast, as shown in the conceptual development plans contained within the staff 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 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.
- C. The applicant shall consider color recommendations made by the Design Review Board at the meeting held on April 8, 2013.
- D. The applicant shall pave the parking area including drive aisles per City Code.
- E. The height of the door and windows should be consistent.

- F. The Board suggested the building should have a trim piece wrapped around the bottom to create a wainscoting effect.
- G. The applicant shall check the joints of the panel system.
  
- H. The Board suggests the addition of landscaping trees to soften the building corners.

Made by: Ms. Klette  
Seconded: Mr. Grosse

VOTE: All being in favor, the motion passed.

### **PUBLIC COMMENT**

There was no public comment.

### **ADJOURNMENT**

The meeting was adjourned at 3:55 p.m.