

**MINUTES OF THE MEETING  
OF THE  
DESIGN REVIEW BOARD  
April 22, 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. David Grosse  
Mr. Todd Humble  
Ms. Mary Klette

Design Review Board Members absent:

Mr. Bruce Forde

City Staff Members present:

Ms. Jana Cooper, Planner II  
Mr. Dave Dobbs, City Engineer  
Mr. Todd Seymanski, City Forester

Others present:

Mr. Tim Murphy, Applicant  
Mr. Peter Johnson, Great Falls Tribune

**MINUTES**

Mr. Stuver asked if there were any comments on the minutes of the April 8, 2013 meeting. Mr. Grosse 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**

**Recommendation for Reappointment of Board Member Mary Klette**

Mr. Humble made a motion to recommend Mary Klette be reappointed to the Design Review Board for another term. Mr. Grosse seconded, and all being in favor the motion passed.

**DRB2013-3 New Casino  
908 14<sup>th</sup> Street South**

Ms. Cooper reviewed the staff report for the application from Tim Murphy for a new casino at 908 14<sup>th</sup> Street South. Ms. Cooper entered the staff report into the record. The subject property is  $\pm$ 15,000 square feet located on the southeast corner of 14<sup>th</sup> Street South and 9<sup>th</sup> Street South and is zoned C-2 General Commercial. A Casino, Type 1, is permitted as a primary use subject to specific development standards. There is an existing casino located in the north half of the building on the subject property addressed as 906 14<sup>th</sup> Street South. The proposed gaming and relocation of a full liquor license triggers the special standard provisions of the Land Development Code, 17.20.6.140, which states that casinos shall be reviewed by the Design Review Board for compliance with standards and guidelines for establishing a new casino. Those requirements are listed in the staff report.

Ms. Cooper said the existing exterior stucco will remain unchanged. The building has two existing entrances on the east elevation of the building, one for the proposed casino, and one for the existing casino. There is a wall fixture light over the north entrances; there is one street light on 14<sup>th</sup> Street South and one streetlight on 9<sup>th</sup> Avenue South located in the boulevard. The applicant has not provided any new lighting plans and no new lighting is required by the Land Development Code.

The parking requirements for casinos are 1 parking space per 2.5 casino seats, plus 1 space per employee per shift. The existing casino has 20 seats and one employee per shift. The proposed casino will have the same number of seats and employees. There are 18 required parking spaces for the two casinos. The proposed parking plan provides 19 parking stalls, including one handicap van accessible stall and aisle, and therefore meets the parking requirements.

Ms. Cooper said that the landscape requirements for a Casino, Type 1, specify 3,000 square feet of on-site landscaping for a site of this size. The applicant is proposing approximately 500 square feet of new on-site landscaping. The limited size and existing development on the site makes providing the required amount of landscaping infeasible. Therefore, staff is proposing the applicant apply for a Design Waiver to the landscape requirements and meet the intent of the landscape requirements by providing additional landscaping in the existing boulevards of 14<sup>th</sup> Street South and 9<sup>th</sup> Avenue South. Additionally, staff recommends the applicant modify the proposed landscape plan to include continuous landscaping in the boulevard of 14<sup>th</sup> Street South. The enhanced boulevard planting meets the intent of the Land Development Code by providing additional landscaping and also providing a buffer between the casino use and the public realm.

The new casino will meet the Special Signage requirements of the Land Development Code, 17.20.6.140. The existing casino (Crystal Casino), located in the northern half of the existing building, will remove the existing pole sign in order to bring the site into conformance with the Code.

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

## **PETITIONER'S PRESENTATION and BOARD DISCUSSION**

Mr. Murphy said he would answer any questions from the Board.

Mr. Humble asked about the difference between a Casino, Type 1, and Casino, Type 2. Ms. Cooper said there were different standards for each regarding proximity to residentially zoned properties, and that requirements for landscaping and signage are not as stringent for Casino, Type 2 businesses as they are for a Casino, Type 1.

Mr. Murphy said Warehouse Flooring is using the existing sign pole for a sign, and he would like that sign to remain. Ms. Cooper said the pole and the Warehouse Flooring sign can remain, but the casino sign must be removed. There was a question about whether moving the curb stops adjacent to the building back 5 feet would cause any problems with the size of the parking lot. Ms. Cooper said staff measured the parking lot and it should work to move the curb stops. The parking lot will be restriped. Mr. Stuver said the handicap accessible parking stall should have the proper ADA symbols painted on it. The applicant had no conflicts with any of the Conditions of Approval listed in the staff report.

Mr. Dobbs, City Engineer, said that along the 9<sup>th</sup> Avenue South side of the building, the sidewalk was sunken in and was a tripping hazard. He said a few slabs need to be replaced, and that should be a requirement of the application. There was discussion about landscaping in the alley and whether it would be feasible to put shrubs in there or leave a rock surface. A rock surface might be the most reasonable. Irrigation will be extended to new plantings on site. There was also discussion about the shrub bed between the two entrances and what might be planted to improve it and add variety.

## **PUBLIC COMMENT**

There was no public comment.

## **BOARD ACTION**

**MOTION:** That the Design Review Board approve the Design Review Application of 908 14<sup>th</sup> Street South, Casino Type 1, as shown in the conceptual development plans contained within the staff report and provided by the Owner, 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. Add directional signage limiting the driveway to one-way traffic from 9th Avenue South to the parking in the rear; include striping in the parking lot.

- D. Remove the casino portion of the freestanding pole sign.
- E. Move the curb stops adjacent to the building back 5 feet to provide the required ADA 36-inch clear zone.
- F. Meet the sign standards for all new signage on the building.
- G. Paint the accessible route from the accessible van parking stall to the entrance and paint the proper ADA symbols on the parking space.
- H. Provide required interior landscaping or apply for a Design Waiver to meet the intent of the landscaping requirement, 17.20.6.140 F, by providing enhanced boulevard landscaping.
- I. Replace sunken sidewalk slabs along 9<sup>th</sup> Avenue South per the City Engineer's Office.
- J. The Owner will look at adding variety to the landscaping around the building.

Made by: Mr. Humble  
Seconded: Mr. Grosse

VOTE: All being in favor, the motion passed.

#### **PUBLIC COMMENT**

There was no public comment.

#### **ADJOURNMENT**

The meeting was adjourned at 3:17 p.m.