

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
January 13, 2014**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Pro Tem Mary Klette at 3:05 p.m. in the Rainbow Room of the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Ms. Mary Klette, Vice Chair
Mr. Bruce Forde
Mr. David Grosse
Mr. Todd Humble

Design Review Board Members absent:

Mr. Jule Stuver, Chair

City Staff Members present:

Mr. Lee Nellis, FAICP, Deputy Director P&CD
Mr. Charlie Sheets, CFM, Development Review Coordinator
Todd Seymanski, City Forester

Others present:

Mr. Dave Sinnett, American Property Development, Inc.

MINUTES

Ms. Klette asked if there were any comments on the minutes of the November 12, 2013 meeting. Mr. Grosse moved to approve the minutes as stated. Mr. Forde seconded, and all being in favor, the minutes were approved.

ELECTION OF OFFICERS FOR 2014

Mr. Sheets explained that Mr. Forde and Mr. Stuver have terms expiring in March and are not eligible for reappointment. Mr. ~~Grosse-Humble~~ nominated Ms. Klette for Chair and Mr. Grosse for Vice Chair for 2014. Mr. Forde seconded the motion. There being no other nominations, Ms. Klette called the vote. All being in favor, the motion passed.

OLD BUSINESS

There was no old business.

NEW BUSINESS
DRB2014-1, Autumn Run Apartments
4101 Central Avenue

Mr. Sheets reviewed the staff report for the application to rehabilitate the existing 121 units of Autumn Run Apartments at 4101 Central Avenue, and to construct two additional buildings with 12 units each. Mr. Sheets entered the staff report into the record.

The apartment complex consists of +7 acres and is zoned R-6 Multi-family residential district. The proposed new buildings will be placed in an area that currently has a sports court and parking. The playground will remain approximately in its current location. Two additional parking areas are proposed along the perimeters of the site.

Over the past 15 years, approximately one-third of the trees on site have been lost to winter kill, and the applicant is proposing to replace 37 trees that did not survive and add an additional 10 new trees.

The Fire Department has reviewed the proposed plans and sees no effect on their ability to provide services to the site. Mr. Sheets concluded his review of the staff report.

PETITIONER'S PRESENTATION and BOARD DISCUSSION

Mr. Sinnett said they plan to add additional landscaping along the shared property line of the single family lots on the southeast corner of the property, which is not currently on the landscaping plan. He said that depending on what the City Forester approves for tree width, they will use a Wichita Blue upright Juniper, or a Medora upright Juniper, to provide a green fence. He said they are looking at replacing or doing an overlay on the asphalt parking. The majority of unit rehabilitation will be interior and include stripping walls down to drywall, repainting, new floor finishes, new appliances, and new fronts and doors to cabinets. He said they are looking at providing washers and dryers in the new units. The existing buildings do not have fire sprinklers and sprinklers will not be installed with the rehab, but the new buildings will have fire sprinklers. He said most of the interior rehabilitation will not require permitting. Siding on existing buildings is in good condition, for the most part; roofs will all be replaced. The new buildings will look similar to the existing buildings.

Mr. Grosse asked whether Condition of Approval "C" in the staff report, stating the applicant shall install and maintain screening slats in the existing chain link fence along the east property line, was a Code requirement. Mr. Sheets said it is an existing fence installed as part of the original development, and staff has recommended the additional screening. The slats are not required by Code. Mr. Sinnett said they are looking at installing the slats. It was suggested to check with neighboring property owners to see if they agree with the recommendation.

Mr. Forde suggested the possibility of growing vines along the chain link fence as a "living fence" instead of adding slats and shrubs. He thought it might be less expensive, as well. He said there is not a lot of maintenance involved, although once in while the vines may need spraying. Mr. Forde noted that it helps to have a small border to prevent someone from using a weed whacker at the base of the vines.

Mr. Forde said he agreed the junipers were a good selection and suggested the developer choose appropriate hardy trees to replace the 37 trees that did not survive. He noted that Red Maples are indicated in the landscape plan, and he advised against using that type because they cannot handle our soil conditions. Mr. Humble asked if there was landscaping around the playground area. Mr. Sinnett said there will be a border of sod and/or some plantings. There are some new ADA requirements for chips.

PUBLIC COMMENT

There was no public comment.

BOARD ACTION

MOTION: That the Design Review Board approve the Design Review Application for adding two additional buildings with 12 units each and associated parking spaces and the rehabilitation of the existing 121 units of the Autumn Run Apartments, as shown in the conceptual development plans contained within the staff report and provided by the applicant, subject to the following conditions:

Conditions of Approval:

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. It is suggested the applicant install and maintain a living fence, such as woodbine, along the existing chain link fence along the east property line adjoining the mobile home park and along the chain link fence along the south property line adjoining the single-family lots.

Made by: Mr. Humble
Second: Mr. Grosse

VOTE: All being in favor, the motion passed.

PUBLIC COMMENT

Mr. Nellis suggested the Board members spread the word about the Board vacancies that will be coming up at the end of March.

ADJOURNMENT

Mr. Grosse moved to adjourn the meeting, seconded by Mr. Humble. All being in favor, the meeting was adjourned at 3:34 p.m.