

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
April 28, 2014**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Mary Klette at 3:01 p.m. in the Gibson Room of the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

Mary Klette, Chair
David Grosse, Vice Chair
Todd Humble
Eric Peterson
Tara Tronson

Design Review Board Members absent:

None

City Staff Members present:

Craig Raymond, CBO, Director P&CD
Charlie Sheets, CFM, Development Review Coordinator
Galen Amy, Planner II
Dave Dobbs, City Engineer
Todd Seymanski, City Forester
Patty Cadwell, Neighborhood Councils Coordinator

Others present:

Paul Slotemaker, Verizon Wireless
Ed Waldvogel, Wadsworth Development Group
Ian Morrison, attorney for East Great Falls Retail Center
Zell Cantrell, Galloway & Company, Inc.
Christine Phillips, BCRA for East Great Falls Retail Center
Brett Doney, Great Falls Development Authority
Claire Anderson, KRTV

MINUTES

Ms. Klette asked if there were any comments on the minutes of the April 14, 2014 meeting. Mr. Humble moved to approve the minutes as stated. Ms. Tronson seconded, and all being in favor, the minutes were approved.

OLD BUSINESS

There was no old business.

NEW BUSINESS
DRB2014-2 Telecommunication Facility
2412 12th Avenue South

Mr. Sheets reviewed the staff report for the application by Verizon Wireless for a Telecommunication Facility at 2412 12th Avenue South. The proposed project is a 45-foot concealed telecommunication tower along with the accompanying accessory structure. A light fixture will be placed on the tower at 30 feet. The existing parking lot was created as a non-conforming parking lot to support existing surrounding businesses. The monopole will be located in the southeast corner of the parking lot. Mr. Sheets said the applicant will be required to prepare an amended plat that will aggregate the project area into one lot. The supporting accessory structure will be screened with Junipers and a chain-link fence with obscuring green slats. Irrigation will be required for the new landscaping as well as for the boulevard trees.

PETITIONER'S PRESENTATION and BOARD DISCUSSION

Mr. Slotemaker said the new telecommunication tower will support the needed bandwidth for telecommunications. He offered to answer any questions from the Board.

BOARD DISCUSSION AND ACTION

MOTION: That the Design Review Board approve the Design Review Application for the concealed telecommunication facility located at 2412 12th Avenue South, 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. The applicant shall have an amended plat prepared which shall incorporate corrections of any errors or omissions noted by staff and filed with the Cascade County Clerk and Recorder's Office, to eliminate the property line running through the project area (Lots 6 & 7, Block 16, Lincoln Heights Addition).
4. The applicant shall consult with landscape design professionals to develop and install irrigation, trees and shrubs within the project area surrounding the telecommunication facility.
5. The applicant shall install a second variety of tree between every third Japanese lilac in the boulevard.

6. The applicant shall submit a planting plan and install boulevard trees so that future development can install public sidewalks along 12th Avenue South and 24th Street South.

Made by: Mr. Humble
Second: Mr. Peterson

VOTE: All being in favor, the motion passed.

**DRB2014-5 Telecommunication Facility
842 2nd Street South**

Mr. Sheets reviewed the staff report for the application for a concealed Telecommunication Facility on top of the existing Marshall-Wells Warehouse building at 842 2nd Street South. Mr. Sheets entered the staff report into the record. The accompanying emergency generator and HVAC condensers will be installed at ground level on the back side of the warehouse. The proposed plan is to install the new antennas behind concealed stealth panels painted to match the architecture of the warehouse so they would appear to be part of the existing penthouse.

PETITIONER'S PRESENTATION and BOARD DISCUSSION

Mr. Slotemaker for Verizon Wireless offered to answer any questions from the Board.

PUBLIC COMMENT

There was not public comment.

BOARD DISCUSSION AND ACTION

MOTION: That the Design Review Board approve the Design Review Application for the concealed telecommunication facility located at 842 2nd Street South, 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.

Made by: Ms. Tronson
Second: Mr. Humble

VOTE: All being in favor, the motion passed.

**DRB2014-16 Starbucks
3157 10th Avenue South**

Ms. Amy reviewed the staff report for the application for a new Starbucks coffee shop with a drive-thru at 3157 10th Avenue South. The applicant, Wadsworth Development Group, is proposing redevelopment of a property that was previously a gas station. Ms. Amy entered the staff report into the record. The intersection at which this project is located is not fully aligned, so in conjunction with pursuing redevelopment, the property owner worked with the Montana Department of Transportation (MDT) to transfer a portion of the subject property and abutting right-of-way to better synchronize the traffic light, to reduce wait time and to improve traffic flow through the intersection.

Upon completion of the Phase I Environmental Cleanup and demolition of the existing dilapidated gas station, which are both underway, the applicant is proposing construction of a 1,934 square foot coffee shop with a drive-thru lane. It is estimated there will be 34 indoor seats and 12 outdoor seats located on a 250-square-foot patio on the east side of the building.

In order to provide headlight, idling vehicle and speaker box noise mitigation for the residential properties immediately to the north of the project site, the City is requiring that a CMU wall, or equivalent material approved by staff, be constructed along the north property line. Staff is recommending the height of this wall be six feet and include some vegetation.

PETITIONER'S PRESENTATION and BOARD DISCUSSION

Ed Waldvogel, Project Manager, said the site plans will bring a lot more color to revitalize this property. This project is a long-term redevelopment of an existing blighted site.

PUBLIC COMMENT

Brett Doney, Great Falls Development Authority (GFDA), 300 Central Avenue, said projects like this are good for developing the east end of 10th Avenue South. He said they agree with minimizing the impact on the residential neighborhood.

BOARD DISCUSSION AND ACTION

There was a question about whether the CMU wall would interfere with the alley; it will not. There was discussion about the wall height, size and possible materials and vegetation, as well as snow removal. Ms. Amy said staff was willing to work with the applicant on the details of the wall and landscaping. Staff is recommending a 6-foot designed wall to help mitigate concerns of the neighbors, as well as use of evergreen foliage. Ms. Klette said she agreed that the most important aspect of the wall is the height, and that it should match the aesthetics of the building, whether EIFUS or CMU is used.

Mr. Waldvogel said he has had it priced out and they are looking at a little over double between the landscaping side and the 6-foot CMU. He said City Code requires one or the other but does not specify which of the two and does not enforce a 6-foot wall over a 4-foot wall. He said he sees the concerns being presented, and it is his intention to continue to work with the City to meet requirements and provide a site the community can be happy with.

Ms. Klette asked if the landscaping requirements would be met if there was a wall without trees in front of it. Ms. Amy said staff would be happy to work with the applicant if they preferred not to place plantings in front of the wall. Mr. Waldvogel asked if the wall was a recommendation or a requirement. Ms. Amy said either the 4-foot wall or a landscaped berm is required; staff is recommending a 6-foot wall due to neighbor complaints and concerns. Mr. Waldvogel said to meet Code, 20 trees would need to be planted along the north edge, or they would need to install a 4-foot CMU wall. Ms. Amy said staff would recommend evergreen plantings versus deciduous, which lacks foliage 9 months of the year in Great Falls.

Ms. Klette moved to approve the project as presented, with the recommendation to include a 6-foot high wall. She said that the Design Review Board represents citizens of Great Falls, and as that was a concern of the citizens, the height is important.

MOTION: That the Design Review Board approve the Design Review Application of Wasdworth Development Group, as shown in the conceptual development plans contained within the staff report and provided by the Project Manager, 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. A CMU wall, or equivalent material approved by staff, be constructed along the north property line in order to provide headlight, idling vehicle and speaker box noise mitigation for the residential properties immediately to the north of the project site. The DRB approval included that this wall shall be constructed to the staff recommended height of six (6) feet tall. City Staff will review the final landscaping in front of the subject wall.
3. An Amended Plat aggregating the two existing lots into one lot shall be filed by the property owner with the County Clerk & Recorder's Office, and shall incorporate corrections of any errors or omissions noted by staff.
4. 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.
5. The applicant shall develop plans and specifications in conformance with the relevant requirements of Title 15 – Building and Construction, of the Official Code of the City of Great Falls.

Made by: Ms. Klette
Second: Ms. Tronson

VOTE: All being in favor, the motion passed.

**DRB2014-13 East Great Falls Retail Center
5300 10th Avenue South**

Ms. Amy reviewed the staff report for the application for a retail anchor store and fuel stations at the east end of Great Falls at 5300 10th Avenue South. Ms. Amy entered the staff report into the record. The proposed development will consist of a minor subdivision creating a ± 20 acre lot and 4 outparcels of $\pm 1-1.5$ acres each along the outskirts of the subject property for future businesses.

Ms. Amy presented information on the proposed project as outlined in the staff report. The general merchandise store will be one building that is 189,543 square feet with an attached auto center. The site plan shows 762 parking spaces, 25 of which will be ADA accessible. Site lighting proposed consists of LED fixtures and the applicant applied for a Design Waiver to increase the height of pole-mounted luminaries from 30 feet to 38 feet, and this has been approved. The design reduces the number of poles required in the interior of the site, as well as providing a more uniform light distribution. Poles along the perimeter of the site will remain at 30 feet, lessening the amount of light trespass onto adjacent properties.

The City Forester has requested that alternative plantings be selected in place of the Northern Catalpa and Austrian Pines, which do not do well in this area.

PETITIONER'S PRESENTATION and BOARD DISCUSSION

Ian Morrison, an attorney representing the property owners, said they understand this site is a gateway to the community and they understand the need to reflect community vision for the corridor. He said the site is designed to attract high quality retail tenants, but it is premature to discuss the specific tenant mixture at this time.

Zell Cantrell, Calloway & Company, Inc., provided a summary of the proposed project. He said the subject property is zoned C-2 Highway business, and is consistent with the Malmstrom Air Force Base Joint Land Use Study. This proposed project includes roughly 26 acres. The current proposal includes a fuel kiosk of 8 pumps and 16 fueling stations. Mr. Cantrell said the company is in discussion with MDT on the details of the two access points off of 10th Avenue South for the retail center. He said the landscaping is intended to be a comprehensive design for the entire development, focusing on native plants and reflecting seasonal colors and shapes throughout the year. The landscaping is intended to focus on the right-of-ways.

Christine Phillips, with BCRA, an architect and planner for the applicant, gave details on the anchor building for the proposed project.

PUBLIC COMMENT

Brett Doney, GFDA, said that although GFDA is not usually involved in retail, this proposed project will anchor the east end of Great Falls and will serve an underserved area of the city. He talked about competition for the retail dollar as well as the workforce. He said it is hoped that this project will spur redevelopment with other businesses in the city. He talked about the benefits of a new traffic light and pedestrian paths.

Claire Anderson, KRTV, asked when the anchor building tenant would be announced. Mr. Morrison said there is no additional information at this point.

BOARD DISCUSSION AND ACTION

MOTION: That the Design Review Board approve the Design Review Application of Galloway & Company, Inc., as shown in the conceptual development plans contained within the staff report and provided by the project Property Owner's Representative, subject to the following conditions:

Conditions of Approval:

1. The proposed project shall be developed consistent with the conditions in this report, and all code 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 use, buildings, and/or structures, the Director of the Planning Department shall determine in writing if such proposed change would alter the finding for one or more review criteria. If such proposed changes would alter the finding, the owner shall obtain all other permits as may be required.
3. The applicant shall develop plans and specifications in conformance with the relevant requirements of Title 15 – Building and Construction, of the Official Code of the City of Great Falls.

Made by: Mr. Humble
Second: Mr. Grosse

VOTE: All being in favor, the motion passed.

ADJOURNMENT

Chair Klette adjourned the meeting at 4:16 p.m.