

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
April 14, 2014**

CALL TO ORDER

The regular meeting of the Great Falls Design Review Board was called to order by Chair Mary Klette at 3:00 p.m. in the Rainbow Room of the Civic Center.

ROLL CALL & ATTENDANCE

Design Review Board Members present:

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

Design Review Board Members absent:

Todd Humble

City Staff Members present:

Craig Raymond, CBO, Director P&CD
Charlie Sheets, CFM, Development Review Coordinator
Galen Amy, Planner II
Dave Dobbs, City Engineer
Jennifer Reichelt, Deputy City Manager
Todd Seymanski

Others present:

Ryan Smith, Nelson Architects
Tyson Kraft, Nelson Architects
James Page, LPW Architects
KC Palagi, MRO, Inc.
Gregg Smith, MRO, Inc.
Jana Cooper, PLA, TD&H Engineering
John Juras, TD&H Engineering, via telephone
Chris Ward
John Paoli, Inkstone Architects

MINUTES

Ms. Klette asked if there were any comments on the minutes of the March 10, 2014 meeting. Mr. Grosse moved to approve the minutes as stated. Mr. Peterson seconded, and all being in favor, the minutes were approved.

OLD BUSINESS

There was no old business.

NEW BUSINESS
DRB2014-8 City of Great Falls Animal Shelter
1010 25th Street Northeast

Mr. Sheets reviewed the staff report for the application by the City of Great Falls for the City of Great Falls Animal Shelter. Mr. Sheets entered the staff report into the record. The proposed project is for a 1,700 square foot expansion of the existing building and improvements to the facade. The additions are located at the south and east ends and will include new cattery and canine facilities. The project also proposes a significant enhancement of the overall street view aesthetics of the facility. The existing painted concrete masonry facade will be replaced with metal siding and EIFS material. Additional insulation and EIFS on the siding will increase energy efficiency. New entrances and drop off areas will be more distinguished and allow proper screening of animals before they enter the facility.

PETITIONER'S PRESENTATION and BOARD DISCUSSION

Ryan Smith for Nelson Architects reviewed the details of the proposed project. The project includes relandscaping, such as new planting and parking, of a portion of the property that is being redeveloped and which will be brought up to City code. The applicant is proposing new signage to be installed onto the boulevard. It was noted that a gas line easement splits the parcel nearly in half. Landscaping requirements are calculated based only on the portion that is to be redeveloped. The remaining portion of the parcel will be let undeveloped for future expansion. Phasing the upgrades of the Great Falls Animal Shelter is explained by the following priorities: first, separate the cattery from the canine facility; second, provide appropriate work space for employees, to include a public ADA compliant restroom; and third is the canine expansion. Timing of the phases is unknown at the time. Construction will depend on bid amounts and available funds. The project scope stemmed from the need of the cattery, the first priority. A comprehensive project was advertised for cost savings.

BOARD DISCUSSION AND ACTION

Mr. Peterson asked if there is enough parking. Ryan Smith explained the current parking is adequate for the first phase of the project. The parking will increase as the future expansions take place.

MOTION: That the Design Review Board approve the Design Review Application for the City of Great Falls Animal Shelter, located at 1010 25th Ave NE 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: Mr. Grosse
Second: Ms. Tronson

VOTE: Ms. Klette recused herself from the vote. All being in favor, the motion passed.

**DRB2014-10 Hoagieville
1125 10th Avenue South**

Mr. Sheets reviewed the staff report for the application by Hoagieville Great Falls Restaurant, located at 1125 10th Ave South. Mr. Sheets entered the staff report into the record. The applicant is proposing to redevelop a former Kentucky Fried Chicken (KFC) into a new franchise restaurant, the Hoagieville Great Falls. The project includes a complete exterior facelift, interior renovation with efficiency upgrades to the electrical, heating, ventilation, and air conditioning, and complete renovation of the kitchen. The building will have no additions and use existing parking and landscaping in the boulevard area.

PETITIONER'S PRESENTATION and BOARD DISCUSSION

Ms. Klette for Nelson Architects reviewed the details of the proposed project. She explained details of the exterior facelift of the building and the importance of differentiating it from the old KFC. The project proposes to keep most of the existing exposed brick, but add modern design features. The signage is included in the design of the facade, as opposed to having a free-standing sign on site. The landscaping will remain but will be freshened up. The interior will have a new kitchen, new café style seating, and all new finishes, but the existing floor will remain.

BOARD DISCUSSION AND ACTION

There was a question about the height of the existing parapet. Ms. Klette explained the height of the parapet will increase around the entrances for signage and to draw attention to the entries. The buildup will enhance the aesthetics of the building and screen some of the mechanical equipment.

Ms. Klette confirmed the decrease in size of the existing c-channel. The c-channel will go down to a 9 x 15. It will be a steel accent band incorporated into the design of the building.

Mr. Dobbs stated the defected sidewalk on south-east corner, between the driveway and the alley, has to be replaced. His staff will mark the area and the sidewalk must be replaced as part of the project.

MOTION: That the Design Review Board approve the Design Review Application for Hoagieville Great Falls, located at 1125 10th Ave S 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: Mr. Peterson
Second: Ms. Tronson

VOTE: Mr. Grosse acted as Chair since Ms. Klette was representing the project. All being in favor, the motion passed.

**DRB2014-14 Talus Apartment Homes
2100-2112 26th Street South**

Ms. Amy reviewed the staff report for the application by Great Falls Apartment, LLC for the Talus Apartment Homes located at 2100-2112 26th St S. Ms. Amy entered the staff report into the record. The applicant is proposing development of a new 216-unit apartment complex on a recently annexed vacant lot, located immediately south of Centene Corporation and west of 26th St S. The proposed development includes 6 apartment buildings, a clubhouse, and a maintenance building. The parking layout includes 9 ADA complaint parking spaces since there will be 9 ADA compliant ground level apartments units. The applicant has applied for a Design Waiver to reduce the parking stall width from 10 feet to 9 feet, and this has been approved. The developer is required to provide a storm water management plan in compliance with the City of Great Falls Storm Design Manual and City standards. In addition, the developer will be working with City Fire Department regarding the turning radius for fire truck access and location of fire hydrants. All final plans will be reviewed and approved by the City. The developer will construct 21st Ave S between 23rd and 26th St S including sidewalk on the south side of the new roadway. The proposed signage will be reviewed by City staff under a separate application.

PETITIONER'S PRESENTATION and BOARD DISCUSSION

Ms. Cooper for TD&H Engineering reviewed the details of the proposed project. She presented some minor changes to the design made since the application was submitted. A change in the shape and the configuration of the clubhouse resulted in an alteration of the landscaping plan in front of the building. Carports were relocated slightly. Vinyl batt and board siding will be used on all apartment buildings and clubhouse mainly due to cost. Because of the lack of cooperation of the property to the south and the steep grade on that end of the development, the trail may have to cross the parking lot in places. Finally, there are shifts in the planting plan, which will be resubmitted for the City's approval. John Juras, architect for TD&H Engineering, was present via speaker phone for comment and questions. He said the increase of size for the clubhouse was to meet the work space requirement for staff.

BOARD DISCUSSION AND ACTION

Mr. Peterson asked what material will be used to construct the carport. Mr. Juras explained that the carports are an open steel column structure with a metal deck roof with a slight pitch. Mr. Peterson also asked what material will be used to conceal the dumpsters. Mr. Juras has to verify the construction material of the dumpster enclosures.

Mr. Seymanski requested that the applicant switch out the Austrian Pine with Limber or Ponderosa Pine. He also asked if the south or west side of the development will ever become right of way. Mr. Dobbs says that is unlikely, but dependent on the owners of those properties.

Mr. Dobbs said there are plans to rebuild the section of the 26th St S. The rebuild is totally funded by MDT and is expected to start in the year 2015-2016. Also, storm drain pipes in that area are not very big so the City will be looking very closely at storm drainage for this project. The City needs to know when the project will start to insure inspectors will be available. Dust control is also an important requirement in this area.

MOTION: That the Design Review Board approve the Design Review Application for Talus Apartment Homes, located at 2100-2112 26th St S 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 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. Grosse
Second: Ms. Klette

VOTE: Ms. Tronson recused herself from the vote. All being in favor, the motion passed.

**DRB2014-16 River City Casino
1905 4th Street Northeast**

Mr. Sheets reviewed the staff report for the application by MRO, Inc for the River City Casino. Mr. Sheets entered the staff report into the record. The applicant is proposing to re-establish the

River City Casino at 1905 4th ST NE. The former site was demolished in June of 2013. This is new construction on a vacant lot with three street frontages. The developer is concurrently going through the process of design review and a new conditional use permit. The applicant presented the proposal and conceptual plans to Neighborhood Council 3 on April 3, 2014. The Council did not provide any comment to this Board. The City Commission will address the conditional use permit on May 6, 2014. It appears that the proposal meets the special sign code requirements of Casino Type 1 in the Land Development Code. The recommendations portion in the staff report is copied from recommendations presented to the Planning Advisory Board and Zoning Commission.

PETITIONER'S PRESENTATION and BOARD DISCUSSION

Mr. Palagi of MRO, Inc. and Mr. Page of LPW Architects reviewed the details of the proposed project. Mr. Page pointed out that Ms. Cooper assisted in the landscaping design and that it exceeds City requirements for this project. Special consideration was taken in landscaping and sign placement because of the local neighborhood. Locating the detention pond on the southwest portion of the property makes sense because of the direction of the drainage on the site.

BOARD DISCUSSION AND ACTION

Mr. Grosse asked what material will be used to construct the dumpster enclosure. Mr. Page said it hasn't been explicitly discussed, but assumes it will be a masonry structure using the same masonry as the wainscot on the building. It will be three sided with an access gate.

Mr. Dobbs said that the sidewalks are new and in great shape. The abandoned driveway needs to be restored to conventional sidewalk with the permit process through MDT. Mr. Dobbs suggested keeping the sight triangles clear of trees and landscaping to not obstruct the views at the west driveway and the southwest corner of property.

MOTION: That the Design Review Board approve the Design Review Application for River City Casino, located at 1905 4th St NE 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. A Stormwater Management Plan shall be developed to City standards and shall be submitted to the City Public Works Department for review and approval prior to issuance of building permits for the site.
2. Final build-out of the project shall be in substantial compliance with the final approved site plans documents, drawings and renderings as depicted in the staff report.
3. Except as provided herein, development of the property shall be consistent with the allowed uses and development standards of the C-2 General Commercial district designation.
4. 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.
5. If after establishment of a conditional use, 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.

6. Applicant shall provide at least the minimum required special landscaping as required in City code 17.20.6.140 (F).
7. Site signage shall comply with the City Sign Code as well as the following special conditions:
 - Signs facing Smelter Avenue Northeast shall not provide and "casino" designation.
 - LED reader board type signs shall not be allowed on-site.
 - No freestanding sign.
8. All exterior lighting shall be fully shielded down-cast type lights so as to reduce any light spill onto adjoining properties.
9. All exterior HVAC equipment shall be screened.
10. If food preparation is conducted on the subject property, an appropriate grease interceptor shall be provided per City standard and installed according to the appropriate plumbing/building codes.

Made by: Mr. Grosse
Second: Mr. Peterson

VOTE: All being in favor, the motion passed.

PUBLIC COMMENT

Mr. Raymond said the Planning staff is getting busy with newly submitted applications. He requested to schedule a special meeting because the next two meetings have full agendas and staff is anticipating more applications. The Board agreed to schedule an additional Monday meeting on May 19, 2014.

ADJOURNMENT

Chair Klette adjourned the meeting at 4:04 p.m.