

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
May 12, 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
Todd Humble
Eric Peterson
Tara Tronson

Design Review Board Members absent:

None

City Staff Members present:

Lee Nellis, FAICP, Deputy Director P&CD
Andrew Finch, Senior Transportation Planner
Jim Young, City Engineer

Others present:

Marvin Hessler, AIA, Hessler Architects
Roger & Robin Fleek – Emerald House
Chris Ward
Danielle M. Cloutier, AIT, L'Heureux Page Werner Architects – Pacific Steel
Brian Blankenship, Symbion Healthcare – Great Falls Clinic Medical Center
David Fowler, Medvest – Great Falls Clinic Medical Center
Haley Denzer, CEO – Great Falls Clinic Medical Center
David Cantley, AIA, LPW – Great Falls Clinic Medical Center

MINUTES

Ms. Klette asked if there were any comments on the minutes of the April 28, 2014 meeting. Mr. Humble 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
DRB2014-12 Emerald House Assisted Living
811 2nd Avenue South

Mr. Nellis reviewed the staff report for the application for an addition to an existing assisted living facility at 811 2nd Ave S, called Emerald House Assisted Living Home. Mr. Nellis entered the staff report into record. Mr. Nellis wanted to point out that the rails and pillars on the front façade of the addition are purely ornamental and do not construct a functional porch. The exterior finishes of the addition will match, other than the color, the adjoining building, to which it will be attached.

PETITIONER'S PRESENTATION and BOARD DISCUSSION

Mr. Hessler said the exterior design and finishes of the addition will match the Ruby Assisted Living Home located next door. The addition will be attached to the Ruby Assisted Living Home, making it all a single building under the building code. The exterior of the Emerald House Assisted Living Home will be green. The sign will have a similar appearance as the signs of adjoining assisted living homes other than the image and color of the stone.

There was a question on whether the shingles above will be white. Ms. Fleek said they would be white and the white accents will match the existing homes. The existing house will be removed and donated to the Neighbor In Need program. The proposed porch will be a false porch and will extend out about a foot; there will not be a door to access the space. Ms. Klette said she didn't see a need for the false front porch and suggested saving the expense of constructing it. Ms. Fleek said they would like to stay with the proposed design because without the false porch the building addition will appear flat.

BOARD ACTION

MOTION: That the Design Review Board approve the Design Review Application for the Emerald House Assisted Living Home located at 811 2nd 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. Humble
Second: Ms. Tronson

VOTE: All being in favor, the motion passed.

**DRB2014-11 Pacific Steel & Recycling, Inc.
11 River Drive South**

Mr. Nellis reviewed the staff report for the application to construct a new accessory building for the Pacific Steel & Recycling corporation headquarters located at 11 River Drive South. Mr. Nellis entered the staff report into the record.

PETITIONER'S PRESENTATION and BOARD DISCUSSION

Ms. Cloutier said there was one change from the Design Review Board submittal. The new accessory building will no longer have a basement, which was to be used for parking. The square footage will decrease but the footprint and exterior elevations (minus the garage entrance) will stay the same. The overall appearance will match the corporate headquarters on the adjoining parcel.

There was a question about the dumpster enclosure; there is not one shown on the plans. Mr. Finch stated dumpster enclosures or screening are not required, but mechanical equipment must be screened. There was some general discussion about the mechanical on the proposed site.

Ms. Cloutier said much of the landscaping was already established with the construction of the corporate headquarters.

Mr. Young asked the status of the utility service to the new building. Ms. Cloutier said new services are ready and capped. The old utilities lines on the site were abandoned in place.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

MOTION: That the Design Review Board approve the Design Review Application for the new accessory building for the Pacific Steel & Recycling corporation headquarters located at 11 River Drive 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 mechanicals will be screened as per City Code requirements.

Made by: Ms. Tronson
Second: Mr. Humble

VOTE: All being in favor, the motion passed.

**DRB2014-6 Great Falls Clinic Medical Center
3000 15th Avenue South**

Mr. Finch reviewed the staff report for the application for a new Great Falls Clinic Medical Center at 3000 15th Ave S. Mr. Finch entered the staff report into the record. Mr. Finch noted an error in the staff report; the petitioner requested a deviation from the south setback requirements but that should have read the east setback. The landscaping plan exceeds what is required. The developer and applicant have agreed to increase the buffer between the new building and the adjoining properties, to include the use of screen and decorative landscaping and walls. The developer has agreed to the staff's suggestion to add pedestrian connections to an existing trail along the south side of the site as well as on-site bike racks. Staff recommends the construction of additional parking be deferred because the existing site share parking is underutilized.

PETITIONER'S PRESENTATION and BOARD DISCUSSION

Mr. Cantley said the new building will complement the existing Specialty Center on the property. Some site features have been added since the development of the board packet. One is the addition of two bike racks. A bike rack will be added near the staff lounge at the rear of the building with access to the nearby trail, intended to be used by staff only. A public bike rack will be installed at the front of the building. The canopy design will be altered to accommodate an uncovered bypass lane. In addition, the applicant wants to make the canopy more decorative, requesting city approval of the new design in the future. The board stated they trust a design professional to alter the design of the canopy without further review from the board.

There was a question on storm drainage. Mr. Cantley explained some theories of drainage, but the site has yet to be fully designed by engineers. Jeff Smith with WGM, Missoula is the engineer on the project. Mr. Young asked for a narrative of the overall utility plan. Mr. Cantley explained the option to remove the existing water line from under the footprint of the new building is the direction they are going at the moment. The utility services for the new building will be separate from the existing building.

There was a question about when the landscaping for the deferred parking lot will be established. That will happen when the parking lot is constructed. In addition, some plantings might be relocated to the site of the future storm water retention area. Mr. Cantley requested that the boulevard sidewalk and plants along 15th Avenue South be deferred along with the parking lot. Mr. Finch said the sidewalk was required in the previous development on the parcel so it must go in with this project.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

MOTION: That the Design Review Board approve the Design Review Application of Great Falls Clinic Medical Center, 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. The owner and applicant shall provide pedestrian access in at least one location between the hospital building and the public bicycle and pedestrian way adjoining the south property line, and provide bicycle racks in convenient locations for visitors and employees.
3. 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.
4. After completion of the addition, the owner and applicant shall monitor parking demand and shall construct additional parking as needed.

Made by: Ms. Klette
Second: Ms. Tronson

VOTE: All being in favor, the motion passed.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Chair Klette adjourned the meeting at 3:48 p.m.