

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
September 22, 2014**

CALL TO ORDER

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

ROLL CALL & ATTENDANCE

Design Review Board Members present:

David Grosse, Vice Chair
Todd Humble
Eric Peterson

Design Review Board Members absent:

Mary Klette, Chair
Tara Tronson

City Staff Members present:

Charlie Sheets, Development Review Coordinator, P&CD
Galen Amy, Planner II
Dave Dobbs, City Engineer

Others present:

Mr. Kent Overfelt, Overfelt Construction
Mr. Rich Rossberg, Mr. Salvage Motorcycles
Mr. Dana Hennen, Phoenix Group for 8-Ball Inn

MINUTES

Mr. Humble moved to approve the minutes of the June 23, 2014 meeting of the Design Review Board. Mr. Peterson seconded, and all being in favor, the minutes were approved.

**NEW BUSINESS
DRB2014-21 Mr. Salvage 1421 Central Avenue West
Detached Storage Garage**

Charlie Sheets, Development Review Coordinator, presented the staff report for the application by Mr. Salvage to construct a 30' x 40' commercial storage garage for an existing motorcycle sales and service business at 1421 Central Avenue West. Mr. Sheets reviewed information as provided in the staff report. The proposed new detached storage garage will replace an existing cargo container and garden shed on the property. The new building will have a gable style roof with a parapet on the south elevation to match the existing building.

Mr. Sheets said the existing site has screening around the storage yard, as well as landscaping, which has been maintained. Additional landscape features will be added along the eastern boundary. Staff finds the landscaping in conformance with City Code. Mr. Sheets said staff is requiring the restriping of the parking lot once the new building is constructed in order to improve vehicle and pedestrian movements on the property.

PETITIONER'S PRESENTATION

Mr. Rossberg said the current building is stressed for space for both showroom and service, and this will be a great addition to his business.

There was a brief discussion about colors of the proposed building and how the existing and new buildings will tie in together.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

MOTION: That the Design Review Board approve the Design Review Application of Mr. Salvage Motorcycle Shop storage garage located at 1421 Central Avenue West, 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 parking lot is required to be restriped to improve vehicle and pedestrian movements on the property.

Made by: Mr. Humble
Second: Mr. Peterson

VOTE: All being in favor, the motion passed.

Mr. Sheets reviewed the next steps in the process for the applicant. He said he will need to look at the size of the garage doors to see if there needs to be a portal frame. Mr. Overfelt confirmed they do require a portal frame.

**DRB2014-23 Eight Ball Pool Hall 1020 17th Street South
Partial Exterior Renovation**

Galen Amy, Planner II, presented the staff report for the application by owner Richard Zadick and his representative Dana Hennen for a partial exterior renovation of the Eight Ball Pool Hall at 1020 17th Street South. Ms. Amy entered the staff report into the record. She corrected the staff report in that this business is not located in Neighborhood Council 9 but in Neighborhood Council 6. She also said there is a pole sign on the subject property that does not appear in the site photo in Exhibit E.

Ms. Amy reviewed the information provided in the staff report. The subject property is approximately 29,969 square feet, and the existing vacant building is 7,600 square feet and was a Casino type 1. The applicant is seeking to re-establish the Casino type 1 use with interior and exterior renovations. The existing structure is non-conforming and the use is partially non-conforming.

Ms. Amy said the applicant is proposing to upgrade the east façade of the existing building with a new portico, replacing the existing metal door and sign awning, as well as adding a 21-inch brick wall for a foundation planting bed adjacent to each side of the new portico. A portion of the building currently has blue cedar shake awning, which will be replaced with a metal awning.

Ms. Amy said she included standards and guidelines in the staff report for exterior renovations, in addition to special standards (Exhibit F) that apply to Casino type 1 uses. The applicant will be required to apply for a separate permit for any new signage, as well as following the special standards requirements for Casino type I, which use is less intensive than a Casino type 2. Ms. Amy said a Casino type 2 is not permitted at this location. A Casino type 1 use is not permitted to have a pole mounted sign. She said that under Conditions of Approval, Condition F needs to include the removal of the existing pole mounted sign.

The planting bed does not have a current landscaping plan, although some type of tall grass is indicated. Per the Landscaping Code, the bed should be at least 4 feet wide and contain a mix of vegetation, including annual and perennial flowers, ground cover and shrubs. The applicant said they would seek a landscaping plan from a local nursery.

There was discussion about removal of the mounted pole sign and Casino type 1 signage requirements and how that affects this project. Dave Dobbs, City Engineer, said most of the sidewalk is okay except the alley driveway, which is shattered and needs to be replaced. Mr. Hennen said there were about 35 parking spots, and he will consult with staff before restriping the lot. He said they will probably have Tilleraas Landscaping look at the boulevard for tree planting as per City Code requirements. Mr. Humble asked about a landscaping plan coming back to the DRB, and Ms. Amy said that staff will review placement of the boulevard trees and the foundation plantings, and since this is an existing non-conforming use, a formal landscaping plan will not need to be brought forward.

There was a question about what color the building will be, and Mr. Hennen said they will first choose the metal and then choose building color. He said it will probably be a tan color. He also said he thought there was a sprinkler system on site. Ms. Amy said that technically, the color of the building should have been decided before the application came to the Design Review Board, and Mr. Hennen said they were looking at earth tone colors.

Ms. Amy said the Conditions of Approval for this project should be amended to include the removal of the mounted pole sign, to include Mr. Dobbs conditions that the sidewalk be replaced as specified, and that the building paint color should be approved by staff.

There was a comment about painting a mural on the building, and Mr. Sheets said as long as there was no advertising on the mural, it is not against City Code.

BOARD DISCUSSION AND ACTION

MOTION: That the Design Review Board approve the Design Review Application of the Eight Ball Pool Hall located at 1020 17th 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:

- 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. The 21-inch brick wall proposed for a foundation planting bed adjacent to each side of the new portico shall be at least four (4) feet wide, mulched, and contain a mix of vegetation types (annual flowers, perennial flowers, ground cover and shrubs) per Title 17 landscaping requirements. Additionally, the applicant shall plant boulevard trees along both 17th Street South and 11th Avenue South.
- D. Proposed project shall use the existing site and building lighting.
- E. The existing parking lot shall be restriped as part of this project, providing at least 2 accessible spaces.
- F. The applicant shall apply for a separate permit through the Planning and Community Development Department for any new signage, and follow Section 17.20.6.140 Casino, type 1 special standards addressing signage. The mounted pole sign shall be removed.
- G. Staff shall review the colors of the building once they are chosen.
- H. The sidewalks shall be repaired per the City Engineer's Office.

Made by: Mr. Peterson
Second: Mr. Humble

VOTE: All being in favor, the motion passed.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Mr. Humble moved to adjourn the meeting, seconded by Mr. Grosse. All being in favor, the meeting was adjourned at 3:33 p.m.