

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
November 10, 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:

Galen Amy, Planner II
Dave Dobbs, City Engineer

Others present:

Brandon Rozga, AIA, Christopher Kidd and Associates, LLC
Joe Murphy, PE, Big Sky Civil & Environmental, Inc.

MINUTES

Mr. Grosse moved to approve the minutes of the October 27, 2014 meeting of the Design Review Board. Mr. Peterson seconded, and all being in favor, the minutes were approved.

**NEW BUSINESS
DRB2014-29 Liberty Dialysis
26th Street South**

Galen Amy, Planner II, presented the staff report for the application from David McDonald of Idaho Commercial Brokerage and Representation from Brandon Rozga of Christopher Kidd and Associates for the development of a new single-story 8,971 square foot dialysis clinic on a vacant lot. The subject property is located on the west side of 26th Street South in the vicinity of Bobcat Way. Ms. Amy entered the staff report into the record.

Ms. Amy said there is an established cardiology facility on the abutting property to the north and residential condominiums to the west. The new clinic is located in, and is a complementary

addition to, the Medical District. Ms. Amy reviewed information as contained in the staff report regarding specific elements of the project. Each façade of the building has been divided into smaller sections with vertical and horizontal offsets created by siding textures and a plentitude of windows.

The windows have either Cumaru wood overhangs or painted metal projection canopies. The building includes earth tone colors and natural elements such as stone and Cumaru wood siding, while also incorporating EFIS and metal accents/coping caps. Ms. Amy referenced the exhibits included in the staff report for more information. The site plan shows a possible generator, which will also be required to be screened, preferably by landscaping.

Ms. Amy stated that primary access to the clinic will be off of 26th Street South, with a drive under canopy drop off area at the main building entrance. An additional private north-south drive is located off of Bobcat Way. A shared use and maintenance agreement is already in place for this road, and the applicant will confirm that this agreement includes access to the subject property prior to connecting to it. Ms. Amy stated that the applicant will be preserving 4 of the existing trees that are located at the rear of the property along the existing concrete fence.

Ms. Amy concluded her presentation of the staff report.

PETITIONER'S PRESENTATION

The Petitioner stated that he felt that this building would fit into the newer building in the community, with a modern feel that has earth tones added to it.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Mr. Grosse asked for clarification about the possible generator, which the site plan shows as having a fence around it. Ms. Amy confirmed that it would be a fence with landscaping on the outside of it. Mr. Murphy stated that the fence is more for security purposes. Mr. Grosse asked if it was a backup generator and Mr. Rozga stated it is for backup and is not an emergency generator.

MOTION: That the Design Review Board approve the Design Review Application of Christopher Kidd and Associates, as shown in the conceptual development plans contained within this report and provided by the Project Manager, subject to the follows 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.
4. The applicant shall confirm the subject property is permitted access to Bobcat Way via the private north-south drive, located at the north of the subject property, prior to connecting to it.

Made by: Mr. Peterson
Second: Ms. Tronson

VOTE: All being in favor, the motion passed.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, Mr. Grosse moved to adjourn the meeting, seconded by Ms. Tronson. All being in favor, the meeting was adjourned at 3:17 p.m.