

**MINUTES OF THE MEETING  
OF THE  
DESIGN REVIEW BOARD  
April 13, 2015**

**CALL TO ORDER**

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

**ROLL CALL & ATTENDANCE**

Design Review Board Members present:

David Grosse, Chair  
Mary Klette  
Tyson Kraft

Design Review Board Members absent:

Eric Peterson, Vice Chair  
Tara Tronson

City Staff Members present:

Charlie Sheets, Development Review Coordinator  
Garrett Norman, Planner I  
Gregory Gordos, Planner I

Others present:

Jenn Rowell, Great Falls Tribune  
Reese Riggin, Flippin' Family Fun  
Tim Peterson, LPW Architects

**MINUTES**

Ms. Klette moved to approve the minutes of the March 9, 2015 meeting of the Design Review Board. Mr. Kraft seconded, and all being in favor, the minutes were approved.

**OLD BUSINESS**

**DRB2015-02 University of Great Falls Student Housing  
1401 20<sup>th</sup> Street South**

Charlie Sheets presented the staff report for the resubmittal by the University of Great Falls for landscaping and trash enclosure. Mr. Sheets entered the staff report into the record and reviewed details of the application as provided in the staff report. The dumpster enclosure is proposed on the northeast corner of the project area. Students will access the dumpster on the west side of the enclosure from the sidewalk.

The proposed landscaping plan includes 170 plants consisting of 4 varieties of trees, 3 varieties of shrubs and grasses, and then a 4 to 7-foot landscape curbing with landscape rock against the building.

Mr. Sheets said there have been no comments on this resubmittal by the City Engineer's Office.

### **PETITIONER'S PRESENTATION**

There was no petitioner presentation.

### **PUBLIC COMMENT**

There was no public comment.

### **BOARD DISCUSSION AND ACTION**

MOTION: That the Design Review Board approve this submittal.

Made by: Mr. Kraft  
Second: Ms. Klette

VOTE: All being in favor, the motion carried.

### **NEW BUSINESS DRB2015-09 Central Catholic High School 2800 18<sup>th</sup> Avenue South**

Mr. Sheets presented the staff report for the application by Central Catholic High School for a proposed expansion to the gymnasium for additional locker and weight training rooms, as well as classrooms and offices. Mr. Sheets entered the staff report into the record. The proposed addition will be located between the existing gymnasium and the football fields.

Mr. Sheets reviewed details of the expansion as provided in the staff report.

### **PETITIONER'S PRESENTATION**

Mr. Peterson, LPW Architects, gave some details of the proposed exterior finish. He said that there are some drainage issues on the subject property and they are proposing to direct drainage around the building to the retention pond.

### **PUBLIC COMMENT**

There was no public comment.

### **BOARD DISCUSSION AND ACTION**

There was a question from the Board about rooftop units, and Mr. Peterson said there will be such a unit and screening will be provided.

MOTION: That the Design Review Board approve the project.

Made by: Ms. Klette  
Second: Mr. Kraft

VOTE: All being in favor, the motion passed.

**NEW BUSINESS**  
**DRB 2015-06 Bethel Lutheran Church Additions**  
**1009 18<sup>th</sup> Avenue Southwest**

Mr. Sheets presented the staff report for the application by Bethel Lutheran Church to construct a new entry vestibule and reception room on the front side of the existing building, and a small office addition on the north side. Mr. Sheets entered the staff report into the record.

Mr. Sheets reviewed details of the proposed project as provided in the staff report. The interior narthex remodel will include raising the existing roof structure and ceiling and the addition of an operable glass wall between the narthex and the sanctuary.

**PETITIONER'S PRESENTATION**

Mr. Peterson, LPW Architects, said that the existing front of the church building is nondescript, and in order to improve the appearance, the entire facility will be resided. There will be some brick used on the front to tie into the original building. Mr. Peterson reviewed other details of the project materials and landscaping of the memorial garden around the driveway. Each of the two additions to the existing building will be under 600 square feet. One condensing unit will be added to the roof and will not be visible from the street.

**PUBLIC COMMENT**

There was no public comment.

**BOARD DISCUSSION AND ACTION**

MOTION: That the Design Review Board approve the project.

Made by: Mr. Kraft  
Second: Ms. Klette

Vote: All being in favor, the motion passed.

**DRB 2015-11 Flippin' Family Fun Go Kart Track**  
**5501 9<sup>th</sup> Avenue South**

Mr. Sheets presented the staff report for the application for a Go Kart Track by Flippin' Family Fun, located at 5501 9<sup>th</sup> Avenue South. This proposed project will be an outdoor track on the southeast portion of the subject property. Elements of the track include curbing and used tires for bumpers. The owners are proposing to install 10 trees in the boulevard along 9<sup>th</sup> Avenue

South. Along the north property line, they will install 6 spring snow crab-apple trees and 43 alpine current shrubs. The existing parking lot will be restriped for 55 parking stalls and 3 handicap accessible stalls with access aisles next to the entrance.

Mr. Sheets concluded his review of the staff report.

### **PETITIONER'S PRESENTATION**

Mr. Riggin reviewed some details of the proposed project and noted that in the past, there had been a Go Kart Track on the subject property. He said the track will be open until 10:00 p.m. on Fridays and Saturdays, and 9:00 p.m. on weeknights for the season, which is approximately May through September.

### **PUBLIC COMMENT**

There was no public comment.

### **BOARD DISCUSSION AND ACTION**

The Board inquired about kart storage, and Mr. Riggin said they will probably be adding a manufactured portable shed unit for storage on the west side of the existing building.

**MOTION:** That the Design Review Board approve the project with the Conditions of Approval listed in the staff report.

#### 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 applicant shall restripe the existing parking lot for 55 parking stalls and three accessible parking stalls with access aisles and driving aisles.
- D. The applicant shall consult with landscape design professionals to develop and install irrigation, trees and shrubs within the property boulevard and along the north property line between the parking lot and the multi-family residences.

Made by: Ms. Klette  
| Second: Mr. Kraft Humble

Vote: All being in favor, the motion passed.

## **BOARD COMMUNICATIONS**

There were no communications.

## **ADJOURNMENT**

There being no further business, Ms. Klette moved to adjourn the meeting, seconded by Mr. Kraft. All being in favor, the meeting was adjourned at 3:00 p.m.