

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
August 24, 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
Tyson Kraft, Vice Chair
Dani Grebe
Kevin Vining

Design Review Board Members absent:

None

City Staff Members present:

Charlie Sheets, Development Review Coordinator

Others present:

Anthony Houtz, CTA Architects Engineers
Adam Talbert, CTA Architects Engineers
Jolene Bach, Great Falls Development Authority
Jenn Rowell, Great Falls Tribune
Chris Ward
Jim Young, City Engineer

MINUTES

Mr. Kraft moved to approve the minutes of the August 10, 2015 meeting of the Design Review Board. Ms. Grebe seconded, and all being in favor, the minutes were approved.

NEW BUSINESS

**DRB2015-25 4448 3rd Avenue North
12-Unit Apartment Complex**

Charlie Sheets, Development Review Coordinator, presented the staff report for applicant Western National Properties, in care of Casey Cummings, for a 12-unit apartment complex with garage facilities, located at 4448 3rd Avenue North. The vacant property area is about 25,000 square feet, and currently zoned R-5. The proposed project is a 3,430 square foot, three level

(two story) 12-unit apartment complex with two bedrooms in each apartment, and an additional 3,400 square feet of single story garage facilities.

The building will have two entrances on the north and south elevations, with a connecting hallway in between them. The lower level entrance will be ADA accessible. There will be a patio feature with each apartment as well as storage in the common hallway for each of the tenants.

The proposed exterior of the building will be a synthetic stucco system with earth tones and pre-finished metal siding. The roof will be asphalt with fascia and soffit. The project has a landscape plan that appears to be in compliance with City Code, and provides for 12 interior trees and 11 boulevard trees. There will need to be some additional landscaping around the air conditioning condensing units on the East side of the building. The project plans to use the existing lighting for the street lights, and wall packs at the entrances of the building.

PETITIONER'S PRESENTATION

Anthony Houtz, CTA Architects Engineers, said each of the units will have a garage stall that can be accessed from either the south side of the property or the alley, with access onto the perimeter sidewalk from those locations. There will be nine additional parking stalls on site for guests.

There was discussion with Jim Young, City Engineer, regarding drainage issues for the project and previous runoff to the property to the west. This issue is being handled using curb to convey water runoff back to the driveway area. Mr. Houtz also said that runoff there will be minimal because there are no downspouts or hard surface runoff in that area. Mr. Young asked if the south side of the alley will be built up to help solve drainage issues, and Mr. Houtz said there will be negative drainage into the alley. Mr. Young also clarified a curbside sidewalk will be acceptable where it connects to existing curbside sidewalk.

Mr. Young said that the 3rd Avenue North alley at 46th Street North is not ADA compliant and needs to be replaced. Mr. Young said two curb cuts on 46th Street North will need to be replaced with full curb.

PUBLIC COMMENT

Charlie Sheets noted that John Chase, who resides at 4436 3rd Ave North, voiced some previous concerns about this project during the rezoning process with a letter that was submitted to the City Commission regarding the negative drainage on the property. Mr. Sheets stated the concerns about the drainage issues were being addressed by the developer. In the letter, Mr. Chase also voiced concerns about a Silver Maple tree that was cut down five years ago, but continues to send up shooters into his yard. Mr. Sheets said he put Mr. Chase in touch with the City Forester, who is helping resolve this issue. No Silver Maples will be allowed in the landscaping of this proposed project. Mr. Chase is in favor of the project.

Jolene Bach, Great Falls Development Authority, commended the Board, City staff, CTA, and the developer for this project.

BOARD DISCUSSION AND ACTION

There was discussion about the number of trees required for the proposed project. Ms. Grebe asked for clarification on requirements for the number of stories of buildings in the R-5 zoning and the number of stories in this proposed building. Mr. Houtz explained that R-5 zoning allows a maximum of two stories. This building will have a daylight lower level and two stories above that level.

Motion: That the Design Review Board approve the Design Review Application for the proposed 12-unit apartment building, located at 4448 3rd Avenue North, as shown on the conceptual development plans contained within the staff report and provided by the applicant's representative, subject to the following 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 approved 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 submit plans and specifications to Planning and Community Development Department in conformance with the relevant requirements of Title 15 - Building and Construction, of the Official Code of the City of Great Falls.
- D. The applicant shall submit plans and specifications to Planning and Community Development Department in conformance with the relevant requirements of Title 17 - Land Development Code, of the Official Code of the City of Great Falls.
- E. The applicant shall submit a landscape plan as a separate plan sheet that complies with all relevant requirements of Chapter 44 of Title 17 of the Official Code of the City of Great Falls.
- F. Per the City Engineer's requirements, the applicant shall re-grade the site so it does not drain to the property to the west, abandon the two curb cuts on the east end of the property, and allow ADA access on the alley side and on the northeast corner of the property.

Made by: Mr. Kraft
Second: Ms. Grebe

VOTE: All being in favor, the motion carried.

BOARD COMMUNICATIONS

Chair Grosse called for a motion to make a recommendation to City Commission for Ann Schneider to fill the current vacancy on the DRB.

Motion: That the Design Review Board recommend to City Commission that applicant Ann Schneider fill the current vacancy on the Board.

Made by: Ms. Grebe

Second: Mr. Kraft

Vote: All being in favor, the motion carried.

ADJOURNMENT

There being no further business, Ms. Grebe moved to adjourn the meeting, seconded by Mr. Kraft. All being in favor, the meeting was adjourned at 3:24 p.m.