

**MINUTES OF THE MEETING  
OF THE  
DESIGN REVIEW BOARD  
September 28, 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  
Ann Schneider  
Kevin Vining

Design Review Board Members absent:

None

City Staff Members present:

Charlie Sheets, Development Review Coordinator  
Craig Raymond, CBO, Director P&CD  
Dave Dobbs, City Engineer  
Sara Sexe, City Attorney  
Connie Rosas, Sr. Administrative Assistant, P&CD

Others present:

Dani Grebe, LPW Architects for First Avenue Estates  
Neil Fortier, NeighborWorks Great Falls  
Jenn Rowell, Great Falls Tribune  
Chris Ward  
Joe Murphy, Big Sky Civil & Environmental for URM Stores, Inc.  
Mike Zadick, property owner  
Byron Parao, URM Stores, Inc.  
Mike Winger, URM Stores, Inc.  
Jim Zadick, representing Zadick property owners  
Gary Zadick, property owner  
Randy McIntire, URM Stores, Inc.

**MINUTES**

Mr. Kraft moved to approve the minutes of the August 24, 2015 meeting of the Design Review Board. Ms. Grebe seconded, and all being in favor, the minutes were approved.

## **NEW BUSINESS**

### **DRB2015-12 First Avenue Estates 1201 1<sup>st</sup> Avenue South**

Charlie Sheets, Development Review Coordinator, presented the staff report for the applicant, First Avenue Estates. Mr. Sheets entered the staff report into the record. The proposed project is a 12-unit apartment complex located at the northeast corner of 12<sup>th</sup> Street South and 1<sup>st</sup> Avenue South. The subject property is approximately 22,694 square feet and is one lot that was aggregated from three standard city lots. Current zoning is R-5 Multi-family medium density.

Each unit of the proposed project will be about 900 square feet with 3 bedrooms, 2 bathrooms, a kitchen and dining area, and private laundry facilities. The proposed building will be 35 feet high and the project provides a total of 19 parking spaces, including 1 ADA accessible space. The required number of spaces is 18. Landscaping includes 10 trees within the 1<sup>st</sup> Avenue South and 12<sup>th</sup> Street South boulevards, 6 of which are existing. Several existing trees planted along the eastern property line will remain.

Mr. Sheets reviewed details of the lighting for the project as well as building materials and structure. The trash enclosure will be surrounded with slatted chain link fencing.

City Engineer, Dave Dobbs, said that on the northwest side of the proposed project is a curved underdrain. He inquired about water detention in the northwest corner and was assured there would be detention. He said the sidewalk will be inspected, but is in poor condition along the 12<sup>th</sup> Street South and will need to be replaced as indicated by the City Engineer's Office.

## **PETITIONER'S PRESENTATION**

Dani Grebe, LPW Architects, said they are excited about the location for this project, as it will have good visibility from Central Avenue and fit in well with the surrounding neighborhoods. They are matching some of the residential styles in the area with the proposed building materials and structure. She reviewed some of the details of the project.

## **PUBLIC COMMENT**

There was no public comment.

## **BOARD DISCUSSION AND ACTION**

Mr. Kraft asked if the east and west entrances were also main entrances into the building. Ms. Grebe confirmed they were, and said it was a split corridor with two units per floor that are accessed by each entry, thus making it a safer design. Mr. Kraft suggested that some detail be added to the east and west entrance coverings, to not only match the coverings on the south side, but to signify that these are entrances from a distance.

Motion: That the Design Review Board approve the application for the First Avenue Estates project, as shown in the conceptual development plans contained within this 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 the 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 the 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 consider the preservation of the 1912 sidewalk and determine whether it will need to be repaired.

F. The applicant shall further consider enunciating the entryways of the development.

Made by: Mr. Kraft  
Second: Mr. Vining

VOTE: All being in favor, the motion carried. Ms. Grebe abstained from the vote.

**DRB2015-26 URM Great Falls  
3160 10th Avenue South**

Craig Raymond, Director of Planning and Community Development, passed out a revised staff report for the renovation and expansion of URM Stores, Inc., located at 3160 10<sup>th</sup> Avenue South. City staff was able to meet with both the property owners and the developer to work out the particulars of the application. Mr. Raymond was pleased to announce they worked out a solution that ultimately brought the project into technical compliance with the Land Development Code.

The applicant is proposing expansion and renovation of an existing structure formerly known as Van's IGA. The proposed commercial structure will accommodate a 53,722 square foot grocery tenant, which will extend the building footprint by approximately 15,000 square feet. The parking lot will also be expanded 26,000 square feet to the west on a currently vacant parcel, which is under the same ownership, and will be leased to the developer contingent on Board approval.

The applicant is proposing expansion of the existing commercial structure by 80 linear feet to the west and 16 linear feet to the north. Maximum building height would be increased from 32 feet to 42 feet, including the canopy. Existing parking lot improvements include an additional

203 parking spaces, a new pylon message center sign, restriping of existing parking spaces from a 45 degree to a 90 degree angle, and replacement of existing parking lot light fixtures with LED lamps.

The applicant is proposing updated perimeter, island, and foundational landscaping within the total property area. Perimeter landscaping will add boulevard canopy trees along 10th Avenue South, 32nd Street South and, most significantly, 11th Avenue South. The proposed trees, shrubs, and foundation plantings meet numerical requirements per Title 17-Land Development Code, Chapter 44, but are tightly concentrated on the south end of the site. The proposal also meets square footage requirements for landscaping. The Montana Department of Transportation plans to reconfigure 32<sup>nd</sup> Street South in the near future, which would affect several boulevard trees indicated on the Landscape Plan.

Mr. Raymond explained how the project went from a non-compliant application to the current compliant application. He said the property line on the western portion of the western parking lot will be moved further west, thus increasing the size of the lot, in order to achieve the required landscaping square footage. Mr. Raymond extended his appreciation to the Zadick family for making this boundary line adjustment happen, as the square footage was the only element in the previous application that was not in compliance.

### **PETITIONER'S PRESENTATION**

Joe Murphy, Big Sky Civil and Environmental, said he appreciates City Planning staff and Public Work's assistance in getting to where they are currently. With the modifications mentioned by Mr. Raymond that bring the landscaping up to the minimum 15%, he is excited to proceed with the project.

### **PUBLIC COMMENT**

Dave Dobbs, City Engineer, requested that about 30 feet of the sidewalk along 11<sup>th</sup> Avenue South be replaced during the course of the project, as it is currently damaged and hazardous. Also, he asked that they extend the sidewalk to the west where the property line is being adjusted.

Chris Ward, 3621 7<sup>th</sup> Avenue South, confirmed that there were provisions for bike parking in the plan, and said he would like to encourage the bike parking be sheltered and close to the entrance. Mr. Ward also wanted to point out his concern with the large columns on the curb line that block the view before stepping out directly into traffic. He said from a safety standpoint, he would like to see some way to pull those columns back to increase visibility, while maintaining the overhead coverage. He also asked if it is possible to make a visibly differentiated pedestrian center-walk from the front door of the store to the right-of-way at 10<sup>th</sup> Avenue South, so that pedestrians have a safe passageway if not arriving by vehicle.

Byron Pavao, URM Stores, addressed Mr. Ward's concerns. He said the front entrance will be done in concrete with a snow melt system, not asphalt, so there will be a differential of materials, as well as a truncated dome structure to help people know they are entering into a vehicular area.

## **BOARD DISCUSSION AND ACTION**

Mr. Kraft thanked the Zadick family for helping gain the additional square footage needed to be in compliance. There was discussion about trees previously planted on 11<sup>th</sup> Avenue South with consensus that this project should plan for trees with a higher bottom clearance to enable visibility.

Motion: That the Design Review Board approve with conditions the Design Review Board Application for the URM Great Falls grocery store, as shown in the conceptual development plans contained within this report and provided by the applicant's representative. The application is 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 the 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. All boulevard trees reflected in the Landscaping Plan shall be approved tree species specified in Appendix B of the Official Code of the City of Great Falls.

E. A Boundary Line Adjustment shall be performed to include sufficient landscape areas on the subject property in compliance with OCCGF 17.44.3.

F. The damaged sidewalk on 11<sup>th</sup> Avenue South shall be updated and replaced, as well as the sidewalk on the southwest corner of 11<sup>th</sup> Avenue South.

G. The applicant shall consider making pedestrian walkways more visibly differentiated from the other areas of the project.

Made by: Mr. Kraft  
Second: Ms. Schneider

VOTE: All being in favor, the motion carried.

## **BOARD COMMUNICATIONS**

Chair Gross welcomed new Board member Ann Schneider to the Design Review Board.

## **PUBLIC COMMENT**

There was no public comment.

## **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 3:44 p.m.