

**MINUTES OF THE MEETING  
OF THE  
DESIGN REVIEW BOARD  
December 14, 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:

Ann Schneider

City Staff Members present:

Galen Steffens, Planner II  
Dave Dobbs, City Engineer

Others present:

Jana Cooper, TD&H Engineering

**MINUTES**

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

**NEW BUSINESS**

**DRB2015-30 Talus Apartments- Phase II  
2103 & 2105 23<sup>rd</sup> Street South**

Ms. Steffens presented the staff report for Phase II of Talus Apartments. The property is zoned M-1 Mixed-use District consisting of approximately 2.45 acres, and the applicant is proposing development of two 36-unit buildings identical to the buildings that were developed in Phase I. There will be connectivity between the two phases with a drive aisle, sidewalks, and jogging trail.

The landscaping plan exceeds the code requirements; however, code requirements are not met for ADA accessible parking spaces. Currently the plans submitted allow for two ADA accessible

parking spaces, and per code five are required. A Design Waiver was submitted and approved, reducing the parking stall width from 10 feet to 9 feet. A storm water management plan will also need to be put together for review and approval by the Public Works Department.

Ms. Steffens said the current layout has the parking along the eastern property line crossing the property line and going over an established utility easement. A permanent easement for this encroachment must be established, in addition to establishing a shared access and maintenance agreement for the drive aisle in order to avoid adjusting property lines. The site plan does not show a crosswalk going west across 23<sup>rd</sup> Street South, which will need to be installed. With the mentioned conditions, Ms. Steffens said staff recommends approval.

### **PETITIONER'S PRESENTATION**

Jana Cooper, TD&H Engineering, said they did turn in the storm management plan, and said the ADA spaces will be added. They are currently working out the encroachment and shared access and maintenance agreements as well.

Ms. Steffens noted on the current landscaping plan that some of the big transformers will need to be screened.

### **PUBLIC COMMENT**

There was no public comment.

### **BOARD DISCUSSION AND ACTION**

There was discussion on the jogging trail, and the inability to put it south connecting west, as indicated on the landscaping plans. The trail will connect up through to the north instead, and trees and grass will be on the south portion due to steep grading.

There was also discussion about grading issues from the east site to the west site, and the possibility of adding an additional 10-foot utility easement.

Motion: That the Design Review Board approve with conditions the Design Review Application of Talus Apartments Phase II, as shown in the conceptual development plans contained within this report and provided by the project property Owner's Agent, subject to the following conditions:

1. The applicant shall add an additional three ADA accessible parking spaces.
2. The applicant shall design and construct an additional pedestrian crosswalk connection going west across 23<sup>rd</sup> Street South.
3. If the site plan remains as shown on Exhibit E, then a parking encroachment easement for said parking area shall be recorded at the Cascade County Clerk and Recorder's Office prior to issuance of a Certificate of Occupancy by the Building Department.

4. The applicant shall establish a shared access and maintenance agreement for the east-west drive aisle located between the Talus Apartments Phase I and Phase II properties, located near the south property line of both lots, prior to issuance of a Certificate of Occupancy by the Building Department.
5. 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.
6. 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.
7. 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.
8. The applicant shall screen the transformers.

Made by: Ms. Grebe

Second: Mr. Kraft

VOTE: All being in favor, the motion carried.

### **BOARD COMMUNICATIONS**

There were no Board communications.

### **PUBLIC COMMENT**

There was no public comment.

### **ADJOURNMENT**

There being no further business, Mr. Kraft moved to adjourn the meeting, seconded by Ms. Grebe. All being in favor, the meeting was adjourned at 3:16 p.m.