

**MINUTES OF THE MEETING  
OF THE  
DESIGN REVIEW BOARD  
April 11, 2016**

**CALL TO ORDER**

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

**ROLL CALL & ATTENDANCE**

Design Review Board Members present:

Dani Grebe, Chair  
Tyson Kraft, Vice Chair  
David Grosse  
Kevin Vining

Design Review Board Members absent:

Ann Schneider

City Staff Members present:

Dave Dobbs, City Engineer  
Tom Micuda, Deputy Director P&CD  
Galen Steffens, Planner II  
Erin Borland, Planner I

Others present:

Alex Huffield, KLJ  
Jason Egeline, CWG Architects  
Joe Murphy, Big Sky Civil & Environmental  
Dan Sampson, Town Pump  
Jeremiah Johnson, Great Falls Development Authority (GFDA)

**MINUTES**

Mr. Kraft moved to approve the minutes of the March 28, 2016, meeting of the Design Review Board. Mr. Vining seconded, and all being in favor, the minutes were approved.

**NEW BUSINESS  
DRB2016-07 Town Pump  
1411 10<sup>th</sup> Avenue South**

Galen Steffens, Planner II, entered the staff report into the record for a Town Pump convenience store with attached casino, type I, and associated 14-pump fuel island. The proposed project is a redevelopment of a full city block zoned C-2 General Commercial with a

parcel area of 2.58 acres, structure size of 15,300 square feet plus the fuel island canopy with 14,500 square feet.

The applicant proposes a two-story building with office space above the casino and convenience store. The building has been designed with the facades being broken up into smaller sections with vertical and horizontal offsets created by lap siding, brick wainscoting, and stone veneer accents. The roof contains wide fascia feature with a skylight over the first floor, and a mansard style roof over the second story offices. The dumpster enclosure will be located on the east property line screened by landscaping on three sides.

The project is in conformance with the requirements of Title 17, and the site plan includes the conceptual parking layout showing 55 parking spaces, two of which will be ADA accessible. The applicant has applied for and been granted a Design Waiver to alter the parking stall dimensions from the required 10 by 19 feet to 9 by 20 feet to match the design of other Town Pump sites. Staff recommends the applicant incorporate a bike rack by the front entrance, but it is not required.

A storm water management plan is required to be reviewed and approved by the Public Works Department prior to the issuance of building permits. The applicant has provided an outdoor lighting plan which will require some minor modification reducing the foot-candles to 20. Staff recommends two wall sconces on the south façade be removed as the downlights in the soffit provide sufficient lighting, as well as the blue LED lighting on the north side of the building be removed to minimize the impact on the adjacent neighborhood.

The proposed landscaping meets minimum requirements of the code. Paved or nonliving surfaces are the dominant texture within the interior of the site, with cement walkways surrounding the building, asphalt parking and drive aisles throughout, and rock mulch in all landscape beds. A significant landscape buffer is shown between the building and the north property line which includes 31 limber pines which will block headlights and mitigate noise. Ms. Steffens outlined the proposed landscaping as listed in the staff report. The City Forester has reviewed the landscaping plan and provided recommendations.

## **PETITIONER'S PRESENTATION**

Joe Murphy, Big Sky Civil and Environmental, said the existing structure will be demolished in the coming weeks. He said they feel comfortable in working with City staff that they are close to completing everything, with the exception of the landscaping. He said the owner will be happy to provide bike racks as staff recommended, and they will work with City staff to make they are installed per City Code. The grading and drainage plan is completed and almost ready for submittal, and he discussed the proposed plans. He said they are severing the water services from the existing building and putting in new water and sewer services. A general stormwater permit has also been obtained.

Mr. Dobbs asked if there were any entry/exit signs slated for the boulevard area, and it was clarified there were none planned. There was discussion on checking with MDT about requirements for one-way signs placed where new driveways face the one-way streets.

## **PUBLIC COMMENT**

Jeremiah Johnson, GFDA, said they whole heartedly support the development and he urges the Board to approve the design.

## **BOARD DISCUSSION AND ACTION**

There was discussion on the location of the mechanical system, and how it is fully screened and not visible. There was also discussion on the possible replacement of sidewalks, and the boulevard sidewalks being installed on three sides.

There was discussion on the calculation of the interior trees and shrubs, and the possibility more shrubs are actually required. Ms. Steffens said she will double check the calculation and make sure there were the required amount of shrubs in the landscaping plan.

Motion: That the Design Review Board approve with conditions the Design Review Application for the construction of Town Pump gas station, convenience store, and casino, type 1, located at 1411 10<sup>th</sup> Avenue South, as shown in the conceptual development plans contained within this report and provided by the Applicant, subject to the following conditions:

- 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 continue working with Staff to finalize remaining plant species and final layout of the landscaping plan
- D. The applicant shall hire a licensed surveyor to complete an amended plat aggregating the existing 14 lots the project consists of. Said plat shall be reviewed by Staff and upon Staff approval be filed at the Cascade County Clerk and Recorder's Office.
- E. The blue LED lighting along the second story roofline on the north side of the building shall be removed in order to minimize the impact to the adjacent neighborhood, and the 2 wall sconces on the south façade shall be removed.
- F. The fuel island canopy lighting fixtures shall be modified to not exceed 20 foot-candles.
- G. The applicant shall offset the trees to provide a clear vision triangle.
- H. The applicant shall consider adding a bike rack to the site.
- I. The applicant shall provide a proper drainage plan to City staff.

J. The applicant shall review the requirements to provide one-way signage on auxiliary streets.

K. The applicant shall clarify the proper tree and shrub count in the landscaping plan.

Made by: Mr. Kraft  
Second: Mr. Gross

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. Grosse moved to adjourn the meeting, seconded by Mr. Kraft. All being in favor, the meeting was adjourned at 3:32 p.m.