

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
May 9, 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
Ann Schneider

Design Review Board Members absent:

Kevin Vining

City Staff Members present:

Dave Dobbs, City Engineer
Galen Steffens, Planner II
Erin Borland, Planner I

Others present:

Kevin May, BSCE/Faith Lutheran
Chris Ward

MINUTES

Chair Dani Grebe asked if there were any comments or corrections to the minutes of the regular meeting held on April 11, 2016. Seeing none, the minutes were approved as submitted.

**NEW BUSINESS
DRB2016-08 Faith Lutheran Church
1300 Ferguson Drive**

Erin Borland, Planner I, entered the staff report into the record for Faith Lutheran Church. The applicant is proposing construction of a new worship facility that includes a 378 seat sanctuary, 3,000 square foot fellowship room, a kitchen, conference room, offices and classrooms. The structure size will be 19,578 square feet on 3.92 acres. The applicant has been approved for a Conditional Use Permit (CUP) to allow the worship facility in the R-3 Single-family high density zoning district.

The building has been designed with modern geometric form with the exterior finishes of smooth white plaster, earth-tone stone cladding and a metal roof. It will be a single story building and has been designed to blend in with the existing neighborhood aesthetics. The trash enclosure will consist of cedar siding installed on a 5-foot tall capped cedar 4-inch by 4-inch posts; however, staff has recommended increasing the height of the enclosure to be 6 feet tall, which Ms. Borland said the applicant has already revised the plans to incorporate that recommendation.

The site plan includes the conceptual parking layout showing 120 parking spaces, 14 of which will ADA accessible, which exceeds the code requirements. The applicant submitted a design waiver requesting 9 by 18 foot spaces rather than the standard 10 by 19, as well as requesting wider drive aisles than the standard 25-foot aisle. The request for 9 by 18 foot spaces was approved; however, the request for wider drive aisles was denied based on Staff research showing the standard 25-foot drive aisle is consistent with other jurisdictions.

The applicant has incorporated effective pedestrian connectivity between adjacent sidewalks and the proposed building, as well as incorporated five bike racks on site. The site redevelopment will have impervious surfaces of more than 15,000 square feet; therefore the developer is required to provide a storm water management plan that will need to be approved by the Public Works Department prior to the issuance of building permits.

The applicant has provided an outdoor lighting plan which requires minor modification in order to meet the intent of the Code. The foot candles at the property line shall not exceed 0.3 foot candles when a commercial use abuts a residential use. Also, Staff is requesting more information regarding the heights of the pole and wall mounted lights on the building, as well as requesting a chart showing the maximum average light levels for the entry to the building, parking, and sidewalks to ensure the lighting plan is compliant with the Code.

The proposed landscaping meets the minimum requirements of the Code, with paved or nonliving surfaces being the dominant texture within the interior of the site. There will be three 15-foot landscaping buffers on the south lot line, the northeast property line, and on the west property line. For this site there will be 8 boulevard trees, 77 interior trees, and 539 shrubs required to be installed.

PETITIONER'S PRESENTATION

Kevin May, Faith Lutheran Church, said Ms. Borland covered everything very well, and offered to answer any questions.

Mr. Dobbs asked about the fire hydrants in the middle of the sidewalk, and Mr. May said that has been updated and the locations revised. Mr. Dobbs also noted the detail on the curb cut for Ferguson Drive was not the standard detail. Mr. May said they will correct it to make it the standard detail. Mr. Dobbs said the project has been moving forward nicely, and the utilities are complete.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Ms. Grebe asked that they consider more crosswalk striping due to the quantity of parking and length of the drive aisles.

Mr. Gross asked Ms. Borland to further explain the applicant's request for wider drive aisles. Ms. Borland said the request for wider drive aisles was for safer movement throughout the site. The standard is 25 feet, and the request was denied after Staff research showed that width is consistent with other jurisdictions. Ms. Steffens explained the wider the drive aisles, the faster people drive, so Staff felt it was safer to keep it at 25 feet.

Motion: That the Design Review Board approve with conditions the Design Review Application for the construction of Faith Lutheran Church, located at 1300 Ferguson Drive, 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 the final layout of the landscaping plan.

D. The applicant shall revise the outdoor lighting plan to meet the requirements of Chapter 40 as well as the recommendations of Staff.

E. The applicant shall change the curb detail to City standard.

Made by: Mr. Gross
Second: Mr. Kraft

VOTE: All being in favor, the motion carried.

BOARD COMMUNICATIONS

Ms. Steffens said Mayor Kelly has extended an invitation to the City Commission meeting on June 7, 2016, to be recognized for the volunteer work that is done by the Board. She said all

Board members are encouraged to attend and be introduced, and they can choose someone to speak on behalf of the Board, and give a brief overview of their responsibilities.

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 3:20 p.m.