

**MINUTES OF THE MEETING
OF THE
DESIGN REVIEW BOARD
February 8, 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
Kevin Vining

Design Review Board Members absent:

None

City Staff Members present:

Dave Dobbs, City Engineer
Charlie Sheets, Development Review Coordinator

Others present:

Ed Buttrey
Ralph Peterson
Gene Davidson
Steve Tilleraas
Dan Johnstone
Alex Hutfield

MINUTES

Mr. Kraft moved to approve the minutes of the January 11, 2016 meeting of the Design Review Board. Mr. Grosse seconded, and all being in favor, the minutes were approved.

**NEW BUSINESS
DRB2016-04 Cashout Casino
1308 10th Avenue South**

Mr. Sheets entered the staff report for the proposed Cashout Casino. The applicant is proposing redevelopment of the former TJ's Lounge and Casino and Godfathers Pizza Restaurant that has been vacant since a fire destroyed the interior of the building in 2009. There will be demolition of

approximately two thirds of the building, keeping 2,400 square feet for reconstruction, which includes a storage area on the east side. The property is zoned C-2 General Commercial with 100 feet of frontage and 130 feet deep. The proposed development would reuse the existing exterior painted brick wainscoting and metal fascia/parapet, covering the remaining portion with EIFS. A new parking lot with 13 stalls would be developed, including accessible van space, access aisle, and curbed landscape islands.

Mr. Sheets said in reviewing the application, the proposed project does not entirely follow the guidelines in Exhibit 28-1; specifically the minimum proportion of doors and windows on the exterior walls, window tinting, and visual interest from the street. The remaining elements of the proposal comply with Exhibit 28-1, and the proposed project is also in conformance with Title 17.

PETITIONER'S PRESENTATION

Gene Davidson, Cashout Casino, said they are trying to use as much of the existing structure they can, including the existing materials.

There was discussion on the site address, and the fact that it shows up as a different address (1300 10th Avenue South) on GIS maps. Mr. Sheets said 1308 10th Avenue South is the correct address and as soon as a building permit is obtained, it will trigger a correction of those records that show an incorrect address.

Mr. Dobbs discussed some concerns with the curb cut, and suggested the developers talk to Montana Department of Transportation (MDT) about the proposed modifications. There was also discussion on the pavement, and that most of it will be demolished and replaced. Mr. Dobbs suggested leveling out the slope if possible for safety reasons.

PUBLIC COMMENT

There was no public comment.

BOARD DISCUSSION AND ACTION

Mr. Vining asked about landscaping aisles and beds along the alleyway, and what the intent was to divide those from the alleyway. Mr. Davidson said he was unsure, and it was suggested that would need to come up with a barrier, which normally is a curb. There was discussion on the landscaping plan, and possibly rearranging some shrubs and trees, as well as the addition of landscaping rock instead of sod on the east side of the building.

There was discussion on the screening of the mechanical units, and if they would stay where they are, or be moved to a different location; one unit is being planned for the roof of the building.

Mr. Kraft asked if there a plan for more windows, and the developer responded no; it is a casino, so it's not a primary concern. There was more discussion on rearranging the landscaping, and getting the plan submitted to Mr. Sheets if there are changes.

Motion: That the Design Review Board approve with conditions the Design Review Application for the redevelopment of 1308 10th 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 pro-poses 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. All mechanical equipment servicing the building must be screened from view.
- D. Consideration is made for the curb on the alley way side, taking into account the sidewalk along 10th Avenue South.
- E. Plans are adjusted to put landscape rock on the east side of the building instead of sod.
- F. If changes are made to the landscaping plan, the planting schedule be resubmitted to the Planning and Community Development Department.
- G. The applicant discuss the approach to 10th Avenue South with MDT.

Made by: Mr. Kraft
Second: Mr. Grosse

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 3:28 p.m.