



Missoula Design Review Board Minutes

November 18, 2020, 6:00 PM
ZOOM Webinar

Voting members present: Matt Loomis (chair), Kyle Gauthier (vice-chair), Heather McMilin, Jacque Walawander

Regular member(s) absent: Maria Chesnut, Ryan Smith

1. Call to Order

Matt Loomis called the meeting to order at 6:09 p.m.

2. Roll Call

Kendra Lisum called the roll.

3. Approval of Minutes

The minutes were approved as submitted.

4. Public Comment

There was no public comment.

5. Staff Announcements

Alex Eidem with Development Services reported that there is one planned package for December 9th meeting, and that there are two new planners within Development Services: Spencer Starke and Lucas Eschelbach.

6. Public Hearings

6.1 Staff Report – 2230 N Reserve Street Albertsons – Comprehensive Sign Package Review

Spencer Starke, planner with Development Services, presented on the Albertsons comprehensive sign package for 2230 N Reserve Street. He reviewed the property location and the Our Missoula Growth policy map for zoning. He reviewed the current signage in place and showed a schematic of the proposed sign. The recommended motion was also reviewed including the two conditions of approval.

The board asked about similar signs, for instance, on Walmart's façade. It was clarified that sometimes signs are approved at staff discretion and therefore do not come before the board. In addition, sometimes signs are similar enough to what has already been approved for the property that the board does not have to approve it.

Mr. Cobb further clarified that this is a program the applicant is implementing in Wyoming, Montana, Idaho, Colorado, and North and South Dakota.

There followed some discussion as to if this is an amendment to a previous sign package, but it is not. It's an entirely new package. There was also discussion of illegal signage displayed at the site, and it was recommended that Dave Cobb, in attendance on behalf of the applicant, pass on the board's concerns about the illegal signs. A third condition was placed upon the motion in regards to this as well.

The placement and aesthetics of the proposed sign was discussed. Mr. Cobb clarified that it is the intent of the applicant to keep the sign in the relative location of the new pick-up service.

A third condition of approval was added to the motion: "Prior to issuance of any permit(s) for the installation the proposed Albertsons' DriveUp & Go sign, all existing signage installed without a sign permit related to Albertsons' business activities at 2230 N Reserve Street must be removed from the subject property."

Moved by: Kyle Gauthier

Seconded by: Heather McMilin

The Design Review Board **approve** the comprehensive sign package for Albertsons at 2230 N Reserve Street, based on the findings of fact and testimony heard at the public hearing, subject to three conditions of approval.

AYES: (4): Matt Loomis, Kyle Gauthier, Heather McMilin, and Jacque Walawander

ABSENT: (2): Maria Chesnut, and Ryan Smith

Vote results: Approved (4 to 0)

6.2 Staff Report – 3800 S Russell Street Albertsons – Comprehensive Sign Package Review

Lucas Echelbach with Development Services presented on the Albertsons comprehensive sign package for the store located at 3800 S Russell street. The property location was reviewed the property location, as well as the proposed sign: a single drive up and go sign to be added, in addition to the reapproval of the Albertsons, Osco, and Starbucks signs. Mr. Eschelbach stated that the property is zoned community mix use, which includes uses such as retail, education, financial institutions, professional and personal services, among others.

Title 20 was reviewed, which allows for 1 wall sign per building frontage. Mr. Eschelbach presented the existing signage and the history of DRB approval. He reviewed the motion and the conditions of approval.

The board discussed why this package omits the two monument signs currently at the location, as well as if the proposal aligns with the recommendations from previous Design Review Boards.

The board added one additional condition of approval: "Prior to issuance of any permit(s) for the installation the proposed Albertsons' DriveUp & Go sign, all existing signage installed without a sign permit related to Albertsons' business activities at 3800 S Russell Street must be removed from the subject property."

Moved by: Kyle Gauthier

Seconded by: Heather McMilin

The Design Review Board **approve** the comprehensive sign package for Albertsons at 3800 S Russell, based on the findings of fact and testimony heard at the public hearing, subject to the three (3) recommended conditions of approval.

AYES: (4): Matt Loomis, Kyle Gauthier, Heather McMilin, and Jacque Walawander

ABSENT: (2): Maria Chesnut, and Ryan Smith

Vote results: Approved (4 to 0)

6.3 Staff Report – 2205 Oxford Street Albertsons – Comprehensive Sign Package Review

Alex Eidam with Development Services presented on the 2205 Oxford Street Albertsons comprehensive sign package. Jim Gordon with QRS signs and Dave Cobb submitted on behalf of Trempers shopping center. The property location was reviewed, as well as the zone. The standard varied from is Title 20 signage allowed, which states that one sign per building frontage is allowed. The proposed drive up and go sign would bring the total signage to three versus the allowable one.

The history of the signs at that location was discussed.

In addition, the board questioned the other Albertsons and why they were not brought before the board. Mr. Cobb stated that there was a similar sign already in place and so staff approved a replacement.

A third condition of approval was added to the motion: "Prior to issuance of any permit(s) for the installation the proposed Albertsons' DriveUp & Go sign, all existing signage installed without a sign permit related to Albertsons' business activities at 2205 Oxford Street must be removed from the subject property."

Moved by: Heather McMilin

Seconded by: Matt Loomis

The Design Review Board **approve** the comprehensive sign package for Albertsons at 2205 Oxford Street, based on the findings of fact and testimony heard at the public hearing, subject to the three (3) recommended conditions of approval.

AYES: (4): Matt Loomis, Kyle Gauthier, Heather McMilin, and Jacque Walawander

ABSENT: (2): Maria Chesnut, and Ryan Smith

Vote results: Approved (4 to 0)

7. Old Business

There was no old business.

8. New Business

Kyle Gauthier stated that his term expires at the end of December and that he is not going to reapply. December will be his last DRB meeting. The bylaws requirement that there be one civil engineer on the board was discussed in relation to it limiting the board's ability to fill its vacancies.

9. Comments from Board Members

There were no comments from board members.

10. Adjournment

Matt Loomis adjourned the meeting at 7:33 p.m.