

DESIGN REVIEW BOARD

Deep Pine Overlook PUD/SCUP**2 – Collaborative Workshop**

April 10, 2019



From :
Design Review Board
 Steven Meek, Chair

 c/o Dean Gunderson, DRB
 Secretary
 Planning & Development
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201

To :
 John Pilcher and Taud Hume
 JRP Land, Applicants

CC :
 Tami Palmquist, Principal Planner

Based on review of the materials submitted by the applicant and discussion during the April 10, 2019 Collaborative Workshop the Design Review Board recommends the following Advisory Actions:

1. **The Board finds the following items to no longer require additional clarification from the applicant:**
 - a. **4' split rail fence is appropriate (fits rural theme and good for wildlife)**
 - i. **All pedestrian gateways shall be consistent with the split-rail fence aesthetic or the “historic wagon wheel on the main vehicular entrance gate” aesthetic as presented.**
 - b. **Use of the historic wagon wheel on the main vehicular entrance gate**
 - i. **All vehicular gates shall be consistent with the “historic wagon wheel on the main vehicular entrance gate” aesthetic as presented.**
 - c. **Trails (within shoreline buffer and internal to the private development)**
 - d. **Naming of streets**
 - e. **“Energy Efficiency”**
 - f. **“Innovation”**
 - g. **Recommend accepting the overall PUD site design as presented (“sensitive site design”)**
 - h. **Indigenous plant materials with the exception of black cottonwood.**
 - i. **Architectural design of structures (craftsman style and/or referencing local agricultural history)**

2. **The Board finds the following items require additional clarification from the applicant:**
 - a. **The applicant shall provide the Board with the proposed street tree species per the City of Spokane approved street tree list and their on-center spacing within the private PUD.**
 - *Please see the [City of Spokane Urban Forestry Approved Street Tree List](#).*

 - b. **The applicant shall provide a site landscape plan (or plans, as needed) for the final design aesthetic and materials for the following design elements:**

- i. Open space “greenbelt” landscape,
 - ii. Drainage Areas, and
 - iii. Vehicular turnaround, with particular regard to the landscape and site features of the center island.
- *The [Design Review Application Handbook](#) includes Materials Checklists which specify the requirements for Design Review applications at each “step” of the process. This project is a Standard 2-Step Review process, currently in the “Step 2” phase. The above items provide additional clarification regarding the specific locations and subject matter which the Board needs to review in order to make a recommendation. This advisory action shall not be interpreted to constitute a waiver of any required application materials per the Design Review Application Handbook.*

The applicant has been notified that this project must complete the Design Review process before a final recommendation is passed on to the Hearing Examiner.

A handwritten signature in black ink, appearing to read "Steve Meek", with a long horizontal flourish extending to the right.

Steven Meek, Chair, Design Review Board

Note: Supplementary information, audio tape and meeting summary are on file with City of Spokane Design Review Board.