



Spokane Design Review Board

Wednesday, June 26, 2024

5:30 PM - 7:00 PM

Hybrid - Tribal Conference Room / Teams
808 W Spokane Falls Blvd, Spokane, WA 99201

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Board Briefing Session:

5:30 – 5:40	1) Call to Order	Chair
	2) Roll Call	Dean Gunderson
	3) Changes to the Agenda	Chair

Board Briefing Session:

5:40 – 6:45	4) Pitched Roof Requirements for Multifamily Developments <ul style="list-style-type: none">• Briefing Paper	Spencer Gardner
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Board Business:

6:45 – 7:00	5) Approve Minutes from April 24, 2024	Chair
	6) Old Business	
	7) New Business	
	8) Chair Report	Chair
	9) Secretary Report	Dean Gunderson
	10) Other	
	11) Adjourn	

The next Design Review Board meeting is scheduled for Wednesday, July 10, 2024.

The City of Spokane Guest Wireless Access:

Username: COS Guest

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AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs, and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mlovmaster@spokanecity.org. Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

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The Spokane Design Review Board will be held in a hybrid in-person / virtual format. Members of the public are welcome to attend in person at City Hall or online using the following information.

Microsoft Teams

Join on your computer, mobile app or room device

[Join the meeting now](#)

Meeting ID: 259 591 441 94

Passcode: GBVFGL

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Join with a video conferencing device

cityofspokane@m.webex.com

Video Conference ID: 116 940 847 1

[Alternate VTC instructions](#)

Or call in (audio only)

[+1 323-618-1887,439926144#](tel:+13236181887439926144) United States, Los Angeles

Phone Conference ID: 439 926 144#

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Please note that public comments will be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to: dgunderson@spokanecity.org

The audio proceedings of the Design Review Board meetings will be recorded and are available online.

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BRIEFING PAPER
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Subject

At the end of 2023, the City of Spokane adopted major changes to the regulation of housing in the lower-intensity R1 and R2 zones. While some design standards apply to residential development in the R1 and R2 zones, there are certain aspects that are less restrictive in the R1 and R2 zones than the standards applied in the RMF and RHD zones.

One specific item we are seeking DRB's guidance on relates to the RMF/RHD requirement for pitched roofs in [SMC 17C.111.450](#). In summary, this section requires that multi-family development within sixty feet of adjacent single-family uses must have a pitched roof with a slope between 4:12 and 12:12.

There are two problems with this section as written:

1. The language states that the requirement applies within sixty feet of an adjoining single-family use, even if the single-family use is in the middle of an RMF or RHD zone.
2. There is no such pitched roof requirement in the R1 and R2 zones, which makes RMF and RHD development far more restrictive in this aspect than in supposedly "lower-impact" zones.

Discussion of each of these problems is provided below.

Adjoining Single-Family Use

This requirement is currently applied to new development next to a "single-family use" regardless of the overall context. For example, there are a few isolated instances of a detached house within the downtown zones. At present, any nearby multifamily development would be required to employ a pitched roof despite being located in a downtown zone and surrounded by other non-residential or mixed-use buildings.

More Restrictive than R1 and R2

The intent behind the pitched roof requirement focuses on creating a transition between single-family areas to multifamily areas. There is an unstated assumption that flat roofs are a multi-family form of development, which is not substantiated and is contrary to the built form in many other American cities where flat-roofed single-family homes are not uncommon.

Now that R1 and R2 zones allow multiple units on single parcels, there is a possibility for multi-family housing to be built in all residential areas. The design standards written for the R1 and R2 zones do not require pitched roofs, yet the RMF and RHD standards do. This is an inconsistency that unfairly burdens RMF and RHD development.

Proposed Action from DRB

Staff are considering one of the following options:

1. Amend 17C.111.450(B)(1) to apply only within sixty feet of the R1 and R2 zones (as opposed to any single-family use).
2. Rewrite 17C.111.450(B)(1) to allow for multiple roof forms or provide additional flexibility.
3. Remove 17C.111.450(B)(1) entirely so there is no requirement for a pitched roof and modify the remaining considerations to become Presumptions or Requirements.

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4. Repeal the entire section.

Staff are requesting feedback from the DRB as to the merits of these options, or other alternatives that have not yet been explored.

Formal approval from the DRB is not required to move forward, but feedback is appreciated. If desired, it would be appropriate to adopt a motion to endorse one of the options presented.

Design Review Board - Meeting Minutes

April 24, 2024

Hybrid City Hall Tribal Room/Teams

Meeting called to order at 5:30 PM by Drew Kleman

Attendance:

- *Board Members Present:* Drew Kleman (Vice Chair), Chuck Horgan, Chad Schmidt, Ryan Brodwater, Grant Keller, Bob Scarfo, Grant Keller
- *Board Members Not Present:* Mark Brower (Chair)
- *Quorum Present:* Yes
- *Staff Members Present:* Dean Gunderson, Ryan Benzie, Tim Thompson, Taylor Berberich

Changes to Agenda:

- Staff report collaborative workshop date corrected to March 13, 2024

Workshop:

1. Recommendation Meeting for Spokane County Operations Complex

- Staff Report: Dean Gunderson
- Applicant Presentation: Brian Piippo & Karen Spotts, Integrus Architecture
- Questions asked and answered
- Public comments were solicited, public comment period was closed
- Discussion ensued

Chuck Horgan made a motion to approve the recommendations as read, Chad Schmidt seconded. Motion passed unanimously.

Board Business:

Approval of Minutes: Chad Schmidt made a motion to approve the minutes from the March 13, 2024 meeting; Grant Keller seconded. Motion passed unanimously.

Old Business:

- None

New Business:

- Grant Keller recommended updating the City's Design Review Board webpage to reflect Drew Kleman as the new Vice-Chair.
- Dean Gunderson informed the Board on the status of potential applicants for the vacant position on the Board. Dean will be presenting on the Design Review Board to the Community Assembly on May 2nd.

Chair Report - Mark Brower

- None

Secretary Report - Dean Gunderson

- Dean Gunderson remarked that there has been an uptick in interest in design review compared to last year, however most of these projects subject to design review have been reviewed administratively by staff.
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Meeting Adjourned at 6:37 PM

Next Design Review Board Meeting scheduled for Wednesday, May 8, 2024