

Design Review Board - Meeting Minutes Draft

July 22, 2020

Online via WebEx

Meeting called to order at 5:34 PM by Kathy Lang

Attendance:

- *Board Members Present:* Drew Kleman, Chad Schmidt, Kathy Lang (Chair & CA Liaison), Ted Teske, Chuck Horgan (Arts Commission Liaison), Mark Brower (Vice-Chair), Grant Keller
- *Board Members Not Present:* Anne Hanenburg
- *Quorum Present:* Yes
- *Staff Members Present:* Dean Gunderson, Taylor Berberich, Stephanie Bishop

Kathy Lang moved for the suspension of certain meeting rules due to the COVID-19 teleconference; Chuck Horgan seconded. Motion Carried. (7-0)

Changes to Agenda:

- None

Workshops:

- U-Haul of East Town - Recommendation Meeting
- Staff Report: Taylor Berberich
- Applicant Presentation: Matthew Schaub
- Kathy Lang closed public comment
- Questions asked and answered
- Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the July 22, 2020 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

Site

1. The Applicant is encouraged to replace the trees that were removed along Sprague Avenue to provide relief and screening of the parking lot, while also mitigating the heat island affect generated from expansive areas of asphalt.

Please see the following Mini-Storage Design Considerations: 17C.350.040.C. Landscaping and Screening.

Please see the following Mini-Storage Design Guidelines: A.1 General Site Design and Context, C.1 General Landscape Design, C.2 Building and Site Enhancement, and C.3 Screening and Separation.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, DP 1.2 New Development in Established Neighborhoods, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.

2. In the interest of public safety, the Applicant is encouraged to reduce the number of Vanderwolfe pine, and to relocate them near the masonry wall rather than along the Pacific Avenue street frontage.

Please see the following Mini-Storage Design Considerations: 17C.350.040.C. Landscaping and Screening.

Please see the following Mini-Storage Design Guidelines: A.1 General Site Design and Context, C.1 General Landscape Design, C.2 Building and Site Enhancement, and C.3 Screening and Separation.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, DP 1.2 New Development in Established Neighborhoods, DP 2.6 Building and Site Design, and DP 2.15 Urban Trees and Landscape Areas.

Building

3. The Applicant shall explore the installation of non-commercial architectural graphics that are indicative of Spokane County and Inland Northwest region. The Design Review Board does not view these potential architectural graphics as signage subject to the sign code, but as a form of public art.

Please see the following Mini-Storage Design Considerations: 17C.350.040.A.2 Colors, 17C.350.040.A.3 Exterior Vertical Surfaces, and 17C.350.040.A.4 Unique Architectural Features.

Please see the following Mini-Storage Design Guidelines: B.1 General Design, Entries and Streetscape, and B.2 Building Proportions, Size & Scale.

Please see the following Comprehensive Plan Goals and Policies: DP 1.2 New Development in Established Neighborhoods, and DP 2.6 Building and Site Design.

Chuck Horgan moved to approve the recommendations as written; Ted Teske seconded. Motion carried unanimously. (7-0)

Board Business:

- **Approval of Minutes:** Minutes from the July 8, 2020 meeting approved unanimously.

Old Business:

- The Street Standards Ad Hoc Committee's recommendations were passed on to Inga Note.

New Business:

- None

Chair Report -

- None

Secretary Report - Dean Gunderson

- The August 12th meeting will be a collaborative workshop for the Latah Glen Manufactured Home PUD, south of Vinegar Flats on the west side of Hwy 195.
- Other upcoming projects:
 - The Brownstone Apartments at 3rd/Browne are working toward administrative review for some first-floor renovations.
 - The architecture firm for Northeast Middle School is working on their application packet and hope to have it submitted soon.
 - Riverside Commons at the NW corner of Browne/Riverside, which has already come in for a collaborative workshop, was sold to another developer. They are reconfiguring the site.
 - The architecture firm for the Radio Park Development (KXLY Phase 2) is working on their Recommendation Meeting submission and hope to have it submitted soon.

Meeting Adjourned at 6:34 PM

Next Design Review Board Meeting scheduled for Wednesday, August 12, 2020