

Design Review Board - Meeting Minutes

December 9, 2020

Online via WebEx

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

Attendance:

- *Board Members Present:* Chuck Horgan (Arts Commission Liaison), Drew Kleman, Chad Schmidt, Ted Teske, Grant Keller, Kathy Lang (Chair & CA Liaison), Mark Brower (Vice-Chair), Anne Hanenburg
- *Board Members Not Present:*
- *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; Anne Hanenburg seconded. Motion Carried. (8-0)

Changes to Agenda:

- None

Workshops:

- **Latah Glen PUD - Recommendation Meeting**
- Staff Report: Taylor Berberich
- Applicant Presentation: Wil Sinclair, Jerry Storhaug (Storhaug Engineering)
- 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 December 9, 2020 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

1. The Board appreciates the Applicant's objective to imbue regional architectural influences on the manufactured residential home designs. The Applicant's community Design Guidelines shall include architectural elements, materials, textures, and colors consistent with the Regional Northwest theme as presented.

Please see the following Comprehensive Plan Goals and Policies: LU 6.9 Facility Compatibility with Neighborhood, and DP 2.6 Building and Site Design.

Please see the following Planned Unit Development Code Requirements: SMC 120 Significant Features, SMC 17G.070.135 Compatible with Surrounding Areas, and SMC 17G.070.140.B.4 & 5 Community Environment

2. The Board strongly encourages the Applicant to utilize black or brown chain-link fencing in all areas where chain-link is proposed, and ornamental fencing in areas highly visible to the public along Inland Empire Way, South Marshall Road, and as visible from Fish Lake Trail.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, DP 2.5 Character of the Public Realm, DP 2.15 Urban Trees and Landscape Areas, NE 5.5 Vegetation, and N 2.1 Neighborhood Quality of Life.

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.5 Open Space, SMC 17G.070.130 Landscaping, and SMC 17G.070.140 Community Environment.

Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.120.D Open Space.

3. The Applicant is encouraged to utilize additional innovative solutions to manage stormwater, including Low Impact Development best management practices such as pervious pavements.

Please see the following Comprehensive Plan Goals and Policies: LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, and DP 2.6 Building and Site Design.

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.2 Efficiency, SMC 17G.070.010.7 Resource Preservation, SMC 17G.070.125 Site Preparation, and SMC 17G.070.140 Community Environment.

4. The Applicant is strongly encouraged to develop a shared use path connecting the westernmost pedestrian gate to the Fish Lake Trail.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, DP 2.5 Character of the Public Realm, NE 13.1 Walkway and Bicycle Path System, NE 13.2 Walkway and Bicycle Path Design, NE 13.3 Year-Round Use, N 2.1 Neighborhood Quality of Life, and N 4.6 Pedestrian and Bicycle Connections,

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.2 Efficiency, SMC 17G.070.010.5 Open Space, SMC 17G.070.120 Significant Features, SMC 17G.070.135 Compatibility with Surrounding Areas, and SMC 17G.070.145.B.1 Circulation

Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.120.D Open Space, and SMC 17C.345.120.J Pedestrian Access.

5. The Applicant shall implement Type L1 screening along the entirety of the west edge of the access drive.

Please see the following Comprehensive Plan Goals and Policies: LU 2.1 Public Realm Features, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, DP 2.5 Character of the Public Realm, DP 2.15 Urban Trees and Landscape Areas, NE 5.5 Vegetation, and N 2.1 Neighborhood Quality of Life.

Please see the following Planned Unit Development Code Requirements: SMC 17G.070.010.5 Open Space, SMC 17G.070.130 Landscaping, and SMC 17G.070.140 Community Environment.

Please see the following Development Standards for Mobile Home Parks: SMC 17C.345.120.D Open Space.

Mark Brower moved to approve the recommendations as written; Anne Hanenburg seconded.

Grant Keller moved to amend the motion as stated to remove item four from the recommendations; Anne Hanenburg seconded. Motion carried unanimously. (8-0)

Mark Brower moved to approve the recommendations as presented; Ted Teske seconded. Motion carried unanimously. (8-0)

Board Business:

Approval of Minutes:

- Minutes from the November 16, 2020 meeting approved unanimously.

Old Business:

- None

New Business:

- None

Chair Report:

- None

Secretary Report - Dean Gunderson

- Dean wanted to make sure the dissenting opinion from the Northeast Middle School recommendation meeting was received by everyone.
- There will not be an applicant for the January 13th meeting. It will be a planning session, and more details will be sent out to board members soon.
- The Doodle poll results determined Monday, December 14th as the date of the next DRB meeting (being held in place of the meeting originally scheduled for the week of Christmas).
- The December 14th DRB Meeting will be a recommendation meeting for the 206/214 Riverside Apartments.

Meeting Adjourned at 8:01 PM

The next Design Review Board Meeting is scheduled for Monday, December 14, 2020.