



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
December 17, 2020**

Approved January 20, 2022

DRB Members:

Dave Gunter, Chair
David Hambelton, Vice Chair
Tina Hastings
Diane Symms
Beverly Tiedje

Development Services Staff:
Christi Schmidt, Senior Planner
Sherrie Ringstad, Associate Planner

Representing the Applicant:
Jason Green, Navix Engineering
Curt Hobbs, McDonalds USA, LLC

I. CALL TO ORDER:

Chair Gunter called the meeting to order at 5:20 p.m.

II. ROLL CALL:

All members were present as noted above.

III. MINUTES:

A. Minutes of November 19, 2020

MOTION: Member Hastings moved, seconded by Vice Chair Hambelton to approve the November 19, 2020 minutes as presented. The motion was approved unanimously.

V. NEW BUSINESS:

McDonald's Building Elevations and Landscaping

Senior Planner Christi Schmidt stated that the project before the Design Review Board (DRB) is building elevations, colors and materials and landscaping for the McDonald's rebuild project.

Ms. Schmidt noted that the applicant submitted a request for a Minor Modification to the Mill Creek Plaza Binding Site Plan, which was approved by the City on December 10, 2020. The applicant is proposing the demolition of the existing 5,549 square foot McDonalds Restaurant and Play Place, 50-stall paved parking lot, associated utilities and single-lane drive-thru, which was built in 1981. The construction of a new approximately 4,450 square foot McDonalds Restaurant and Play Place, 27-stall asphalt paved parking lot, dual-lane drive-thru, and associated underground utilities will occur on the 0.8 acre site. As part of the proposal, the applicant will be removing 851 square feet of roadway buffer and replacing with 1,246 square feet of roadway buffer.

Building Elevations, Colors and Materials:

Ms. Schmidt's presentation included a background, existing site photos, a review of the design criteria, a description of the proposed materials, and proposed elevations. . She concluded her presentation by stating that the proposed plan meets the design guidelines and staff is recommending approval.

Jason Green, Navix Engineering, responded to a couple of the Board Member's questions regarding the length of the blank area on the wall and whether it me the design criteria regarding modulation and material changes and regarding the proposed drainage from the awnings.

MOTION: Vice Chair Hambelton moved, seconded by Member Tiedje, to approve the building elevations, materials and colors for the McDonald's Rebuild Project as proposed. The motion was approved unanimously.

Landscaping:

Senior Planner Schmidt's presentation included a review of the design criteria, a review of the proposed landscape plan and proposed plant palette. She noted that the applicant is proposing to modify the existing landscaping and enhance the existing plant palette by adding a vegetative barrier in the roadway buffer that is now primarily grass and at the entry into the site. Ms. Schmidt concluded her presentation by stating that the proposed landscape plan meets the design guidelines and staff is recommending approval.

The applicant responded to a couple of the Board Member's questions regarding plant sizes and an ADA ramp.

MOTION: Vice Chair Hambelton moved, seconded by Member Symms, to approve the proposed landscaping for the McDonald's rebuild as conditioned in the staff report. The motion was approved unanimously.

VI. ADJOURNMENT:

Chair Gunter adjourned the meeting with the consensus of the Board at 5:45 p.m.

Prepared by:

Sherrie Ringstad, Associate Planner