



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
February 20, 2020**

Draft

DRB Members:

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

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

I. CALL TO ORDER:

Chair Gunter called the meeting to order at 5:18 p.m.

II. ROLL CALL:

All members were present as noted above except Member Symms.

III. MINUTES:

A. Minutes of January 16, 2020

MOTION: Member Hastings moved, seconded by Vice Chair Hambelton, to approve the January 16, 2020 minutes as presented. The motion was approved unanimously.

V. OLD BUSINESS:

The Farm at Mill Creek – Garages E1-E4

Senior Planner Schmidt noted that the Design Review Board's approval of The Farm building elevations at their January 16, 2020 meeting, include a Condition of Approval that the southern building elevations for buildings E1-E4 shall be revised to include a vertical element that meets the façade modulation/break-up of every 36 feet of lineal building length. The vertical element shall be in a complimentary color with adjacent buildings.

The revised elevations were required to be submitted back to the Design Review Board for review and approval. She stated that, as shown on the elevations contained in the packet, the applicant has proposed a material and color change in the center panel – the break up is 13.4 feet and the color is a steel wool color. The Board concurred that the applicant has accomplished the intent of the Code.

MOTION: Vice Chair Hambelton moved, seconded by Member Tiedje, to approve the proposed building elevations, materials and colors for the single-story garages for The Farm at Mill Creek development as proposed. The motion was approved unanimously.

VI. OLD BUSINESS:

Crestview Village II – Proposed Landscaping

Associate Planner Sherrie Ringstad noted that the project before the Board for review is a roadway buffer, and streetscape landscaping plan for the Crestview Phase II Preliminary Plat. The staff presentation included a vicinity map, background information, existing site photos, a review of the design criteria, and an overview of the proposed landscape plan. Ms. Ringstad noted that the Landscape Architect is present and has submitted revised plans that were distributed to the Board and wanted to address the Board with an additional request.

Brian Way, Pace Engineers, Pace Engineers, 1724 West Marine View Drive #104, Everett

Mr. Way, the Landscape Architect, noted that the revised landscape plan includes the revisions requested in the staff report. In addition, he stated that they are requesting some flexibility in the type of material for the pathway that runs through the park and around the play equipment. They feel that in the past the residents have preferred a soft surface rather than the concrete for the pathway in the park. The picnic table and bench would still be on a concrete pad.

Vice Chair Hambelton suggested that the Compact Oregon Grape proposed in the landscape beds around the play area be replaced with another evergreen shrub that is not prickly. Mr. Way suggested that Evergreen Huckleberry be substituted for the Oregon Grape. Vice Chair Hambelton concurred and added that Viburnum Davidii would also make a good replacement.

Vice Chair Hambelton expressed a concern about the proposed gravel path and stated that he feels it will degrade and create maintenance issues. Mr. Way agreed that it does have to be maintained and stated that it will have steel edging to facilitate maintenance. Member Hastings stated that she feels it would not be as usable for wheelchairs. Mr. Way asserted that crushed rock if compacted would be compliant with ADA regulations. Following a brief discussion, it was the consensus of the Board that the path should be a hard surface. Mr. Way asked if asphalt would be an acceptable substitute. The Board agreed that asphalt provides a hard surface without the maintenance issues of the loose gravel and it would be acceptable.

MOTION: Vice Chair Hambelton moved, seconded by Member Tiedje, to approve the proposed streetscape and roadway buffer landscaping for the Crestview Village II Plat as conditioned in the staff report and as modified by the Design Review Board as follows:

- The proposed path in the Open Space/Recreation Area is required to be a hard surface, either concrete or asphalt would be an acceptable alternative.
- The Mahonia aquifolium “Compacta” proposed in the perimeter landscape beds adjacent to the lawn area shall be replaced with another evergreen shrub selection such as the Viburnum davidii or Vaccinium ovatum.

The motion was approved unanimously.

IV. **ADJOURNMENT:**

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

Submitted by:

Sherrie Ringstad, Associate Planner