



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
July 16, 2020**

Draft

DRB Members:

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

Development Services Staff:
Christi Schmidt, Senior Planner

I. CALL TO ORDER:

Chair Gunter called the meeting to order at 5:19 p.m.

II. ROLL CALL:

All members were present as noted above.

III. MINUTES:

A. Minutes of June 18, 2020

MOTION: Member Symms moved, seconded by Vice Chair Hambelton, to approve the June 18, 2020 minutes as presented. The motion was approved unanimously.

V. NEW BUSINESS:

7Cs Swim School 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 7Cs Swim School Binding Site Plan. She noted that the Binding Site Plan for the 10,000 square foot recreational facility was recently approved by the City's Hearing Examiner.

Building Elevations, Colors and Materials:

Ms. Schmidt reminded the DRB that this project was informally reviewed by the DRB in September and summarized the comments from that meeting. The staff presentation included a vicinity map, background information, existing site photos, a review of the design criteria and a presentation of the individual elevations.

Vice Chair Hamblen asked what is the width of the canopy overhang on the southern elevation. Trevor Gaskin, who was representing the property owner, confirmed the canopy is 8 feet wide.

Member Hastings asked about the color of the brick veneer and Mr. Gaskin stated that it is a lighter gray and there is a significant contrast with the wall panel color.

The Board discussed the colors and the consensus was that the color palette was attractive, and in particular liked the softer solar white proposed for the roof and the navy blue accent on the front elevation.

MOTION: Member Symms moved, seconded by Member Tiedje, to approve the proposed building elevations, materials and colors for the 7Cs Swim School as proposed. The motion was approved unanimously.

Streetscape and Landscaping:

Senior Planner Schmidt's presentation included a review of the landscape design criteria and a description of the proposed plant palette. She noted that the street tree proposed along North Creek Drive is the Bowhall Maple, which is on the City's Approved Street Tree List. The parking lot landscaping consists of the Callery Pear, native and native adapted shrubs and groundcover. Ms. Schmidt reviewed several revisions that staff is requiring to the landscape plan as follows:

1. Root barrier is required in the landscape islands and adjacent to the street trees and needs to be called out on the landscape plan.
2. A Standard Planting Plan should be included in the plans.
3. A Callery Pear is proposed in the landscape bed adjacent to the entry drive. This tree should be moved to the east to ensure that it is not blocking the sight distance at the entry.
4. Plant spacing is not indicated on the plans – Kinnikinnick should be shown at 18" on center.
5. Include irrigation on the landscape plan.

Ms. Schmidt stated that there were a couple of suggestions for the DRB to consider:

1. The landscape island closest to the eastern elevation, adjacent to the trash enclosure, proposes a Callery Pear – consider replacing this tree with a 5 to 6-foot shrub to avoid future conflicts with the parking lot light, which is also located in that island and to better screen the trash enclosure.

2. Between the parking lot and the wetland buffer on the northern and eastern edges of the parking lot, lawn is proposed. Consider using a native groundcover, which would make a better transition to the native area and would be easier from a future maintenance perspective.
3. Consider edging to separate the lawn from the native area along North Creek Drive to facilitate future maintenance.

It was the consensus of the DRB to add suggestion #1 and to allow the applicant to propose a shrub species to be approved by staff.

The DRB discussed suggestion #2 and after receiving input from the applicant that the intent of the lawn between the parking lot and the wetland buffer was to create some open space that could be used by staff for a picnic table, decided that lawn was an appropriate choice. The DRB also discussed the other lawn area adjacent to the entry drive aisle. The applicant confirmed that there wasn't an intended use for this narrow lawn area and stated that they would not be opposed to replacing the lawn with native shrubs. It was the consensus of the Board that a condition should be added requiring the lawn in this area to be replaced with a mix of Salal and Oregon Grape.

MOTION: Vice Chair Hambelton moved, seconded by Member Symms, to approve the proposed streetscape and landscaping for the 7Cs Swim School as conditioned in the staff report, with the following additional conditions:

- **Replace the proposed Callery Pear in the landscape island adjacent to the trash enclosure with an evergreen shrub. Species to be approved by staff.**
- **Replace the proposed lawn area adjacent to the entry drive aisle with a combination of Salal and Oregon Grape.**

The motion was approved unanimously.

VI. ADJOURNMENT:

Chair Gunter adjourned the meeting with the consensus of the Board at 6:00 p.m.

Submitted by:

Sherrie Ringstad, Associate Planner