



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
September 21, 2017**

Draft

DRB Members:

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

Community Development Staff:
Christi Amrine, Senior Planner

I. CALL TO ORDER:

Chair Gunter called the meeting to order at 5:15 p.m.

II. ROLL CALL:

All members were present as noted above. Chair Gunter introduced new member Diane Symms.

III. MINUTES:

A. Minutes of June 15, 2017

MOTION: Member Tiedje moved, seconded by Vice Chair Hambelton, to approve the June 15, 2017 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

Silver Firs Dentistry – Monument Sign

Senior Planner Christi Amrine presented the staff report, which included a review of the DRB's scope of authority, background, photos of existing conditions and a description of the proposed sign. Ms. Amrine concluded her presentation by stating that staff finds the proposal to be consistent with the Mill Creek Municipal Code and is recommending approval.

MOTION: Vice Chair Hambelton moved, seconded by Member Hastings, to approve the proposed monument sign as conditioned in the staff report with the following additional condition:

- **The irrigation shall be modified as necessary.**

The motion was approved unanimously.

Gateway Shopping Center – Exterior Remodel

Senior Planner Christi Amrine presented the staff report, which included a review of the DRB's scope of authority, background, photos of existing conditions, building elevations, and a description of the proposed plan. Ms. Amrine concluded her presentation by stating that staff finds the proposal to be consistent with the Mill Creek Municipal Code and is recommending approval.

Member Symms asked about the proposed height of the new façade compared to the existing façade.

Emily Gilbert, Cushing Terrell Architects & Engineers, 200 West Mercer Street, Suite 503, Seattle, WA 98119

Ms. Gilbert, the project architect, confirmed that the new height will be approximately the same as the existing height.

Member Symms asked how the sidewalk café is going to be protected from the parking strip. Ms. Gilbert explained that it will be protected by the curb and a change in grade. In addition, it is tucked back away from the main flow of traffic in the drive aisle.

Member Hastings asked about the CMU that is being painted versus the CMU that is being replaced in its entirety. Ms. Gilbert explained that the planet fitness space is mostly existing. It is the Sprouts façade that will primarily have a full replacement of the CMU.

Ms. Gilbert referenced Condition of Approval requiring the applicant to paint all of the buildings. She stated that there has been some concern regarding this condition since the property owner has future plans for additional improvements to the perimeter buildings in the shopping center.

Peter Emsky, Kimco Realty, 4065 Factoria Mall SE #F10, Bellevue, WA 98006

Mr. Emsky stated that they are concerned that painting all five buildings might be a little premature and stated that they would prefer not to include the two outlying buildings. He asked if the DRB would remove that Condition of Approval. Senior Planner Amrine stated that the Code requires that the shopping center have a coordinate appearance, which is why staff is recommending that condition. She explained that if the condition is removed, the City would have no control over future phasing.

Chair Gunter stated that the project as conditioned by staff does not preclude the applicant from coming back and asking for a minor modification in conjunction with future improvements.

MOTION: Vice Chair Hamblton moved, seconded by Member Hastings, to approve the proposed building elevations as conditioned in the staff report. The motion was approved unanimously.

V. ADJOURNMENT:

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

Submitted by:

Sherrie Ringstad, Planning Specialist