



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
January 18, 2018**

Draft

DRB Members:

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

Community Development Staff:
Sherrie Ringstad, Associate 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.

III. ELECTION OF OFFICERS:

A. Election of Chair

MOTION: Vice Chair Hambelton nominated Member Gunter to serve as Chair in 2018, seconded by Member Symms. The nomination was approved unanimously.

B. Election of Vice Chair

MOTION: Member Symms nominated Member Hambelton to serve as Vice Chair in 2018, seconded by Member Hastings. The nomination was approved unanimously.

III. MINUTES:

A. Minutes of December 21, 2017

Member Hastings suggested a correction to Page 2, Paragraph 7 as follows:

“The Board discussed the graphics on the building entry (the letters and numbers), ~~and felt it was appropriate for the use and stated that it highlights the entry and opinions were expressed on both sides as to whether it was appropriate.~~”

MOTION: Vice Chair Hambelton moved, seconded by Member Tiedje, to approve the December 21, 2017 minutes as amended. The motion was approved unanimously.

IV. NEW BUSINESS:

The Hawthorne Apartments – Monument Signs

Associate Planner Sherrie Ringstad noted that the project before the Board was two monument signs for the Hawthorne Apartments. She gave the staff presentation, which included a vicinity map, photos of the existing and proposed signs, a discussion of the dimensional requirements and consistency with the Code.

Chair Gunter opened the floor for Board questions and discussion.

It was the consensus of the Board that the sign was consistent with the Code and was an attractive update. Member Symms noted that even though the proposed signs meet Code, she feels the text appears to be smaller on the proposed signs than on the existing signs and the black background will make the text disappear. The applicant’s representative Amanda Grant shared samples of the color for the sign background and the trellis element with the Board. After a brief discussion, the Board agreed that the monument signs were acceptable as proposed.

MOTION: Vice Chair Hambelton moved, seconded by Member Symms, to approve the monument sign for the Hawthorne Apartments as proposed and as conditioned in the staff report. The motion was approved unanimously.

Murphy’s Corner Starbucks – Building Elevations and Landscaping

Associate Planner Sherrie Ringstad noted that the project before the Board was building elevations and landscaping for the conversion of an existing building to a Starbucks. She gave the staff presentation, which included a vicinity map, photos of the existing building, a description of the proposed elevations, and a discussion of the consistency with the Code.

Chair Gunter opened the floor for Board questions and discussion.

Vice Chair Hambelton expressed a concern with the use of just one color. Associate Planner Ringstad explained that while it is one color, it will look like different shades when it is painted on different material such as the metal roof vs. the brick, etc.

MOTION: Vice Chair Hambelton moved, seconded by Member Hastings, to approve the elevations for the Murphy's Corner Starbucks as proposed and as conditioned in the staff report. The motion was approved unanimously.

Landscaping

Associate Planner Ringstad noted that the existing landscaping is in relatively good shape and the majority is proposed to be retained. However, a condition has been added requiring the existing landscaping to be refreshed with weeding and mulching. She stated that the one area of new landscaping proposed is the area to the north of the drive-thru lane. The asphalt is being removed and the area will be planted with shrubs including Otto Luyken, Davidii, and dwarf Rhododendron, and Kinnikinnick. The design criteria were reviewed and Ms. Ringstad stated that staff is recommending approval.

Chair Gunter opened the floor for Board questions and discussion.

Member Symms asked if the existing concrete between the stone columns was being retained. Ms. Darwish stated that it is being retained because it is part of the foundation of the pillars but noted that the bollards will be removed. Member Hastings suggested that the transition from the two drive-thru lanes to one looks awkward. She suggested that a seating area could be created by making the area between the existing island and the new curb all concrete and make it a purposeful seating area. Ms. Darwish asked where customers would access that area from. She expressed a concern about crossing the drive-thru lane. It was discussed that this area could be accessed from the sidewalk through the landscape area. It was a consensus of the Board that a condition could be added that the applicant consider adding an outdoor seating area at the northern end of the drive-thru canopy.

MOTION: Vice Chair Hambelton moved, seconded by Member Hastings, to approve the landscaping for the Murphy's Corner Starbucks as proposed and as conditioned in the staff report with the following additional condition:

- **It was suggested that the applicant consider creating an outdoor seating area by making the area between the island surrounding the existing stone columns and the new curbing adjacent to the drive-thru aisle all concrete and providing an access from the sidewalk along 21st Avenue SE. The motion was approved unanimously.**

V. ADJOURNMENT:

Chair Gunter adjourned the meeting with the consensus of the Board at 6:03 p.m.

Submitted by:

Sherrie Ringstad, Associate Planner