



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
May 19, 2016**

Approved June 16, 2016

DRB Members:

Dave Gunter, Chair
Beverly Tiedje, Vice Chair
D. Wayne Bisom (5:19 p.m.)
David Hambelton
Tina Hastings

Community Development Staff:
Camille Chriest, Senior Planner
Sherrie Ringstad, Planning Specialist

I. CALL TO ORDER:

DRB 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 April 21, 2016

MOTION: Vice Chair Tiedje moved, seconded by Member Bisom, to approve the April 21, 2016 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

Chair Gunter noted for the record that he is acquainted with the owner of Mill Creek Sports and stated that he feels in spite of the acquaintance he could still make an objective decision and asked if there were any objections to his participation in the review. No objections were expressed.

Mill Creek Sports, Elevations and Landscaping

Senior Planner Camille Chriest noted that the project before the Design Review Board (DRB) is a commercial building proposed by Mill Creek Sports and stated that the review includes the elevations, materials and colors, as well as landscaping. She stated that the development, which was recently approved by the Hearing Examiner, is proposed to be located at the intersection of Dumas Road and the Bothell-Everett Highway. Ms. Chriest presented the staff report, which included a description of the vicinity, access, proposed elevations and trash enclosure, and a review of the design requirements. She noted that the monument signage is not under review at this time, but will come back to the DRB at a future date.

Ms. Chriest stated that the design requirements regarding landscaping encourage unity of design through repetition of plants and coordination with adjacent development, encourage the use of drought tolerant native plants, and the retention of existing vegetation. She noted that Red Sunset Maple trees are proposed in the roadway buffer along the Bothell-Everett Highway and Chanticleer Pear are proposed in the parking lot.

Senior Planner Chriest reviewed the conditions of approval and noted that staff believes the proposal is consistent with the Code and stated that staff is recommending approval.

A concern regarding whether the east elevation meets the Code requirement regarding no blank walls was raised and discussed. Senior Planner Chriest stated that staff believes the proposal does meet the Code requirements, especially with the windows on the first story and the modulation and the use of the different colors and materials.

Member Bisom had the following suggestions regarding the landscape plan, which were discussed by the Board:

It was suggested that one of the Red Sunset Maple proposed at the corner of Bothell-Everett Highway and Dumas Road be changed to a grouping of three conifers. Senior Planner Chriest noted that this might create a sight distance issue. Chair Gunter also added that it might obscure wall signs on the building. Several Board Members liked the consistency of the one street tree variety along the roadway buffer.

Member Bisom suggested mounding the 35-foot roadway buffer to get a little articulation and to soften things. Member Hastings noted that mounding would affect the clearing and grading plans that have already been submitted. It was the consensus of the Board that in light of the potential impact on plans that have already been prepared, mounding would not be recommended.

It was suggested that the trees in the two planter beds by the front door be changed to smaller accent trees to give the front entry a little bit of character. It was the consensus of the DRB Members that the trees in the two planter beds by the entry door on the west elevations should be changed to smaller accent trees such as multi-trunk Japanese Maples.

MOTION: Member Hambelton moved, seconded by Member Bisom, to approve the proposed building elevations and landscaping for Mill Creek Sports as conditioned in the staff report and with the additional condition added by the DRB:

- In the parking lot landscaping, the trees in the two planter beds next to the front entry door, which are shown on the plans as Chanticleer Pear, shall be replaced with Japanese Maple trees.

The motion was approved unanimously.

V. ADJOURNMENT:

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

Submitted by:



Sherrie Ringstad, Planning Specialist