



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
June 18, 2020**

Draft

DRB Members:

Dave Gunter, Chair
David Hambelton, Vice Chair
Tina Hastings
Diane Symms
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 5:14 p.m.

II. ROLL CALL:

All members were present as noted above.

III. MINUTES:

A. Minutes of February 20, 2020

MOTION: Member Tiedje moved, seconded by Vice Chair Hambelton, to approve the February 20, 2020 minutes as presented. The motion was approved unanimously.

V. NEW BUSINESS:

Shell Gas Station Rebranding – Color Change, Fuel Price and Monument Sign

Senior Planner Christi Schmidt noted that the first project before the Board is a rebranding for the 76 Gas Station to a Shell Gas Station, which includes color and logo changes as well as a new fuel price and monument sign. The staff presentation included a review of the DRB Scope, an aerial photo, existing site photos, a review of design criteria, and a review of the proposed sign plan. She explained that there is no change in size for the

monument and fuel price sign and it will be utilizing the existing base. One primary difference is that the new sign will be internally illuminated and the existing up-lighting will be removed. The Code requires that internally illuminated signs only light the logo and text, not the sign background. The proposal is consistent with Code. However, staff is recommending a Condition of Approval requiring the applicant to plant either seasonal annuals or low growing evergreen groundcover at the base of the sign. It is currently just bare dirt, but appears that it originally had some planting around the base of the sign. Ms. Schmidt also noted that the panel behind the Food Mart sign on the building is being changed to Shell colors. She stated that staff finds the rebranding to be consistent with City Code and is recommending approval as conditioned.

MOTION: Vice Chair Hambelton moved, seconded by Member Hastings, to approve the proposed color change and fuel price and monument sign for the Shell Gas Station as conditioned in the staff report. The motion was approved unanimously.

Plat of Creekside West Townhomes – Building Elevations, Streetscape and Landscaping

Senior Planner Schmidt noted that the next project before the Board is the building elevations, streetscape and landscaping for the plat of Creekside West. She explained that this is a 10-lot plat with attached units (one duplex, one triplex and one five-plex). A 50-foot roadway buffer with a meandering sidewalk is being provided along 35th Avenue SE. Chair Gunter suggested that the project be broken into sections with an individual discussion and motion for each section.

Building Elevations:

Ms. Schmidt's presentation included a review of the Boards scope of authority and the applicable design criteria, an aerial photo, existing site photos, and a description of the proposed building elevations. She noted that the colors proposed are gray and white with black window frames, and wood and teal accents. Ms. Schmidt complimented the applicant on doing a good job of providing an equivalent level of detail on all sides of the buildings. As proposed the building elevations are consistent with City Code and staff is recommending approval.

Chair Gunter opened the floor for Board questions and discussions. Member Symms asked about the depth of the decks. The applicant confirmed that they are a range but the narrowest one is four feet.

Member Hastings stated that she is concerned about the amount of white and asked the other Board Member's opinions. Chair Gunter stated that he likes the white and gray and feels it will look good with the green backdrop of the Native Growth Protection Area. Member Tiedje concurred. Vice Chair Hambelton feels that it looks industrial.

Lisa Pugh, the developer, explained that they were going for a look that set them apart but also blended with The Farm development to the north. David Poppleton, the architect, reiterated that the farm house style is intended to look crisp, clean and contemporary while

retaining a homey and comfortable feel. He noted that with only three buildings it would be hard to vary the color between the buildings and still create a sense of place with buildings that relate to each other.

Vice Chair Hambelton asked about the material use for the gray on the base of the building and Senior Planner Schmidt confirmed that it is lap siding.

Member Hastings asked if the downspouts were tied in to the drainage and Senior Planner Schmidt confirmed that they are and would connect to the rain gardens.

MOTION: Vice Chair Hambelton moved, seconded by Member Tiedje, to approve the proposed building elevations for the plat of Creekside West Townhomes as proposed. The motion was approved unanimously.

Roadway Buffer Landscaping:

Ms. Schmidt reviewed the landscaping design criteria and shared plant photos as well as existing site photos. She stated that the applicant is proposing a nice mix of plant material which is native and native adapted and drought tolerant once established. There is an existing topography change in the buffer, which will be brought up to street level. A meandering sidewalk will be added through the buffer. She noted that planting beds are proposed to screen both areas of guest parking.

Member Symms stated that she likes the roadway buffer planting plan. Senior Planner Schmidt confirmed that grass will be planted in the grasscrete and that the bollards are removal bollards rather than flexible bollards.

Vice Chair Hambelton complimented the applicant on the nice mix of plant materials and the easy to understand plan.

Member Hastings asked why Note #7 on the plan only requires 2 inches of bark mulch. Other areas of the plan require 3 to 4 inches, which is consistent with Code. She believes Note #7 should be changed to say 3 to 4 inches of mulch in the tree rings.

MOTION: Vice Chair Hambelton moved, seconded by Member Symms, to approve the proposed streetscape landscaping for the plat of Creekside West Townhomes with the following additional condition:

- **Note #7 shall be modified to show that 3-4 inches of bark mulch is required in the tree rings.**

The motion was approved unanimously.

Interior Landscaping:

Senior Planner Schmidt described the interior landscaping, stating that one to two street trees are proposed in front of each unit to create the streetscape appearance. In addition landscape beds are proposed in between the units in the five-plex building.

Vice Chair Hambelton asked what the surface of the proposed pedestrian path would be. Ms. Schmidt confirmed that it will be asphalt.

Member Hastings suggested providing curb cuts to allow drainage into the landscape beds between the units.

MOTION: Vice Chair Hambelton moved, seconded by Member Tiedje, to approve the proposed interior landscaping for the plat of Creekside West Townhomes with the following additional condition:

- The applicant shall consider adding a curb cut to the small interior landscape islands between the units.

The motion was approved unanimously.

VI. ADJOURNMENT:

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

Submitted by:

Sherrie Ringstad, Associate Planner