

## CITY OF MILL CREEK

## DESIGN REVIEW BOARD MEETING MINUTES

June 16, 2016

Approved January 19, 2017

**DRB Members:**

Dave Gunter, Chair

Beverly Tiedje, Vice Chair

D. Wayne Bisom

David Hambelton

Tina Hastings (absent)

Community Development Staff:

Tom Rogers, Director of Community and Economic Development

Christi Amrine, Senior Planer

Sherrie Ringstad, Planning Specialist

**I. CALL TO ORDER:**

DRB Chair Gunter called the meeting to order at 5:16 p.m.

**II. ROLL CALL:**

All members were present except Member Hastings, who was absent because of a work conflict; thus, the absence is considered excused.

**III. MINUTES:**

A. Minutes of May 19, 2016

**MOTION: Vice Chair Tiedje moved, seconded by Member Bisom, to approve the May 19, 2016 minutes as presented. The motion was approved unanimously.**

**IV. NEW BUSINESS:**

Vintage at Mill Creek Elevations, Landscaping and Signage

Senior Planner Christi Amrine noted that the project before the Design Review Board (DRB) is building elevations, landscaping and the monument sign for Vintage at Mill Creek development. Ms. Amrine presented the staff report, which included a vicinity map, aerial photos, an overview of the site plan, perspective drawings, and a review of the design guidelines relative to buildings. She reviewed the proposed materials and noted that samples were available for the DRB. Ms. Amrine described the various elevations and stated that staff finds them to be consistent with the design guidelines. She stated that staff is recommending a Condition of Approval requiring the applicant to submit a utility plan showing the location, size and screening of the utilities for City review and approval prior to issuance of the clearing and grading plan.

Building Elevations, Materials and Colors

Member Hambelton stated that he feels the applicant did a good job with their proposal and feels they are providing an excellent level of detail. He asked if the proposed vinyl siding can be painted if it starts to fade or if it has to be resided.

Chris Olson, Nystrom Olson Architecture, 502 West Riverside Ave, Spokane, WA 99201

Mr. Olson stated that the vinyl product has an excellent warranty and in their experience it is holding up well; in some cases even better than Hardie Board.

The applicant responded to Member Bisom’s request for clarification regarding the proposed materials. Chair Gunter stated that he likes the design and expressed his appreciation to the applicant for taking the time to come to the DRB for an informal review and getting early guidance.

**MOTION: Member Hambelton moved, seconded by Member Bisom, to approve the proposed building elevations, colors and materials for Vintage at Mill Creek as conditioned in the staff report. The motion was approved unanimously.**

Donna E. Barnes, 1001 East Marine View Drive, Everett, WA 98201

Ms. Barnes, who lives in the Vintage senior apartments in Everett, said that she doesn’t like the gray color that is proposed. She also expressed a concern about the white used on the decks and said that she feels it will be hard to maintain.

Chair Gunter suggested that the applicant consider Ms. Barnes comments regarding color. Mr. Olson stated that he would bring those comments to the developer, especially the comments about maintenance.

Landscaping

Senior Planner Amrine presented the staff report and described the various areas in the landscape plan, including the roadway buffer, streetscape, public and private plazas, parking lot landscaping and the perimeter buffer area to the south. She reviewed the suggested staff conditions of approval. In addition to the conditions in the staff report, staff is recommending an additional condition to provide a colored concrete to provide interest – in two colors of gray, light and darker gray in a subtle checkerboard pattern, along the public sidewalks and plazas.

Jill McFarland, Jeffrey B. Glander & Associates, 1821 4th Ave. E., Olympia, WA 98506

Ms. Jill McFarland, the landscape architect, responded to Board Member Hambelton’s question and explained that the numbers on the Landscape Plan that were missing from the key were simply errors, which have been corrected.

Ms. McFarland reviewed the landscape plan for the Board and described the individual elements in more detail. Member Bisom referenced staff’s condition that a different species other than the Bowhall Maple that is proposed in the southern perimeter buffer be selected and asked if the landscape architect had any suggestions.

Donna E. Barnes, 1001 East Marine View Drive, Everett, WA 98201

Ms. Barnes suggested that the area directly adjacent to the raised garden beds be something more level than the gravel that is proposed, which would be easier for people with mobility issues, such as those using a walker. Member Hambelton suggested that exposed aggregate would be more accessible as well as easier to maintain.

**MOTION: Member Hambelton moved, seconded by Vice Chair Tiedje, to approve the proposed landscaping for Vintage at Mill Creek as conditioned in the staff report and with the additional conditions added by the DRB as follows:**

* **Modify the landscape plan to show the concrete along the public roadways and in the public plazas in a checker board pattern in Integral Concrete colors of Cool Gray and Landmarks Gray.**
* **Modify the landscape plan to show aggregate rather than gravel adjacent to the raised beds in the private plaza.**

 **The motion was approved unanimously.**

Monument Sign

Ms. Amrine described the proposed monument sign and reviewed the Code requirements, stating that the sign does meet the design criteria and staff is recommending approval. Member Bisom asked about the height of the plants surrounding the sign, saying that he wanted to make sure the landscaping wouldn’t obscure the sign.

**MOTION: Member Bisom moved, seconded by Member Hambelton, to approve the proposed monument sign for Vintage at Mill Creek as conditioned in the staff report and with the additional condition added by the DRB as follows:**

* **Double check the mature height of the Point Reyes Ceanothus, which is proposed adjacent to the sign, to ensure that the height of the groundcover at maturity will not obscure the sign. If necessary propose an alternate selection of groundcover.**

 **The motion was approved unanimously.**

 **V. ADJOURNMENT:**

 **Chair Gunter adjourned the meeting with the consensus of the Board Members at 6:25 p.m.**

Submitted by:

Sherrie Ringstad, Planning Specialist

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