



DESIGN REVIEW BOARD AGENDA
Community Center
1808 Main Street, Lake Stevens
December 14, 2016

DESIGN REVIEW BOARD

<u>CALL TO ORDER</u>	6:00 pm	Chair
<u>ROLL CALL</u>		Chair
<u>GUEST BUSINESS</u>		
<u>APPROVE MINUTES</u>	November 17, 2016	
<u>ACTION ITEMS</u>	<ol style="list-style-type: none">1. Housing Façade Aesthetics - Discussion2. Chapel 5 Preliminary Plat3. Eagle Glen North Preliminary Plat4. 5 Rights Brewery	
<u>REPORTS</u>		
<u>ADJOURN</u>		Chair

THE PUBLIC IS INVITED TO ATTEND

Special Needs

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Steve Edin, City of Lake Stevens ADA Coordinator, (425) 377-3227, at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service, (800) 833-6388, and ask the operator to dial the City of Lake Stevens City Hall number.

DESIGN REVIEW BOARD MEETING MINUTES
Lundeen Park Visitor Information Center
10020 Lundeen Parkway
Lake Stevens, WA 98258
November 17, 2016

CALL TO ORDER: 6:30 pm by Chair Hale
MEMBERS PRESENT: Diana Hale, Kelly DuByne, Michael Lauer, Bryan Terry, Jaime Guzman
MEMBERS ABSENT: Jennifer Davis, Thomas Matlack
STAFF PRESENT: Melissa Place, Senior Planner; Teresa Meyers, Planning Department
OTHERS PRESENT: Sue Geron, Mike Geron, Marcus Smoots, Dan Smoots

Guest Business

Mr. and Mrs. Geron who reside at 7427 10th Street voiced concerns regarding the proposed Smoots Mixed-Use Development. They wished to address the potential view obstruction from the proposed 40 foot building as well as traffic impact considerations to the neighborhood. Chair Hale acknowledged their concerns while requesting they be addressed in further detail after the Action Item Discussion.

Approve Minutes

October 6, 2017, minutes presented. Board Member Guzman made the motion to approve the minutes. Vice-Chair DuByne seconded the motion. The motion passed unanimously (5-0-2).

Chair Hale asked staff to include sub-division façade language for future project approval as an agenda item for the December 2016 meeting. The Board will review and discuss the proposed verbiage for approval.

Action Items

1. **Smoots Mixed-Use Development** – The Design Review Board (DRB) held a public meeting to discuss the Smoots Mixed Use Development (LUA2016-0047) application. The applicant, Mr. Marcus Smoots along with Mr. Dan Smoots (relative) appeared in favor of the proposal submitted for two new buildings, parking and landscaping on one parcel located at 7315 10th Street SE at the intersection of Highway 204 and 10th Street. The project will be developed in two phases. The first phase consists of a three-story 16,514 square foot building with commercial use on the first floor and residential use above.

The main points of discussion by the Board focused on views, proposed building height, traffic concerns, retaining walls and the types of trees to be installed. Significant discussion took place on the Flowering Pear and Western Red Cedar trees proposed by the applicant along the western property line. The Board suggested that the applicant look at alternate tree species which do not require extensive pruning or are prone to disease. The Board asked the applicant for clarification as to whether the

landscape screen would be on top of the retaining wall and if the wall was located along the property line as indicated on the site plan. Marcus Smoots stated that the Type B landscaping screen was to be on top of the retaining wall so that the trees would receive light and had more room for a root system. He also confirmed the retaining wall will be located on or near the property line.

Based on his clarification and the staff report regarding the building height, the Board determined that the trees need to be shorter than 40 feet at maturity in order to mitigate view impacts. The Board requested an additional condition be added to the staff report to address the maximum height of the plantings within the landscape screen east of Building One.

Condition #6 was added as follows: *The Type B landscape screen east of Building 1 shall contain plantings that don't exceed a height of 30 feet from the base of planting.*

Motion: Chairperson Guzman made a motion to approve the proposal with the recommended addition of Condition 6.

Vice Chair DuByne seconded the motion. The motion passed unanimously (5-0-2).

Reports

None

Adjourn

Board Member Terry motioned to adjourn the meeting. Vice-Chair DuByne seconded the motion.

Diana Hale, Chair

Teresa Meyers
Planning & Community Development Clerk



CITY OF LAKE STEVENS NOTICE OF DESIGN REVIEW BOARD MEETING and PUBLIC MEETING

PROJECT NAME(S) / FILE NUMBER(S): Chapel 5 Preliminary Plat / LUA2016-0145, LUA2016-146;
Eagle Glen North Preliminary Plat / LUA2016-0138; and
5 Rights Brewery Tenant Improvements / LUA2016-0159

DATE OF PUBLIC MEETING / TIME: December 14, 2016 / 5:00 p.m. (Chapel 5 Preliminary Plat only)

DATE OF DRB MEETINGS / TIME: December 14, 2016 / 6:00 p.m.

MEETING LOCATION: Lake Stevens Community Center, 1808 Main Street, Lake Stevens, WA 98258

PROPOSED PROJECT DESCRIPTION:

Three separate projects will be considered by the Design Review Board at their December 14, 2016 meeting. The following are project descriptions for the three projects to be reviewed by the DRB:

1. Chapel 5 Preliminary Plat

Applicant proposes a 23-lot residential subdivision with associated public improvements located in the High Urban Residential zoning district and Lake Stevens Center Subarea on three parcels totaling 3.14 acres. The plat is proposed to be accessed via two ingress/egress points; one along 99th Ave NE and one along 101st Ave NE. **APPLICANT:** Land Pro Group Inc. on behalf of Matt Monahan **PROJECT LOCATION:** NW corner of 101st Ave NE and Chapel Hill Road, Lake Stevens, WA / APN's 00493400600701, 00493400600702, and 00493400600804.

2. Eagle Glen North Preliminary Plat

Applicant proposes a 53-lot residential subdivision with associated public improvements located in the High Urban Residential zoning district and the 20th Street SE Corridor Subarea on four parcels totaling 10.7 acres. The plat is proposed to be accessed via two ingress/egress points; one along 99th Avenue SE and one to the subdivision directly south. **APPLICANT:** Mathew Recknagel with Lennar Northwest, Inc. **PROJECT LOCATION:** 1425, 1429, 1431 and 1433 99th Avenue SE / APN's 00493401800300, -301, -302 and 303.

3. 5 Rights Brewery

Applicant proposes tenant improvements to the existing building for a brewery. Proposed improvements include adding a second floor to the building and external improvements will include rollup glass doors, metal awnings, upgraded windows and outdoor seating. Long-term plans include a pub/restaurant. **APPLICANT:** Dave Madle on behalf of 5 Rights Brewing LLC **PROJECT LOCATION:** 8928 Vernon Rd, Lake Stevens, WA / APN# 29051300203700.

PUBLIC REVIEW AND COMMENT:

Interested parties may submit written comments before the meetings. Comments can be submitted to City Hall, Attn: Melissa Place, PO Box 257, Lake Stevens, WA 98258 or by email at mplace@lakestevenswa.gov. **Please state which project you are commenting on.** Persons who submit written or oral testimony may appeal the decision.



CITY OF LAKE STEVENS NOTICE OF DESIGN REVIEW BOARD MEETING and PUBLIC MEETING

The project files, including the staff reports, site map and recommendations are available for review at the Permit Center, located behind City Hall, Monday-Friday 9:00 am- 4:00 pm. Limited materials are available at: <http://www.ci.lake-stevens.wa.us/index.aspx?nid=380>. For additional information please contact the Department of Planning and Community Development at 425-377-3223.

It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.

Distribution: Applicants
 Posted at Permit Center, City Hall and Website
 Mailed to property Owners within 300 feet of project site
 Published in Everett Herald