

DESIGN REVIEW BOARD MEETING MINUTES

Community Center
1808 Main Street
Lake Stevens, WA 98258
May 16, 2017

CALL TO ORDER: 6:30 pm by Chair Thurber
MEMBERS PRESENT: Diana Hale, Tracey Trout, John Vicente
MEMBERS ABSENT: Jaime Guzman
STAFF PRESENT: Russ Wright, Planning and Community Development Director, Teresa Meyers, Planning Department
OTHERS PRESENT: Nate Perkl representing Sea Pac Homes; Merle Ash, Land Technologies, Thanos Yiaslas, CSHQA Architecture, Kurtis Christensen, BP/ARCO

Guest Business None

Approve Minutes April 18, 2017, minutes presented. Chair Thurber requested revision to Page 3, Election of Officers to reflect correct spelling. Board Member Hale moved to approve the minutes with the revision. Board Member Vicente seconded the motion. The motion passed unanimously (4-0-1)

Action Items **Fairview Terrace – LUA 2017-0076** Russ Wright, introduced Sea Pac Homes, Nate Perkl, as the applicant and Merle Ash with Land Technologies, as the engineer who were in attendance to address Board questions and comments if needed. Planning Director, Russ Wright presented the staff review.

The Applicant, Sea Pac Homes, proposes to develop a 46-lot subdivision on approximately nine acres. The property is currently zoned High Urban Residential which permits lots with a minimum size of 3,600 square feet. The project will require the extension of public sewer and storm water mitigation. The proposed subdivision is located at off 79th Ave SE within the 20th Street SE Corridor Subarea Plan, however, the Subarea Design Guidelines are not directly applicable to residential development.

Merle Ash Addressed the board providing an overview of the property which contains three acres of wetlands to be restored. No parking is planned to be allowed on streets. The Board raised concerns over the proposed parking arrangements. Director Wright stated he will address the parking situation with the applicant to propose parking pods with in the development.

Director Wright asked the Applicant to provide a crosswalk in Road A; highlighted the housing facades and elevations which differ from already established projects for the board and explained how the initial 46 lot proposal will become a 45-lot development as one lot Tract 996 will

become an open park space. After further discussion and comments from the Board, the following additional conditions were recommended for approval:

- Request Applicant redesign plat to address parking configuration and allow for designated parking spaces within development
- Request Applicant revise proposed plantings to replace Sunset Maple which is too large for 5- foot planting area.

Motion: Board Member Hale made a motion to approve the proposal with the added conditions to address parking and the proposed plantings. Member Vicente seconded the motion. The motion passed unanimously (4-0-1)

ARCO AM- PM – LUA 2017-0003: Director Wright presented the item as reviewed in the Staff Report as well as introduced the applicants, Thanos Yiaslas and Kurtis Christensen with BP/ARCO. Director Wright outlined the permit process for the project located at Soper Hill Road. The proposed roundabout intersection project will be constructed under a separate permit. The building orientation is standard for a convenience store with a fueling station. Mr. Wright briefed the board on the main design elements of the proposed development.

Board concerns included: proposed landscape plans and tree screen, sign size, vegetative retaining wall, concerns about the proposed Honey Locust tree planting which are thorny can be considered invasive and retaining wall landscaping screen from the residential neighborhood. Director Wright referred to the Staff Report to inform the Board the Type C Screen shall be a Type B Screen – semi opaque.

Motion: Board Member Hale moved to recommend the approval with the following conditions:

- Omit the Honey Locust tree plantings and replace with a less invasive tree
- Replace the tree buffer to include evergreens mixed in with Leland Cypress to provide a year around buffer.

Board Member Vicente seconded the motions. The motion carried (4-0-1)

Lake Stevens City Hall – BLD2017-0244 – Director Wright provided the Board with an overview of the City Hall modular building installation at North Cove Park. The project underwent the City Beautification Plan to received public input. The project includes the new modular building, an associated parking lot, site grading and restoration of the Steven’s Creek stream buffer. The new building will have an area of approximately 4,300 square feet with a parking lot of approximately 30 stalls.

After review against applicable design guidelines, the project is consistent

with applicable standards and staff recommended approval of the proposed design with the conditions as stated in the Staff Report.

Motion: Board Member Hale moved to recommend the project as presented. Board Member Vicente seconded the motion. The motion carried (4-0-1)

Reports

Russ Wright provided a report to the Board on the North Cove Park Open House meeting of May 8, 2017. The meeting was well attended. Discussion included beach improvements and improvements to the boardwalk. Board Member Hale, informed staff the boardwalk was reclaimed with grant funds attached. She suggested staff look into the grant details for the boardwalk before moving forward.

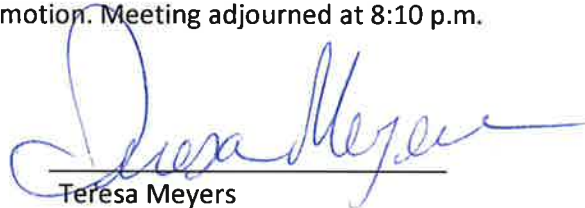
Commissioner Trout expressed concern over the tree removal involved with all the recent developments. Russ Wright agreed to review the tree ratio plan to share with members. Member Hale inquired about incorporating view corridors into the municipal code.

Adjourn

Commissioner Trout moved to adjourn the meeting. Board Member Hale seconded the motion. Meeting adjourned at 8:10 p.m.



Sammie Thurber, Chair



Teresa Meyers
Planning & Community Development Clerk