

DESIGN REVIEW BOARD MEETING MINUTES

Community Center
1808 Main Street
Lake Stevens, WA 98258
December 14, 2016

CALL TO ORDER: 6:01 pm by Chair Hale
MEMBERS PRESENT: Diana Hale, Kelly DuByne, Michael Lauer, Jennifer Davis
MEMBERS ABSENT: Jaime Guzman (Excused); Bryan Terry
STAFF PRESENT: Melissa Place, Senior Planner; Stacie Pratschner, Senior Planner, Teresa Meyers, Planning Department
OTHERS PRESENT: Patrick McCourt, Dan Carlson, George Newman, Dave Madle, Craig Gordon, Chris Ameny

Guest Business None

Approve Minutes November 17, 2016, minutes presented. Board Member Lauer made the motion to approve the minutes. Vice Chair Dubyne seconded the motion. The motion passed unanimously (4-0-2).

Action Items **Housing Façade Aesthetics** – Chair Hale introduced the discussion item. The Board consulted with staff to ensure the design guidelines in place allow the City to consider and enforce façade aesthetics for future neighborhood developments. The Board encouraged staff to continue further research if needed, adhere to guidelines to offer options for softening dominant features in residential developments and maintain the historical background of the community whenever possible. Staff assured the Board the revised façade condition language allows for adequate flexibility with design criteria. No action taken.

Chapel 5 Preliminary Plat - Melissa Place, Senior Planner, introduced the item. The Design Review Board held a public meeting to discuss the application (LUA 2016-0146) for the proposed 23 lot single family home subdivision. The applicant, Mr. Patrick McCourt of Land Pro Group Inc. appeared on behalf of the owner, Matt Monahan in support of the proposal. The applicant is requesting design review for a proposed 23-lot subdivision with associated improvements located in the High Urban Residential zoning 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 Avenue NE and one along 101st Avenue NE.

Key discussion points included but were not limited to: open space within the development; storm drainage retention; parking; tree mitigation and neighborhood access. Staff recommended the board approve the project

with the proposed conditions. Mr. McCourt affirmed the applicant concurs with staff's conditions.

Motion: Board Member Davis made a motion to approve the proposal with the recommended conditions. Vice Chair Dubyne seconded the motion. The motion passed unanimously (4-0-2)

Eagle Glen North Preliminary Plat - Stacie Pratschner, Senior Planner, presented the item to the board and introduced the architect, George Newman, who contributed to the discussion on behalf of the applicant. The Eagle Glen North Design Review request proposed a 53-lot subdivision with associated improvements located in the High Urban Residential zoning district and Lake Stevens 20th Street SE Corridor Subarea on four parcels totaling approximately 10.07 acres.

The presentation highlighted the following key points of the proposal: ingress/egress from two access points off of 99th Avenue SE and a southern road to be named later; the proposed 3,000+ square foot lots intended to support a Single Family Residence neighborhood design; staff's recommendation for a proposed tot lot; NGPA identified wetland areas; frontage improvements; traffic impact; critical areas for the storm water vault to feed wetlands and community transportation locations. Staff recommended Board approval with conditions as submitted on the Staff Report.

Mr. Newman commented on behalf of the applicant. From a design perspective, the homes are designed around the lot size. The applicant hopes to begin construction in January 2017. Discussion regarding the vault for critical areas continues in coordination with Planning Staff, PUD and Lake Stevens Sewer District.

Public comments were addressed as well. Mr. Craig Gordon, a resident north of the proposed Eagle Glen Sub Division, presented concerns about the wetland designation and the tree mitigation. Mr. Newman personally acknowledged Mr. Gordon's concerns and agreed to work directly with Mr. Gordon to keep him abreast of the development.

If approved, the project will proceed under codes and policies in place at time of construction.

Board Member Lauer made a motion to approve the proposal as presented with staff recommendations. Board Member Davis seconded. The motion carried (4-0-2)

5 Rights Brewery -Senior Planner, Stacie Pratschner, presented the Staff Recommendation to the Board. The applicant, Dave Madle, DBA with 5-Rights Brewing, LLC, proposes to develop a brewery and restaurant, located at 8928 Vernon Road, Lake Stevens, WA 98258. The business will

be housed in an existing building on a previously developed site with an added second floor, parking and an outdoor eating space.

The main points of discussion by the Board focused on the landscape design, the second story addition, design upgrades to the existing building, outside dining area, frontage improvements and ADA accessibility, adequate parking with satellite parking, pedestrian connections along Vernon Road, fencing and vegetation screening, additional windows and doors for public viewing and signage. Ms. Pratschner deferred to the applicant, Dave Madle, to provide the Board with a detailed explanation for the sign design.

Mr. Madle explained the 5-Rights business philosophy as caring for the culture, love of people, beer, food, community mainstay and the uniqueness of their business. The sign is an extension of the owners and the business they serve. Staff did indicate approval is contingent on the condition the City reviews the specific seating plan for the establishment and the applicant shall submit for construction plan approval prior to the work beginning on the site. With these conditions, Staff recommended Board approval.

Chair Hale made a motion to approve. Board Member Davis seconded. The motion passed unanimously (4-0-2).

Reports

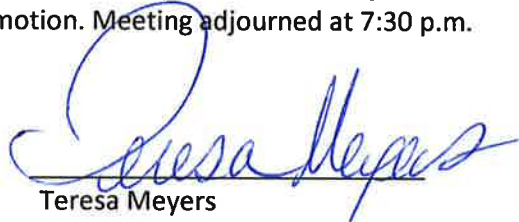
Board Member Davis informed members the new DRB member as of January 2017 will be Planning Commissioner Tracy Trout.

Adjourn

Vice Chair DuByne motioned to adjourn the meeting. Board Member Davis seconded the motion. Meeting adjourned at 7:30 p.m.



Diana Hale, Chair



Teresa Meyers
Planning & Community Development Clerk

