

DESIGN REVIEW BOARD MEETING MINUTES

Community Center
1808 Main Street
Lake Stevens, WA 98258
February 8, 2017

CALL TO ORDER: 6:30 pm by Chair Hale
MEMBERS PRESENT: Diana Hale, Tracy Trout, Jaime Guzman
MEMBERS ABSENT: Michael Lauer; Bryan Terry
STAFF PRESENT: Stacie Pratschner, Senior Planner, Teresa Meyers, Planning Department
OTHERS PRESENT: Patrick McCourt, Dan Carlson,

Guest Business None

Approve Minutes December 14, 2016, minutes approved as presented.

Action Items **Election of Officers tabled until March 8, 2017**

Senior Planner Stacie Pratschner informed the board the Planning Director is actively recruiting Design Review Board vacancies. The Planning Director and Staff also requests the Board establish a regular monthly meeting schedule. The board agreed to hold regular meetings (if needed) on the second Wednesday of every month at 6:30 p.m. The next meeting will be held Wednesday, March 8, 2017.

Senior Planner, Stacie Pratschner requested amending the agenda to present LUA 2016-0188 first to accommodate the audience present.

Bartell's – Chair Hale introduced the discussion item. The Applicant, Mark Craig with Henbart, LLC proposes to develop a new commercial center to support a drug store and future restaurant located at 9010 Market Place, Lake Stevens, Washington, 98258. The center will also include required site upgrades, utility installations and frontage improvements. Senior Planner Pratschner presented the item highlighting the zoning, sub-area dedication, location, site orientation and design. The project proposal for LUA 2016-0188 will not require hearing examiner approval. The board decision and recommendation will stand alone.

Ms. Pratschner introduced the applicant representatives in the audience who readily contributed to the presentation addressing the Board's concerns with traffic impact, crosswalks, the retaining wall for screening for the residential neighborhood, plazas and courtyards and frontage improvements.

Chair Hale asked for comments from the public. Citizen, Virginia Wilson,

representing the adjacent condominium association inquired about the drainage system stating members concerns of the additional drainage in an already burdened system. Senior Planner Pratschner and the applicant assured Ms. Wilson a proposed 50,000 cubic foot underground stormwater detention vault is proposed.

Motion: Chair Hale made a motion to approve the proposal with the recommended conditions. Board Member Trout seconded the motion. The motion passed unanimously (3-0-2)

Lyons Gate I – Stacie Pratschner, Senior Planner, introduced the item. The Design Review Board held a public meeting to discuss the application (LUA 2016- 0175) for the proposed 35 lot single family home subdivision. The applicant, Mr. Patrick McCourt of Land Pro Group Inc. appeared on behalf of the owners in support of the proposal. The applicant is requesting design review for a proposed 35 lot subdivision on four parcels totaling 4.5 acres with associated improvements located in the High Urban Residential zoning and Lake Stevens 20th Street Corridor Subarea. The plat is proposed to be accessed via connections with 83rd Avenue SE.

Key discussion points included but were not limited to: the trail connection to the north as recommended by Staff, on-street parking and sidewalks, crosswalks, street connections in the area, improvements to the 83rd/20th Street intersection, trees, alternating home designs and impervious surface standards.

Citizen concerns presented by Sammie Thurber on behalf of the Cardinal Estates Manufactured Home Community were addressed by Mr. McCourt and Senior Planner Pratschner.

Motion: Chair Hale made a motion to approve the proposal with the recommended conditions presented in the Staff Report. Board Member Trout seconded the motion. The motion passed unanimously (3-0-2)

Lyons Gate II - Stacie Pratschner, Senior Planner, presented the item to the board on behalf of Senior Planner Melissa Place. Mr. Patrick McCourt contributed to the discussion on behalf of the applicant. The Design Review Board held a public meeting to discuss the application (LUA 2016-0189) for the proposed 34 lot single family home subdivision. The applicant, Mr. Patrick McCourt of Land Pro Group Inc. appeared on behalf of the owners in support of the proposal. The applicant is requesting design review for a proposed 34 lot subdivision with associated improvements located in the Urban Residential zoning and Lake Stevens 20th Street Corridor Subarea.

The presentation highlighted the following key points of the proposal: on-street parking and sidewalks, crosswalks, street connections in the area, improvements to the 83rd/20th Street intersection, trees, alternating

home designs, impervious surface standards, fencing and invasive species removal in the wetland.

Sammie Thurber (a citizen) submitted a written comment letter on behalf of Cardinal Estates Manufactured Home Community. Their concerns focused on the sewer and water impact, traffic impacts and construction noise. Mr. McCourt and Senior Planner Pratschner addressed their concerns to the Board's satisfaction.

Chair Hale made a motion to approve the proposal as presented with staff recommendations. Board Member Guzman seconded. The motion carried (3-0-2)

Reports

Chair Hale informed members she attended the Downtown Sub Area Open House meetings and is very impressed with the process. Encouraged the board to attend the upcoming March meeting for more progress. Citizens in the downtown area are concerned with the library replacement and future plans. As a member of the Community Garden Planning for Eagle Ridge Park, Chair Hale reported a Free Farmer's Market is planned to be held this year at the Community Garden.

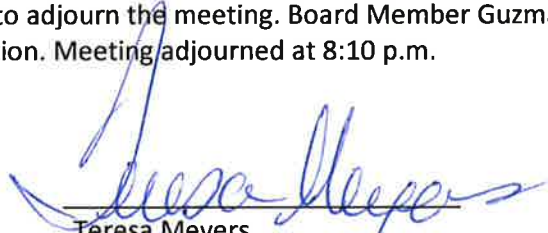
Board Member Trout inquired whether the Downtown Sub Area consultants would provide a presentation to the Design Review Board. Staff will pass the request on to the Planning Director.

Adjourn

Chair Hall moved to adjourn the meeting. Board Member Guzman seconded the motion. Meeting adjourned at 8:10 p.m.



Diana Hale, Chair



Teresa Meyers
Planning & Community Development Clerk

