

DESIGN REVIEW BOARD MEETING MINUTES

Community Center
1808 Main Street
Lake Stevens, WA 98258
April 18, 2017

CALL TO ORDER: 6:30 pm by Chair Hale
MEMBERS PRESENT: Diana Hale, Tracey Trout, Sammie Thurber, Jaime Guzman, John Vicente
MEMBERS ABSENT: None
STAFF PRESENT: Melissa Place, Senior Planner, Teresa Meyers, Planning Department
OTHERS PRESENT: Brian Kalab and Nate Perkl representing Sea Pac Homes; Michael Lauer

Guest Business None

Approve Minutes March 22, 2017, minutes presented. Board Member Trout made the motion to approve the minutes. Member Thurber seconded the motion. The motion passed unanimously (5-0-0)

Action Items **Chair Hale requested to revise the agenda to address Action Item 2.**

The Refuge Subdivision – LUA 2017-0002 Melissa Place, Senior Planner, introduced Sea Pac Homes, Nate Perkl, as the applicant and Brian Kalab as the engineer who were in attendance to address Board questions and comments if needed. Senior Planner Place presented the staff review.

The Applicant, Sea Pac Homes, proposes to develop a 70-lot subdivision on approximately 15 acres. The property is currently zoned High Urban Residential which permits lots with a minimum size of 3,600 square feet. The proposed subdivision will include construction of new public roads and extension of utilities to the new lots. The proposed subdivision is located at 127th Dr. NE and SR-92.

The main points of discussion related to landscaping and the 30-foot buffer requirement adjacent to SR-92 in Tract 998. The Board, staff and the applicant discussed Condition 6 as presented in the staff report. The intent behind the condition was to create a sight obscuring screen/buffer groundcover; however, after much discussion the Board recommended revising the condition to recommend the applicant be required to build fencing along the rear property lines of the lots and provide large tree plantings in the buffer area. The applicant agreed to the revised condition of fencing and stated fencing is standard with their homes. The proposed condition of fencing combined with the trees would provide sight obscurity as well as keep a line of sight into the buffer area for security concerns. The Board also discussed having the 30-foot buffer be consistent across all proposed development adjacent to SR-92 in the

future.

Motion: Chair Hale made a motion to approve the proposal with the amendment to Condition 6 to address the large tree plantings in the buffer area and fences required to lots 9-27. Member Guzman seconded the motion. The motion passed unanimously (5-0-0)

Election of Officers: Chair Hale asked for nominations. Hearing none. Chair Hale moved to nominate Sammie Thurber for Chair. Board Member Guzman seconded the motion. The motion carried (5-0-0).

Board Member Thurber moved to nominate Jaime Guzman as Vice-Chair. Chair Hale seconded the nomination. The motion carried (5-0-0)

Reports

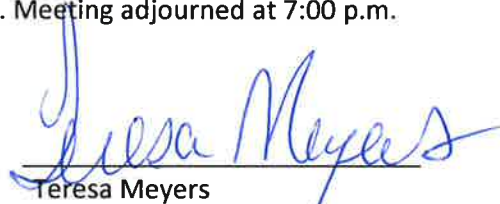
No reports were presented.

Adjourn

Chair Hale moved to adjourn the meeting. Board Member Guzman seconded the motion. Meeting adjourned at 7:00 p.m.



Diana Hale, Chair



Teresa Meyers
Planning & Community Development Clerk