

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