

DESIGN REVIEW BOARD MEETING MINUTES

Community Center
1808 Main Street
Lake Stevens, WA 98258
March 22, 2017

CALL TO ORDER: 6:30 pm by Chair Hale
MEMBERS PRESENT: Diana Hale, Tracey Trout, Michael Lauer, Sammie Thurber
MEMBERS ABSENT: Jaime Guzman (Excused)
STAFF PRESENT: Russ Wright, Planning and Community Development Director, Dillon Roth, Associate Planner, Teresa Meyers, Planning Department
OTHERS PRESENT: Patrick McCourt, Dan Carlson, Public Members

Guest Business None

Approve Minutes February 8, 2017, minutes presented. Board Member Lauer made the motion to approve the minutes. Member Trout seconded the motion. The motion passed unanimously (4-0-1)

Discussion Items **Chair Hale introduced Russ Wright, Planning and Community Development Director. Mr. Wright** thanked the board for the opportunity to provide them with the Design Review outline as regulated by code. He provided the Board with a copy of Municipal Code section 14.16C.050 as adopted to assist members with board member responsibility. The adopted guidelines offer the Design Review Board guidance and flexibility to offer Administrative Review and recommendation. Mr. Wright offered to assist members with additional training such as Robert's Rules of Order and Growth Management Training.

Action Items **Election of Officers tabled until April 2017 meeting.**

Wagner Hills – LUA 2017-0019 – Chair Hale introduced the discussion item. Dillon Roth, Associate Planner, led the presentation to the board. A Public Meeting was held March 22, 2017, prior to the Board meeting. Several members of the public and the surrounding neighborhood proposed questions and concerns regarding the number of lots anticipated on the plat, the anticipated increase to traffic, fire and police response, storm water capacity concerns and accessibility to and from the proposed development.

The Applicant, JM 1 Holdings, LLC proposes to develop a 49-lot subdivision of four properties. The property is currently zoned High Urban Residential which permits lots with a minimum size of 3,600

square feet. The proposed subdivision is located within the 20th Street Corridor Subarea Plan, however the Subarea Design Guidelines are not directly applicable to residential development.

The Board discussed several topics, including the critical areas on site, site layout, frontage improvements, storm water, landscaping and the aesthetics of the proposed homes. Staff and the board discussed specific types of trees that may be better suited to provide shade and screening to each home. Discussion also addressed the proposed access to the open space/recreational area and other options that could better facilitate pedestrian access. Following Staff and the proponent's response to the Board's concerns, the Board recommended the applicant comply with the conditions as stated in the Design Review Staff Report dated March 15, 2017. Additionally, the board recommended including two new conditions that change the species of tree proposed in the landscape plan and include a pedestrian pathway to the open space/recreational area.

Motion: Chair Hale made a motion to approve the proposal with the recommended conditions and two additional conditions: Condition 7. Pedestrian access to open space/recreational area separate from the provided 10' vehicle access and Condition 8. Applicant shall seek a suitable replacement tree for the Leyland Cypress with a slower growing tree species with less bulk. Board Member Thurber seconded the motion. The motion passed unanimously (4-0-1)

Reports

No reports were presented.

Adjourn

Chair Hale moved to adjourn the meeting. Board Member Lauer seconded the motion. Meeting adjourned at 7:40 p.m.



Diana Hale, Chair



Teresa Meyers
Planning & Community Development Clerk