

**DESIGN REVIEW BOARD MEETING MINUTES**

Community Center

1808 Main Street

Lake Stevens, WA 98258

April 11, 2018

CALL TO ORDER: 6:30 pm by Chair Thurber  
MEMBERS PRESENT: John Vicente, Diana Hale, Tracey Trout  
MEMBERS ABSENT: Jaime Guzman (Excused)  
STAFF PRESENT: Josh Machen, Senior Planner; Teresa Meyers, Planning Department  
OTHERS PRESENT: Anthony Jensen representing Henbart LLC; Dirk McCullough and Diana Atvars, Magellan Architects

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**Guest Business** None

**Approve Minutes** John Vicente moved to approve the March 6, 2018 minutes; Diana Hale seconded the motion. The March 6, 2018 minutes were approved as presented.

**Action Items** **RAM Restaurant (LUA2018-0044) - Senior Planner Josh Machen**  
Chair Thurber asked Senior Planner Machen to explain the Right of Way Vacation action in relation to the project. Mr. Machen stated the Right of Way Vacation was necessary to achieve the required setbacks for the building on the property. The Right of Way Vacation will allow for the building construction and necessary setbacks off Market Place.

The applicant, HBC Lake Stevens, LLC is requesting design review to construct a new restaurant building with a gross floor area of approximately 6,000 square feet to be located on the southwest corner of Market Place and 91<sup>st</sup> Ave NE. The western portion of the property is currently being developed with a Bartell Drug store. All parking and site improvements were previously approved by the Design Review Board, February 8, 2017, as part of the drug store construction application process.

Several topics were discussed including overall building design, pedestrian connections, right-of-way vacation and the workspace access door. Board member Vicente proposed the applicant add a small window to the "kitchen/workspace" access door to help avoid pedestrian/door collisions. The applicant and architect agreed to accommodate the request. With the addition of Condition No. 6:

*"The access door to the "kitchen/workspace" shall have a small window to help avoid pedestrian/door collision"* the board recommended approval.

Diana Hale moved to approve the report with the added condition. John Vicente seconded the motion. The motion passed unanimously (4-0-1)

**Reports**

No reports offered by the Board.

**Adjourn**

Diana Hale moved to adjourn the meeting. Tracey Trout seconded the motion. Meeting adjourned at 7:00 p.m.



Sammie Thurber, Chair



Teresa Meyers  
Planning & Community Development