

**DESIGN REVIEW BOARD MEETING MINUTES**

Community Center  
1808 Main Street  
Lake Stevens, WA 98258  
May 9, 2018

CALL TO ORDER: 6:35 pm by Chair Thurber  
MEMBERS PRESENT: Jaime Guzman, John Vicente, Diana Hale, Tracey Trout  
MEMBERS ABSENT: None  
STAFF PRESENT: Russ Wright, Planning and Community Development Director; Josh Machen, Senior Planner; Dillon Roth, Associate Planner; Teresa Meyers, Planning Department  
OTHERS PRESENT: Rob Turner, Patrick McCourt

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**Guest Business** None

**Approve Minutes** Diana Hale moved to approve the April 11, 2018 minutes; Jaime Guzman seconded the motion. The April 11, 2018 minutes were approved as presented.

**Action Items**

**Sedona Subdivision (LUA2018-0072) - Senior Planner Josh Machen**

Senior Planner Josh Machen introduced the applicant, Rob Turner, to the Board and presented the staff report. Due to public comment and accessibility concerns, the report did not reflect the recently proposed design changes, but he would defer to Mr. Turner to share the updated design plan sheets with the proposed ½ street connectivity proposal from 20<sup>th</sup> Street SE.

The applicant requests design review for a 39-lot subdivision with associated improvements, in the High Urban Residential zoning district and 20<sup>th</sup> Street Subarea. Four underlying lots will be retained by the owner for duplexes as part of the boundary line adjustment. The subdivision is proposed to be accessed via connections with 16<sup>th</sup> and 17<sup>th</sup> Place SE and potential access from 20<sup>th</sup> St SE.

Mr. Machen invited the applicant to address the board with the proposed redesign. Mr. Turner explained his intent to provide ample access off 20<sup>th</sup> Street SE to reduce traffic impact to the neighboring subdivisions. Suggestions included: traffic calming mechanisms, speed bumps and punch outs as well as the proposed ½ street access off 20<sup>th</sup> Street SE. Mr. Turner provided the Board with the project proposal detailing the relocation of the duplex units within the subdivision; the proposed greenspace; significant tree removal and replacement options and the proposed ½ street access from 20<sup>th</sup> Street. The road would only be accessible from Westbound 20<sup>th</sup> Street with a right in right out only option. Mr. Turner intends to work with the City in the efforts to minimize traffic impact to the area. Suggestions include a potential U-turn only from Eastbound 20<sup>th</sup> Street at 99<sup>th</sup>.

Board members' concerns included significant trees; noise buffer; landscape bond; parking, traffic and wanting to review the intended design build drawings for the homes.

Public comments presented involved traffic flow concerns; accessibility to the church which may be impacted with the half street access from 20<sup>th</sup> Street; on street parking issues; U-turn option at 99<sup>th</sup> and the grade for the subdivision that may impact the surrounding residents and church.

Diana Hale moved to approve the item with the conditions. Condition 4. shall require future homes to be administratively reviewed at the time of building permit submittal and Condition 10. to address an alternative to the proposed giant Arborvitae trees in the landscape plans. Tracey Trout seconded. The motion passed (5-0-0)

**Hartford Industrial Lot 1 (LUA2018-0055) – Associate Planner Dillon Roth** presented the item. The applicant proposes to develop a 30,000 square foot warehouse in the General Industrial zone. The building is proposed to be used for storage of heavy equipment and machinery with accessory office space. Patrick McCourt, on behalf of the applicant, spoke in favor of the proposal.

The Design Review Board discussed several topics, including the background history of the site development, the neighboring residential community, stormwater infrastructure, future uses of the site, exterior lighting of the warehouse and landscaping. Staff and the Board discussed specific landscaping alternatives and a lighting plan on the exterior of the building to discourage trespassing. The board recommended the applicant comply with the conditions as presented in the staff report. Additionally, the board recommended including two new conditions that change the species of tree proposed in the landscape plan and add exterior wall mounted lighting to the warehouse.

John Vicente moved to approve the staff report with the added conditions for the landscape plans and exterior lighting. Tracey Trout seconded. The motion passed (5-0-0)

**Reports**

No reports offered by the Board. Staff requested the Board to reschedule the next meeting for June 7<sup>th</sup>.

**Adjourn**

Tracey Trout moved to adjourn the meeting. John Vicente seconded the motion. Meeting adjourned at 8:35 p.m.

  
Sammie Thurber, Chair

  
Teresa Meyers  
Planning & Community Development