

DESIGN REVIEW BOARD MEETING MINUTES

Fire Station 82, Conference Room

9811 Chapel Hill Road

Lake Stevens, WA 98258

August 9, 2018

CALL TO ORDER: 6:35 pm by Chair Thurber

MEMBERS PRESENT: John Vicente, Diana Hale (Commissioner Trout arrived at 6:40 pm)

MEMBERS ABSENT:

STAFF PRESENT: Russ Wright, Planning and Community Development Director; Dillon Roth, Associate Planner; Josh Machen, Senior Planner; Teresa Meyers, Planning Department

OTHERS PRESENT: John Rudolph – Sucia Island, LLC; Fred Hines and Hans Christiansen – Evergreen Apartments.

Guest Business None

Approve Minutes John Vicente moved to approve the July 11, 2018 minutes; Diana Hale seconded the motion. The July 11, 2018 minutes were approved as presented.

Staff Presentation Board Chair, Sammie Thurber invited Senior Planner Josh Machen and Planning and Community Development Director, Russ Wright to provide the Board and public members in attendance with an overview of the Growth Management Act and Comprehensive Plan in relation to Planning and Zoning designations within the City of Lake Stevens. Under the state mandated Growth Management Act and the Comprehensive Plan, the City projects for the means to accommodate growth, services and improvements as well as adopt zoning such as high density, residential and commercial. High Urban Residential zoning allows for apartments and townhomes.

Action Items **Hewitt Preliminary Plat Design Review Board Applications (LUA2018-0016) – Associate Planner Dillon Roth**
Dillon Roth presented the staff report. The applicant is requesting design review for a proposed 14 lot subdivision on two parcels located within the 20th Street Corridor Sub-Area Plan. Planner Roth reviewed the staff report and staff recommended conditions.

Several topics were discussed including but not limited to landscaping, guest parking and pedestrian access. The Board raised concerns regarding the plat design for parking availability and traffic flow within the plat as presented. The Board recommended adding a condition of approval to address landscape and parking concerns. Approval was recommended with the following conditions:

Condition 1. *The applicant or successor shall find a suitable substitute for the ground cover trillium and the shrub laurel. The substitutes shall be*

reflected on the landscape plans submitted at the construction plan phase.

Condition 5. *The applicant or successor shall include a "Guest Parking" sign in the open space tract. The sign shall be shown on the plan set at the construction plan phase.*

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

Evergreen Apartments Design Review (LUA2018-0121) – Senior Planner Josh Machen

Josh Machen introduced the item. The applicant is requesting design review for the development of a proposed 195-unit apartment complex comprised of six multi-story apartment buildings and a Leasing Office/Recreation Center building with a pool. The proposed development was found to meet the design review application requirements and relevant design guidelines.

Due to public comment and neighboring resident's concerns, the applicant presented revised construction plans to address the height and setback concerns for building 6 in relation to the adjacent subdivision of Eagle Glen.

Board discussion included addressing topics including but not limited to building design and layout, proximity to neighboring development, pedestrian connection, fencing and landscaping. The applicants provided agreeable responses to the Board and public concerns.

After much comment from public members, staff and board members concerning the parking options, height of buildings, buffers and landscape selection, approval was recommended with the following recommended conditions:

Condition: *Additional lighting is to be provided on the paths between buildings 4 &5, in addition to wall mounted fixtures on the buildings to provide accent lighting and illumination for building entrances.*

Condition: *The proposed refuse enclosures shall be architecturally consistent with the proposed buildings and the two enclosures along the west property line that will be visible to development to the west shall either be covered or have an architectural trellis other feature to screen them from view.*

Tracey Trout moved to approve the staff report with the added conditions and recommendations. Diana Hale seconded. The motion passed (4-0-0-0)

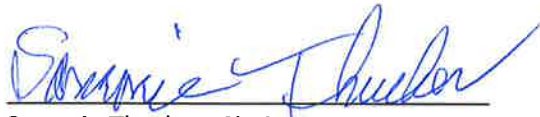
Reports

No reports offered by the Board.

Adjourn

Diana Hale moved to adjourn the meeting. John Vicente seconded the motion. Meeting adjourned at 8:53 p.m.

The next meeting is scheduled for September 12, 2018



Sammie Thurber, Chair



Teresa Meyers
Planning & Community Development