



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
December 21, 2017**

Draft

DRB Members:

Dave Gunter, Chair
David Hambelton, Vice Chair
Diane Symms
Tina Hastings
Beverly Tiedje

Community Development Staff:
Christi Amrine, Senior Planner
Sherrie Ringstad, Associate Planner

I. CALL TO ORDER:

Chair Gunter called the meeting to order at 5:15 p.m.

II. ROLL CALL:

All members were present as noted above.

III. MINUTES:

A. Minutes of November 16, 2017

MOTION: Vice Chair Hambelton moved, seconded by Member Tiedje, to approve the November 16, 2017 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

The Learning Experience – Building Elevations, Landscaping and Signage
Senior Planner Christi Amrine noted that the review before the Board is an informal review for The Learning Experience, which is a commercial daycare. She briefly described the project, showing the proposed plan as well as existing photos of the site.

Member Hastings noted that the fence is called out as PVC and suggested that the applicant use cedar instead. The applicant, Bill Crowley, said that they are proposing the PVC for safety reasons. Senior Planner Amrine said that past projects including the Kids N Us on 9th Avenue used the Trex and the Kiddie Academy at Thomas Lake used the vinyl.

The Board discussed the relatively smaller size of the windows and the apparent lack of windows. Mr. Crowley explained that the interior layout impacts the number of windows as well as the size.

The Board discussed the color combinations and it was the consensus of the Board that a more northwest feel in the colors would be appropriate. Mr. Crowley showed the elevations for a project they are building in Edgewood. Member Symms stated that she prefers the soft yellow used in the Edgewood color scheme. It was suggested that the color could be changed on the top portion of the building to the soft yellow (above the belly band). This would also add the appearance of additional modulation. Mr. Crowley said the color referred to as soft yellow is actually sandstone beige.

Senior Planner Amrine suggested that the applicant consider a metal awning rather than the vinyl for maintenance reasons.

The Board discussed the proposed monument sign and their consensus was that if the sign is modified to meet the dimensional requirements of the Code, which is a maximum area of 34 square feet and a maximum height of 42 inches, it would be acceptable. Ms. Amrine noted that it also needs to be setback 5 feet from the right-of-way.

Mr. Crowley asked for confirmation on the comments regarding the fence material – is the issue with the color or the material. The Board felt the issue was with both – they would like a wood look, either Trex or a high quality vinyl that looks like wood.

The Board discussed the graphics on the building – the letters and numbers, and felt it was appropriate for the use and stated that it highlights the entry.

The Board discussed the proposed landscaping and had the following comments:

- Member Hamblen asked if the Norway Maple can be planted on the WSDOT property. Ms. Amrine stated that WSDOT has an approved tree list, and staff will double check to make sure that it is on the list.
- Member Hamblen noted that one of the trees is missing from the plant key.
- Member Hamblen noted that no foundation plants are proposed.
- Member Hastings suggested that the applicant consider GSI alternatives for the roadway buffer area, saying that this is a great opportunity to educate the children.

Mr. Crowley summarized the direction that he received from the Board as follows and asked for confirmation from the Board:

- Fencing material - darker and/or wood look.

- Consider a metal awning instead of vinyl.
- Maximum size for the monument sign is 34 square feet with a maximum height of 42 inches.
- Change the color on the top half of the siding to sandstone beige all the way around the building.
- ADA designation for curb cuts and parking lot.
- Correct the plant key on landscape plans to show missing tree.
- Add plantings to front of building in the form of potted plants or trees next to the building.
- Label plant photos correctly.

It was the consensus of the Board that this accurately represents their direction to the applicant.

V. ADJOURNMENT:

Chair Gunter adjourned the meeting with the consensus of the Board at 6:09 p.m.

Submitted by:

Sherrie Ringstad, Associate Planner