



**CITY OF MILL CREEK  
DESIGN REVIEW BOARD MEETING MINUTES  
June 20, 2019**

Draft

**DRB Members:**

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

Community Development Staff:  
Christi Schmidt, 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 April 18, 2019

**MOTION: Vice Chair Hambelton moved, seconded by Member Symms, to approve the April 18, 2019 minutes as presented. The motion was approved unanimously.**

**IV. NEW BUSINESS:**

The Farm at Mill Creek

Senior Planner Christi Schmidt noted that the project before the DRB is the beginning of the formal review for The Farm development. She noted that this evening the DRB will be reviewing Building Elevations for Building D and the Garage. The staff presentation included a review of the DRB scope of authority, an overview of the EGUV area, vicinity map showing the site and mitigation area, photos of the existing conditions, an overview of The Farm development and a review of the building elevation design criteria.

The Farm Building Elevations for Building D

Ms. Schmidt stated that revised elevations showing the usable balconies have been submitted (Sheets 107A and 108A) and distributed to the Board. She reviewed the elevations proposed for Building D, including perspective elevations and materials. She noted that the Code requires outdoor mechanical equipment to be screened and staff has recommended a Condition of Approval requiring screening or painting of the rooftop equipment on Building D.

The project architect Chris Olson, responding to a Board Member's question, explaining that the balcony railings are iron and are a bronze/brown color.

Member Hastings asked how the cement board weathers and if it will be prone to moss. Mr. Olson stated that they should not have problems with moss. In addition, they are installed with trim designed for that product that creates a crisp line finish. Member Symms agreed that since there are no trees shading the building, moss shouldn't be a problem.

Ms. Schmidt summarized the staff recommended Conditions of Approval as follows:

- All awnings shall be a minimum of 6 feet in width.
- All utility meters and roof top units on Building D are required to be screened and/or painted to match the main building.
- The plans are to be revised to show useable balconies in accordance with the EGUV Design Guidelines.

Member Hastings said that she would prefer the mechanical equipment to be screened rather than painted. Mr. Olson said the applicant would also prefer screening.

Michael Scherping,

Mr. Scherping, a Cottonwood resident, said that he feels the revised elevations showing the usable balconies are a definite improvement. He just had one question regarding the proposed location for signage. Ms. Schmidt referenced Attachment 5, Sheet A104, stating that it shows the signage below the canopies where it will not be visible to the residents in the surrounding single-family residential homes. There may also be blade signs.

Ms. Schmidt concluded the presentation on Building D by stating that staff is recommending approval as conditioned, including the additional DRB condition regarding the preference for screening of the mechanical equipment rather than painting.

**MOTION:** Vice Chair Hambelton moved, seconded by Member Tiedje, to approve the building elevations for Building D as conditioned in the staff report with the following additional condition:

- **Modify Condition 1.B to require screening of the mechanical equipment rather than painting.**
- **Add a new Condition that all plans be revised to show usable balconies as shown in the revised elevations.**

**The motion was approved unanimously.**

The Farm Building Elevations for the Garage

Ms. Schmidt described the proposed Garage elevations including perspective elevations and proposed materials.

The Board discussed the cement panels on the garage walls facing Building F and it was the consensus of the Board that does not meet the Design Guidelines. Even though the walls aren't visible from the right-of-way because they are surrounded by Building F, they should have more interest because they are visible to the residents in Building F. Mr. Olson stated that for maintenance reasons they would prefer not to paint the concrete and suggested texture in the concrete to create visual interest. The Board agreed with this suggestion.

Ms. Schmidt concluded her presentation by stating that staff finds the proposed elevations, as conditioned, to be consistent with the City's guidelines and is recommending approval.

**MOTION:** Vice Chair Hambelton moved, seconded by Member Symms, to approve the building elevations for the Garage as conditioned in the staff report with the following additional condition:

- **The north, south and west concrete walls of the Garage shall be textured to provide interest.**

**The motion was approved unanimously.**

**V. ADJOURNMENT:**

**Chair Gunter adjourned the meeting with the consensus of the Board at 6:10 p.m.**

Submitted by:

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Sherrie Ringstad, Associate Planner