



# Design Review Board Agenda

15728 Main Street, Mill Creek, Washington 98012

---

**March 17, 2016**

**5:15 p.m.**

**COUNCIL CHAMBERS**

- |   |                  |
|---|------------------|
| <b>I. CALL TO ORDER:</b>  | <b>5:15 p.m.</b> |
| <b>II. ROLL CALL:</b>   | <b>5:15 p.m.</b> |
| <b>III. APPROVAL OF MINUTES:</b>  | <b>5:16 p.m.</b> |
| A. Approval of February 18, 2016 Meeting Minutes <sup>(1)</sup>           |                  |
| <b>IV. NEW BUSINESS:</b>  | <b>5:17 p.m.</b> |
| A. PL2016-0003 Harms Estate Preliminary Plat – Landscaping <sup>(2)</sup> |                  |
| B. Discussion Regarding North Pointe Park – Tom Gathmann                  |                  |
| <b>V. ADJOURNMENT:</b>  | <b>6:00 p.m.</b> |

ATTACHMENTS:

1. February 18, 2016 Meeting Minutes
2. Staff report, with attached plans

G:\EXECUTIVE\WP\BOARDS\Design Review Board\AGENDAS\2016\January 21.docx

*We are trying to make our public meetings accessible to all members of the public. If you need special accommodations, please call City Hall three days prior to this meeting (425) 745-1891.*



**CITY OF MILL CREEK  
DESIGN REVIEW BOARD MEETING MINUTES  
February 18, 2016**

Draft

**Members:**

Dave Gunter, Chair  
Beverly Tiedje, Vice Chair  
D. Wayne Bisom (absent)  
David Hambelton  
Tina Hastings

Community Development Staff:  
Christi Amrine, Senior Planner  
Camille Chriest, Senior Planner  
Sherrie Ringstad, Planning Specialist

**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, except Member Bisom, whose absence shall be considered excused.

**III. MINUTES:**

A. Minutes of January 21, 2016

**MOTION: Vice Chair Tiedje moved, seconded by Member Hastings, to approve the January 21, 2016 minutes as presented. The motion was approved unanimously.**

**IV. NEW BUSINESS:**

PL2016-0001 Canyon Creek Church – Monument Sign

Senior Planner Christi Amrine stated that application before the Board is a proposed freestanding sign for Canyon Creek Church. She noted that representatives from the church and the sign company were present to answer questions. Ms. Amrine presented

the staff report which included a vicinity map, existing site photos and a description of the sign, materials and colors. Senior Planner Amrine concluded her presentation by stating that the sign as proposed meets the dimensional requirements and design guidelines outlined in the code and staff is recommending approval as conditioned in the staff report.

**MOTION: Member Hambelton moved, seconded by Vice Chair Tiedje, to approve the monument sign for Canyon Creek Church as conditioned in the staff report. The motion was approved unanimously.**

PL2016-0002 Gill Short Plat – Roadway Buffer Landscaping

Senior Planner Camille Chriest stated that application before the Board is roadway buffer landscaping for a proposed three lot short plat located at 2726 132<sup>nd</sup> Street Southeast. Ms. Chriest presented the staff report which included a vicinity map, aerial photos, review of the landscape design requirements, and a description of the proposed plan. She noted that staff has made a recommendation that the Raywood ash that were proposed as a street tree be replaced with another species. Recently the Raywood ash was removed from the City's Approved Street Tree list because the City has had problems with these trees being susceptible to disease. In addition there are overhead power lines in this location. Staff is recommending another species from the Approved Street Tree list that has a mature height of no more than 20 – 25 feet. She concluded her presentation by stating that the landscaping as proposed meets the design requirement contained in the Code and staff is recommending approval.

**MOTION: Member Hambelton moved, seconded by Member Hastings, to approve the roadway buffer landscaping for Gill Short Plat as conditioned in the staff report. The motion was approved unanimously.**

V. ADJOURNMENT:

**MOTION: Chair Gunter adjourned the meeting with the consensus of the Board Members at 5:27 p.m. The motion was approved unanimously.**

Submitted by:

---

Sherrie Ringstad, Planning Specialist

**CITY OF MILL CREEK  
DESIGN REVIEW BOARD  
APPLICATION PL2016-0003**

**PART I - SUMMARY INFORMATION**

**NAME OF PROJECT:** Harms Estate Preliminary Plat/Planned Area Development

**APPLICANT:** Harbour Homes LLC  
1441 North 34<sup>th</sup> Street Suite 200  
Seattle, Washington 98103

**LOCATION:** The project is located at 3601 Seattle Hill Road, Mill Creek, Washington.

**PROPOSAL:** Review of streetscape, common area, and roadway buffer landscaping.

**ZONING:** Low Density Residential - LDR

**PART II – DESIGN REVIEW BOARD AUTHORITY**

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) shall review all streetscape landscaping for detached and attached single-family residential, multifamily residential, industrial, and commercial developments and all design of landscaping for City rights-of-way. Design guidelines for landscaping are contained in MCMC Section 17.34.040.H.

**PART III – PROJECT DESCRIPTION**

On December 2, 2015, the City of Mill Creek Hearing Examiner approved the Harms Estate Preliminary Plat/Planned Area Development (City Project File Number PP 15-67), which subdivides 7.13 acres into 28 lots for single-family home development. The development provides a 50 foot wide landscaped roadway buffer adjacent to Seattle Hill Road and Tracts 997 and 999 as common open space/park areas. Street trees are required along the interior public street. City code requires landscaping in the streetscape, roadway buffers, and other common areas to be reviewed and approved by the DRB.

See the *Attached Landscape Plan, Sheets L-1, L-2 and L-3.*

## PART IV – PROJECT ANALYSIS

Below is an analysis and summary of the consistency of the proposal with the City's Design Guidelines:

### Landscaping Criteria

City code requires that project landscaping provide unity of design through repetition of plants and coordination with adjacent developments. The Code requires landscape materials to be a hardy species adaptable to local conditions, easily maintained, and drought tolerant. Use of native plants and the retention of existing vegetation are strongly encouraged, and street trees should be selected from the City's Approved Street Tree List. In addition, required landscape areas shall be densely landscaped with a combination of trees, shrubs, and groundcover to provide 90 percent coverage within three years of planting.

### Landscaping and Tree Preservation

Per the conditions of the Preliminary Plat/Planned Area Development approval, the applicant has submitted a tree preservation plan and is making an effort to retain those trees and vegetation not specifically required for removal by utility installation, the installation of the public street, and the new homes. To supplement the preserved trees and vegetation, the applicant has selected primarily native plants. The trees to be preserved are shown on the landscape plan. *Sheet L-3* includes the landscape planting schedule with the complete plant listing.

### Roadway Buffer/Common Area Landscaping

For the required 50 foot wide landscaped roadway buffer along Seattle Hill Road, existing trees will be preserved as indicated on the landscape plans. The 10- to 22-foot wide strip of property immediately adjacent to Seattle Hill Road is proposed to be landscaped with bark, as it is being dedicated as right-of-way to Snohomish County for the future widening of the road. The road widening is likely to occur within the next one to two years.

For the roadway buffer and common area landscaping, the applicant has selected primarily drought tolerant and/or native plants, such as cedar, maple, birch, rhododendron, azalea, cotoneaster, Oregon grape, huckleberry, heather and kinnickinnick. Please refer to the landscape plan for the complete plant list.

The underground stormwater vaults are proposed to be located within common area/open space/stormwater Tracts 997 and 999. Per MCMC Section 17.34.040.A.4.c, underground vaults must have adequate soil cover to support the approved landscape plan. The soil must be of sufficient quality to properly support vegetation. Within the common areas, the applicant is proposing to include some benches and picnic tables, as well as a children's play structure, as recreational amenities for the future residents of the neighborhood.

## Street Trees

The applicant is proposing to use Red Maple as street trees, which will be planted in the five-foot wide landscape planter strip. The Red Maple is on the Approved Street Tree List. Per MCMC 17.34.040.H.1.c.i, street trees should be spaced 20 to 30 feet on center for a consistent streetscape appearance and to create a canopy. Staff has worked with the applicant to comply with the spacing requirement as much as feasible while avoiding conflicts with street lights, utility boxes/meters and driveways.

As conditioned, the landscape plan is in compliance with the design criteria.

## **PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION**

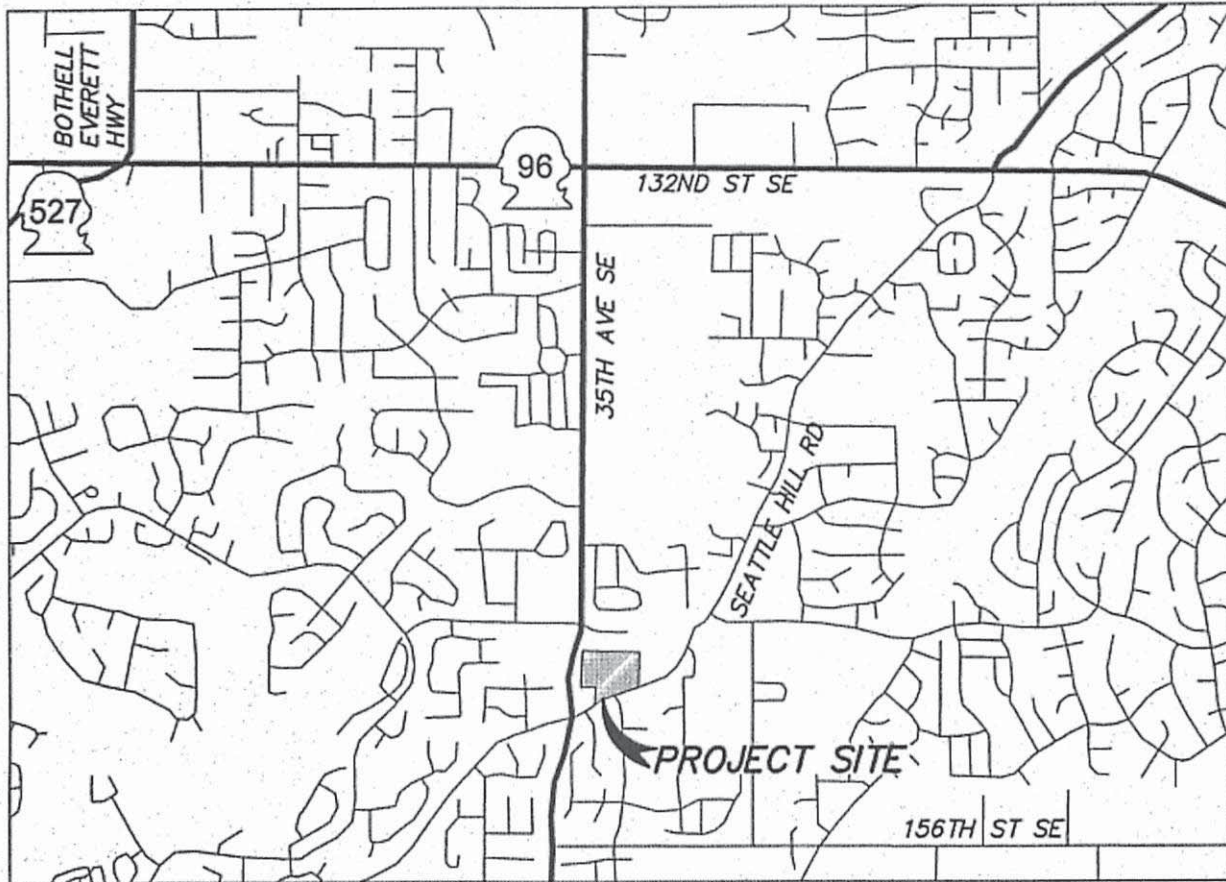
Having viewed the property and reviewed the application, City staff finds that the proposed streetscape, common area, and roadway buffer landscaping is consistent with the design guidelines set forth in MCMC Section 17.34.040.H. Based on these findings and conclusions, staff recommends approval subject to the following conditions.

1. The plant materials and design shall be as portrayed in the application.
2. A landscape performance bond in the amount of 125% of the proposed cost of materials and installation shall be provided to the City prior to beginning construction of the preliminary plat, pursuant to MCMC Section 16.16.040.
3. Irrigation shall be provided for the roadway buffer and common area tracts (Tracts 997 and 999), per MCMC 17.34.040.H.1.d. The irrigation system will require a building permit. The permit is an over-the-counter plumbing permit, no plans required, with an inspection of the system's backflow prevention.
4. The underground vaults located within Tracts 997 and 999 shall have adequate soil cover to support the approved landscape plan. The soil shall be of sufficient quality to properly support vegetation.
5. To reduce tree root growth under the pavement, a vertical root barrier treatment shall be installed in the five foot planting strip.

## ATTACHMENTS:

***Attachments: Sheets L-1, L-2 and L-3***

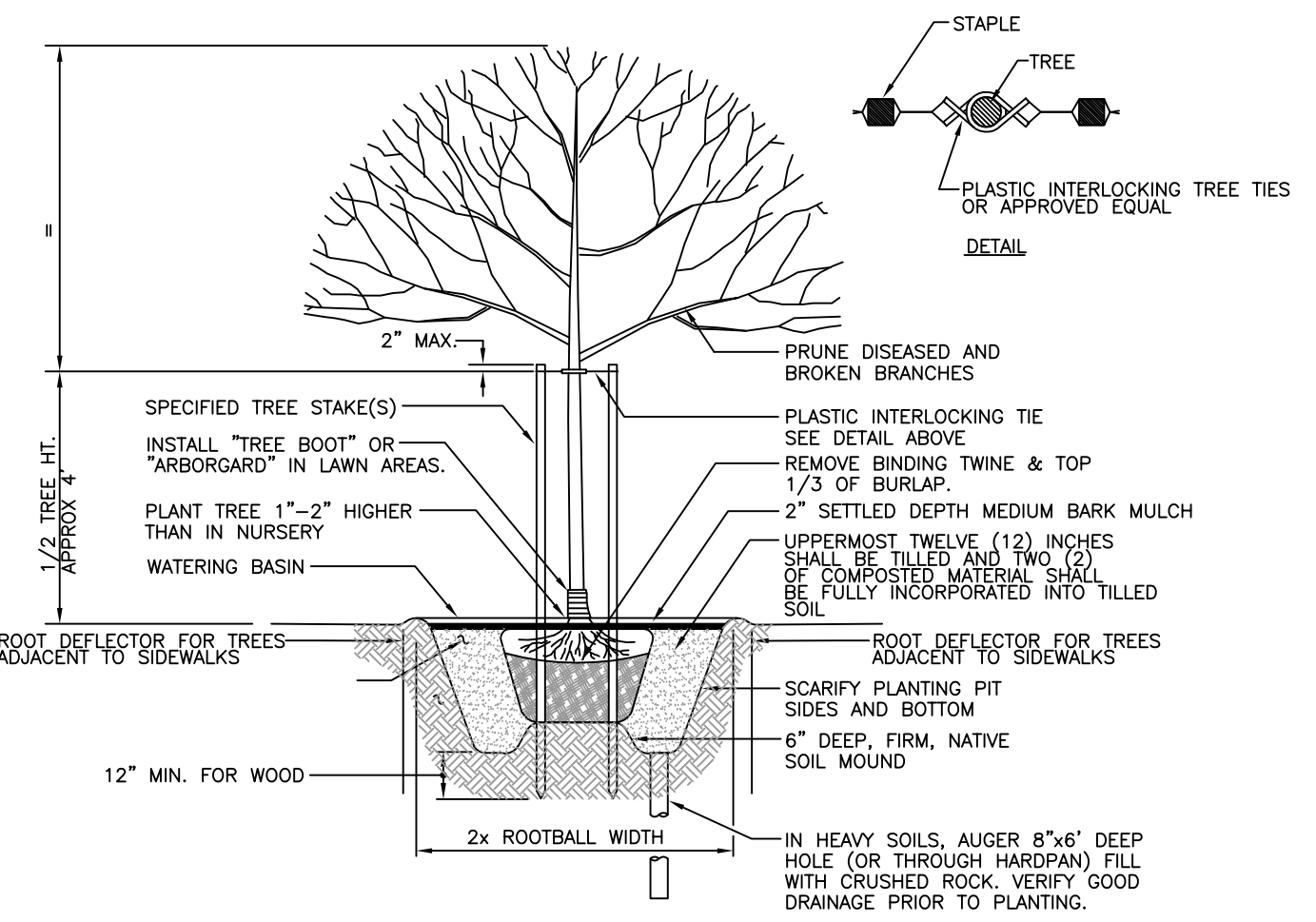
ATTACHMENT 3  
VICINITY MAP



VICINITY MAP  
SCALE 1"=2,500'

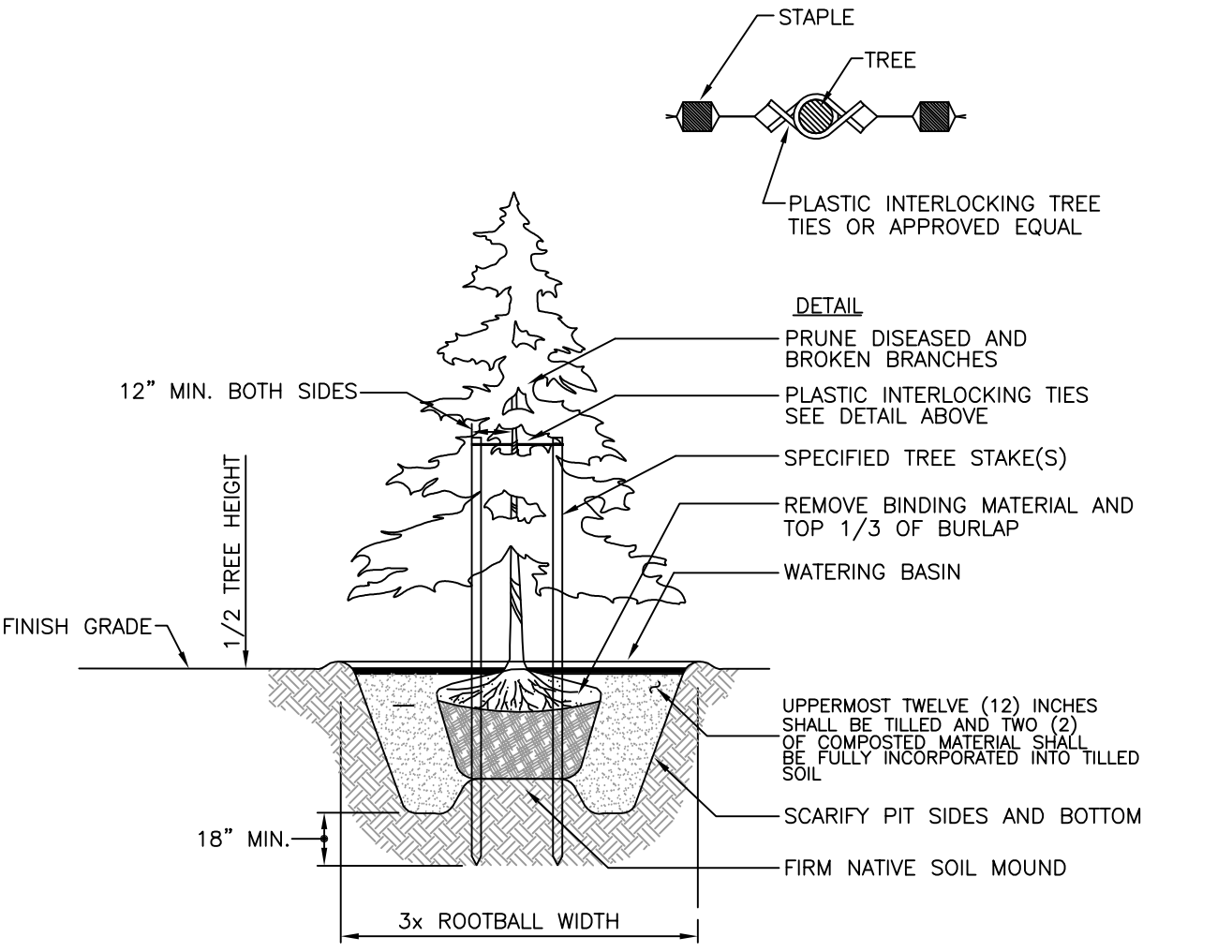






DECIDUOUS TREE PLANTING & STAKING DETAIL  
NOT TO SCALE

LAWN IN ALL LANDSCAPE STRIPS, TYPICAL  
NO STREET TREES IN WEST LANDSCAPE STRIP DUE TO UTILITY CONFLICT  
TRACT 997, STORM DRAINAGE / OPEN SPACE  
SEE ENLARGED LANDSCAPE PLAN FOR TRACT 996 THIS SET



CONIFEROUS TREE PLANTING & STAKING DETAIL  
NOT TO SCALE

REVISIONS	
NO.	DATE
1	08.17.15
2	09.29.15
3	01.25.16
4	02.12.16

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT  
  
 JEFF M. VARLEY  
 CERTIFICATE No. 774  
 VARLEY • VARLEY • VARLEY landscape architect  
 JEFF VARLEY  
 12745 NE 170th Lane Woodinville, Washington 98072  
 email: varley@varley.com phone: 425-466-9450  
 www.varleylandscape.com

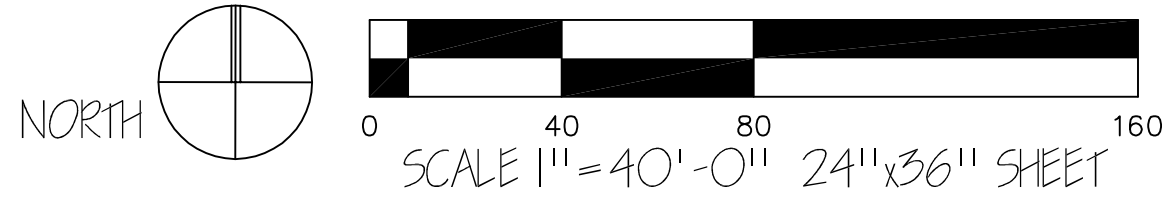
HARM'S ESTATES  
 LANDSCAPE PLAN - STREET TREE PLAN

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	1.4.15
SCALE:	AS SHOWN
JURISDICTION:	MILLCREEK

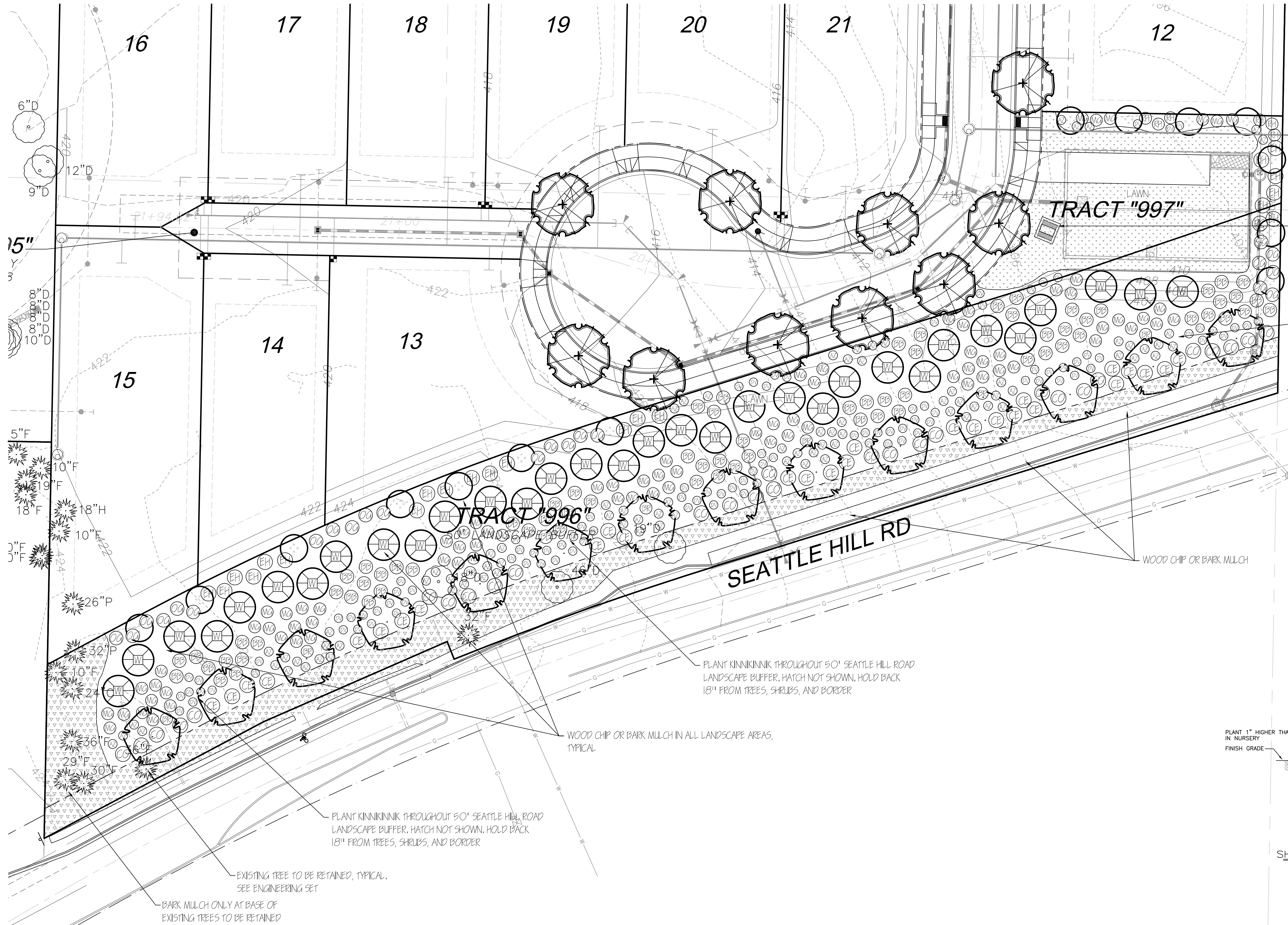
L-1  
 SHEET 1 of 3

STREET TREE PLAN

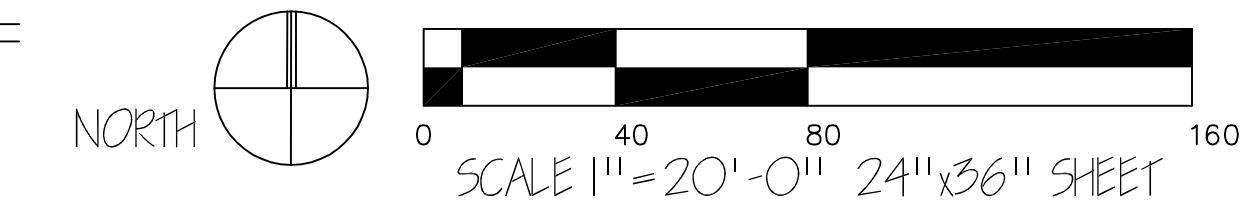
SCALE 1" = 40'







LANDSCAPE PLAN - TRACTS 996 AND 997  
 SCALE 1" = 20'



REVISIONS	
NO.	DATE
1	08.17.15
2	09.29.15
3	01.25.16
4	02.12.16



VARLEY • VARLEY • VARLEY  
 landscape architect  
 JEFF VARLEY  
 12745 NE 170th Lane, Woodinville, Washington 98072  
 email: varley@varley.com phone: 425-496-9450  
 www.varleylandscape.com





HARM'S ESTATES  
 LANDSCAPE PLAN - TRACTS 996 AND 997

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	1.4.15
SCALE:	AS SHOWN
JURISDICTION:	MILLCREEK

L-2  
 SHEET 2 of 3

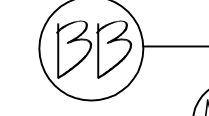
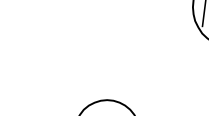
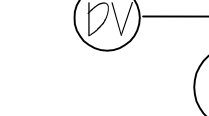

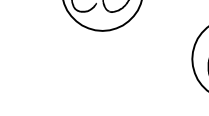
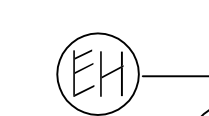






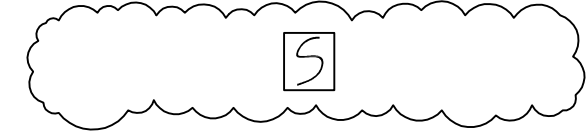
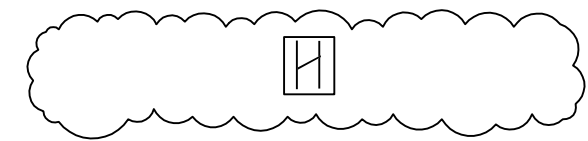
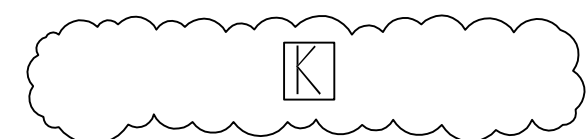




# PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
 Thuja plicata	Western Red Cedar	33	min. 6' ht	Full and Matching
 Acer truncatum 'Warrenred'	Red Maple	29	min. 1-1/2" cal	Full and Matching, Plant 35' on-center*
 Betula jacquemonti	Himalayan Birch	14	min. 1-1/2" cal	Full and Matching, Plant 35' on-center*
 Acer circinatum	Vine Maple	13	8'-10' height	Full and Matching

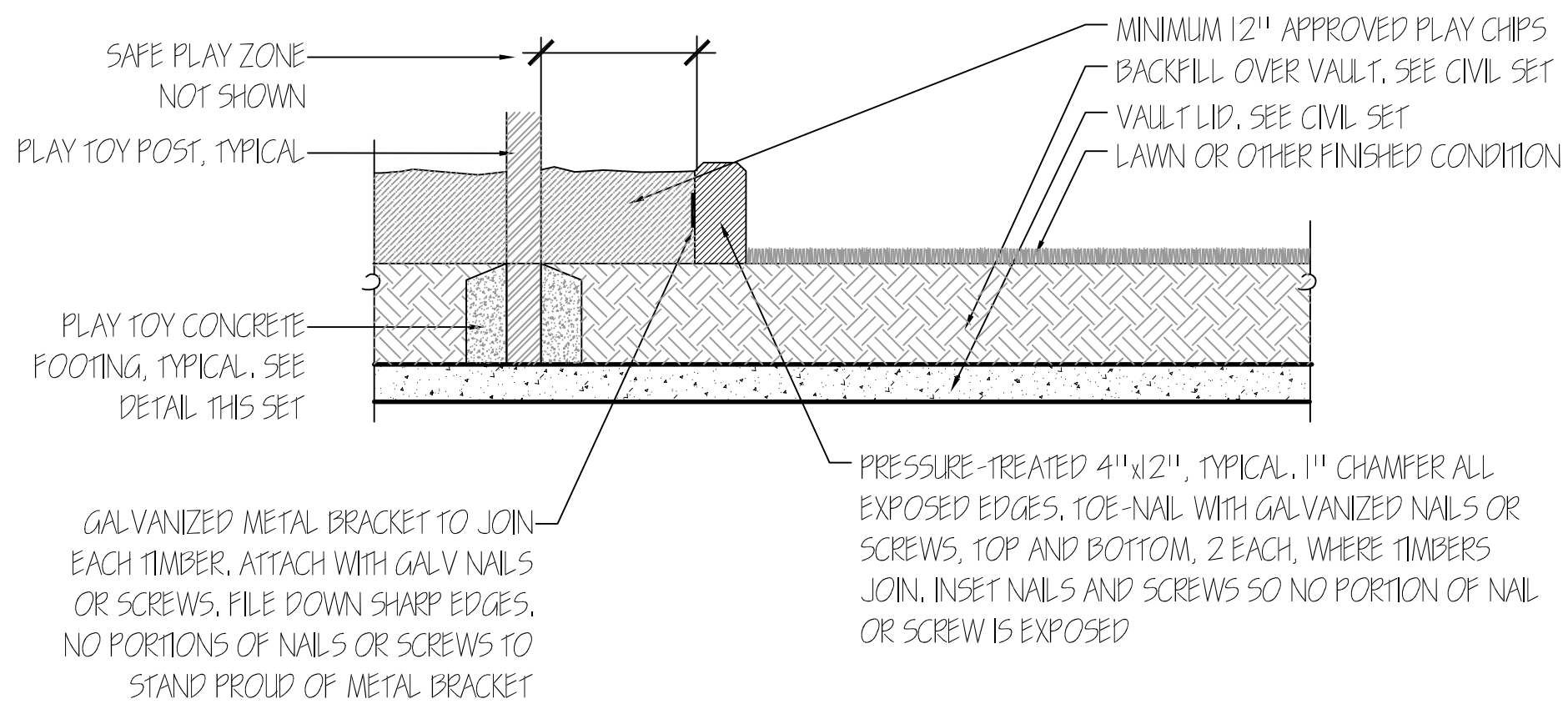
\* Street tree quantities and locations to be adjusted to avoid street lights, fire hydrants, utilities, driveways, etc.

## SHRUBS and GROUND COVER

 Euonymus alata 'Compacta'	Dwarf Burning Bush	73	2 gal	Full and Matching
 Miscanthus sinensis	Maiden Grass	86	2 gal	Full and Matching
 Rhododendron 'Purple Splendor'	Rhodie	15	2 gal	Full and Matching
 Viburnum davidii	David Viburnum	103	1 gal	Full and Matching
 Berberis thunbergii	Redleaf Barberry	7	2 gal	Full and Matching
 Azalea sp. 'Hino-Crimson'	Evergreen Azalea	90	1 gal	Full and Matching
 Cotoneaster dammeri	Bearberry Cotoneaster	28	1 gal	Full and Matching
 Ceanothus sp. 'Pointe Reyes'	California Lilac	28	1 gal	Full and Matching
 Mahonia aquifolium	Tall Oregon Grape	29	2 gal	Full and Matching
 Vaccinium ovatum	Evergreen Huckleberry	32	2 gal	Full and Matching
 Ribes sanguineum	Red Flowering Currant	4	2 gal	Full and Matching
 Bergenia sp. 'Bressingham Ruby'	Elephant Ears	18	1 gal	Full and Matching
 Gaultheria shallon	Salal	As req'd	1 gal	Plant 30" on-center
 Erica sp. 'Med. White'	Heather	As req'd	1 gal	Plant 30" on-center
 Arctostaphylos uva-ursi	Kinnikinnik	As req'd	1 gal	Plant 36" on-center Plant Kinnikinnik throughout 50' Seattle Hill Road landscape buffer. Hold back 18" from trees, shrubs, and borders. Hatch not shown
 Lawn	Lawn			
 Bark mulch only, 3" depth. Contractor to procure a darker colored mulch				

## LANDSCAPE NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK. THIS INCLUDES ALL PROPOSED AND EXISTING UTILITIES.
- CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES.
- CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
- SUBGRADE IS TO BE WITHIN 1/10" OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
- ALL NEW LANDSCAPE AREAS, AS SHOWN ON THE PLANS, SHALL INCORPORATE SOIL AMENDMENTS AS FOLLOWS: FOUR (4) INCHES OF WELL-COMPOSTED ORGANIC MATTER CULTIVATED INTO THE TOP EIGHT (8) OF SOIL. ALTERNATIVELY, EXISTING SOIL SHALL HAVE AN ORGANIC CONTENT OF BETWEEN EIGHT AND 13 PERCENT DRY WEIGHT AND A PH SUITABLE FOR PROPOSED PLANTINGS.
- ALL BEDS TO RECEIVE A MINIMUM OF 2" FINE FIR BARK OR SIMILAR APPROVED MULCH.
- ALL PLANT MATERIAL SHALL CONFORM TO ANLA STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
  - GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
  - TREES, SHRUBS, AND GROUND COVER: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF. FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
- LAWN IN ALL LANDSCAPE STRIPS, TYPICAL.



## TIMBER EDGING DETAIL

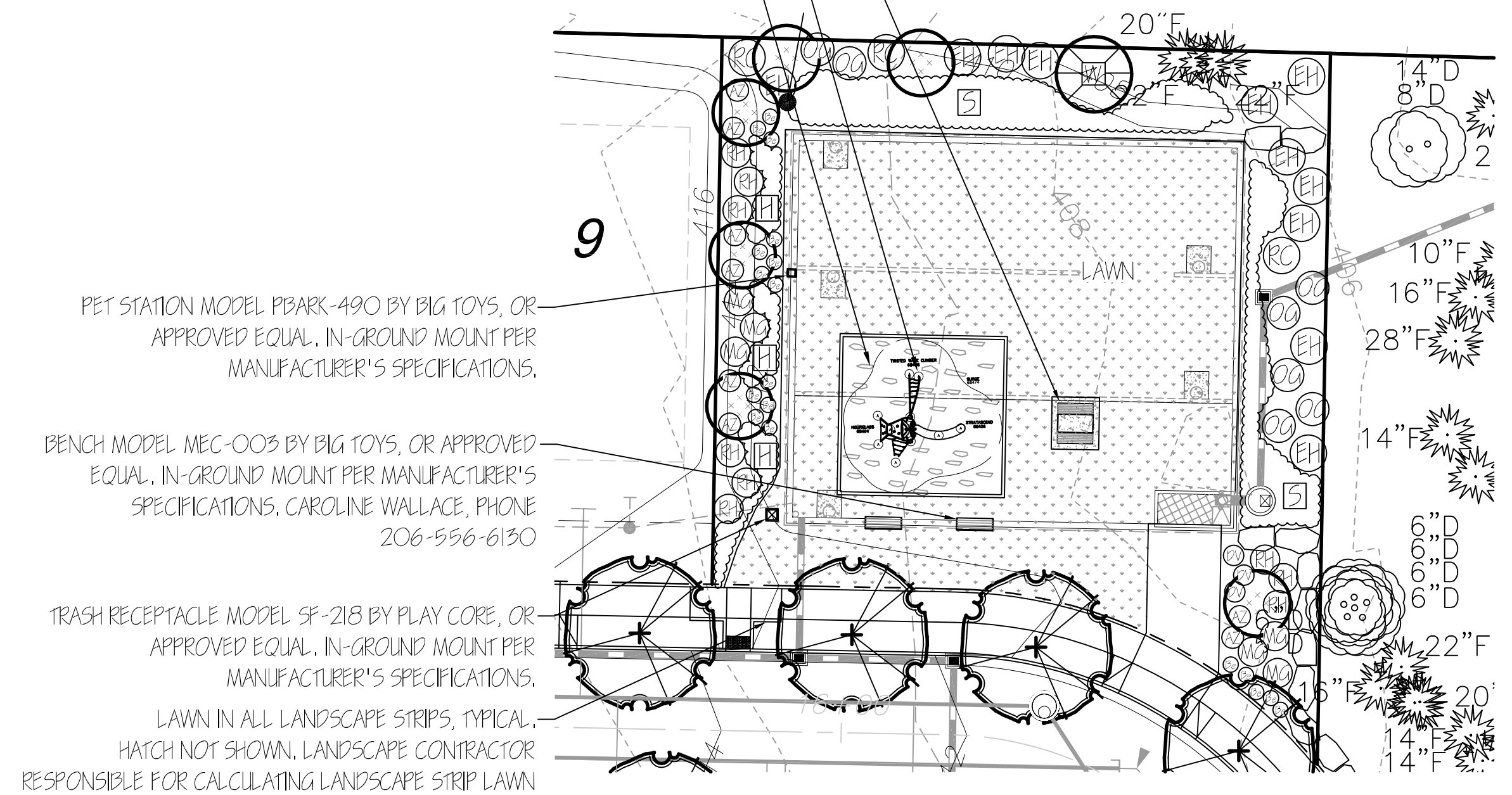
NOT TO SCALE

VERIFY VAULT LID CONDITIONS WITH STRUCTURAL ENGINEER PRIOR TO INSTALLATION

PICNIC TABLE MODEL 238-V6 BY BIG TOYS, OR APPROVED EQUAL. ALL-SEASON SURFACE AT BASE OF TABLE

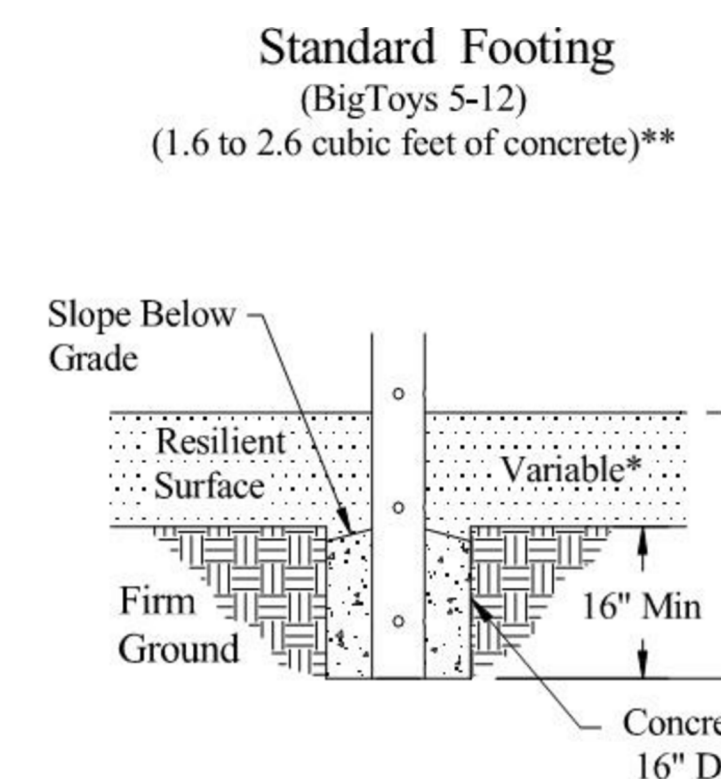
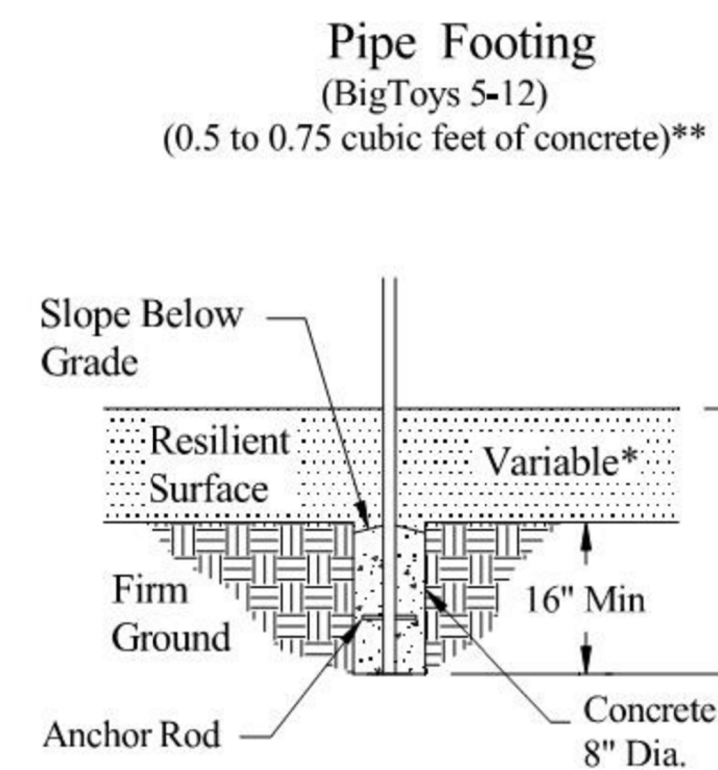
PLAY STRUCTURE, MODEL "SURGE" #68474 FROM PLAY CORE, OR APPROVED SIMILAR PLAY STRUCTURE WITH IPEMA CERTIFICATION; CAROLINE WALLACE, PHONE 206-556-6130. MOUNT PER MANUFACTURER'S SPECIFICATIONS, SEE CONCRETE FOOTING DETAIL THIS SET. TIMBER EDGING AROUND MANUFACTURER'S SAFE PLAY ZONE. SEE DETAIL THIS SET

FIBAR ENGINEERED WOOD FIBER SAFETY SURFACING, OR APPROVED SIMILAR THAT MEETS ASTM F1292 FOR SAFETY AND F2075 FOR PURITY, AND TESTING CERTIFIED BY IPEMA. 12" COMPACTED DEPTH



## LANDSCAPE PLAN - TRACT 999

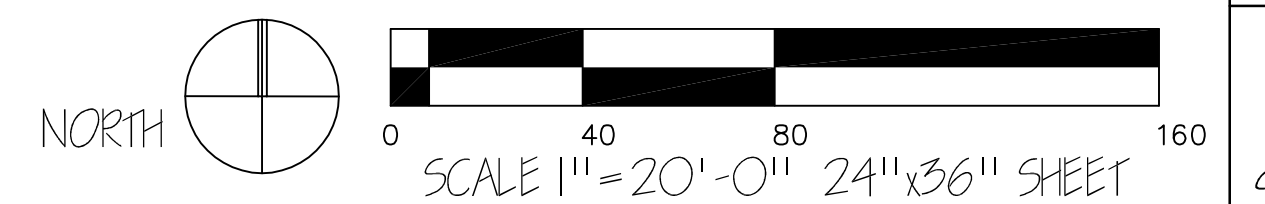
SCALE 1" = 20'



## PLAYTOY FOOTING DETAIL

NOT TO SCALE

CONTACT TOY MANUFACTURER FOR FOOTING LAYOUT. USE THIS DETAIL ONLY IF BIG TOYS PRODUCTS ARE INSTALLED. CONTACT MANUFACTURER FOR CONCRETE FOOTING DETAILS IF OTHER PLAY TOY MANUFACTURER IS USED



NO.	DATE	DESCRIPTION
1	08.17.15	REVISED PER CITY COMMENTS
2	09.29.15	REVISED BASE FILES
3	01.25.16	REVISED BASE FILES
4	02.12.16	REVISED PER CITY COMMENTS



VARLEY • VARLEY • VARLEY  
landscape architect  
JEFF VARLEY  
12745 NE 170th Lane Woodinville, Washington 98072  
email: varley.jeff@hotmail.com phone: 425-466-9450  
www.varleylandscape.com

HARM'S ESTATES  
LANDSCAPE PLAN - TRACT 998, NOTES, DETAILS &  
PLANT SCHEDULE

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	1.4.15
SCALE:	AS SHOWN
JURISDICTION:	MILLCREEK

L-3  
SHEET 3 of 3