



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
December 20, 2018**

Draft

DRB Members:

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

Community Development Staff:
Sherrie Ringstad, Associate Planner
Christi Amrine, Senior 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 except Member Symms, whose absence is excused.

III. MINUTES:

A. Minutes of November 15, 2018

MOTION: Vice Chair Hambelton moved, seconded by Member Hastings, to approve the November 15, 2018 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

PL2018-0023 Cubes Self Storage Facility

Associate Planner Sherrie Ringstad presented the staff PowerPoint, which included background information, a project description, vicinity photos, and a review of the approved site plan. She noted that the presentation would focus on the individual elements (building elevations, landscaping and signage), reviewing the applicable Design Criteria

and the proposal, before turning the discussion over to the Board for questions, further discussion and a motion.

Building Elevations

Ms. Ringstad reviewed the design criteria applicable to building elevations. She described the proposed materials and highlights of the individual elevations. She noted that wall signage is reviewed administratively and is shown for conceptual purposes only. Vice Chair Hambleton asked for clarification on the windows and the colored storage doors behind the windows? The Architect, Dirk McCulloch, confirmed that the storage doors do show through the windows – they are setback about 30 inches from the windows. Ms. Ringstad stated that there is a perspective rendering later in the presentation that gives a better idea of what it would look like. Vice Chair Hambleton asked if the windows would be reflective glass. Mr. McCulloch confirmed that they will be clear vision glass.

Chair Gunter asked if the trees shown on the southern elevation are existing or proposed. Mr. McCulloch confirmed that the trees are existing on The Learning Experience property – they used Google Earth to extrapolate their location and mass.

Ms. Ringstad concluded the staff presentation by stating that staff finds the proposed elevations to be consistent with the Design Guidelines and is recommending approval and turned the discussion over to Chair.

Member Tiedje stated that she likes the proposal. Chair Gunter said that the applicant has done a good job of providing modulation. Member Hambleton said that he especially appreciates the perspectives showing the development next door and the 3-D renderings.

Member Hastings asked about the north and south elevations and the fact that the section of wall west of the bay element appears to be longer than 50 feet. Ms. Ringstad confirmed that the westernmost section is a little longer than 50 feet, but the applicant suggested/requested that the bay element be located a little closer to SR 527 for aesthetic reasons. Staff concurred with the request, while not a strict adherence to the Code, it does create a more attractive view from the SR 527.

Member Hastings suggested that a comment be added to the record clarifying that the bay elements were located closer to SR 527, which made the westernmost section of wall slightly longer than 50 feet without a break in modulation, based on site specific reasons.

MOTION: Vice Chair Hambleton moved, seconded by Member Hastings, to approve the proposed building elevations, colors, and materials for the Cubes Self-Storage project with the following clarification:

- The north and south elevations are approved with the bay elements located closer to SR 527 for aesthetic and visibility reasons, rather than placing them in the middle of the elevation to create evenly spaced modulation. The DRB wanted to make it clear that there were site specific reasons for allowing this exception to the 50-foot façade

modulation requirement, and to make it clear that they were not intending to set a precedence
The motion was approved unanimously.

Landscaping

Ms. Ringstad reviewed the design criteria applicable to landscaping and gave an overview of the proposed landscape plan. She noted that a combination of native and native-adapted plants as well as a few ornamental plants are proposed. In addition, the plant species proposed are hardy, low maintenance and drought tolerant once established. Ms. Ringstad stated that the evergreen trees proposed on the southern and northern property boundary as well as in the roadway buffer are Serbian Spruce, the street trees are Paperbark Maple, which are on the City's approved street tree list. She noted that the plants proposed in front are more of the native-adapted and ornamental while the plants proposed around the perimeter of the parking lot in back are more native, which works well with the adjacent NGPA. The parking lot trees proposed in back are Bowhall Maple, which are also on the City's approved street tree list.

Ms. Ringstad stated that she is seeking the Board's input on the following issues:

She noted that the walkway show adjacent to the southernmost exterior access storage units on the western elevation is shown as five-foot wide. Ms. Ringstad suggested that the Board discuss the option of allowing the sidewalk to be increased in width to approximately seven feet, which would require the adjacent landscape bed to be reduced to five feet, eliminating the row of groundcover. This would give the applicant flexibility if it is needed to provide adequate room to access those storage units. The DRB briefly discussed the suggestion and concurred that it would be acceptable if it is necessary to provide adequate access.

Ms. Ringstad stated that the Code requires 90 percent coverage within three years of planting. She noted that the plant schedule shows the groundcover at 30 inches on center and said that there is a concern that this spacing will not achieve the required 90 percent coverage. After discussing the issue, it was the consensus of the Board that the groundcover spacing should be set at 24 inches on center.

Finally, Ms. Ringstad noted that Kinnikinnick is proposed along the northern and southern elevations. Both of these areas will be shady because of the adjacent uses and there is a concern that the Kinnikinnick will not do well in this shady location. She asked if the Board had a suggestion of an alternate plant for these elevations. Ms. Ringstad stated that the TLE property to the south is planned to be planted with Oregon Grape and Barberry. The applicant, David Pruin, stated that his landscape architect feels the Kinnikinnick does well in the shade but they are open to another shrub choice. After discussing the issue the DRB suggested the Kinnikinnick along these two elevations be changed to Oregon Grape.

Ms. Ringstad concluded the staff presentation by stating that staff finds the proposed landscape plan to be consistent with the Design Guidelines and is recommending approval and turned the discussion over to Chair.

Chair Gunter summarized the Board's suggestions as well as the conditions listed in the staff report and called for a motion.

MOTION: Vice Chair Hambelton moved, seconded by Member Tiedje, to approve the proposed landscape plan for the Cubes Self-Storage project as conditioned in the staff report, with the additional conditions as follows:

- **The walkway shown on the west elevation adjacent to the exterior access storage units on the southwest corner of the building may be increased to seven feet in width, if necessary to provide adequate access to these storage units, and the adjacent landscape bed may be reduced to five feet, with the row of groundcover eliminated.**
- **The landscape bed adjacent to the building on the north and south elevations shall be planted with Mahonia aquifolium instead of Kinnikinnick.**
- **The spacing on the groundcover shall be 24 inches on-center to meet the 90 percent coverage requirement.**

The motion was approved unanimously.

Monument Sign

Ms. Ringstad reviewed the design criteria applicable to freestanding signs. She stated that the Code allows 34 square feet with a maximum height of 42 inches. The proposed sign meets the dimensional requirements outlined in the Code. The sign should also be complementary to the proposed building in color, scale, etc. and located no closer than 5 feet to right-of-way. Ms. Ringstad noted that the sign is proposed to be internally illuminated and as required by Code has been designed to illuminate only the text and the logo – the sign background will not be illuminated.

Staff responded to a couple of Board questions and the DRB briefly discussed the proposed monument sign.

MOTION: Vice Chair Hambelton moved, seconded by Member Hastings, to approve the proposed monument sign for the Cubes Self-Storage project as conditioned in the staff report. The motion was approved unanimously.

Chair Gunter complimented the applicant on the excellent submittal package.

V. **ADJOURNMENT:**

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

Submitted by:

Sherrie Ringstad, Associate Planner