

This meeting was held in City Hall Council Chambers in person and via Microsoft Teams

**Call to Order:** The Design Review Board met in a regular session on February 3, 2022, at City Hall, 1339 Griffin Avenue. Chairperson Christiansen called the meeting to order at 6:00 p.m.

**Attendance:** Members present: Bryan Christiansen, Bill DuBray, Wyatt Lawlis, and Jim Plowden. Member(s) absent: Nick Cochran. Staff members present were Dawn Moser, Senior Planner (Teams), and Cathy Burbank, Permit Specialist/Board Secretary.

**Minutes:**

Lawlis moved to approve the minutes of October 21, 2021, as submitted. DuBray seconded the motion, motion carried with a vote of 4-0.

**OLD BUSINESS:**

Mt. Rainier Christian Center may possibly be coming back for review as they are looking at some cost saving measures.

**NEW BUSINESS:**

**A. Selection of Chair/Vice Chairman**

Lawlis made a motion to reappoint Christianson as Chair. Seconded by DuBray. A Vote was taken and carried unanimously 4-0.

Plowden made a motion to reappoint Lawlis as Vice-Chair. Seconded by Dubray. A Vote was taken carried unanimously 4-0.

**B. LUA2022-0002 –MINOR MODIFICATION TO BROWN BEAR SITE LOCATED AT 1145 ROOSEVELT AVE E (192007-9125) – BARGHAUSEN CONSULTING ENGINEERS FOR CAR WASH ENTERPRISES, LLC**

Applicant Glenna Mahar from Barghausen Engineering was present on Teams.

The proposal includes extending the existing automatic car wash tunnel and equipment room with a 227 square foot (sf) building addition and new automated pay point kiosk. Design Review Board approval is for the site, not building design. The project is within the LI Zoning District and the building design is exempt from building design standards per EMC 19.12. Construction drawings and site plan have been submitted under building permit application BLD2021-0433.

Questioned if the orientation is being changed to come onto the site off Gamblin instead of Roosevelt.

Site plan shows entrance is still using the existing Roosevelt driveway, traffic lane direction has changed. Cars will enter the car wash from the north and come out from the south. There will be no entrance off Gamblin street.

Plowden moved to find that LUA2022-0002 is consistent with Enumclaw Municipal Codes (EMC) 19.12 and that the proposal be approved.

Lawlis seconded the motion. A vote was taken, and motion carried unanimously 4-0.

**C. SGN2022-0005 –BUILDING SPONSORSHIP SIGNS – ENUMCLAW EXPO AND EVENT CENTER (APN 302007-9006) RENE’ POPKE**

Applicant Rene’ Popke from Enumclaw Expo and Event Center was present on Teams.

A request for the Design Review Board’s (DRB) approval under the master sign plan process for four new, non-illuminated wall signs on the Activity Hall building located within the Enumclaw Expo & Event Center because they are in the public zone. The Activity Hall building is one of ten buildings within the Enumclaw Expo & Event Center which is approximately 64 acres in size. As proposed, new wall signage would be installed on the west, east, and south side of the Activity Hall building. There is no existing signage on the building. Two signs are proposed on the east side of the building, 26 and 27 sq ft respectively. One 100 sq ft sign is proposed on the west side of the building, and one 26 sq ft sign on the south side of the building. Staff applied requirements from a single tenant building for this application.

Questioned if there was a specific length of time in number of years for sponsorship signs.

5 years is the length of most sponsorships, and that is why these signs are treated as permanent signage. They could also renew their sponsorship to be longer.

Questioned if all the buildings could end up with sponsorship signs? Yes, as part of the master sign plan.

Popke mentioned that signs do have to go through the Board of Trustees of the Fairgrounds.

Concerned with what type of signs can be placed on the buildings as far as content. Staff mentioned the City’s sign code changed a few years back that eliminates review of color and content, however EMC 19.10.070 talks about prohibited signs.

Popke mentioned there are a lot of the fairgrounds being ran by non-profit organizations, which means County funding goes away. The sponsorship incomes help guarantee income. Most sponsorships are renewed and putting a timeframe on them helps the Fairground with putting a value on the buildings and sponsorship which they can use during negotiations.

Lawliss moved to find that the proposed wall signage under SGN2022-0005 is consistent with EMC 19.10.160 Design Criteria, EMC 19.10.190 Criteria for Signs in HCB, LI zoning districts, and EMC 19.10.200 criteria for signs in P, H, and GO-H zoning districts, and can be approved per EMC 19.10.090 – Master Sign Plans.

DuBray seconded the motion, and the motion carried unanimously 4-0.

**BOARD COMMENTS:**

None

**STAFF COMMENTS:**

Recently a preapplication meeting was held with regards to the unfinished portion of Suntop along Highway 410. A developer came forward with mixed use and commercial, which is residential above and commercial below. Then closer to the existing homes, was an area for duplexes. This is very early in this development and no applications have been submitted.

There are a couple of subdivision/plats that will be coming into the city for final plat approval this year, Hazel Estates behind Safeway, and Alderbrook Plat off 244<sup>th</sup>/ Osceola, Gabrielson Plat which ties into Rosenbauer Plat both off Roosevelt.

House across from fire station has issues with who is the legal owner. They can move forward with getting a demolition permit until that is cleared up. This house is in the old town overlay, SEPA review is required.

**COMMENTS FROM AUDIENCE:**

None

**ADJOURNMENT:**

Dubray made a motion to adjourn the meeting at 6:44 p.m. Lawlis seconded the motion, and the motion carried unanimously. The meeting was adjourned at 6:44 p.m.

Respectfully submitted,

*APPROVED March 17, 2022-cb*

Cathy Burbank  
Permit Specialist/Board Secretary