

**Call to Order:** The Design Review Board met in a regular session on March 21, 2019 at City Hall, 1339 Griffin Avenue. Chairperson Christiansen called the meeting to order at 6:00 p.m.

**Attendance:** Members present: Bryan Christiansen, Nick Cochran, and Wyatt Lawlis. Member absent: Bill DuBray. Staff members present were Dawn Moser, Senior Planner, and Cathy Burbank, Board Secretary.

**Minutes:**

Lawlis moved to approve the minutes March 7, 2019 as submitted. Cochran seconded the motion, motion carried 3-0 vote.

**OLD BUSINESS:**

Following up on the signs in the right-of-ways comments from last meeting, City has a part-time Code Enforcement person starting soon to help with these type of issues.

**NEW BUSINESS:**

**A. LUA2019-0002 – CONSTRUCTION OF NEW STORAGE BUILDINGS – LARSON & ASSOCIATES FOR CARL SANDERS CONSTRUCTION LLC - 2035 COMMERCE STREET (192007-9089, #1920007-9090)**

Jeff Cederholm, Larson & Associates, Inc. on behalf of Carl Sanders, is requesting the Design Review Board's approval of parking and landscaping plan for the four(4) new warehouse building proposed as an extension to the existing storage facility on vacant land, King County Assessor's parcel numbers [APN] 192007-9089 and 192007-9090, located off Commerce Street. This project is in Light Industrial Zoning. No parking is proposed on these parcels. "Mini-storage" is undefined, and per EMC 19.14.080 Community Development Director determined existing parking spaces located at mini-storage office meet requirement. The applicant is proposing a 10 foot landscaped buffer of 2" caliper Chanticleer Pear trees along the perimeter on Commerce Street and a sod lawn for groundcover.

Lawlis mentioned that sod lawn with not work with a drip irrigation system. It was agreed to remove that statement from condition #1.

Cochran moved to find that LUA2019-0002 is consistent with Enumclaw Municipal Code (EMC) 19.08 Landscape Regulations, and (EMC) 19.14 Off-Street Parking and that it be approved subject to the following conditions:

1. Prior to building permit issuance, a landscaping irrigation plan providing full coverage of planting areas shall be submitted to the City. The plan shall include an automatic irrigation system as deemed necessary by the landscaping architect/designer and/or the administrator.
2. Prior to building permit issuance, exterior lighting plans shall be submitted to the City. Exterior lighting shall consist of shielded down lighting that illuminates the ground and is oriented away from adjacent streets and properties.
3. A revised site plan with updated project scope/description showing location of garbage and recycling collection points shall be submitted with building plans/permit application.

Lawlis seconded the motion, and motion carried unanimously 3-0 vote.

**B. LUA2019-0004 – MODIFICATIONS OF EXISTING BUILDING – ER PROPERTIES INC  
FOR DEVOL ENGINEERING – 741 STEVENSON AVE (APN 800610-0125)**

The proposed project is re-construction and façade improvements to the existing building located at 741 Stevenson Avenue. The façade improvements include fiber cement horizontal siding painted light grey to offset the existing CMU wall painted darker, installation of a new entry door and windows with clear glass in black window frames. Wood decorative brackets stained a brown color will be added for façade interest, as well as a metal corrugated overhang. The project site is located in the HCB zoning district with Mixed Use Overlay.

Applicant commented that the entire building is being painted and not just the façade, which includes the smoke shop next door. Talked about changing out all windows if they can make it work with the owner's budget.

Board liked the color choices and the contrast will be nice. The changes fits the surrounding buildings. Suggested continuing the decorative brackets across the top of the smoke shop building also.

Lawlis move to find that the proposed façade improvements are consistent with Enumclaw Municipal Code Section 19.12, Design Regulations.

Cochran seconded the motion, and motion carried unanimously 3-0 vote.

**BOARD COMMENTS:**

None

**STAFF COMMENTS:**

Mentioned that an application will be coming for Design Review Board to review on the oldThai restaurant building along Griffin. There have been several final plats going to City Council all at the same time.

**COMMENTS FROM AUDIENCE:**

None

**ADJOURNMENT:**

Lawlis made a motion to adjourn the meeting at 6:33 p.m. Cochran is seconded the motion, and the motion carried unanimously. The meeting was adjourned at 6:33 p.m.

Respectfully submitted,

*APPROVED JUNE 6, 2019 - CB*

Cathy Burbank  
Secretary of the Board