

This meeting was held in City Hall Council Chambers in person.

- I. **CALL TO ORDER:** The Design Review Board met in a regular session on January 19, 2023, at City Hall, 1339 Griffin Avenue. Chairperson Christiansen called the meeting to order at 6:00 p.m.
- II. **ATTENDANCE:** Members present: Bryan Christiansen, Bill DuBray, Julie Holbrook Wyatt Lawlis, and Jim Plowden. Member(s)absent: None. Staff members present were Isaac Anzlover, Associate Planner and Cathy Burbank, Board Secretary/ Permit Specialist.
- III. **MINUTES:** Plowden moved to approve the minutes of December 15, 2022, as submitted. Holbrook seconded the motion, motion carried with a vote of 5-0.
- IV. **OLD BUSINESS:**
None
- V. **NEW BUSINESS:**
 - A. **SELECTION OF CHAIR AND VICE CHAIR**

Lawlis moved to nominate Christiansen for Chair. Seconded by DuBray. Vote was taken and carried unanimously.

Plowden moved to nominate Lawlis for Vice-Chair. Seconded by DuBray. Vote was taken and carried unanimously.

B. **LUA2023-0002 – LIGHTING FOR THE GRAINERY APARTMENT COMPLEX – JEFF POTTER WITH SUMMITT OVERLOOK, LLC – 1505 MOUNTAIN VIEW DR (192007-9119)**

The staff report was reviewed for the Grainery Apartment project’s onsite lighting plan (LDA2022-0007/LUA2022-0035). The Grainery Apartment project is a 200-unit apartment project, in the Multifamily (R-4) zone. Pursuant to EMC 19.04.050(E)(2)(a), Design Review Board approval is required to determine if the proposed onsite lighting is consistent with the onsite lighting requirements for Multifamily Developments. The Design Review Boards reviewed included lighting for pedestrian walkways, roads and parking areas. Lighting height, building mounted lighting, illumination levels, spillover glare, and color of light source were also reviewed. Staff suggested that if the Design Review Board finds the proposed onsite lighting plan consistent with EMC 19.40.050 (E), a motion should be made to approve the lighting plan as submitted.

The Applicant, Jeff Potter, was present and commented that the intent is to provide a balance of lighting on their project without overspilling onto surrounding properties and that the keep the dark sky and provide safety for residence. There are a lot of paths and play areas to light.

Questions asked of applicant about bollards, site plan and medical building next to the site. Applicant responded. He mentioned that their anticipated start date for dirt work is in the 1st

quarter of 2023 pending LDA permit approval.

Lawlis moved to find that LUA2023-0002 is consistent with EMC 19.40.050 (E) and that the lighting plan for the Grainery Apartment project be approved.

Holbrook seconded the motion, and the motion was approved with a vote of 5-0.

VI. BOARD COMMENTS:

Discussion of why projects of this size, and all the DRB looks at is lighting seems peculiar.

VII. STAFF COMMENTS:

Staff is starting a middle housing study which will look at how policies and regulations have limited housing supply for certain racial groups and income levels. A consultant has been hired to help with this study. The study will look at design standards, and how the standards would limit certain housing types. Some of this review may come before the DRB for their review and suggestions later in the year.

VIII. COMMENTS FROM AUDIENCE:

Potter thanked the Board Members for their review and good questions.

IX. ADJOURNMENT:

Lawlis made a motion to adjourn the meeting at 6:26 p.m. Plowden seconded the motion, and the motion carried unanimously. The meeting was adjourned at 6:26 p.m.

Respectfully submitted,

APPROVED 02-16-23 cb

Cathy Burbank
Board Secretary/ Permit Specialist