



## **SUMNER DESIGN COMMISSION**

### **MINUTES**

### **REGULAR MEETING**

**Thursday, June 8, 2006**

**6:30 p.m.**

**Sumner City Hall  
1104 Maple Street**

### **CALL TO ORDER**

BISOM called the meeting to order at 6:38 p.m.

### **ROLL CALL**

Members Present: Bisom, Bennett, Ahrens and Wolch

Members Absent: Hansen and Whipkey

Also Present: Robert Holler, Associate Planner  
Scott Olson – Lorin Ginther Architects (PLN2006-00056)  
Howard Heyer, Applicant (PLN2006-00056)

### **APPROVAL OF MINUTES**

**BENNETT** motioned to approve the April 13<sup>th</sup> 2006 regular meeting minutes as written. **WOLCH** seconded the motion and it passed unanimously.

### **PUBLIC COMMENT**

There was no public comment.

### **UNFINISHED BUSINESS**

There was no unfinished business.

## NEW BUSINESS

### 1) PLN2006-00056 Heyer Warehouse

HOLLER reviewed for the Commissioners Staff's Report as to PLN2006-00056 Heyer Warehouse as follows:

*The site is located at 1501 45<sup>th</sup> Street, Sumner, WA 98390. Proposed is construction of a single warehouse building of approximately 100,000 square feet. The proposal is associated with parking, stormwater and landscaping. The site is situated near the end of 45<sup>th</sup> street and is currently filled and vacant. The general vicinity is bounded by 45th Street East to the north and generally surrounded by industrial zoning to the north, east, west and south. The project site is zoned Light Manufacturing (M-1) and is evaluated by the Light and Heavy Manufacturing section of the Design and Development Guidelines.*

STAFF recommended that proposal (PLN2006-00056) should be *APPROVED* subject to the following *CONDITIONS*:

1. *Staff recommends that bicycle racks shall be located near the front entrance of the buildings. As an option, the applicant may locate some of the bicycle racks inside the building.*

*(Previous Staff's recommended Condition No. 2, Staff recommends that the remaining elevations be treated with a similar color pattern to match the front elevation.) Staff struck this recommended Condition, as this Condition has been met, making recommended Condition No. 3, Condition No. 2.*

2. *Staff recommends externally illuminated signage throughout this project.*
3. *If chain link fencing is to be used, staff recommends it be black coated for aesthetic value.*

BISOM directed the Applicant to give a presentation at this time.

SCOTT OLSON, Lorin Ginther Architects, appeared. He did not have much to add to Staff's presentation. They tried to break up the monotony of the long wall. It was their goal to be different, yet to keep it simple and easy to build. They added wood trellises at the entryways to make it warmer. They paid particular attention to the entrances, wrapping them around the corner. The detention pond in the front is meant to look natural and curvy. They feel that it will be a nice building.

BISOM commented that the building has nice detail to it, and asked what material was being proposed for the sidewalks on the northwest orientation?

OLSON stated that it is their intent to use concrete.

BISOM stated that it's nice to be able to have a separation in material for pedestrian access.

OLSON stated that the paving would be asphalt, and the sidewalk would be concrete.

BENNETT asked Howard Heyer, the Applicant, whether or not this would be a rental property?

HOWARD HEYER, 7631 – 176<sup>th</sup> Avenue East, Bonney Lake, Applicant, appeared. He stated that REI would be renting it. There will also be a bicycle assembly shop there.

WOLCH commented that he likes the front elevation, and asked if it was a “tilt up” building?

OLSON indicated that it is.

WOLCH again commented that the project is well done.

BISOM asked the Applicant about the yellow/green color on the proposal?

OLSON stated that the building will not be that color. It will be a more earthy color than that.

AHRENS asked if the drive links up with a road?

OLSON stated that the drive links up with the road on the east side.

BISOM asked if the upper parking would be for employees? Will there be retail on site?

OLSON indicated that the upper parking would be for employees, and that there will be no retail.

BISOM noted that the project has been broken up quite a bit. With regard to the break on the north elevation, would that be 5 feet?

OLSON stated that it is 5 feet, and would be broken up into 5 equal parts.

BISOM asked the Applicant if there was a facade above the windows, or if that is a roofline shown on the site plan?

OLSON noted that it is a façade and not the roofline. The façade is a parapet.

AHRENS commented that she likes the door treatments on all of the elevations.

OLSON stated that he felt it was important to let a little light in.

BISOM asked with regard to the elevation color change from green to gray, if there is any separation between that change?

OLSON stated that there will probably be an inch and a half reveal, and a regular tilt up finish with a clear coat. It would be concrete as opposed to paint. The concrete ties in well with the cedar.

BISOM asked if it would go all the way up to the arbor?

OLSON stated that it would. They wanted to soften the look of it.

BENNETT commented that the glazing is a perfect touch to the windows.

BISOM asked if there would be skylights?

OLSON indicated that there would be skylights, as they felt it was important for the work environment to let in light.

BISOM commented as to the landscape plan that there needs to be plant sizes and quantities noted on the final plan. He will motion for a more detailed plan upon final submittal, noting all of the tree sizes and indicating spacing. He would further motion that the same be done by a licensed landscape architect.

BENNETT asked with regard to the upper left of the site, if that is just soil indicated there?

OLSON stated that it is the detention pond. It is their plan that it have a more natural look to it. There will be grass on both sides of the sidewalk leading up to the pond. There will also be cedars and some further landscaping to the inside of the site. The plan is to have a little sidewalk going through the landscaped area up to the door. OLSON approached the Commissioners to further explain the plantings as proposed on the plan.

BISOM suggested some Columnar trees to break it up a little bit, and asked where the Applicant is proposing to put a dumpster?

OLSON stated that they assumed that they would put a dumpster in the back, by the back property line, or in the panhandle.

WOLCH asked if trucks or trailers would be stored on site?

OLSON stated that in the back there would be approximately six or seven at a time on site.

HEYER added that the trucks would not be permanently stored on site, but would be coming and going.

AHRENS commented that there is a lot of pavement.

BISOM asked the Applicant if there is any way that they can incorporate nice 10 foot planters at the corners in place of some of the parking to soften those corners? He suggested a couple of significant evergreens at the corners as well.

OLSON agreed that that would be something that they could do.

WOLCH suggested double checking the 87 foot requirement, as it seems extremely generous.

BISOM asked the Applicant if they needed that much space, and if it would be possible to push the building father south?

OLSON stated that they wanted more square footage in the back after conversations with REI. What they really need is 120 feet, so 87 feet is not necessarily generous. They are over on landscaping for what is actually required, but they would be willing to add more.

BISOM proposed reviewing Staff's recommended Conditions at this time.

**BISOM motioned to approved Staff's recommended Condition No. 1 as written. WOLCH seconded the motion and it passed unanimously.**

**AHRENS motioned to approve Staff's recommended Condition No. 2 as written. BENNETT seconded the motion and it passed unanimously.**

**AHRENS motioned to approve Staff's recommended Condition No. 3 as written. BISOM seconded the motion and it passed unanimously.**

**BISOM added the recommended Condition No. 4, that the Applicant add landscape planters on the southwest corner and southeast corner, 12 feet in depth from the building wall, and further in those corners to include 3 to 4 (evergreen) Conifer trees to further soften those corners. At the north / front elevation the Applicant should add taller Columnar trees to soften the front. At least twenty-five percent of the total trees should be evergreen trees. The Applicant should then submit a final landscape plan with sizes and quantities to Staff for approval. The landscape plan should be prepared by a licensed landscape architect. BENNETT seconded the motion and it passed unanimously.**

**BISOM added the recommended Condition No. 5, that the Applicant make note of the dumpster location on the final site plan, and that it been screened and fenced on the perimeter. BENNETT seconded the motion and it passed unanimously.**

BISOM declared project PLN2006-00056 Heyer Warehouse approved and thanked the Applicant for a nicely done plan.

## **CORRESPONDENCE**

There was no correspondence.

## **STAFF COMMENTS**

There were no Staff comments.

## **COMMISSIONER COMMENTS**

There were no Commissioner comments.

## **ADJOURNMENT**

The meeting was adjourned at 7:10 p.m.

Sarah M. Heckman  
Minutes Taker