



SUMNER DESIGN COMMISSION

MINUTES

REGULAR MEETING

Thursday, August 9, 2007

6:30 p.m.

**Sumner City Hall
1104 Maple Street**

CALL TO ORDER

BENNETT, acting as Chair in place of BISOM, called the meeting to order at 6:48 p.m.

ROLL CALL

Members Present: Atkinson, Bennett, Hansen and Clegg
Members Absent: Bisom and Ahrens (notified)
Also Present: Robert Holler, Associate Planner
Tzzy Wong, Architectural Services, Inc., (PLN2007-00044)
Bob Waring, Glassman, Inc., Contractor (PLN2007-00044)
Robert J. Bengford, AICP, Makers Architecture & Urban Design

APPROVAL OF MINUTES

This item was not on the meeting's agenda.

PUBLIC COMMENT

There was no public comment.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

a. PLN2007-00044 – Mixed Use (action)

HOLLER reviewed for the Commissioners Staff's Report on PLN2007-00044, as follows:

Proposed is construction of a two-story mixed-use building with proposed commercial on the ground floor and 4 residential units. The site is located at 5019 East Valley Highway. The proposal will have direct pedestrian and vehicular access on to East Valley, with private access for resident vehicular parking located around the building. The proposal consists of constructing a two-story mixed-use building with 4 residential units. The subject site is zoned Neighborhood Commercial (NC). The site is flat, undeveloped hard packed dirt with no surface water or other environmentally sensitive features located on or within 200 feet of the site. The site is located in a seismic hazard area, volcanic hazard area, and an aquifer recharge area. The site is located in an area that consists primarily of residential, industrial, and business/retail type uses. The project site is zoned Neighborhood Commercial (NC). Small, independent shops and offices are typical to this district. It is also common to have residential over commercial within this district.

HOLLER reviewed for the Commissioners Staff's Recommended Conditions as follows:

Staff RECOMMENDED that project (PLN 2007-00044) should be APPROVED subject to the following CONDITIONS:

- 1. Staff requests that the windows on the front façade to not extend to the sidewalk, and rather begin above a minimum 18 inch above the sidewalk;*
- 2. Staff recommends that bicycle parking be located near the front of the building, for business patrons and also located on site for residential users;*
- 3. Staff recommends that a seating bench be placed out in the patio area located to the northwest side of the site;*
- 4. Staff recommends that a similar cover be provided over the drive-through window for the coffee business; and Staff recommends that signage be designed in a way that is complementary to the architecture and shall be illuminated as required per the Design Guidelines.*

BENNETT invited the Applicant to give a presentation at this time.

BOB WARING, Glassman, Inc., Contractor / Project Representative, Graham, WA, appeared. He addressed this project at the site plan. In addressing Staff's concerns, their intent is to do the same thing in the northwest corner, and further to landscape the patio area. They can bring the windows up, as it is a glass company. They really have no problems with any of the other recommendations. The southeast corner of the building will be a nice facade for the garbage enclosures. They share a five-foot cyclone fence with the mini-mart. They have met almost all of the City's requirements. He feels that it will fit in well with the area. On the west side of the building and almost taking up that

whole side, will be the corporate office for Glassman, Inc. On the end will be an Espresso / Coffee shop with a light deli. There will be vaulted ceilings in show room, and there will be retail below and above. The plan is to have insurance companies and the like in there. There will be no restaurants. In the back they will be going with two studio units, and two two bedroom units up above. The pictures are close to the colors they intend to use, and they will also be using the same type of gables. There will be fire retardant siding material up above. They intend to go with a commercial glazing, probably bronze, and then will use the same concept with rest of window design to tie it in.

HANSEN asked the Applicant the location of the sample building displayed.

TZZY WONG, Architect, of Architectural Services, Inc., appeared. He stated that the sample building is located at 56 and Bridgeport in University Place, which is located right next to the skate park.

HANSEN asked if they intended to do the same thing with the rock wall as displayed in the sample building?

WARING stated that they are planning on doing the same thing as displayed with cultured rock in the front.

HANSEN asked if the Applicant had considered using plants other than Rhododendrons close to the building?

WARING agreed that other plants should be used. He personally would like something other than rhododendrons. He was more concerned with the landscaping at the buffer for separation from the apartments and mobile homes.

BENNETT commented that Glassman has been in town for 10 years. He feels that it is a win / win situation, as it is a good service oriented company to have off of Main Street. He is glad to see this project.

WARING stated that the City's guidelines were very simple to follow. He also commented that he agrees with the need to improve the entrances to Sumner.

BENNETT stated that the landscaping expert, DAVID BISOM, is not in attendance at this meeting. He would like to see Staff have him take a look at this for any suggested changes.

HOLLER stated that he would do that.

ATKINSON asked if the residential windows will be glazed as well?

WARING stated that they would be glazed.

ATKINSON asked what the shipping / receiving schedule would be?

WARING noted that it would be sometime between 9:00 a.m. and 3:00 p.m. He also noted that three of the units have already been rented by employees.

CLEGG commented that the landscaping proposed around the perimeter is quite linear, which is understandable if you want a strong buffer. He suggested that they might want to alternate spacing in a zigzag pattern to give a more desirable separation. Otherwise, he does like the architecture in this project and feels that the Applicant has done a nice job.

BENNETT moved on to Staff's Recommended Conditions at this time.

HANSEN motioned to approve Staff's recommended condition No. 1 as written. ATKINSON seconded the motion and it passed unanimously.

With regard to condition No. 2, CLEGG asked if any bike storage had been proposed?

HOLLER stated that they would figure out where that will be at the end of the project.

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

HANSEN motioned to approve Staff's recommended conditions Nos. 3 through 5 as written, with the addition that the Applicant have their landscape plan reviewed by Commissioner DAVID BISOM. CLEGG seconded the motion and it passed unanimously.

BENNETT declared project PLN2007-00044 approved.

WARING asked if review by the landscape architect would hold the project up in any way?

HANSEN stated that it would not, as Staff would be making contact with BISOM right away for his suggestions, and then would pass that on to the Applicant.

HOLLER indicated that he would contact BISOM tomorrow.

b. Review of Draft Design Guidelines

This agenda item took place after the meeting's adjournment.

CORRESPONDENCE

There was no correspondence.

STAFF COMMENTS

There were no staff comments.

COMMISSIONER COMMENTS

There were no commissioner comments.

ADJOURNMENT

BENNETT adjourned the formal meeting at 7:09 p.m. The Commissioners, Staff and the City's Consultant, Robert J. Bengford, AICP, of Makers Architecture & Urban Design, remained for a study session / review of the draft Design Guidelines.

A handwritten signature in black ink, appearing to read "Ryan Windish". The signature is written in a cursive style with a large initial "R".

Ryan Windish
Senior Planner