



SUMNER DESIGN COMMISSION

MINUTES

REGULAR MEETING

Thursday, August 10, 2006

6:30 p.m.

**Sumner City Hall
1104 Maple Street**

CALL TO ORDER

BISOM called the meeting to order at 6:39 p.m.

ROLL CALL

Members Present: Bisom, Bennett, Wolch and Hansen

Members Absent: Ahrens and Whipkey

Also Present: Robert Holler, Associate Planner
Ted Knapp, Project Manager
Knapp Development (PLN2006-00075)

APPROVAL OF MINUTES

BENNETT motioned to approve the June 8, 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) PLN2006-00075 Sumner Business Park – 2 Buildings

HOLLER reviewed for the Commissioners Staff's Report on New Business Item 1) PLN2006-00075 Sumner Business Park - 2 buildings as follows:

The site is located at the corner of 142nd and 24th Street East. Proposed is two industrial warehouse/manufacturing buildings of 385,000 and 354,000 square feet with associated parking, storm water and landscaping. The site is currently vacant land and is part of the Sumner Business Park. The general vicinity is industrial zoned and contains industrial uses. The project site is zoned Light Manufacturing and is evaluated by that section of the Design and Development Guidelines.

Staff *RECOMMENDED* that proposal (PLN2006-00075) should be *APPROVED* subject to the following *CONDITIONS*:

- 1. Staff recommends that columnar trees be installed along the blank facades of the building in the building perimeter landscape areas along 142nd Avenue to reduce the mass of those walls;*
- 2. Staff recommends that all chain link fencing used shall be black coated for aesthetic value;*
- 3. Staff recommends only externally illuminated signage to be used for the site and structure;*
- 4. The applicant shall provide bicycle parking at a ratio of one bicycle parking stall for every 10 automobile parking stalls in a mix of internal and external parking distributed around the building entrances; and*
- 5. All landscaping shall meet SMC18.41 for caliper and container size at the time of planting and the landscape plans shall indicate the appropriate requirements.*

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

TEDD KNAPP, Sumner Business Park Associates, appeared. He first provided the Commissioners an update as to where they are with the business park. The Summit, Baker and Rainer buildings have been built, the Snoqualmie building is almost done, and the Adams building will start soon. The two buildings that are up for review today are the Cascade and the Wenatchee buildings. The only building that has not yet been before the Design Commission is the Glacier building. It may be ready for review by next year.

The Cascade and Wenatchee buildings are almost identical. The Cascade building is a little bit bigger. They are okay with Staff's recommendations. There will be three access points on to this site. The building elevations are similar to the other buildings in the park. The Baker and Summit buildings are identical, and the Rainer and Summit buildings being reviewed at this meeting will be close to identical. They will be adding additional glass to the two buildings. The buildings should be similar in color, however, they might change it a little bit.

HANSEN asked, as to Staff's first recommended condition, where the trees would be placed?

KNAPP stated that they would be placed at the ends of the buildings. They will be on all four of the elevations, similar to the rest of the park.

BISOM asked the Applicant how wide the planting strips are proposed to be?

KNAPP indicated that they would be six feet, at the end of the buildings. There will also be an island every twenty parking stalls. There will be additional plant materials as well at the office ends, to include Rhododendrons and other shrubbery.

BISOM asked if they were proposing any place for a picnic table for the employees?

KNAPP stated that they could incorporate those into the plan. These buildings are built on a speculative basis at this time. They could eliminate some parking stalls by the office to add those things as needed. Further, there will be a bike rack at every office node.

HANSEN asked the Applicant why the access is 31 feet between the parking stalls?

KNAPP noted that it is 24 feet in some areas and 54 feet in another area.

HANSEN asked how many feet it would be at the southeast corner?

KNAPP stated that it would be 24 feet, however, there will be trucks running through there, and the trucks being able to make the swing needs to be taken into consideration. If there is a lot of traffic there, they do not want it to bottleneck.

BISOM asked the Applicant if there is a berm between the parking and the street.

KNAPP noted that there is a 4-foot high berm.

BISOM commented that the berm would help to soften things.

KNAPP added that it would be at least 4 feet high, above the parking level, if not more.

BISOM asked whether there was any specific design style to the parapets around the offices? Is the Applicant proposing metal?

KNAPP stated that he thinks that they will use metal, however, they have not worked out those details yet. There will be crown molding on top of it.

BISOM commented that the crown molding would give that a little flair.

KNAPP continued that there would be one or two offices in there as the market is now, as opposed to five offices. That is why the offices are at either end, to evenly break that up.

BISOM commented that it is a very good concept with a good theme, and that he appreciates the Applicant's consistency and quality of design. He further commented that the columnar plantings would soften the facades.

WOLCH added that, in looking at the plan for the whole park, it looks like a good design.

HANSEN motioned that the Commissions consider all of Staff's Recommended Conditions (1 – 5) as a whole, and motion to approve all of the conditions at the same time. BENNETT seconded the motion and it passed unanimously.

HANSEN motioned to approve Staff's Recommended Conditions 1 – 5 as written. WOLCH seconded the motion and it passed unanimously.

BISOM declared project PLN2006-00075 approved.

CORRESPONDENCE

There was no correspondence.

COMMISSIONER COMMENTS

There were no commissioner comments.

STAFF COMMENTS

HOLLER introduced Reema Shakra, Assistant Planner. Reema will be conducting the Design Commission meeting in September as to review of the hotel and the residential subdivision plat and elevations of the homes being submitted for design review.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Sarah M. Heckman
Minutes Taker