



SUMNER DESIGN COMMISSION

MINUTES

REGULAR MEETING

Thursday, April 26, 2007

6:30 p.m.

**Sumner City Hall
1104 Maple Street**

CALL TO ORDER

BISOM called the meeting to order at 6:42 p.m.

ROLL CALL

Members Present: Bisom, Bennett, Ahrens and Hansen.
Also Present: Robert Holler, Associate Planner

APPROVAL OF MINUTES

There were no minutes provided at this time.

PUBLIC COMMENT

There was no public comment.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

- PLN2007-00010 Shamblin Cottages

HOLLER, Associate Planner, reviewed for the Commissioners Staff's report on PLN2007-00010 Shamblin Cottages summarized as follows:

The site plan includes a total of 6 cottage units, with four units arranged around an open space. Two of the units face Langdon Street. The site plan includes landscaping and the units will be for sale condos.

STAFF recommended that proposal (PLN2007-00010) should be *APPROVED* subject to the following *CONDITIONS*:

1. *Staff recommends that the porches for cottages #3, 4, 5, and 6 wrap around the houses so that they face the common open space area.*
2. *Staff recommends that the common open space area be expanded to the north and some of the proposed shrubbery be replaced with lawn area.*
3. *Staff recommends that pedestrian walkways be provided for cottages #5 and 6 so that the main pedestrian connection from Langdon Street to the common open space area is extended to the front entrance of the two houses.*
4. *Staff recommends that a direct pedestrian connection be provided from Langdon Street to the front door of cottages #1 and 2.*
5. *Staff recommends using different truss packages to change the roofline in pitch or direction, and using a variety of colors, trims details, and exterior materials to create a different design for each house.*
6. *Staff recommends that side and rear elevations be enhanced with additional architectural elements such as wrap around porches, trim details, and a variety of exterior materials.*

Staff also includes the following *SUGGESTIONS* in the approval recommendation:

1. *Staff suggests that furniture be added to the common open space area, such as BBQ pits and benches on concrete pads, to make it more user-friendly.*
2. *Staff suggests that a walkway or a path clear of shrubs for cottages #1, 2, 3, and 4 be provided between the back door and the nearest pedestrian walkway.*

BISOM directed the Applicant to review the project for the Commissioners at this time.

Pat SHAMBLIN, Project Representative for PLN2007-00010 – Shamblin Cottages, appeared. He said that they have already incorporated some of the conditions. He pointed to a display that shows the different looks that are being proposed with the wrap around porches. The only thing that wasn't addressed was the sides. He knows that this is a big blank side so what they are proposing are a lot of changes with coloring. Maybe add a couple of high windows here. The idea was to provide privacy and not have the lower windows here. Maybe will change the siding but he hasn't really found a siding combination that he's liked or looks appealing.

BISOM asked what kind of material will be used.

SHAMBLIN said they would use hardi plank siding.

BISOM asked if that is real shake on the front side.

SHAMBLIN said that it is was a hardi plank shake that he used before. He's used both. He doesn't know if they can switch those up and give one look different than the other.

AHRENS asked if he is the builder.

SHAMBLIN said yes.

AHRENS said when you say you have a wrap around porch...

BISOM asked which unit is that.

SHAMBLIN responded by saying that they propose units 3, 4, 5 and 6 on the wrap around.

BENNETT asked if that would take care of this problem.

SHAMBLIN replied that it would quite a bit.

BISOM asked if he could point out how the wrap around changes because it is hard to visualize the site and the elevations.

SHAMBLIN pointed out where the wrap around porches were. He said that they would add sliding doors going out to the porch. So when you go out the door you would look directly into the common area.

BISOM and AHRENS responded that that is what they are looking for.

SHAMBLIN said that for those four homes everything revolves around the common area.

BISOM noted that he thinks that will appeal to his buyers. The site plan is nice with a clustered housing kind of feel that connects people. It's kind of a safe little area for them to have as their space.

AHRENS said that to build that kind of community you really need interior to exterior access directly linked. She's glad to see the window thing.

BENNETT asked what the square footage on this one was.

SHAMBLIN said that they are going to be approximately from 1100 to 1150.

BISOM noted that the other thing here that might be a good idea depending on what they can do on the ground plane would be to do some trellises with some vines. It could be metal with brackets. But just a simple garden type trellis that's vertical with some little vines growing. When you walk by those there are sidewalks by there. They can be metal and brackets so they're not a heavy maintenance problem. Something that is a light, delicate vine. As they go through the staff report, they will differentiate between recommendations and suggestions. There are things that are more in the code like the differentiation that is strongly adhered to. But then suggestions like adding some furniture BBQ and a suggestion would also be something like this trellis treatment to encourage the applicant to utilize that. He could go to the garden center or have his carpenter fabricate something. The clear story windows up above gives you some light and you can see the trees and the different things beyond in the sky. But it also breaks it up and still allows them to do the different furniture arranging and privacy that they need.

AHRENS said that with the belly band a lot of times that is used to break up; material 1 on the bottom; and material 2 on top. In the newer construction you see a lot of Northwest combination like that with the lap siding below and then vertical plank. She asked if he doesn't like that.

SHAMBLIN responded by saying that he looked at it. He thinks its okay. But he hasn't really found anything he thought was cool.

BENNETT noted that he doesn't think it's too expensive.

AHRENS added that you can vary from each package from one house to another plus the color. She doesn't think that you want to get too crazy. You want some consistency but you want variety to make it more appealing. She wondered if it's necessary to do gables on all of them.

BISOM asked the applicant if he could talk about how he will differentiate. He's got a hip roof on one and the gables on the others.

SHAMBLIN said that he will probably do hip on one and gable on the other. Wherever there are two side by side that is where they are going to have a different look.

BISOM asked about a change on the different windows.

AHRENS asked if he meant to carry the eave across. Or you could go with a rounded window here.

BISOM said just maybe look on one of them if you have a rounded window on one and the other.

AHRENS asked about brackets on one of them and what were the overhangs. About two feet? He could do knee brackets on some of them.

SHAMBLIN agreed.

AHRENS asked if he did that already. Personally, she doesn't like the hip.

BISOM agreed that the hip shows so much roof.

AHRENS asked Robert for a good construction example. Is there anything he can look at Washington Court?

HOLLER said that the structures at Washington Court are similar height and footprints. Some of them have hips though. The key is that they're not super tall. The ones which have gables ends do have corbel brackets on them, one on the top and one on the bottom.

AHRENS said to definitely go with the two foot overhang and brackets on some.

BISOM suggested that he could do some of the fake shutters on the upper windows on Langdon Street. They really frame things out. That is a suggestion but that would give it a little more detail.

AHRENS said another thing that he can do instead of having two fakies up here he can have one at the entrance. She's not crazy about the two.

BISOM asked if those bump out a little bit.

HOLLER asked if they are talking about doing a larger gable on all four sides. Kind of like the house on the corner of Park and Sumner? It doesn't have a bunch of gables but each side has a gable.

AHRENS responded by saying that wasn't what she was talking about. Keeping this flat here. Or if there is a good size overhang then you can still bump it out 6 or 8 inches. But having it stay flat. One dormer here and one over the entrance.

SHAMBLIN noted that the focus was to do some affordable housing. That's why they are trying to keep the main structure similar and then changing porches and windows and siding and colors.

BISOM said that he thinks with the wrap around porches and a little more detail that really helps a lot. What they'll do is have some dialogue, summarize their suggestions here. He asked if there are any other questions for the applicant.

BENNETT said that there is some concern about all the buildings facing the open space. Why couldn't he do it north and south so that everybody is around the open space? So move 2 and 1 back out like 5 and 6. And just put this open space here. Oh the driveway.

AHRENS asked if he has ever heard of Ross Chapin with the Cottage Company. He's done a lot of pocket neighborhoods. She heard him speak once and he said some things that are really important with cottage development. He said layering from public to private. Meaning each house has its own sense of privacy; if it's a little fence along the walk. And you definitely need access out to the commons for each house.

SHAMBLIN said that he met with him. He talked about fencing in with little picket fencing; giving people their own little space to do their own thing. Each person has their own touch.

AHRENS agreed that he feels that is really important. Over time that does change the look like in seven years from now.

BISOM said that is a really good point. Overall, some individuality with some picket fences and a few little things like that. But getting back to one of the suggestions from the staff report on adding a BBQ area or benches, he asked what his feeling on adding those elements in there.

SHAMBLIN said that they talked about that. Doing a pad area and a picnic table and BBQ area and have some benches.

BISOM wondered where that might be located.

SHAMBLIN said he wasn't sure. He knows they want to extend the common area to the north but maybe place it more central.

BISOM said probably something right off the pathway so that his sidewalk hard-scape continues to the BBQ and benches.

SHAMBLIN said that this plan shows sidewalks from the roadway and porches to the sidewalk. So yes, the area would be more up front.

BISOM asked if this is a zero lot line thing.

SHAMBLIN responded that it would be a common lot.

AHRENS asked if it was rented or condo?

SHAMBLIN said that they'll own their houses.

AHRENS asked who would maintain the yard.

SHAMBLIN said that they'll pay for it in their dues.

BISOM said that he is trying to get a little of the grid out of here. Maybe a little circular or octagonal seating area here. He asked why he couldn't have the walkways be more serpentine. It seems really geometric.

SHAMBLIN said that one thing that Joe from Public Works said is to use these pathways for drainage. So until we get Joe's final comments they are leaving that open for now. That could be done.

BISOM noted that there is nothing that says this has to be poured in place concrete. There are materials like pavers that are pervious that have spaces between them where it's more of a cottage feel. But this area if its round or squared turned on the dais. Where you have a little different space and you meander the pathways a little bit. As a suggestion to break it up a little bit. The common area has some nice relief. And obviously there are the sidewalks. The site plan doesn't show the existing trees. He asked if the applicant could explain where some of those existing trees are.

SHAMBLIN said that there is a big cedar that is not on their property.

BISOM asked how close.

SHAMBLIN replied that it is four or five feet. They'll put the driveway there next to it.

AHRENS asked what the driveway material was.

SHAMBLIN replied that it is asphalt.

BISOM said that the problem is that you cut off all the oxygen and water to the roots of those trees. So it might be that there needs to not be asphalt but a pervious block paving material that allows water and air to get in at the drip line. Whether it be a 10 by 15 area that is adjacent to how the roots and the drip line go. And it just has pea gravel in there. It's a way to keep that as a viable tree and protect it.

SHAMBLIN said it slopes towards the tree and wondered how to drain that without flooding the neighbor.

BISOM said that obviously need to protect it during construction without a lot of grading and storage of materials. It could be expensive but if it's a really significant tree than it might be worth it to do a little work around it. But just to protect it. He asked if there are other trees.

SHAMBLIN said that there are mature fruit trees back here.

BISOM asked if those are in the landscaped area.

SHAMBLIN said that he didn't really like them.

BISOM agreed that they can get kind of messy and ratty over time.

SHAMBLIN said that the cherry tree right here with its whole center hollow.

BISOM agreed that it must be in decline. He asked if he is putting a fence on the property.

SHAMBLIN said yes and pointed to an area completely fenced right now and the neighbors asked them to continue the fencing along another area.

AHRENS asked what kind of fence.

SHAMBLIN said they'll match this to make the neighbors happy. But they'll probably replace all this to make a nice product.

HANSEN asked how long the driveway is and how wide.

SHAMBLIN said 100' long and 15' wide.

HANSEN asked if that is why they were split up; code purposes.

SHAMBLIN said yes; 15' wide you can only do two homes.

BISOM asked if there are any other comments for the applicant at this time.

HANSEN wondered if they want to look at any landscaping on the side of the drip line.

SHAMBLIN said that what he did in the past is not to pave this 15 feet wide. A 15 foot wide access and then only pave 10 feet. He put washed rocks with drains on one side and also put grass. There are options to do this; it doesn't have to be paved.

HANSEN said he can actually make this a dead garden. He asked if that is a problem with code.

HOLLER asked if he was referring to a different kind of pavement.

HANSEN said no, so that you're not paving all 15 feet.

HOLLER replied no. He believes the fire code requires a 150 feet from wherever the fire truck has to stop you need to be able to stretch a hose. You can go in so far to keep that nice streetscape and then either change the materials; that won't be a problem.

HANSEN asked but in terms of the width itself; Fire is not going to have a problem with it being 10 feet wide.

HOLLER replied no. Minimum driveway width he believes can go down to 12.

HANSEN said that is what he was thinking and was wondering if there is any way they can have landscaping go on the outside. On this type of development itself they wouldn't have to asphalt the entire drive area. That's a lot of asphalt.

SHAMBLIN said then if its 12 can I do a three foot strip on this side.

HANSEN asked if he has 12 feet if that is going to hamper his access to cottages 3 and 4 if that's narrow.

SHAMBLIN said he doesn't think it would. They'll still be able to back up. One of the things they're looking at is creating a back up area

BISOM said to Doc that he really likes that suggestion. That's something they'll ask as a recommendation that the driveways be minimized to 12 feet and then have a landscaped buffer to soften with the fence line and get a few more trees and some plantings to get a cottage feel as you're going in. That's probably a good way to blend that together.

HANSEN said that he thinks a back up turn around would be worth it.

BENNETT suggested to not put any trees there.

HANSEN said to do it with cross block ground cover in between so they can back up on the cross block There's a lot of innovative things here.

BISOM asked if anything on the staff recommendations that they wanted to ask directly at this point. He thanked the applicant. As they're going through some of these recommendations, he said it would be down on number six where they would want to add some comments. Number 1, the wrap around is okay; the open space; they could probably on #2 add a statement about the 3 foot planter along the driveways. Summarize that in that item.

HANSEN said to Jennifer in terms of what you're talking about maybe that could go into a condition as designs are suggested to be not so that they are changing anything in the floor plans but that adjacent exteriors are not the same.

AHRENS asked him if he meant package-wise truss package and detail lines.

HANSEN said right. So that cottage 1 could be the same as cottage 4 but not the same as 2 or 3. So 1, 4 and 5 could be similar and 2, 3 and 6 could be similar but you might be looking at 2 to 3 different type of exterior designs.

AHRENS said it could be as simple as variation on the siding.

HANSEN said variation on the siding and the gable or materials. Addressing the applicant, he said he's sure as a builder that he's seen where buildings are identical when you walk inside but on the outside they are not identical at all. Different colors, different windows.

BISOM said that he thinks those are some of the key things that they are looking for. The other site plan areas are pretty easy to work out. Obviously, Jennifer's background is an architect and Doc is a planner. Some of them have been involved on the commission now for over ten years. They didn't see nice projects like some of these when they first started. They almost had a guy with a sketch on a napkin. So it's evolved over time and they appreciate the time and effort that the applicant has put into it. So what they'll try to do is take the comments from the staff and have a good review. It's kind of a learning process for all of them; to give him some direction so that this project is better. Two, 3, 4 heads are better than 1. He then suggested to go to page 6 and go through the staff recommendations. He asked if there any additions to staff recommendation #1 or should they motion to approve it as written.

BENNETT said he had one quick question. He asked that when you wrap around does it go all the way around or does it go around the corner and stop.

SHAMBLIN said it goes around the corner so it'll go around to the side.

BENNETT asked if the porch come all the way across.

SHAMBLIN said yes.

BENNETT said okay.

AHRENS asked if he is adding windows as well.

SHAMBLIN said he was adding sliding doors.

AHRENS asked if on the second floor he was adding some clear story windows.

BISOM said that the applicant said he would but we just need to clarify that we're asking for that. Let's do that on number six.

HANSEN moved to approve staff recommendation #1 as written. BISOM seconded and the condition passed unanimously.

BISOM moved to item #2.

HANSEN said that there be a three foot planting area on the east and west drive.

BISOM asked the applicant to put up the landscape plan. He said that overall it's got a good feel to it. There are a couple of nice trees in the middle. These Chanticleer Pears, a nice larger tree and they have some smaller Crabapples out front. There are a couple of trees like the Dogwoods that are small scale garden trees. He said he's going to ask that a couple of trees be a larger variety either a maple or something that's going to give more shade in this space because the combination of a few larger deciduous trees are nice to give some shade in the space and break up because these are two story buildings. In their motion he's going to make a comment about that as well but overall it's got a good feel to it. So on item #2 he said he is going to add that they are requesting a three foot landscape buffer be added to the east and west side of the property along the driveways through the project to add additional shrub planting. He'd like to request the flowering pear tree that's on site, that three of those be added along each side to carry through to add more of a landscaped feel. The third item would be that the designer looks at upsizing the Dogwoods and some of the Crabapple trees to a larger maple or shade tree that's going to give more summer shade to the open space. That's the motion.

HANSEN seconded and the condition passed unanimously.

BISOM asked who wants to do the walkways.

AHRENS moved to approve staff recommendation #3 and #4 as written and presented tonight. HANSEN seconded and the condition passed unanimously.

BISOM asked if they wanted to amend item #5.

AHRENS said that they could or combine 5 with 6.

BISOM said that because of the wrap around porches they might be able to just approve 6 as written and deal with Jennifer's amendments on number 5 right now.

AHRENS said that she wanted to add the slider to the porch and the windows on number 6.

BISOM said okay we'll do them separate.

AHRENS said okay and they can deal with just the roof and siding on 5.

BENNETT asked what they decided on the siding.

BISOM said that we'll let the builder revise those and submit those to staff. He suggested that they give him a statement for direction and then they can figure it out. He thinks that if we do talk about the back sliders off to the back porch which is an extra window to talk about the clear story windows on the blank elevations.

AHRENS asked the applicant if he's not still doing a slider off the back. Is the one showed on the rear elevation going to move right?

SHAMBLIN said yes.

AHRENS asked if that is only 3, 4, 5 and 6. The wrap around porch won't be on 1 and 2?

SHAMBLIN said yes.

AHRENS noted that alone adds a lot of variety. Somebody who is going to purchase a unit might want a private back patio and that's the one they're going to want. But if they want more community they're going to want the wrap around porch.

HANSEN asked about the sidewalks. He said that there is access to all the cottages. Why is there an east west sidewalk separating cottages 1, 2 from 3 and 4?

AHRENS asked if the City wanted that.

SHAMBLIN said that he thinks that's something that Reema was talking about; having access from the common area to the driveways.

BISOM said that what the applicant might find is that there might be a little paver off their back patio or something to connect to get out. How else do they get to the common area; they go around?

SHAMBLIN said there are also doors here.

BISOM asked if this could be a landscaped area instead of a paved area.

HANSEN agreed.

HOLLER said that they actually talked about how the access would come around to the front of the units and not extend any further.

HANSEN said he doesn't see why the sidewalk has to go all the way across.

BISOM said what the applicant could do is terminate those fifteen feet from the end and there could be a bench at each end. Keeps the circulation within the unit and gives you a little more privacy from the driveway. That's a suggestion but visually there are all these straight lines with the paving but that gives you more open space and a little bit of privacy.

HANSEN noted that would save you some money too.

BISOM said to put a nice shade tree in that space. To terminate it and you got a little bench at the end. Give character and that feel. That helps eliminate some of the paving space.

HANSEN said it keeps that pedestrian area more central.

BISOM said that he could even narrow the side ones to three coming through here.

AHRENS wondered if the homeowners want to keep the common area more private.

SHAMBLIN said that the back of 5 and 6 are going to have a fenced backyard so they each have their own yard.

BISOM suggested putting an extra gate that opens into the open space. On each side. Then he brought the discussion back to number 5.

HANSEN asked Jennifer how she wanted to change number 5. Basically, that says what his major concern which was making all the houses look different.

AHRENS said to approve as written to ensure that the adjacent exterior finishes and roof lines on two adjacent cottages would have variations. So for example, 1, 4, 5 be similar and 2, 3, 6 be similar. But there would be two to three siding combination variations and also looking into incorporating a belly band trim to separate the two types of siding. And color pallet variations as well in that whatever they come up with present it to staff for approval.

BISOM said that's a good motion.

HANSEN seconded and the condition passed unanimously.

BISOM told the applicant that they appreciate his patience on that. It's nice to get it in writing that way he'll have some clear direction and suggestions. He moved to number 6 and asked if there were any amendments to that.

AHRENS said the applicant improved it as he showed it. With moving the slider on 3, 4, 5, and 6 to be off the wrap around porch and look into clear story windows on the second floor looking out into the common space.

BISOM seconded and the condition passed unanimously. He then asked if there was anything they left out on the recommendations.

HANSEN asked about cutting the sidewalks off.

BISOM said that we are going to do that in suggestions 2 with the north south paving area. BISOM made a motion that suggestion #1 be approved and that we recommend that the location of that patio be located more towards cottages 3 and 4 so that the end of the walkway enlarges to a reasonable sized patio space with the BBQ and benches adjacent. He asked if that made sense and stated that that was his motion.

AHRENS seconded and the condition passed unanimously.

BISOM asked if they needed to make a comment on the picket fences on the couple of the back units.

AHRENS said that that would just be a suggestion. Ross Chapin builds for way upper income. There is that sort of private-public stuff by adding that fence in the back. She thinks by terminating this then the applicant will be giving more public-private.

BISOM said that for suggestion #2, he moved that we approve that as written with the comment to terminate on each side of the east west walkway at the adjacent patio spaces so that the end space can become a larger landscape area and include a large shade tree at that location. The condition passed unanimously.

AHRENS asked if he talked about the shade tree for #2 in the common area.

BISOM said he did and added some similar trees along the driveways on each side. He said he thinks they're pretty well covered. He asked if there were any other items at this point. He then declared project PLN2007-00010 Shamblin Cottages approved.

- **PLN2007-00019 Stobie Warehouses**

HOLLER, Associate Planner, reviewed for the Commissioners Staff's report on PLN2007-00019 Stobie Warehouses summarized as follows:

The site is located at 1713 132nd AVE. The proposal is to construct 2 warehouse buildings of approximately 30,000 square feet each.

Staff recommends the proposal (PLN2007-00019) 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.*
2. *The applicant shall provide a pedestrian connection from the street to the primary building entrance area of the west building at 5 feet in width.*
3. *Staff recommends externally illuminated signage throughout this project.*

4. *If chain link fencing is to be used, staff recommends it be black coated for aesthetic value.*
5. *Dumpster pads shall be located such that they are out of view from the public street and significantly screened with masonry wall and landscaping.*
6. *All plantings shall meet the requirements of SMC18.41 for caliper and container size.*

BISOM directed the Applicant to review the project for the Commissioners at this time.

AHRENS wondered why two smaller buildings versus one building.

STOBIE mentioned that the smaller buildings are their niche market and they are easier to market.

BENNETT asked if they were for lease or for sale.

STOBIE said that they were going to be leased.

AHRENS wondered if there was a need for sidewalks to the back of the buildings.

STOBIE mentioned that sidewalks would connect the office nodes of each building. There is potential for good visibility at the front building due to the freeway exposure.

BISOM asked which ones were closer to the freeway.

HOLLER noted that building 1 is closer to the freeway. All the parking areas are located to the south.

STOBIE mentioned that storefronts and sidewalks would be in each building on the west and south sides.

HANSEN mentioned that he likes to color scheme of the buildings. He wondered what was there already. He wanted to have the same color scheme to be used on building 1 for both buildings. There should not be a single panel that is all the same color.

STOBIE said he is OK with doing that.

AHRENS wondered where the dumpster was going.

STOBIE figured that they would go near the back building, but that they would be hidden sufficiently to be out of the way of truck traffic.

BISOM noted that there is plenty of room for some good locations, but that it can be worked out.

STOBIE noted that sometimes there are tenants who just have their own cans in their space and do not need a big dumpster.

AHRENS mentioned that is this was close to the hotel site.

HOLLER noted that this site is further north and not near the hotels.

AHRENS wondered if there was going to be a fence.

STOBIE said that if there was a fence it would be black per the recommendations.

BISOM asked to move through the conditions if there were no further questions.

BISOM moved to approve condition #1 as written. HANSEN seconded and the condition passed unanimously.

AHRENS motioned to approve condition #2 as written. The motion was seconded by HANSEN and passed unanimously.

BISOM asked if there was any discussion for condition #3.

AHRENS motioned to approve condition #3 as written. HANSEN seconded and the condition passed unanimously.

BISOM motioned to approve condition #4 as written. HANSEN seconded and the condition was approved unanimously.

BISOM asked if there was any questions on the dumpster condition. He motioned to approve #5 as written, adding that the final location should be reviewed by staff. The motion was seconded by HANSEN and passed unanimously.

BISOM wanted to discuss the plantings in condition #6. He wanted to discuss the height of the building. He wanted to add some evergreen trees, and change the small cherry trees to a bigger size.

HANSEN wondered if the planter spaces were going to be blocking the buildings.

BISOM did not want to block the building, but amend the condition for evergreen conifers on the corners and some columnar oaks be added to the landscape plan. This was his motion. HANSEN seconded it and the amended condition passed unanimously.

BISOM asked if there were any further discussion items.

HANSEN wanted to add a condition that the east side of building #2 be painted the same as the color pattern of the west side of building #1.

BISOM agreed and motioned to make this a requirement #7. AHRENS seconded the motion and it passed unanimously.

BISOM asked if there was anything else. There were no further comments at this time.

BISOM declared project PLN2007-00019 Stobie Warehouses approved.

CORRESPONDENCE

There was no correspondence.

STAFF COMMENTS

HOLLER noted that there will not be a May meeting. There should be a June meeting with a few potential projects.

AHRENS asked if we are getting new members soon.

HOLLER noted that 2 new members will be coming on board May 7th.

HANSEN noted that if the project is the Investco one he might need to sit out since they are clients of the company he works for.

AHRENS asked about the Red Apple site.

HOLLER noted that the process for selecting a partner is ongoing.

COMMISSIONER COMMENTS

No further comments.

ADJOURNMENT

BISOM adjourned the meeting at 8:10 p.m.

Reema Shakra
Robert Holler
Minutes Taker