



**SUMNER DESIGN COMMISSION**

**MINUTES**

**REGULAR MEETING**

**Thursday, January 9, 2003**

**6:00 p.m.**

**Sumner City Hall  
1104 Maple Street**

**CALL TO ORDER**

Bisom called the Meeting to order at 6:48 p.m.

**ROLL CALL**

Members Present: Bisom, Bennett, Tobias and McMahan

Members Absent: Lovgren (Notified)

Also Present: Ron Buckholt, Associate Planner  
Robert T. Mickey, Architect, Northwest Home Designing, Inc.  
Dan Bruno, Heritage Homes and Land, Inc., Applicant

**BENNETT motioned/nominated BISOM as Sumner Design Commission Meeting Chair for 2003. TOBIAS seconded the motion/nomination and it passed unanimously.**

**APPROVAL OF MINUTES**

**TOBIAS motioned to approve the October 10, 2002 meeting minutes. BENNETT seconded the motion and it passed unanimously.**

**NEW BUSINESS/WORKSHOP ITEM**

**A) School Administration Building (No Action)**

*Record of this Agenda item was made via tape. No Minutes were taken.*

## **OLD BUSINESS**

### **A) Spring Valley Condos (PLN2001-80) (Action)**

BUCKHOLT reviewed for the Commission the Staff Report on Project Number PLN2001-80, Spring Valley Condos.

*This is a 72 unit condo project. The site is addressed at 16102 64<sup>th</sup> St. East. The property is now medium-density residential. It is on a 5.5-acre site. The proposal appears to incorporate both a block grid arrangement and cluster arrangement. The western portion is set up with a grid pattern and the eastern portion is a cluster arrangement, as some structures are oriented to a common open space and others are oriented to a primary pedestrian street. Also on the site plan there is an existing greenhouse. The greenhouse will be incorporated into the plan through a short plat that will occur at a later date.*

*The proposed buildings within the cluster arrangement satisfy the 10 foot building setback from the private streets, however, as noted on the site plan, there is a 3-plex that is proposed in the northeast corner that does not meet the 10 foot building setback. It needs to be modified or a variance application will be required.*

*161<sup>st</sup> Avenue East and 65<sup>th</sup> Street are proposed as part of this development. The width and type of street shall be developed according to the public works standards, and any buildings shall maintain the required setback from the new streets.*

*In regard to parking, the applicant is proposing single car garages for each dwelling unit. In addition to the garages, parking is available in front of each garage.*

*The proposal provides over 120 sq. ft. of front area open space between the dwelling structures and the street. Of the four buildings within the cluster arrangement, the total ground floor area is approximately 18,000 sq. ft. - 50% (9,000 sq. ft.) of open space is required. The applicant is proposing roughly 15,000 sq. ft. of usable open space.*

*The pedestrian connection is provided from the dwelling units to the common open space area via sidewalks from the front building entrances of each dwelling unit. The remaining 10 buildings are a block grid arrangement. Each dwelling unit within the 10 buildings has direct pedestrian access to a primary street via a pedestrian walkway.*

*The overall development makes good use of a variety of architecture, including siding variation (lath and shakes); a variation of window styles, window size, incorporation of bay windows; articulation in the building façade; and incorporation of gables and dormers. The proposal also provides a diversity of building types and scale.*

Staff recommended that project number PLN2001-80 be APPROVED subject to the following CONDITIONS:

- 1. The proponent shall install proposed 161<sup>st</sup> Avenue East and 65<sup>th</sup> Street East pursuant to the type and width required by public works standards.**
- 2. The proponent shall provide information on the number of the various unit types and how parking requirements will be met per SMC 18.42.**
- 3. The 3-plex located in the northeast corner of the site shall satisfy the 10 foot building setback from the property line between the existing greenhouse and the proposed 3-plex.**

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

ROBERT T. MICKEY, Architect, Northwest Home Designing, Inc., appeared for Applicant.

MICKEY reviewed for the Commission changes made to the site plan (copies of which were provided to the Commissioners and Staff). The changes address the Staff's concerns, specifically, the 3-plex issue and the 10-foot setback.

MICKEY further addressed the request for clarification as to the mix of units. There are four different building types. Within those building types are 9 – one-bedroom units; 54 – two-bedroom units; and 9 – three-bedroom units. Their goal is to have a good mix and to avoid a lot of duplication.

MICKEY also noted that the new site plan shows adjustments to parking. There is one garage for every single unit, another parking stall directly behind it, and additional parking stalls within the project.

BISOM asked that MICKEY describe the exterior materials and colors.

MICKEY responded that the shingle area would be a roof-shingle style. Using “Hardy” brand board they would do a real lath siding. Within the project there are differing siding treatments, *i.e.* double stagger and single stagger. They are attempting to give it a more historical look. They are planning to use architectural composition and the roof will be composition roofing. They would like to keep it as maintenance free as possible.

BISOM asked if the fascias and gutters would be different colors.

MICKEY noted that there are different colors on different fascias. They would like the units to feel like separate homes.

BISOM opened the meeting for comment at this time.

BISOM stated that he felt the Spring Valley Condos project is a fabulous project. He did note, however, that lighting is an issue that he is concerned about. He asked that MICKEY describe the lighting, specifically with regard to the pedestrian spaces.

MICKEY stated that they planned to have some street lighting come down the main boulevard as you pull in.

BISOM encouraged the Applicant to develop a lighting plan with Staff, as there are pedestrian spaces that are away from the regular sidewalk that need some sort of safety lighting. Further, lighting is needed in relation to the exterior entrance and the parking areas.

BISOM asked whether there were any private spaces for each unit. Is there a private patio or deck on any of the buildings?

MICKEY responded that each unit has its own private patio or deck. Their plan is to screen the patios with landscaping.

BENNETT asked if the existing greenhouse would remain.

DAN BRUNO, Heritage Homes and Land, Inc., Applicant, addressed that question. The existing greenhouse has been reduced from 40,000 sq. ft. to approximately 10,000 sq. ft.

TOBIAS asked whether the façade of the greenhouse would be altered?

BUCKHOLT noted that the greenhouse is separate from the Spring Valley Condo project, and that they will be going through a short plat process. It will be its own individual lot.

BISOM stated that the project has been developed well. The landscape plan has a lot of diversity and different types of plantings. He noted the fully automatic sprinkler system. BISOM asked if there would be any coloring in the concrete paving?

MICKEY stated that they had not gotten that far at this stage.

BISOM suggested that to keep costs down, a basic broom finish might give it more detail. He also suggested using different textures in the various outdoor gathering areas.

MICKEY stated that their Developer, Dan had indicated that he planned on upgrading those areas.

McMAHAN added that this is a fabulous project. It is near her neighborhood and she is really looking forward to it. She stated that the Applicant has been very good about integrating the Commission's comments in their plan.

**BISOM motioned that Staff Recommendations be included in the project as listed in Staff's Report. BENNETT seconded the motion and it passed unanimously.**

**BISOM motioned that a street lighting plan and pedestrian scale lamp plan be submitted to Staff for Staff's approval, and that the lighting plans provide for shielding of the proposed lighting, minimize lighting extending off site. BENNETT seconded the motion and it passed unanimously.**

BISOM commented that the landscape plan is very detailed and has a nice feel. Project No. PLN2001-80, Spring Valley Condos is hereby APPROVED.

### **STAFF COMMENTS**

BUCKHOLT had the following Staff comments:

1. Greg Hackworth submitted his letter of resignation;
2. Kandi Lovgren submitted a memo with regard to her leave. The Mayor has responded to Lovgren's letter advising her that she either needs to stay on the Commission or resign. That matter has yet to be resolved;
3. They are in the process of recruiting for the Design Commissioner positions. A new Commissioner will be starting next month, a letter of interest has been submitted by a local architect, and they will be placing an ad in the paper for the remaining position.
4. At the next meeting, up for review will be a proposed veterinarian clinic in East Sumner and possibly a multi-family project.
5. Next month's Design and Planning Commission meetings will be cancelled for *Sumner University*, which is scheduled for February 6<sup>th</sup> and 13<sup>th</sup>. Should there be a Design Commission meeting in February, it will be later in the month.

### **COMMISSIONER COMMENTS**

There were no Commissioner comments.

### **ADJOURNMENT**

**The Meeting was adjournment at 7:20 p.m.**

Sarah M. Heckman  
Minutes Taker