



## **SUMNER DESIGN COMMISSION**

### **MINUTES**

### **REGULAR MEETING**

**Thursday, January 12, 2006**

**6:30 p.m.**

**Sumner City Hall  
1104 Maple Street**

### **CALL TO ORDER**

HANSEN, acting as meeting chair in BISOM'S absence, called the meeting to order at 6:37 p.m.

### **ROLL CALL**

Members Present: Bennett, Ahrens, Abbott and Hansen in attendance.

Members Absent: Bisom, Wolch and Whipkey (notified)

Also Present: Robert Holler, Associate Planner  
Patrick Gemma (PLN2005-00103 Pannatoni Distribution)  
Bob McFadden (PLN2005-00103 Pannatoni Distribution)

### **APPROVAL OF MINUTES**

Approval of the December Minutes was set over to the next meeting in February.

### **PUBLIC COMMENT**

There was no public comment.

### **UNFINISHED BUSINESS**

There was no unfinished business.

## NEW BUSINESS

HOLLER reviewed for the Commissioners Staff's Report on PLN2005-00103 Pannatoni Distribution.

*The site is located between SR 167 and West Valley Highway, at northernmost lot of the Rainier Park of Industry. Proposed is construction of a single building with associated parking, storm water and landscaping. The building square footage as proposed is 506,000 square feet. The site is currently vacant land at the northern end of Rainier Park of Industry in Sumner, Washington. There is an existing wetland area to the west of the proposed structures. The general vicinity is industrial zoned. The subject site was previously used for agricultural purposes. The site is bounded by M1 properties to the north, SR-167 to the east and south, and West Valley highway to the west. The project site is zoned Light Manufacturing (M-1) and is evaluated by the Light and Heavy Manufacturing section of the City of Sumner Design and Development Guidelines.*

STAFF recommended that proposal (PLN2005-00103) should be *APPROVED* subject to the following *CONDITIONS*:

- 1. Staff recommends that all pedestrian links be comprised of an alternative paving surface to distinguish it from vehicular maneuvering areas.*
- 2. Staff recommends that if a fence is proposed to be chain link, the fence shall be black coated for aesthetic value.*
- 3. The landscape plan shall indicate the appropriate sizing for tree plantings per SMC18.41.070.*
- 4. Staff recommends only externally illuminated signage to be used for the site and structure.*

HANSEN directed the Applicants to give their presentation at this time.

PATRICK GEMMA, Architect, Pannatoni Development, appeared. The subject project is a distribution building. This is their fourth large building, and is called building 7. The building is going to be similar to what is there now as to height, colors, canopies and breaking up of the facade. It will also have the same type of landscaping. Further, the park will be the same and is definitely a classy, class A type park. The Applicants agree with Staff's recommendations.

HANSEN asked when the park was first brought before the Planning Commission?

BOB McFADDEN, Architect, Pannatoni Development, appeared. He stated that the park first came before the Planning Commission in 2003. This has been a very active year for building. This building is the latest in the sequence of buildings. Each one of the

buildings are similar, however, each also has its own individual character and treatment. GEMMA directed the Commissioners to the various buildings.

HANSEN asked how wide the east buffer is next to the freeway?

McFADDEN stated that it is over 100 feet, and that there is a storm drainage channel there. The setback from the edge of that channel is 75 feet long and the channel's wet area is 25 feet, and then is another 25 to 30 feet from the freeway.

HOLLER added that Rainer Park of Industries was originally submitted in the 1990's.

GEMMA also added that SEPA was in 1995 or 1996.

HANSEN asked if they were originally planned as subdivisions?

HOLLER stated that originally it was a little different. It was later amended, however the scope did not change, just the layout of it.

HANSEN commented that the one thing that he found difficult about this project was the types of trees in the front. It indicates that there are just four Evergreens?

AHRENS asked what is to the north of that?

GEMMA stated that it is a very large open space.

McFADDEN added that it is about 8 acres of open space, which includes a storm pond. Further, this summer they will be building a pond for mitigation

AHRENS asked if the Applicant would be planting a mix of things or if they would just be putting in a pond?

HOLLER responded that it would be planted

AHRENS asked if that would be the same for eastern strip?

GEMMA indicated that it would.

McFADDEN noted that it is all separate from this and is not a part of the project.

HOLLER advised the Commissioners that those were separate SEPA and plat conditions. That property will be monitored for a 5-year period of time.

BENNETT asked the Applicant if this would be their last project?

GEMMA stated that he hopes it is not.

HANSEN asked what the reason was as to why there are not more evergreens in the front?

McFADDEN stated that he is not sure, and would have to talk to the landscaper about that.

HANSEN stated that the only thing he would suggest would be more of a mix of evergreens there. There are nice deciduous trees on site, however there are only four firs. He would suggest replacing some of the deciduous trees on site with evergreens along the freeway area. Otherwise, there is a nice selection of trees.

McFADDEN stated that they would also be planting more evergreens to screen parking.

BENNETT commented that he would like to see more of a concentration of evergreens in the parking area, and that it is not necessarily a bad building that would need to be hidden.

McFADDEN advised that more evergreens were added to the other project as it was necessary for the success of the berm.

ABBOTT asked the Applicant if there are any existing established trees?

GEMMA stated that there is a group of established trees by the seventh building.

ABBOTT asked about colors on the elevations. Are they going to be the same as on the other building?

McFADDEN stated that it would be within the same color family, as they would like to create character by continuity.

BENNETT commented that the building will look great when it is all finished.

AHRENS asked the Applicant the distance between building six and building seven?

GEMMA stated that it is 210 feet.

McFADDEN added that that would be a spot that they could cluster evergreens.

HANSEN asked about the designated walkways. Will they be striped?

AHRENS asked what was done in that regard in the rest of the park?

McFADDEN noted that they used alternate material in the rest of the park.

**AHRENS motioned to approve Condition No. 1, using concrete as an alternate paving material, as written. ABBOTT seconded the motion and it passed unanimously.**

HANSEN asked the Applicants if they would be using chain link?

McFADDEN stated that they have no use for it at this time, however, they will use it if they need it.

**HANSEN motioned to approve Condition No. 2 as written. AHRENS seconded the motion and it passed unanimously.**

**HANSEN motioned to approve Condition No. 3 as written, with an addition that more evergreen trees be planted in the corners of the parking lot, along the freeway. Further that more evergreens should be mixed in with the deciduous, and that the landscape plan be accepted as drafted with the above noted changes (*that there should be trees in the southwest corner of the lot, and also around the parking lot in the northeast corner. There should be an equal number of evergreen trees replacing deciduous trees*) BENNETT seconded the motion and it passed unanimously.**

**ABBOTT motioned to approve Condition No. 4 as written. HANSEN seconded the motion and it passed unanimously.**

HANSEN declared project PLN2005-00103 Pannatoni Distribution approved.

### **CORRESPONDENCE**

There was no correspondence.

### **STAFF COMMENTS**

HOLLER had the following Staff comments:

Next month will be review on the Pannatoni building, and a building in Tenaps Industrial Park. At this time, those are the only two items on the agenda for next month. Further there will be a proposal on 24<sup>th</sup> for two hotels, a restaurant and a 35 sq. foot retail business. There have been calls from various different tenants, however, it will be submitted as one design submittal. There are eight buildings there, and they have the same developer as the one who did the Holiday Inn in South Hill.

### **COMMISSIONER'S COMMENTS**

BENNETT commented that they discussed Casey's Caboose and opening up the road approximately 3 meetings ago, and nothing appears to have happened yet with that. The road needs to be opened up. How far can the fence be pushed back, and when will the road open up?

HOLLER explained that when the decision was originally made, and the courier who was to deliver the order to demolish, delivered it to the wrong person (*a neighbor*). Which explains the delay.

AHRENS asked if the order would have to be served again?

HOLLER stated that the City Attorney might possibly have to do it over again. Also, he will ask the fire official about how far the fence can be pushed back.

### **ADJOURNMENT**

HANSEN adjourned the meeting at 7:13 p.m.

Sarah M. Heckman  
Minutes Taker