



## SUMNER DESIGN COMMISSION

### MINUTES

### REGULAR MEETING

Thursday, October 14, 2004

6:00 p.m.

Sumner City Hall  
1104 Maple Street

### CALL TO ORDER

BENNETT called the meeting to order at 6:05 p.m.

### ROLL CALL

Members Present: Abbott, Ahrens, Wolch, Bennett and Bisom

Members Absent: Tobias and Hansen

Also Present: Ron Buckholt, Associate Planner  
Bob Stobe, Applicant (PLN 2004-00110)  
Bruce L. Alley (*in audience*)  
Guy & Wendy Thomas (*in audience*)

### APPROVAL OF MINUTES

WOLCH motioned to approve the October 14, 2004 regular meeting minutes as written. AHRENS seconded the motion and it passed unanimously.

### PUBLIC COMMENT

THOMAS noted concerns on truck traffic, noise impacts and school children crossings associated with the proposed industrial project on the corner of 29<sup>th</sup> and 142<sup>nd</sup>. Also suggested that the property have access on to 142<sup>nd</sup> and not 29<sup>th</sup>. Would like to see street signs installed that read “dead end” and “no trucks beyond this point” to eliminate truck traffic in the residential neighborhood.

## NEW BUSINESS

### **A) PLN 2004-00110 Stobie Industrial Building**

BUCKHOLT reviewed for the Commission Staff's Report on PLN 2004-00110 Stobie Industrial Building, as follows:

*The site is located between 14215 – 29 Street East.. Proposed is construction of a single industrial warehouse/manufacturing building of approximately 16,900 square feet. The project includes parking, stormwater and landscaping. The building known as “Building #3” will be one of three industrial buildings proposed on the subject site. Building 3 will be located near the east property line of the property. The two future buildings will be evaluated at a later date.*

*The general vicinity is zoned industrial to the north, west and south and residential to the east. The residential zoned land contains existing residential homes, while the industrially zoned land contains a mix of warehouses developments and / or vacant land.*

*According to the conceptual site plan, four driveways are proposed along 29<sup>th</sup> Street East. Staff recommends that the two middle driveways be combined into one to minimize the number of curb cuts fronting on to 29<sup>th</sup> Street East. The front elevation of the proposed building (south elevation) will be readily visible from the public street. The primary building entrance of office areas is located toward the public street. A pedestrian walkway links the building entrance with the public sidewalk along 29<sup>th</sup> Street East.*

*The applicant has not satisfied the orientation requirements. The front elevation of the proposed building contains windows; significant landscape features, color change; a single glass entry door with awning and roof modulation. The applicant shall incorporate two additional orientation requirements from the list of seven above. Staff recommends that at a minimum bicycle racks and pedestrian amenities such as benches or tables be provided in a convenient location near the front entrance of the building.*

*Off-street parking is located on the side or rear of the buildings. The number of stalls shall be in compliance with SMC 18.42.*

*The proposed building is approximately 32' in height. The building meets the minimum front, side and rear yard setbacks for the M-1 zone.*

*Since the site borders residential properties, a detailed lighting plan shall be submitted to the City for review and approval. The lighting plan shall demonstrate that all light generated on site shall be contained to the maximum extent to prevent light from flooding on to neighboring residential properties.*

*Light posts and building lamps shall be installed at a pedestrian scale. All light shall be directed downward and shall not illuminate beyond the property boundaries.*

*A separate permit is required for signage. The applicant shall provide to staff and the Design Commission a proposed signage concept for the building. The Design Commission has authority to review the sign in terms of size, style and scale in relation to the building and character of the surrounding neighborhood.*

*The site borders residentially zoned property along the eastern property line. Per the Design Guidelines, a 25 foot wide landscaped buffer is required along said property line to provide visual and noise buffering for adjacent residents. According to the landscape plan, the applicant has provided a 25 foot wide buffer landscaped with trees that are approximately planted 20 feet on center.*

STAFF recommended that the proposal (PLN 2004-00110) should be *APPROVED* subject to the following *CONDITIONS*:

- 1. In order to satisfy the orientation requirements, the applicant shall provide a bicycle rack and pedestrian amenities in the form of benches and picnic tables in a convenient location near the front entrance of the building. The bicycle rack shall be provided at a ratio of one bicycle parking stall for every 10 vehicular parking stalls.*
- 2. Applicant shall combine the driveway located at the southwest corner of proposed lot #3 with the driveway located at the southeast corner of proposed lot #2. The number of curb cuts shall be reduced to the maximum extent possible along 29<sup>th</sup> Street East.*
- 3. Trash enclosures shall be indicated on the site plan. Trash enclosures shall not be located in the front setback, designated parking and / or landscaped areas. Trash enclosures shall be screened from public view with a combination of masonry wall and hedge landscaping.*
- 4. Pedestrian walkway shall be constructed with concrete or material different from the vehicular driving surface and shall be a minimum of 5 feet in width.*
- 5. Since the project site is adjacent to residentially zoned property, a lighting plan shall be provided to the Director for review and approval. All lamp poles and exterior building lights shall be pedestrian scale. All light generated on site shall be contained on the property.*
- 6. Due to the site design impacts, the applicant shall indicate on the site plan, the location and means for on-site stormwater management.*

7. *Per SMC 18.44, the Design Commission has the authority to evaluate the size, style, and scale of signage in relation to the scale of the building and the character of the surrounding neighborhood. The applicant shall indicate style, size and scale of all signage that is being considered for this proposed project.*

BENNETT welcomed the Applicant and directed him to elaborate on the proposed project at this time.

BOB STOBIE, Applicant/Project Representative, appeared. He expressed his agreement and would work with the staff on the recommendations.

With regard to condition No. 1, STOBIE noted that the bicycle rack would be located in the front of the building.

**BISOM motioned to approve Staff's recommended condition No. 1. WOLCH seconded the motion and it passed unanimously.**

DISCUSSION was had about the curb cuts and truck traffic.

STOBIE explained that due to the short plat of the property to 3 lots the curb cuts on 29<sup>th</sup> Street East are the only way to access the lots. It should be obvious to truck traffic where the commercial buildings ends and residential area begins.

With regard to condition No. 2, BISOM recommended STOBIE pursue the addition of street signs to designate Dead End or No Truck Traffic.

**BISOM motioned to approve condition No. 2 as written, and recommends working with the staff for review in regard to the street signs. ABBOTT seconded the motion and it passed four to one.**

BISOM noted that, with regard to No. 3, his preference is that the masonry wall be in the rear of the building.

ABBOTT stated that, additional landscaping be included if the enclosure is placed on the north side of the building along 29<sup>th</sup> Street E.

**BISOM motioned to approve condition No. 3 as written. ABBOTT seconded the motion and it passed four to one.**

**ABBOTT motioned to approve condition No. 4 as written. WOLCH seconded the motion and it passed four to one.**

DISCUSSION was had about the lighting plan and availability of lighting that is specific on light is projected.

**ABBOT motioned to approve condition No. 5 as written. WOLCH seconded the motion and it passed four to one.**

STOBIE stated that there will be an under ground stormwater vault.

**ABBOT motioned to approve condition No. 6 as written. WOLCH seconded the motion and it passed four to one.**

DISCUSSION of added landscape recommendation.

BISOM asked for a the Applicant to submit a more formal landscape architect plan to include fifty percent deciduous and fifty percent evergreen trees. Include irrigation and maintenance plan; tree sizes.

**BISOM motioned to approve additional landscape recommendation. ATHENS seconded the motion and it passed unanimously.**

### **UNFINISHED BUSINESS**

BUCKHOLT gave a brief update on the Norbjerg multi-plex on 317 Alder. The Hearing Examiner decision for the CUP is now complete with the appeal period expired. He wanted to thank the Design Commission's effort in working with the applicant and enhancing the final product to be more suitable with the streetscape and compatible with the surrounding neighborhood. Overall the design review process went very smooth, where the City, applicant and adjacent property owners are satisfied with the end result. Construction should start within the next the couple of months.

### **CORRESPONDENCE**

There was no Correspondence.

### **COMMISSIONER COMMENTS**

There were no Commissioner comments.

### **STAFF COMMENTS**

There was no Staff comments.

### **ADJOURNMENT**