

### **CALL TO ORDER**

BISOM called the meeting to order at 6:04 p.m.

### **ROLL CALL**

Members Present: Bisom, Bennett, Abbott, Wolch, Hansen

Members Absent: Tobias, Ahrens

Also Present: Ron Buckholt, Associate Planner

### **APPROVAL OF MINUTES**

**BENNETT motioned to approve the November 4, 2004 regular meeting minutes as written. Hansen seconded the motion and it passed unanimously.**

### **NEW BUSINESS**

A) PLN 2004-110 (Buildings #1 and #2 only)

BUCKHOLT reviewed for the Commission Staff's Report on project PLN2004-110, Building #1 and #2, as follows:

#### **Proposal Description**

*Construct two industrial warehouse/manufacturing buildings of approximately 15,300 SF (Building #1) and 16,900 SF (Building #2). The project includes parking, storm water and landscaping. The buildings known as "Building #1 and #2" will be two of three industrial buildings proposed on the subject site. Building #1 will be located near the west property line of the property, adjacent to 142nd Avenue East right-of-way. Building #1 was reviewed by the Design Commission on November 4, 2004. The Design Review Director's Decision was issued on November 23, 2004.*

## **Site Description**

*The site is situated near the northeast corner of 142<sup>nd</sup> Avenue East and 29<sup>th</sup> Street East. The site is currently vacant and will be cleared and graded for industrial use. The applicant is proposing a 3 lot short plat on the subject parcel in conjunction with the 3 industrial buildings. Each lot within the proposed short plat will contain an industrial building. This design review is for building #1 and #2 only. Building #3 has already been previously approved.*

BUCKHOLT reviewed Staff's Recommendations, proposing that PLN2004-110, should be *APPROVED* subject to the following *CONDITIONS*:

- 1. Proposed Building #1 shall incorporate a pedestrian path that would connect the public sidewalk along 29<sup>th</sup> Street East with the main building entrances. The walkway shall be constructed with alternative surface in order to distinguish it from vehicular maneuvering areas. If the applicant proposes a driveway accessing off of 142<sup>nd</sup> Avenue East near the northwest corner of proposed lot #1, the applicant shall incorporate an additional pedestrian link connecting the public sidewalk along 142<sup>nd</sup> Avenue East to the main building entrances along the west elevation.*
- 2. 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.*
- 3. The applicant shall obtain a certified landscape architect to prepare a formal landscape plan that specifies plant species, planting sizes and quantity. The landscaped buffer along 142<sup>nd</sup> Avenue East, associated with Building #1, shall be increased to the applicable building setback (35 ft.) width. Within the landscaping buffers along the street, the number of trees shall be increased and spaced 20 ft. on center. In addition, the north property line shall incorporate a minimum 5 ft wide landscaped area to provide the necessary screening along the property line.*
- 4. 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.*
- 5. All associated parking shall be in conformance with the parking standards listed in SMC 18.42.*

BISOM asked the Applicant if they had any comments or a presentation.

The Applicant addressed some of the concerns listed above. They have exceeded the parking requirements. They will meet the dumpster requirements. They plan on having a fence or a

hedge along the north side of the property. A bike rack is included in the plans. And they will designate a walkway off of 142<sup>nd</sup> Avenue East.

BISOM asked the Commission if they had any comments or questions for the applicant.

ABBOTT commented that the plan they have doesn't include the 10 ft. shift back.

The Applicant stated that it will.

HANSEN inquired about a buffer or storm drain on 142<sup>nd</sup> Avenue East. He wants to know the plans for the trees.

BUCKHOLT commented that there will be 10 addition feet to the east to accommodate trees and shrubs.

BISOM commented that the tree selection may need to be reviewed, as there seems to have too much exposure of the building. He also wanted asked the Commission if they have any questions structurally of the project.

The Applicant gave a description of the vision they have for the color scheme as well as the metal canopies they intend to use.

HANSEN asked to discuss Building #2. He is concerned about the landing between the gables. He wondered if the landing should be broken up.

The Applicant explained that it is with a setback.

BISOM commented that the plan looks good, but has no sense of the color scheme. A good use of windows and it should be satisfactory.

BISOM concluded the Commission comments and went onto approving each condition.

**BENNETT made a motion for Condition 1 to be approved as written clarifying that the path will go straight through the trees to the building.**

**HANSEN seconded the motion.**

The motion passed unanimously.

BENNETT inquired about the composition of the path.

BISOM added that it should have a contrasting material.

**ABBOTT made a motion for Condition 2 to be approved as written with an amendment to have trash receptacles on the NE corner on Building #1.**

**BISOM seconded the motion.**

The motion passed unanimously.

ABBOTT asked for any comment on Condition 2. There were none.

In regards to Condition 3, there was discussion prior to the approval.

BISOM would like to see the sizes and quantities in the landscaping plan. He feels that 40% need to be evergreen trees.

WOLCH is concerned that 3 trees on the building may grow into canopies.

BISOM agreed.

BENNETT suggested waiting for the formal landscaping plan via the staff.

BUCKHOLT acknowledged that staff does approve landscaping plans administratively.

**BISOM made a motion for Condition 3 to be approved with the amendment that 40% of the trees be evergreens, and that the landscape architect will review the canopy issue for the size listed on the plan. The buffer will include evergreens or a fence, per staff's approval.**

**ABBOTT seconded the motion.**

The motion passed unanimously.

ABBOTT asked for any comment on Condition 3. There was none.

BENNETT asked how the Commission reviews signage.

BUCKHOLT explained that the Commission can make a requirement that signage has to be approved by the Commission. It can become a sign-off for the Certificate of Occupancy.

BENNETT added that it is the Applicant's responsibility to fulfill the sign codes.

**B UCKHOLT made a motion for Condition 4 to be approved with the following amendment. The Applicant will bring the sign application before the Design Commission for review.**

**BISOM seconded the motion.**

BISOM announced that the motion passed unanimously.

ABBOTT asked for any comment on Condition 4. There was none.

**HANSEN made a motion for Condition 5 to be approved as written.**

**ABBOTT seconded the motion.**

BISOM announced that Condition 5 was approved.

BUCKHOLT suggested a short recess at 6:36 p.m.

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

B) PLN 2004-120 Priority Freight

BUCKHOLT reviewed for the Commission Staff's Report on project PLN2004-120, Priority Freight, as follows:

**Site Location**

*The site is located on the northeast corner of 142<sup>nd</sup> Avenue East and 24<sup>th</sup> Street East. The proposed project is located on a vacant parcel.*

**Proposal Description**

*Construct approximately 22,000 square feet of building consisting of both office space and warehouse distribution space. The proposal will include automobile and truck parking, storm water, and landscaping. The subject site is located within an industrial subdivision that has received preliminary plat approval by the City of Sumner hearing Examiner.*

**Orientation**

*Assuming the elevations are mis-labeled on the plans, it appears that the front elevation is intended to be the west elevation. If this is the case, the applicant has not satisfied the intent of the orientation requirements. The proposed plans indicate windows, recessed entrance; material and/or color change on the front building façade. The front elevation of the building is the only elevation that will be readily visible from a public street (future 20<sup>th</sup> Street East). Since the building is situated along distance from 24<sup>th</sup> Street, the building's south elevation will have minimum exposure from the public right-of-way. The primary building entrance to the office area is located toward the parking lot.*

*The front elevation (west elevation) shall incorporate 2 additional orientation requirements from the list of 7 options mentioned in the Design Guidelines. The applicant must satisfy a minimum of 5 elements. The applicant shall incorporate 2 of the following options: significant landscaping; bicycle racks; pedestrian amenities; and /or architectural detailing on the façade.*

**Outdoor Storage**

*The proposal does include outdoor storage. The applicant has not satisfied the screening requirements for outside storage per SMC 18.18.025; 18.18.060; and the adopted Design Guidelines. The applicant is required to provide a 12 foot wide landscaped buffer along the perimeter of the trailer storage area. The applicant shall widen the landscape buffer along the perimeter property lines to a 12 foot width and have evergreen trees planted at 30 foot intervals to provide the necessary screening.*

**Fences and Walls**

*Fences and walls are not indicated on the site plan. Staff recommends that the applicant shall use a wood or masonry fence per the Sumner Municipal Code and the Design Guidelines to satisfy the screening requirement. The fencing plan shall be reviewed and approved by the Community Development Director.*

**Massing, Height, Walls**

*The building is proposed to be approximately 28' in height. The building includes windows on all elevations. Corner office nodes provide some wall modulation and articulation in the façade treatment. The southwest elevation includes landscaping. The front entrance has a recessed entry. This building meets the minimum front, rear and side yard building setbacks from the M-1 zone.*

BUCKHOLT reviewed Staff's Recommendations, proposing that PLN2004-120, Priority Freight, should be *APPROVED* subject to the following *CONDITIONS*:

- 1. The dumpster enclosure shall be screened with a masonry wall and landscaped planting.*
- 2. The Applicant shall install a 20 foot wide trail in conformance with the Master Trail Plan. The Applicant shall coordinate with the Public Works Department and the Planning Department on the exact location of the trail. In addition, the Applicant shall install a 20 foot wide, 4 foot high bermed landscaped buffer between the trail and the truck storage yard.*
- 3. The Applicant shall submit a fencing plan for the perimeter of the property per SMC 18.18.025 and the Design Guidelines to satisfy the screening requirement. The fencing plan shall be reviewed and approved by the Community Development Director.*
- 4. The Applicant shall widen the landscape buffer along the perimeter property lines to a 12 foot width and have evergreen trees planted at 30 foot intervals to provide the necessary screening.*

5. *All parking areas, including the truck and trailer storage area, shall require a minimum of 1 tree for every six parking spaces within the interior portion of the parking lot. The planting beds shall be a minimum 8 feet in width. In addition, the interior landscaped islands shall include 1 shrub for every 20 square feet of landscaped area.*
6. *The Applicant shall install a bicycle rack at the main entrance of the building.*
7. *The proposed site plan does not indicate a pedestrian/bicycle connection from the street to the primary building entrances of the facility. A pathway shall be installed with either painted markings or pavement material change.*
8. *The front elevation (west elevation) shall incorporate 2 additional orientation requirements from the list of 7 options. The applicant must satisfy a minimum of 5 elements. The applicant shall incorporate 2 of the following options: significant landscaping; bicycle racks; pedestrian amenities; and /or architectural detailing on the façade.*

The Applicant gave a brief introduction of the business.

BUCKHOLT inquired about the usage for the back parking lot.

The Applicant explained it is for hooking up and dropping off the trailers. There is hardly any storage of trailers, as the average time the trailers are parked in that lot is midnight to 6:00 a.m., and approximately 40 trailers total.

BISOM inquired about the windows.

The Applicant explained that the windows are set back ½ inch. The door is approximately 30 inches back. The elevation has not changed; the difference is the color on the walls. The distance is 60 feet by 40 feet for the office and 60 feet by 340 feet for the cross-dock. And the color reflects the company logo. He added that they would like to add pedestrian friendly things for their requirements they are lacking.

BUCKHOLT asked how the Applicant will get pedestrians from 20<sup>th</sup> or 24<sup>th</sup> Street, and offered that it might be safer to have them come off of 24<sup>th</sup> street.

BISOM asked the Commission if there were any more questions.

BISOM proposed that the Commission begin to approve the Conditions.

**WOLCH made a motion to approve Condition 1 with an amendment to locate the dumpster on the north side of the building.**

**ABBOTT seconded the motion.**

The motion passed unanimously.

BISOM asked for discussion on Condition 2. There was none.

**BISOM made a motion to approve Condition 2 with an amendment to eliminate the 4 foot high berm, and to include the addition of public amenities consisting of 3 picnic tables and 3 benches per staff's review for final placement along the trail.**

**WOLCH seconded the motion.**

The motion passed unanimously.

BISOM asked for comment on Condition 3.

BENNETT opened the discussion for suggesting different fencing materials.

BUCKHOLT suggested that it be either wood or masonry.

ABBOTT wanted to know who their neighbor to the north is.

BUCKHOLT informed them that it is just industrially zoned right now.

BISOM wants to be consistent project to project.

BUCKHOLT commented that there is no need to fence the entire project, simply the area that needs to keep the trucks out of sight.

The Applicant shared that the other sites they own have been successful with chain-link fencing and razor wire.

HANSEN suggested that they combine conditions 3 and 4 since the site is blocked by view from the street.

BUCKHOLT agreed that the Commission can make that recommendation.

HANSEN suggested the use of drooping evergreens with a black chain-link fence.

**HANSEN made a motion to approve Condition 3 with the amendment to submit a screening plan in place of a 15 foot on center verses 30 foot intervals, as well as the use of a black chain-link fence on the entire property with no slats. This will be per the review of the Planning Director.**

**BISOM seconded the motion.**

The motion passed unanimously.

BISOM asked for comment on Condition 4. There was none as Condition 4 went away.

BISOM asked for comment on Condition 5.

**BISOM made a motion to approve Condition 5.**

**ABBOTT seconded the motion.**

The motion passed unanimously.

BISOM asked for comment on Condition 6. There was none as Condition 6 went away.

ABBOTT asked for comment on Condition 7. There was none as Condition 7 went away.

**HANSEN made a motion to eliminate Conditions 4, 6, and 7.**

**WOLCH seconded the motion.**

The motion passed unanimously.

BISOM asked for comment on Condition 8. There was none.

**ABBOTT made a motion to approve Condition 8 with a suggestion to include a picnic table on a plaza.**

**WOLCH seconded the motion.**

The motion passed unanimously.

Having no more questions or comments, BISOM declared the project approved with the above Conditions.

### **OLD BUSINESS**

There was none.

### **STAFF COMMENTS**

BUCKHOLT inquired if anyone is familiar with the very first design review project in Sumner.

The suggestions were to look into the Century 21 building.

### COMMISSION COMMENTS

HANSEN suggested the Commission look into changing the bike rack option, as everyone chooses that for their addition to their plans.

BENNETT would like to see something other than wood material for fences out in the industrial areas.

HANSEN reminded the Commission that they need to be consistent from project to project on their suggestions and requirements.

WOLCH is curious as to who is keeping an eye on the trail's master plan. And the answer is the staff is aware of the requirements and implementations.

### ADJOURNMENT

WOLCH made a motion to adjourn the meeting.

BISOM seconded the motion.

**BISOM adjourned the meeting at 8:08 p.m.**

**Taryn Capps  
Minutes Taker**