



SUMNER DESIGN COMMISSION

MINUTES

STUDY SESSION

Thursday, May 1, 2003

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: Bisom, Bennett, Tobias, McMahan, Abbott and Wolch

Members Absent: None

Also Present: Ron Buckholt, Associate Planner

APPROVAL OF MINUTES

Approval of the March 13, 2003 Meeting Minutes was tabled to the next Design Commission meeting.

NEW BUSINESS

There was no new business.

OLD BUSINESS (Work Shop)

A) PLN 2003-13 Terry Williams Commercial Building

BUCKHOLT reviewed for the Commissioners Staff's Recommendations with regard to PLN2003-13. Commissioners' comments, questions and motions were made throughout review of Staff's Recommendations as follows:

Staff recommended that project number PLN2003-13 be APPROVED subject to the following CONDITIONS:

- 1. The applicant shall provide one tree per every six parking stalls within the interior portion of the parking lot. In addition, the applicant shall increase the number of shrubs in the landscaped areas based on the 'one shrub per 20 sq. ft. of landscape strip' requirement.***

TERRY WILLIAMS, Applicant appeared. He explained that at this point they have 28 parking stalls, although he knows that the discussed amount was 30. The parking stalls are along the east and south sides of the property, along with handicapped parking on the northeast corner of the property.

BUCKHOLT asked Applicant if the square footage of the building had changed?

WILLIAMS stated that it had not. He suggested that they could possibly put one or two more out in the landscaped area.

BUCKHOLT explained to the Applicant that any variance from the zoning code requires that it come before the hearing examiner.

BENNETT suggested angle parking in order to allow for more parking.

WILLIAMS indicated that that was something he could do.

BENNETT motioned to approve Staff's Recommendation No. 1, and that the Applicant install angle parking to pick up the additional parking spaces needed and to present it to Staff for approval. BISOM seconded the motion and it passed unanimously.

- 2. The applicant shall install non-reflective glass in the proposed windows.***

WILLIAMS stated that they would be using normal retail type windows, which would not be reflective.

BUCKHOLT asked Applicant if the windows would be tinted in any way?

WILLIAMS responded that it would just be standard non-reflective glass. He did not feel that it would be necessary to have mirrored or tinted glass.

BENNETT suggested that, at a minimum, the Applicant should meet Staff's Recommendation.

WILLIAMS thought that they might go with a slight tint, however, they would not go with mirrored glass.

BISOM asked if Applicant was proposing any particular window moldings or details in wrapping around the windows.

WILLIAMS stated that the windows would be standard inset windows with either vinyl trim of something similar.

BENNETT asked if the windows would be opening or fixed?

WILLIAMS stated that some of them would be opening and some of them would be fixed.

BISOM motioned to approve Staff Recommendation No. 2 as is. BENNETT seconded the motion and it passed unanimously.

- 3. The applicant shall provide a detailed lighting plan for approval by the Community Development Director. The plan shall address parking lot lighting and pedestrian lighting at building walkways and entrances.***

WILLIAMS explained that their plan is to come off the side of the building with normal halogen type lights. The lights would shine out into the parking area from the eaves that come out in a five-foot overhang. There will also be canned lighting around the full edge of the building.

BUCKHOLT asked Applicant if there would be any pole lighting.

WILLIAMS stated that they did not intend to do that. The thought was that it is only 70 to 80 feet, and that the building lighting would sufficiently shine out into the parking area.

BENNETT suggested adding some indirect lighting that would cast down out of the trees giving off indirect light into the parking area.

BISOM asked Applicant about lighting in the back of the building?

WILLIAMS stated that it would be standard lighting throughout the landscaping and possibly lighting down the walkways.

BUCKHOLT reiterated that one of the concerns was that lighting not flood onto the adjacent properties.

BISOM commented that another source of light could be the light coming off of the building signage.

BENNETT motioned that indirect site lighting be utilized in the southwest and northeast portions of the property, and that indirect lighting be utilized in the shrubbery area as well as enough indirect lighting to light the parking areas.

BENNETT further motioned that Applicant add three to four foot lighting throughout the landscaping in addition to the proposed canned lighting in that area. BISOM seconded the motion and it passed unanimously.

- 4. The proposed dumpster shall include a masonry wall and additional landscaping to provide the appropriate screening.***

WILLIAMS explained that the proposed dumpster is indicated on the site plan by the cross section. They intend to use evergreens on either side of the dumpster and will have black chain link surrounding the dumpster. It will be shielded on the east and west sides as well as the neighboring side. It will be gated in the front with flat chain link.

BUCKHOLT suggested that if Applicant intends to use chain link as opposed to masonry wall, that a hedge be required.

BISOM motioned that Staff Recommendation No. 4 be approved with Applicant's comments to include chain link fence surrounding the dumpster and to require that Applicant install four to five foot tall shrubbery. The motion passed unanimously.

- 5. The proposal requires a minimum of 31 parking stalls (2.5 / 1,000 sf) per the SMC. The proposed site plan indicates a total of 21 parking stalls. Staff recommends that the applicant shall incorporate 10 additional parking stalls on the site plan to comply with the parking regulations.***

BUCKHOLT felt that Staff's Recommendation No. 5 had been met as per prior discussion.

BENNETT motioned that Staff Recommendation No. 5 be approved as per prior discussion. TOBIAS seconded the motion and it passed unanimously.

- 6. The applicant shall be required to provide pedestrian links from the public sidewalk along West Valley Highway to the main entrances of the proposed building. The pedestrian walkways shall be distinguished from vehicular maneuvering area with either a material change in the pavement or painted markings.***

WILLIAMS proposed that the pedestrian link would come off the sidewalk at the northwest corner, along the front and down the sides to approximately three-quarters of the way down the building. The walkway would be made of concrete, whereas the other paved areas would be asphalt.

TOBIAS asked Applicant if there would be any delineation where the asphalt conjoins with the concrete.

WILLIAMS stated that it would be a normal raised walkway with an approximately six-inch rise.

BENNETT moved to approve Staff Recommendation No. 6 as explained by Applicant. WOLCH seconded the motion and it passed unanimously.

- 7. Staff recommends that the applicant incorporate a minimum 6,800 sq. ft. of useable open space. The open space shall consist of pedestrian amenities such as picnic tables and benches. The useable open space shall not include required landscape buffers or parking landscaping.*

WILLIAMS presented to the Commissioners the various open space areas within the project, totaling 8,000 square feet. Applicant further showed the Commissioners where the landscaped areas would be and the location of the picnic tables, park benches and bike racks.

BUCKHOLT asked Applicant what the square footage of the lawn area alone would be?

WILLIAMS stated that it would be 20 by 220 feet for a total of 4,000 square feet.

BISOM asked if the Applicant would be leasing out part of the building?

WILLIAMS indicated that they may do that, however, they would like to expand their business.

BENNETT motioned to approve Staff Recommendation No. 7 as Applicant has fulfilled the indicated minimum square footage. BISOM seconded the motion and it passed unanimously.

- 8. The building façade area to the right of the roll door on the south elevation, contains an area that exceeds 400 sq. ft. of non-modulation. Staff recommends that a window be incorporated into the façade treatment to minimize the appearance of blank wall.*

WILLIAMS expressed his concerns about putting a window in that location. He felt that due to the overhang the window would not be visual.

BENNETT asked if that was Applicant's only concern?

BUCKHOLT explained that it is recommended as a way to break up the wall. It is not a requirement that the window be there.

BISOM explained to the Applicant that this is just a recommendation by Staff, and that he is not required to put the window in that location.

WILLIAMS further expressed his concern that a window in that location would be at risk of being knock out on a regular basis.

BENNETT motioned with regard to Staff Recommendation No. 8, that Applicant decides what he wants to do in that area. ABBOTT seconded the motion and it passed unanimously.

9. The applicant shall incorporate landscaping along all building elevations where feasible to minimize the appearance of blank wall.

BENNETT stated that he felt Applicant had fulfilled this particular recommendation.

BISOM asked Staff if Applicant was just proposing lawn, and no further plantings to soften the elevation?

BUCKHOLT indicated that that was correct.

BENNETT asked what the berm consisted of.

WILLIAMS stated that it consisted of blackberry bushes. This was on his southern neighbor's property.

WILLIAMS explained that the area of the property in question is terraced in 20-foot increments, and further explained what area would be visual to West Valley Highway.

BISOM stated that he would like to see further landscaping to soften that space. He suggested a little bit of plantings and maybe a couple of trees to soften the sides as you are coming into the main entrance area.

WILLIAMS suggested that whatever is planted in that location should probably be low growing for visibility purposes.

BISOM commented that there were no plant sizes indicated on the site plan. He thought the sizes should be noted to ensure for reasonable sized plantings.

WILLIAMS stated that the evergreens that he usually buys are over six feet tall. His other plantings will probably be one gallon in size.

BISOM suggested with regard to the trees that Applicant maybe add a Sequoia, a couple of Beach trees and a Japanese Maple.

WILLIAMS indicated that they have trees going in the main entranceway. They would have Evergreens with some Thundering Plumbs mixed in.

BUCKHOLT suggested that clarification as to the size recommendations be made at this time.

BISOM suggested that a two-inch caliper would be reasonable.

BISOM motioned to approve Staff Recommendation No. 9, to include Exhibit “A” listing required size of the plantings within the project. The motion passed unanimously.

10. Applicant shall locate bicycle racks to accommodate 3 bicycles at the main entrances of the building. The bicycle racks shall be located at the northwest and northeast corners of the proposed buildings.

DISCUSSION was had about combining the bike racks in one location as opposed to them being split up.

WOLCH made a side suggestion that the Applicant hang the canopy off of the building as opposed to having columns.

WILLIAMS stated that that was the original plan, however, in talking to Staff they decided that the columns would give a little more articulation to that area.

WOLCH asked if the sidewalk was just four feet?

WILLIAMS stated that they were going to expand the sidewalk to five or six feet, and that the overhang would be six feet to give it a little more profile.

BUCKHOLT suggested adding to the Recommendation that the sidewalk area be widened.

WOLCH motioned to approve Staff Recommendation No. 10, subject to a single bike rack at the northwest corner of the building. BISOM seconded the motion and it passed unanimously.

WOLCH motioned that it be recommended that Applicant widen the sidewalk from four to six feet. BENNETT seconded the motion and it passed unanimously.

DISCUSSION was had about various types of column styles.

WOLCH motioned that Applicant considers the human scale in designing the awning. BISOM seconded the motion and it passed unanimously.

BISOM declared Project No. PLN2003-13 approved.

B) PLN 2003-3 Schmitz Multi-Family

Agenda Item 5(B) was cancelled, as Applicant did not appear.

STAFF COMMENTS

There were no Staff comments.

COMMISSIONER COMMENTS

There were no Commissioner comments.

ADJOURNMENT

Meeting was adjourned at 7:02 p.m.

Sarah M. Heckman
Minutes Taker