



SUMNER DESIGN COMMISSION

MINUTES

WORKSHOP

Thursday, June 12, 2003

6:00 p.m.

**Sumner City Hall
1104 Maple Street**

CALL TO ORDER

BENNETT called the meeting to order at 6:10 p.m. BENNETT acted as meeting chair in place of BISOM.

ROLL CALL

Members Present: Bennett, McMahan, Abbott and Hansen

Members Absent: Bisom, Tobias and Wolch

Also Present: Ron Buckholt, Associate Planner
Ron Schmitz, Applicant
Gayle M. Pinkard, Architect
Tom Jacobson, Designer (*Landscape & Construction*)

APPROVAL OF MINUTES

BENNETT motioned to approve the March 13, 2003 and May 1, 2003 Meeting Minutes. MCMAHAN seconded the motion and it passed unanimously.

NEW BUSINESS

There was no new business.

OLD BUSINESS (Work Shop)

A) PLN 2003-3 Schmitz Multi-Family

BUCKHOLT reviewed for the Commissioners Staff's Report and Recommendations with regard to PLN2003-3, Schmitz Multi-Family, as follows:

The site is located at 5706 Parker Road in Sumner. The proposal is in conjunction with a 4 lot short plat. At this time, only two of the four lots will be developed with tri-plexes, the remaining two lots will be sold off or developed at a later date. The applicant proposes to construct 2 tri-plex residences (six units total) associated with attached car garages in a medium-density residential (MDR) zone. The units within the multi-family structure will be oriented towards Graham Street. The internal units will be oriented towards the private access driveway separating the two multi-family structures. The proposal also includes substantial useable open space, which is located in the front and back yards of each development.

STAFF recommended that project number PLN2003-3 be APPROVED subject to the following CONDITIONS:

1. The proponent shall provide a site plan and elevation drawing for the proposed location and screening of the refuse storage area (if proposed).

STAFF further recommended that project number PLN2003-3 be APPROVED subject to the following SUGGESTIONS:

1. The façade treatments on the elevations of the proposed buildings could incorporate more varied architectural details to add visual interest to the structure. Staff suggests the following methods of creating more varied architecture for the proposal:
 - *Incorporation of bay-windows to break-up the appearance of blank wall*
 - *Horizontal banding on all elevations*
 - *Covered decks on the side and rear elevations*

BUCKHOLT turned the meeting over to the Applicant, Ron Schmitz, at this time to further explain the proposed project.

RON SCHMITZ, Applicant, appeared. He initially addressed Staff's Recommendation No. 1, with regard to location and screening of the refuge storage area. Applicant stated that the project will not have a refuge storage area and that refuge will be handled on an individual basis.

BENNETT asked that the Applicant to address the Suggestions in Staff's Report at this time.

SCHMITZ stated that he feels the buildings are attractive and that he as complied with the Design Commission's requests from the last meeting. He has added windows to the back and garages, and has added a lower window. He has decks and window treatments, hardy plank siding, composition roofs and covered porches. Further, there is plenty of room for kids to play.

BENNETT commented that the Applicant has come a long way with this project and that it looks good.

BUCKHOLT asked the Applicant if any thought had been put into the color scheme of the buildings?

SCHMITZ stated that they will be using tans, whites and blacks. The windows will be all white, the siding a tan or taupe and there will be a band of color in the front.

McMAHAN commented that at the last meeting it was suggested that the Applicant use different colors to break up each unit more visually.

SCHMITZ suggested possibly changing the color of the center unit, however, he does not feel that anybody from the street elevation will see it. It will only be seen if you actually come into the development.

BUCKHOLT explained to the Applicant that the Design Guidelines do not regulate color scheme, however, the Commissions can make suggestions. It is not something that the Applicant has to do, but it is something that is encouraged.

BENNETT stated that the concern is not necessarily the color of the buildings, but distinguishing the buildings' separate units.

BUCKHOLT stated that there are pop-outs that break up the façade. It is difficult to see that aspect on the two dimensional drawings.

McMAHAN commented that it is a simple recommendation that they have seen make a huge difference in projects.

SCHMITZ stated that he does not mind changing the paint to break it up. It would be easy to do in the front, however, there is no where in that back to make a break. He further stated that he does not feel that it is cost effective.

COMMISSIONERS reviewed and discussed the conceptual site plan at this time.

ABBOTT asked Applicant if he had resolved the issue of storm drainage.

SCHMITZ stated that he discussed that with Mike Dower and, as there is 5,200 square feet of impervious surface, it is fine as is. The driveways can be converted to the City's sewer.

BUCKHOLT asked the Commissioners if there were any comments or questions on the landscaping and/or overall conceptual site plan.

HANSEN noted that in his review of the plan he noticed breaks in the building clearly indicating that they were unique units from that perspective. His question was with regard to the landscaping in that there are areas, as he indicated on the site plan, that he felt trees should go.

SCHMITZ responded that in the area indicated there may be an access, and further that the two lots associated with that area may be sold prior to the development of this project. As such, they did not want trees there.

HANSEN asked Applicant if he had considered trees in the front?

SCHMITZ noted that there are existing trees in the street, and for access visibility purposes they did not intend to put trees in that location.

HANSEN expressed concern with regard to the closeness of the cedars and rhododendrons to the structure.

TOM JACOBSON, Designer, appeared for Applicant at this time. He indicated that they would be selecting narrower varieties of trees/ rhododendrons in that area.

SCHMITZ further stated that the rhododendrons could be pruned.

HANSEN suggested planting something in that area that does not need to be pruned in the event that it is not.

BENNETT asked Commissions if there were any further comments at this time.

There were not further comments from Commissioners.

BENNETT advised the Applicant that these are not recommendations, they are suggestions which may help the Applicant decide what needs to be done.

BUCKHOLT noted that Staff's Recommendation No. 1 was stricken as the Applicant indicated that there would not be a dumpster pad on site.

HANSEN motioned to Approve PLN 2003-3 Schmitz Multi-Family as stated in Staff's Report along with Staff's Suggestions. McMAHAN seconded the motion and it passed unanimously.

Further discussion was had regarding hardy plank vs. vinyl siding. Staff noted that it was applicant's choice. Price variation was discussed.

STAFF COMMENTS

There were no Staff comments.

COMMISSIONER COMMENTS

There were no Commissioner comments.

ADJOURNMENT

Meeting was adjourned at 6:45 p.m.

Sarah M. Heckman
Minutes Taker