

SUMNER IMPROVEMENT BOARD MINUTES

Sumner Improvement Board/Design Commission

Meeting Date: 07/12/01

Time: 6:00 p.m.

Location: Sumner City Hall, Council Chambers

Attending: Chris Larson, David Bisom, John Tobias, and Marshall Bennett Absent: Gregory Hackworth, Kandi Lovgren

Also Present: Ron Buckholt (Staff)

CALL TO ORDER

The meeting was called to order by LARSON at 6:24 p.m.

APPROVAL OF MINUTES

BISOM moved to approve the minutes for June 14, 2001. TOBIAS seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

1. Stellar Building (PLN 2001-00030)

BUCKHOLT introduced the applicant, Sallie James, and then presented and summarized the staff report. The site is located at 3407 142nd Avenue East. The proposal is to construct a single industrial warehouse in two phases. Phase I will consist of 18,000 square feet. Phase II will consist of approximately 9,000 square feet. Phase II will be an addition to the north of Phase I. There are two shared driveways provided at the site to provide access to the proposed building along 142nd Avenue. These driveways will provide access to other future proposed buildings on the site. The proposal meets the setback and height requirements for the Sumner Zoning Code. The applicant has satisfied the intent of the orientation requirements. The applicant has satisfied the bicycle parking requirement. There will be no loading or servicing that will be conducted between the building and the public right-of-way. The dumpsters are proposed along the eastern elevation of the proposed building of Phase I. Off-street parking is provided in the front and the back of the building. A 35 foot landscape buffer is typically required along the public right-of-way to provide screening for the parking lot. This was previously approved at 22 feet. Staff has determined that this will be sufficient. The building height is proposed at 26 feet. Both the primary and secondary entranceways on the building are clearly delineated through the use of architectural design and landscaping. The front entrances will have significant landscape features including trees on both sides of the doorways. The proposed structure does contain unmodulated walls along the north elevation. Staff recommends that temporary landscaping be installed along the northern elevation until Phase II is constructed. The landscaping strip will then be moved to the addition along the northern elevation. Staff recommends approval of this project subject to the following condition:

1. Since the proposed structure contains unmodulated walls exceeding 100 linear feet, that do not include loading or office/sales areas along the north elevation, staff recommends that landscaping proposed along the west elevation be continued along the north elevation.

DAVID BISOM questioned the applicant regarding the time span anticipated for construction between the two phases.

SALLIE JAMES indicated that it would take a maximum of four months to complete building one. They need to be able to move into Phase I before they can expand into Phase II. The existing office will have to come down because it is too close to the building. She expects the project to be completed within one year.

BISOM motioned to concur with the Staff's recommendation for temporary landscape plantings to be installed on the north portion of Building One and that the planting include a similar type landscape that abuts the face of the building and to include three more Weeping Alaska Cedars, two additional Thundercloud Plums, and also 15 Arborvitae on the north side for temporary screening. In addition, a further recommendation be made regarding the far north property line and to add buffer plantings similar to what is on the south side. The same quantity and variety as the north property line. This will help to buffer from the existing residents. TOBIAS seconded the motion and the motion passed unanimously.

Thereupon was discussion about access to the project and existing landscaping.

BUCKHOLT suggested that a recommendation be made to provide for irrigation for the temporary landscaping.

BENNETT motioned that in addition to the regular plantings on the west side of the building that be included with the temporary plantings on the north side of Phase I, until such time as Phase II begins. BISOM seconded the motion. The motion passed unanimously.

BISOM asked for a description and/or color samples for the building finishes.

JAMES indicated that the project is a concrete tilt up. The finishes will be paint on the concrete. She is using gray tinted glass on the windows. She indicated that light gray and blue is planned to be use. It is their company colors. The flashing on top of the building will be blue. Below the flashing will be the light gray with blue pin striping.

BISOM asked if there will be any structures or HVAC up on the roof. JAMES stated there is no current plans for one yet because she does not have her building permit yet. She expects to have two roof top units.

Thereupon was discussion about screening around the HVAC units on the roof. JAMES stated that some of the units she has seen are more of an eyesore than some of the smaller cleaner looking units. She would prefer not to screen the units if she does not have to. She just did a project in Auburn and it created an unsightly mess on the roof that could be seen from Highway 167.

BISOM motioned to concur with the applicant's comments about the two to three inch pin striping on the upper window areas going around the building and that the bright blue color on the flashing and doors be similar with the light gray body color of the building and be in concurrence with the drawing specifications. BENNETT seconded the motion and it passed unanimously.

BUCKHOLT suggested to the Design Commission that a clarification be made regarding how to screen the mechanical units on the rooftop. Thereupon the Commission discussed a recommendation regarding the screening of the HVAC units. BISOM suggested that if the screen should be painted to match the body color of the building with similar pin striping. Pressure treated framing and CDX plywood could be used. The finish and paint color could be similar. A pressure treated 2x4 could be used on the outside with 3 or 4 inch flashing. This would carry the look of the roofline back.

JAMES asked how much she will be able to vary from the color selection. The color decision has not been officially made. BUCKHOLT indicated that there is not a color requirement in the Design Guidelines. They do look for color variation when reviewing the building permit.

BISOM motioned that the finish and materials to be used for screening the HVAC rooftop units be constructed and painted similar to the building with a solid body color that would match the body color of the building with a 4 inch flashing at the top to screen it from a distance.

BENNETT asked for clarification because the units do not always need to be screen 360 degrees, especially if the unit is on the back side of the building. There should not be screening requirements if the unit cannot be seen from the street.

BENNETT clarified BISOM'S motion that the Design Commission's recommendation be as follows:

If the Building Department requires screening, then it should be recommended that it be similar to the basic building modulation and color. BISOM seconded the motion. The motion passed unanimously.

STAFF COMMENTS

BUCKHOLT stated that Sumner High School might be the next public meeting location. He will advise the Commission.

ADJOURNMENT

BENNETT motioned for meeting adjournment at 7:00 p.m. TOBIAS seconded the motion and it passed unanimously.

Lori L. McNett Minutes Taker