

Design Commission

MEETING SUMMARY December 28, 2006

I. CALL TO ORDER

Meeting called to order by Chair Debbie Strous-Boyd.

II. ROLL CALL

Present

Debbie Strous-Boyd, Chair
Paul Webber

Absent

Tom Kennedy
Tyler Gazecki
Judi Felton
Jamie Bendon
Bill Sweatman

Staff present: Bob Leedy
Heather Stinson

Visitors: Azure Green Consultants, Gary Johnson, Carol Troxel,

NEW BUSINESS

Design Review – Park Place Condominiums – member of Azure Green staff explains the overall project. A 30 inch retaining wall has replaced the fencing intending along the sidewalk on West Tapps Highway and Bonney Lake Boulevard.

Paul from Casey architects explains the color schemes and provides samples of the intended materials for Phase II of the project. Each building section is intended to have it's own color scheme with uniform trim color between the buildings. The color schemes are in greens, ocre and terra-cottas intended to blend in with the surrounding landscape.

A citizen who had not attended the meetings previously, commented that he concerned with noise from boats and other water vehicles as well as traffic that backs up at the boat launch. Chair Strous-Boyd explained that the Design Commission is only authorized to review the

design elements of the project, not the merits of the project as a whole, and that concerns should be addressed at the upcoming Public Hearing on January 22nd.

Darren Ripple explained the architectural elements and color schemes intended for Phase I. Similar colors are intended for this Phase, but each 5-unit building will be the same color as opposed to each individual unit having it's own color as in Phase II. Also included in the design of this phase is a stone façade on the lower portion of the buildings as well as glass patio enclosures. The corner units have changed from the original design in that they now have roof lines that are sloped. Chair Strous-Boyd noted that the project has a lodge feel to it. The architects agreed.

Chair Strous-Boyd expressed some concern for the glass patio enclosures, wondering if it would give the project too much of an industrial feel but noted that the transparency they provided was desirable.

Chair Strous-Boyd asked about the pergola and crosswalk – whether that was to be included in the design. Planner Stinson commented that Public Works was opposed to having any kind of change in the pavement that would encourage pedestrians to cross mid-block.

A question was raised as to whether the pergola would meet setback requirements. Planner Stinson commented that if it was in line with the building setbacks it would be okay.

Chair Strous-Boyd asked if there was going to be public access to the docks. Paul Green explained that the walkway along the shore had public access but the docks were intended for the residents of the condominium units and that there would be locked gates at the entrance of the docks. Paul Pohlreich, the developer, also commented to the citizen concerned with the subject, that the end of the docks would be dedicated to police boats.

Chair Strous-Boyd and commissioner Webber both expressed that they like the look of the project much more now than they did when it was first presented to them. They felt that it will fit in with the lake and surrounding countryside much better with the current design.

Gary Johnson asked if there was any intention of increasing the 5 foot buffer to the Jay's property to the northeast of the site. It was explained that since the Jay's property was zoned R-3 that it wasn't

required and since the Jay's had been at the previous meeting and saw that the native trees would be retained in that area of the site, they seemed to be satisfied.

Mr. Johnson also asked about windows and lighting facing his property. The architect from Casey explained that the lighting would be low-wattage porch lighting and that the windows would be secondary bedroom windows or above eye-level.

Chair Strous-Boyd expressed an interest in seeing the lighting and landscaping plan and Director Leedy explained that those would come along with the building permits.

OLD BUSINESS

None.

FOR THE GOOD OF THE ORDER

Chairperson Strous-Boyd adjourned the meeting at approximately 7:10.

Next Meeting: January 11, 2007 regular meeting