



MEETING SUMMARY
September 27, 2007

I. CALL TO ORDER

Meeting called to order by Chair Debbie Strous-Boyd.

II. ROLL CALL

Present

Debbie Strous-Boyd, Chair
Tom Kennedy
Jamie Bendon

Absent

Tyler Gazecki
Judi Felton
Bill Sweatman
Paul Webber

Staff present: Heather Stinson, John Vodopich

Visitors: None

NEW BUSINESS

Sunrise Manor Estates:

Ms. Stinson explained the project to the Commission members – a 196 unit attached townhome condominium project on a currently vacant property zoned C-2 / C-3. The site until recently was a mobile home park with water and sewer lines under the internal dirt road. The southern leg of the proposed internal private road was intended to connect to the commercially zoned property to the east when it developed.

Chairperson Boyd commented that this private road would have high traffic volumes and possibly speeds when it does connect and indicated that this would be detrimental to the safety of pedestrians, children and drivers exiting one of the multiple driveways connecting to the private road.

Ms. Stinson pointed out that the current proposal doesn't meet the minimum width requirements of the Easttown Design Standards. The Easttown standards call for a minimum width of 41 feet that includes 22 feet of pavement. Also at issue was the lack of visitor parking required by the Easttown Design Standards with no ratio or other numbers indicated. Without a visitor parking area, visitors would be tempted to park on the street. But since the fire department requires 20 feet of unobstructed pavement, the 22 foot pavement width would not be sufficient to accommodate the fire department requirement and on-street parking .

Commissioners suggested that one option for visitor parking would be to make the stormwater pond an underground vault system and ground level a parking area. Otherwise, a building should be sacrificed to accommodate visitor parking.



Ms. Stinson also pointed out that the Eastown Design Standards require a “pedestrian plaza.” No provisions for common pedestrian amenities such as benches or drinking fountains had been provided for. She pointed out that this requirement could be accommodated at the east end of the project with some benches and shade trees without sacrificing building footprints.

Ms. Stinson also pointed out that configuration of the driveways to the private road made meeting the street tree requirements of the Eastown plan difficult to meet as well.

Ms. Stinson pointed out that some of the issues were difficult to resolve but suggested that the architecture of the buildings seemed to be a point easily made. The Eastown Design Standards require buildings to appear to be front facades from all roadways. Ms. Stinson suggested that this could be accomplished by adding a condition of the site plan approval that required front façade elements to be placed on all road facing sides of the buildings.

Tree Grates

Ms. Stinson pointed out three options submitted by East Jordan Iron Works for the tree grates in Downtown Bonney Lake. Commissioners discussed their preferences. They all liked the idea of grates that could accommodate uprights and electrical plugs. The first preference seemed to be the circular tree grate with the logo, the second choice was the “Chelsea.”

Yun Variance

Ms. Stinson explained that the office building at the corner of SR 410 and South Prairie Road would need a variance on the front setback due to the placement of the sewer line on the site. Commissioners generally agreed that they had no issues with it.

Chairperson Strous-Boyd suggested that the Commissioners consider asking the Mayor to reduce the Design Commission from requiring 7 members to only requiring 5.

OLD BUSINESS: none

FOR THE GOOD OF THE ORDER: none

Chairperson Strous-Boyd adjourned the meeting at approximately 7:00 p.m.

Next Meeting: TBD