



Planning and Community Development Department

MEETING SUMMARY

April 26, 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
Paul Webber

Absent

Tyler Gazecki
Judi Felton
Bill Sweatman

Staff present: Heather Stinson

Visitors: Ryan Hitt and the Tarragon team, Jeff Oliphant, public advocates of the Lowe's project

NEW BUSINESS

Continued Design Review – Junction 192 – Ryan Hitt summarized what Tarragon has submitted so far in terms of Buildings B2, C3 and D4 and presented building E-5, the three “junior tenants” building at the north end of the development.

Design Commissioners expressed concern about the large, unarticulated wall on the east end of the building facing 192nd Ave. E. Questions were asked about the possibility of articulating the architecture of the building more or adding architectural details that mirrored those of building D4.

Tarragon's architect explained that because this building was taller than D4, a metal awning or service doors would not work with the scale of the building and therefore he didn't think it would serve the visual purpose the commission was looking for. Ryan and the architect both believed that landscaping would be better at screening the wall.

The Design Commissioners asked about the possibility of a trellis or other landscaping amenities. They asked Tarragon to prepare drawings that showed a trellis and enhanced landscaping on the east end of the building. Some Commission members expressed an interest in seeing the north and west elevations as well. Tarragon agreed to resubmit drawings.

Lowe's representative Jeff Oliphant presented the Lowe's site plan, elevations and landscaping plan. The Commissioners expressed an interest in breaking up the long wall along the front of the building. Jeff and another Lowe's representative agreed that they could resubmit drawings that showed more articulation.

Chair Strous-Boyd expressed an interest in replacing the bright yellow paint on the loading area to a marked concrete or pavers. The Lowe's representative explained that pavers and other kinds of textured surfaces made it more difficult for customers to get their carts from the store to the parking lot. They agreed to mark it with a less garish paint.

Ms. Stinson explained that the code requirement for the landscaping buffer on the cul-de-sac was only 5 feet and that Lowe's needed the space to accommodate the City's parking requirements. It was asked whether the City could reduce the parking requirement in order to accommodate a better landscaping buffer. Ms. Stinson agreed to look into it.

Wendy Fry, owner of the lot proposed for the driveway onto 200th Ave. Ct. E. spoke in favor of the project.

Commissioner Tom Kennedy disclosed that he is a resident in the Brookwater subdivision. From October 2002 through July 2006 he was a board member of the Brookwater Homeowners Association and served as the president from October 2004 through July 2006. During that time, Commissioner Kennedy disclosed that he has had several ex-parte communications with representative of Lowe's, with current property owners of the Lowe's site, with Brookwater residents, and with several City of Bonney Lake Council members about the Lowe's project. When first appointed to the Design Commission, Commissioner Kennedy inquired with then Planning Director Bob Leedy about potential conflict of interest concerns about the Lowe's project. Commissioner Kennedy was advised that since the Design Commission is an advisory-only body to the Planning Director, no conflict of interest exists but he was advised to disclose the ex-parte communications prior to conducting any business concerning Lowe's.

OLD BUSINESS

FOR THE GOOD OF THE ORDER

Chairperson Strous-Boyd adjourned the meeting at approximately 7:45.

Next Meeting: TBD