



**DESIGN COMMISSION MINUTES**  
**Regular Meeting**  
**February 10, 2010**

**I. CALL TO ORDER**

Meeting called to order by Chair Strous-Boyd (6:01)

**II. ROLL CALL**

**Design Commission**

Debbie Strous-Boyd, Chair  
Thomas Kennedy  
Paul Webber  
Jamie Bendon  
Stephen Boerstler  
David Colbeth (Absent)  
Raymond Bunk

**City Staff Present**

Heather Stinson, Planning Manager  
Kathy James, Associate Planner  
Debbie McDonald, Design Commission Clerk

**III. APPROVAL OF MINUTES**

Minutes for approval are those from January 27, 2010.

Minutes were approved with no corrections needed.

**IV. NEW BUSINESS**

**V. OLD BUSINESS**

*Hulburt Duplex Roof Color Vote*

Chair Strous-Boyd opened the floor for public comments.

Jennie Hulburt, 9202 184<sup>th</sup> Ave E., Bonney Lake: Ms. Hulbert understands that the black roof should have been green, but would like to see the black roof allowed. She and her husband have sat down with the contractor to make sure all conditions are met that the Design Commission set fourth and they take the recommendations seriously. Thinks the green roof looks better then the black roof. Is interested in hearing feed back from the Commissioners that have drove by. The Windermere building just down the road has the same building colors as the duplex but has a black roof. When the other two duplexes are built, they would also like to keep them black,

Commissioner Kennedy drove by the duplex and saw the black roof, thought that the green would blend in better with trees in the back ground, but doubts that the black wouldn't be that much worse.



Commissioner Webber stated the reason the Design Commission had required the green roof was to blend in better with the neighboring development.

Commissioner Bunk believes if the Design Commission allows for the recommendations to be changed that would be setting precedence for future developers.

Commissioner Bendon commented that this is a unique situation and is only coming to the Design Commission because the location is in the Downtown Core and falls under the Downtown Design Standards. Would like to know how Windermere ended up with a black roof?

Ms. Stinson responded the Windermere building was built before the Downtown Design Standards were in place. Legal precedence has been set that when an owner and a City come together in agreement a Judge will up hold the agreement.

Chair Strous-Boyd commented that Mr. Hulburt had a way for due process by coming back to the Design Commission and asking for a revision. Mr. Hulburt will need to work closer with the Planning Department and Design Commission if there are anymore revisions with the project.

Stephen Boerstler, 9301 185 Ave Pl. E. Bonney Lake: Has pictures of the duplex. The miscommunication is between Mr. Hulburt and his contractor. The roof is something he looks down on from his house. Part of the reason why Mr. Hulburt's rezone was allowed by the Hearing Examiner was because Mr. Hulburt was to follow the Design Commissions recommendations. Now he can't follow the landscaping plans and they have to be changed. Mr. Hulburt is doing what Mr. Hulburt wants too.

**MOTION WAS MADE BY COMMISSIONER WEBBER AND SECONDED BY COMMISSIONER KENNEDY TO MAKE MR. HULBURT FOLLOW THE ORIGINAL DESIGN COMMISSION RECOMMENDATIONS FOR THE ROOF COLOR.**

Vote:	Chair Strous-Boyd	Yes
	Commissioner Bunk	Yes
	Commissioner Kennedy	Yes
	Commissioner Webber	Yes
	Commissioner Bendon	Abstained
	Commissioner Boerstler	Abstained

MOTION PASSED 4-0

*Henschell Medical Office*

Ms. James went over the revisions made to the Henschell Medical Office.



Ms. Stinson would like the Commissioners to vote on what is submitted.

**MOTION WAS MADE BY COMMISSIONER BENDON AND SECONDED BY COMMISSIONER WEBBER TO ACCEPT THE RECOMMENDATIONS SET FORTH IN THE MEMO PRESENTED BY CITY STAFF KATHY JAMES.**

MOTION PASSED 4-0  
Commissioner Boerstler Abstained

**VI. FOR THE GOOD OF THE ORDER:**

**Staff Concerns:**

Ms. Stinson commented that case law shows having vague standards goes more along the line of Community Character. Have to be careful to why we are making the decisions we are making. If the Examiner is going to the site it needs to be on the record.

**Commission Comments:**

**Next Meeting:** March 10, 2010

Chair Straus-Boyd adjourned the meeting at approximately 7:17 p.m.

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Debbie McDonald, Design Commission Clerk