



DESIGN COMMISSION MINUTES

Regular Meeting

January 27, 2010

I. CALL TO ORDER

Meeting called to order by Chair Strous-Boyd (6:02)

II. ROLL CALL

Design Commission

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

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 December 9, 2009 and October 14, 2009.

Minutes were approved with no corrections needed.

IV. NEW BUSINESS

Hulburt Duplexes Roof Color

Josh Hulburt (Owner) represented the project known as Machiavelli Short Plat. The project will consist of three duplexes on three undeveloped lots. The site is located at 9202 184th Ave. E in the Downtown Core. The site is currently vacant. Mr. Hulburt has applied a black roof cover to his duplex instead of the agreed upon color. Mr. Hulburt would like the Design Commission to take into consideration that the design standards do not specify a roof color and that the black roof is not ugly.

Chair Strous-Boyd asked Mr. Hulburt if he was not aware of the roof color that was decided upon at the October 14, 2009, Design Commission meeting. The Design Commission has leeway on the design requirements, like when the Commissioners did not require a plaque of the year his duplex was built.

Mr. Hulburt pointed out that the code does not state a particular color and feels his roof color choice does not look bad. He will not attend the next meeting. Then Design Commission is only a recommending board.

Ms. Stinson responded that the City of Bonney Lake's Municipal Code gives the Design Commission the power to set the guide lines. They have the authority to enterput the City's Code. The City can withhold the Certificate of Occupancy if all Design Standards are not met.

Commissioner Colbeth commented that there was an agreement to the color choices for the roof top and now Mr. Hulburt is coming in saying he has changed his mind and won't change the roof back to the agreed upon color.

Mr. Hulburt believes he has the right to change his mind. He does not want to attend the next Design Commission meeting and believes he has presented his side of the facts.

Chair Strous-Boyd restated that Mr. Hulburt was welcomed back to the next meeting if he had any additional comments.

Commissioner Boerstler recues himself from the vote that leaves a lack of a quorum to vote on the roof color issue. The vote will have to take place at the next Design Commission meeting.

Chair Strous Boyd opened the floor for Public Comments at 6:29.

Stephen Boerstler, 9301 185 Ave Pl. E. Bonney Lake: Under Mr. Hulburt's argument he would be able to do anything he wants and doesn't have to follow the agreed upon recommendations. This follows the pattern of Mr. Hulburt's pass history. The Design Commission approved his project with his promise he follow through with what was agreed too.

Jennie Hulburt, 9202 184th Ave E., Bonney Lake: Ms. Hulburt stated she disagrees with Mr. Boerstler's comments and that Mr. Hulburt did try to bring in an Assistant Living Facility but some things just don't always work. When you vote please look at it as the roof color that does not look so out of place for the area.

Chair Strous Boyd closed the Public Comments at 6:34.

Henschell Professional Building

Brian Franchini (Architect) represented the project known as Henschell Professional Building. The project will consist of a new 11,000 square feet, two-story professional building with a drive through coffee stand. The site is located at 20119 South Prairie Road. The site is currently vacant. They are waiting for a boundary line adjustment between Henschell and Washington State University to be approved.

Mr. Franchini went over the site plans and materials to be used. The entrance by South Prairie Road will be the main lobby and access to the second floor. The roof will be pitched and they will be using pervious concrete for the parking lot.

Commissioners had the following suggestions:

- The exterior by the coffee drive through be exhaust resistant.
- Think about using low impact development lighting, can look at the Interim Justice Center plans for an example.

The Design Commission will need to see the following items:

- Pedestrian connector from sidewalk to building
- Complete landscaping plan to include the garbage enclosure
- Need a bicycle rack
- Will need to see lighting plan
- The wall on the East side of the property will need some type of landscaping
- Signage will need to be permitted through the Planning Department.

V. OLD BUSINESS NONE

VI. FOR THE GOOD OF THE ORDER:

Staff Concerns:

Ms. Stinson reminded Commissioners the need to elect a Design Commission Chair for 2010.

MOTION WAS MADE BY COMMISSIONER COLBETH AND SECONDED BY COMMISSIONER KENNEDY TO NOMINATE CHAIR STROUS-BOYD AS DESIGN COMMISSION CHAIR FOR 2010.

The floor was open for discussion.

Commissioner Boerstler suggested the election stay open until the next Design Commission meeting when more Commissioners may be in attendance.

Ms. McDonald reminded Commissioner's of the Community Pancake Breakfast at the Senior Center on Saturday January 30th.

Commission Comments:

Commissioner Boerstler is concerned about how the City's notification process is working at notifying surrounding residence.

Ms. Stinson responded that the City Code dictates to who and when notifications are sent out. When a notification is sent out it is a 600 foot radius of the project address. Notifications are also posted at City Hall, the Post Office and Library along with on the City's website.



Commissioner Kennedy suggested that the surrounding Home Owners Associations should be notified.

Chair Strous-Boyd commented that even those that receive the notices don't read them or how they are written makes them hard to understand. Maybe the Councilmember for that Ward should be more pro-active in spreading the notification.

Next Meeting: February 10, 2010

Chair Straus-Boyd adjourned the meeting at approximately 7:53 p.m.

Debbie McDonald, Design Commission Clerk