



**DESIGN COMMISSION MINUTES  
June 8, 2011**

**I. CALL TO ORDER**

Meeting called to order by Chair Strous-Boyd (6:00)

**II. ROLL CALL**

**Design Commission**

Debbie Strous-Boyd, **Chair**  
Thomas Kennedy, **Vice-Chair**  
Paul Webber (Absent)  
Jamie Bendon  
David Colbeth (Arrived 6:03)  
Raymond Bunk  
Tom Watson

**City Staff Present**

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

**III. APPROVAL OF MINUTES**

**MOTION WAS MADE BY VICE-CHAIR KENNEDY AND SECONDED BY COMMISSIONER WATSON TO APPROVE THE MINUTES FROM THE MARCH 23, 2011 MEETING.**

**MOTION APPROVED 5-0**

**IV. NEW BUSINESS**

*Franciscan Medical Pavilion*

Mr. Blachowski and Mr. Dewald represented the project known as Franciscan Medical Pavilion. The project will consist of a medical office building and a two level parking garage. The site is located at the Southeast corner of HWY 410 and Sky Island Drive.

Mr. Blachowski explained there will be a parking lot to go along with the parking garage. There will be an outdoor plaza that will connect with Sky Island Drive. They will have planters along Sky Island Drive for landscaping. They brought in some simulated views of how Mt. Rainier would look with the building in place.

Chair Strous-Boyd had a citizen's letter from Winona Jacobsen read to the Design Commission. Would like to see how trees can be integrated along HWY 410.

Mr. Dewald explained the signage as being non-illuminating with boulders placed around the base of the sign.



Ms. Stinson commented that there needs to be a recommendation for trees to be planted on the North side of the property so not to block the view of Mt. Rainier. This will also become a natural buffer between commercial and residential.

Mr. Blachowski is willing to work with City staff to plant the appropriate type of trees to comply with frontage improvements.

Ms. James discussed the staff report and if they were in compliance. A lighting plan will need to be submitted and will need to include the lighting for both the building and parking lot. Parking will be allowed between the building and frontage road. Because of the property being in the shape of a triangle the it would be hard to meet the parking standards. Design Commission will allow parking between the building and frontage road but would like to have a 20 foot landscape barrier. The pedestrian Plaza will have a 100 square foot deck on it to meet the requirements.

## **V. OLD BUSINESS**

### *2011 Elections*

**MOTION WAS MADE BY COMMISSIONER WEBBER AND SECONDED BY COMMISSIONER WATSON TO RE-ELECT THE SAME OFFICERS FROM LAST YEAR.**

### **MOTION APPROVED 5-0**

The new elected officers for 2011 are: Chair Debbie Strous Boyd and Vice-Chair Tom Kennedy.

### *Summary of Eastown Sub-Committee Findings*

Ms. Stinson gave a summary of the findings from the committee. They recommend taking out the design standards and placing them in the Comp Plan. Would allow parking between the building and HWY 410. They want to see a gateway at the East end of Bonney Lake, the City already has a sign for the spot. Took out the pedestrian plaza requirements. Agreed that the City landscaping code would work for Eastown.

Chair Strous-Boyd also added that there were a few more uses added to the allowed uses in Eastown.

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

**Staff Concerns:** Ms. McDonald asked Commissioners who would be interested in attending the tour of the YMCA in Gig Harbor.

**Commission Comments:** None

**Next Meeting:** TBA



*Planning & Community Development Department*

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

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Debbie McDonald, Design Commission Clerk