

**DESIGN REVIEW COMMISSION  
MINUTES**

In-person/Zoom  
Conference Room #6, City Hall  
THURSDAY, MARCH 24, 2022  
12:00 pm

**COMMISSIONERS PRESENT:**

Jon Ingalls  
Tom Messina  
Greta Snodgrass  
Michael Pereira  
Phil Ward

**STAFF MEMBERS PRESENT:**

Tami Stroud, Planner  
Shana Stuhlmiller, Admin. Assistant

**COMMISSIONERS ABSENT:**

Josh Gore  
Jef Lemmon

**CALL TO ORDER:**

The meeting was called to order by Chairman Messina at 12:00 p.m.

**MINUTES:**    **\*\*\*ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**

February 24, 2022

Motion by Ingalls, seconded by Ward to approve the minutes for Design Review Commission meeting on February 24, 2022. Motion approved.

**NEW BUSINESS:**    **\*\*\*ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS**

- |    |   |
|----|---|
| 1. | Applicant: Bryan & Kathleen Kolb, Revocable Land Trust<br>Location: 304 Wallace<br>Request: A proposed 14,644 sq. ft 10-unit apartment complex with enclosed lower-level parking in the DON (Downtown Overlay North) zoning district. (DR-2-22) |
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Tami Stroud, Associate Planner made the following statements:

- Tim Wilson, Momentum Architecture, on behalf of Bryan and Kathy Kolb – Revocable Trust, is requesting a First Meeting with the Design Review Commission for a proposed ten (10) unit apartment complex with enclosed lower-level parking.
- Entrance into the parking garage will be located along Wallace Avenue and tenants will exit onto the alley to the south.
- The apartment units will be comprised of eight one-bedroom layouts and two studio units. Eight parking stalls will be provided in the lower-level parking garage and two stalls will be paid In lieu of per Code Section 17.05.727 which allows for a Fee in Lieu of Parking.

- The subject property is in the Downtown Overlay North District (DO-N) with the Downtown Core (DC) zoning district as the underlying zoning. The project must adhere to the DO- N Design Guidelines and Standards.
- Hilary Anderson, Community Planning Director has reviewed and recommended approval of the applicant's F.A.R. request and have determined that they meet the required amenities under each of the requested development bonuses.
- Minor Amenities: Additional Streetscape Features (0.2); Alley Enhancements (0.2); and Upgraded materials of Building (0.2). The project qualifies for a total allowable F.A.R of 1.6.

Ms. Stroud concluded her presentation.

### **Commission Comments:**

Commissioner Ingalls stated that parking and FAR aren't items the Design Review Commission consider. Chairman Messina questioned will they be allowed to park on the street or in a parking garage etc. Ms. Stroud explained when we look at these areas, we base our decision on that people will choose to walk. Chairman Messina inquired if In lieu of parking is determined at staff level. Ms. Stroud commented that is correct and explained that it is an allowed opportunity calculated at \$10,000 per parking space that will be paid at time when the building permit is issued. She added since the in-lieu of parking was established in the 80's nobody has used it.

Tim Wilson and Joe Chapman applicant representatives provided the following statements:

- Mr. Wilson stated that property is getting harder to find in the downtown area with an owner looking to improve a lot that has been vacant for a long time.
- He explained that this project will provide 10 apartments with lower-level parking with the alley area to be screened.
- He explained the design concept will be for 10- 1-bedroom units or 8-one bedroom and two studios with the idea to get people living downtown.
- He stated that we have had multiple meetings with staff for this project and feel we have met the Design Guidelines
- He described the Lower-level parking area space will be filled in with some artistic panels to look like when done tree limbs across the opening.
- He commented that we won't be adding any new street trees but meeting the city guidelines to be more pedestrian friendly.
- We will be adding a bench along Wallace Avenue with low level pedestrian lights placed around the alley to the entry door.
- He described the lower-level material used will be cinder block and provided sample for the commission to review. He added the color will be a "sandy tone".

Commissioner Ingalls commented in the past the city has had a requirement that certain projects trigger paving a portion of the alley. Mr. Chapman explained that we have discussed that requirement with Engineering and that 50 feet of the alley will be paved. Mr. Wilson explained that we will be placing pedestrian lighting in the alley with a secondary access in the backside of the building. He explained that there won't be an entrance along third to keep Third Street clear since it's a busy street.

The applicant concluded his presentation.

Commissioner Messina noted on some of the tall walls where there are a lot of windows suggested breaking up the wall by putting some overhang on the windows. Mr. Wilson explained that they could take some vertical siding and wrap it around the building which would break up the material. Mr. Chapman commented we have to be careful because of the fire rating rule and that any overhang will be expensive and suggested at the bump out add a different color.

Commissioner Ward inquired if additional trees could be added on the eastside to break up the wall. Mr. Chapman explained we could add some trees, but concerned about what the neighbors would think about additional trees. Ms. Stroud reminded the commission that the placement of any additional landscaping has to be irrigated. Mr. Kolb owner explained that Mr. Wilson and Mr. Chapman had referenced the wall on the condo units across the street which has a bare wall with no windows and that they both spent a lot of time trying not to duplicate that look to this building and that he wouldn't object adding some horizontal movement to the wall that would be a great idea leaving the other three walls untouched since they are busier. Mr. Wilson explained he would be more comfortable extending vertical siding around the corner. Chairman Messina inquired if that could be added as a condition. Ms. Stroud suggested you could add a condition that would need to be specific and if the condition is for the blank wall on the east side to add horizontal material on the pop out, wrapping around or addition to the deck and request that staff work with the applicant if it meets what was suggested and if not would bring it back.

Commissioner Ward commented that he appreciates helping to provide affordable housing. Mr. Chapman explained that many of their customers are working from home and have designed space within the units to provide an office to meet that need.

Janet Fishburn commented that the project looks great and would like a copy of the soils report when the permit is done since they live next to the project. She inquired if there will be any underground parking or first level parking and would like the name/email address for all members of the Design Review Commission as a contact as construction goes forward. Chairman Messina explained that a soils report to ask the owners to get that report and for trees please discuss with the applicant and not something this commission looks at and suggested to stay in touch with the owners or the building department for any updates.

#### **DISCUSSION:**

The commission discussed and decided to add the following two conditions to the project:

1. Add an additional bench along 3<sup>rd</sup> Street to meet the F.A.R. Bonus request.
2. Provide an additional treatment along the east side (interior) of the building, on the pop out wall to provide enhancements by using a different color of metal. In addition, wrap the south side, along the alley, approximately 5'-6' on the corner of the building with the same material to break up the blank wall. Staff will review the updated material change prior to building permit issuance.

**Motion by Ward , seconded by Ingalls , to approve Item DR-2-22 Motion approved.**

#### **ADJOURNMENT:**

Motion by Messina, seconded by Snodgrass to adjourn the meeting. Motion approved.

The meeting was adjourned at 1:06 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant