

City of Orting
PLANNING COMMISSION MINUTES
March 7, 2016

Chair Jennifer Sargent called the meeting to order with the flag salute at 7:00 pm at the Public Safety Building. Roll call found Commissioners Kelly Cochran, Brandon Hoyt, Tyler Daniels, Karen Wilson and Arlene Dannat in attendance. Commissioner Greg Hogan was absent and had contacted the Planning Secretary.

Commissioner Cochran moved to excuse Commissioner Hogan. Commissioner Hoyt seconded the motion and it carried.

ATTENDANCE:

City	City Administrator Mark Bethune, Planning Secretary Margaret O'Harra Buttz
Professional Representatives	City Planner Roger Wagoner
Guests	Nicole Christianson, Lisa Woodward, Charles Burkhart, Kevin Knobe, Danielle Strolis, Sara & Brent Pape, Matt Weber Sheri Greene

AGENDA APPROVAL:

Agenda Approval	Commissioner Hoyt moved to approve the agenda as presented. Commissioner Dannat seconded the motion and it carried.
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AUDIENCE PARTICIPATION:

None.

MINUTES:

Minutes of February 1, 2015	Commissioner Cochran moved to approve the minutes as presented. Commissioner Hoyt seconded the motion and it carried.
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ARCHITECTURAL DESIGN REVIEW:

ADR 2016-02: Orting Dental Signage	Commissioners reviewed the staff report, there was no representation present for Orting Dental. Commissioner Cochran move to approve ADR 2016-02 as presented. Commissioner Dannat seconded the motion and it carried.
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ADR: 2016-03: DR Horton Real Estate Signage & Variance Request	Commissioners reviewed the staff report and asked questions of Danielle Strolis who was representing DR Horton. Several members of the community voiced dissatisfaction with the placement of the signage at 150 th /Hwy 162.
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Commissioner Cochran moved to deny ADR 2016-03, based on current code, requiring the Code Enforcement Officer to set a date for removal within 30 days from this date. Commissioner Hoyt seconded the motion and it carried.

In addition, the commission directed staff and Code Enforcement to contact the owners of the other two signs in the same area and have the signs removed under the same conditions.

ADR 2016-04: DR Horton Signage Commissioners reviewed the staff report and asked questions of Danielle Strolis who was representing DR Horton. The president of the HOA at Village Green was present and stated that the signage was on HOA property. Ms. Strolis requested time to review the appropriate placement of the signage.

Commissioner Cochran moved to table ADR 2016-04 till the April meeting. Commissioner Dannat seconded the motion and it carried.

ADR Paint Approval: Orting Wine & Spirits Staff presented the ADR Paint Application; the colors selected by the business were from the ADR approved color samples. Administrator Bethune had approved the application.

NEW BUSINESS:

Final Plat Review: Village Green, Phase 1, Div. 7 Commissioners reviewed the staff report with questions referred to City Planner Roger Wagoner.

Public Hearing: Village Green, Phase 1, Div. 7 Public hearing was opened at 8:06pm and closed at 8:19pm. See attached *Testimony Record*.

Final Plat Recommendation to Council: Village Green, Phase 1, Div. 1 Commissioner Cochran moved to approve final plat as described in the report with the following conditions:

- Final recording will not occur until the City Engineer certifies that the grading/paving; water testing; and as-built documents are reviewed and approved.
- The applicant will sign an amended Developers Extension Agreement which will include payment of General Facility Charges and Impact Fees; to be paid at the time of permitting.
- The Developers Extension Agreement will be recorded with title.

Commissioner Hoyt seconded the motion and it carried.

Meeting Extension Commissioner Hoyt moved to extend meeting from 8:30 pm till 9:00pm. Commissioner Dannat seconded the meeting and it carried.

OLD BUSINESS:

OMC: Title 6 Livestock Commissioner Hoyt reported that draft #4 will be presented at the April meeting.

OMC: Urban Agricultural Zone No report at this time.

City Planner Report City Planner Roger Wagoner distributed a list of code amendments that will need to be agenda items for future commission meeting.

GOOD OF THE ORDER:

Council Meeting Report: Brief report given by Commissioners Dannat and Wilson.

Representation at Council Meeting: March 9th Commissioner Hoyt will attend.

CGA Meeting Report: No report, this sub-committee of the council is under review.
November

- Agenda Setting:
April 4, 2016
- OMC: ADR Signage (revision) **TABLED**
 - OMC: Title 6 Livestock (revision)
 - OMC: Urban Agricultural Zoning (new code)
 - American Concrete Preliminary Plat for Bridgewater Development
 - OMC: Pet code (review)
 - ADR 2016-04: DR Horton Signage

ADJOURNMENT:

Meeting Adjournment Commissioner Dannat moved to adjourn at 9:04pm. Commissioner Hoyt seconded the motion and it carried.

ATTEST:

Commission Chair, Jennifer Sargent

Commission Secretary, Margaret O'Harra Buttz



March 7, 2015

Planning Commission Public Hearing

Final Plat - Village Green Phase 1, Division 7

Testimony Record

8:06pm – 8:19pm

Testimony given by:

Sherri Green – 2215 N 30th St, Ste. 300, Tacoma, WA 98403

Mark Bethune – 124 Ammons Lane SE, Orting, WA 98360

Charles Burkhart – 1102 O’Farrell Lane NW, Orting, WA 98360

Testimony Summary:

- (1) Approval
- (2) Conditional Approval
- (0) Against

Comments:

- PSE will be installing all the street lighting, which has been paid for, but PSE will not be able to complete the installation for 10-12 weeks. The situation has been discussed with J.C. Hungerford from Parametrix and AHBL is requesting that the recording of the plat be allowed prior to the completion of the lighting.
- The Developers Extension Agreement needs to include the payment of General Facility Charges (GFC’s) and Impact Fees.
- The balance of any Engineering Plan Review and Inspections will be paid prior to recording the plat.
- The existing Home Owners Association (HOA) would welcome new homes from this plat into their current HOA.