



ORIGINAL

**CITY OF ORTING -SPECIAL JOINT WORKSHOP  
CITY COUNCIL & PLANNING COMMISSION MINUTES**

Orting Multi-Purpose Center  
202 Washington Ave. S, Orting, WA  
Saturday April 20<sup>th</sup>, 2019, 4PM

**MAYOR JOSHUA PENNER, CHAIR**

**COUNCILMEMBERS**

**Position No.**

- 1. Tod Gunther
- 2. John Kelly
- 3. Michelle Gehring
- 4. Joachim Pestinger
- 5. Nicola McDonald
- 6. Greg Hogan
- 7. Scott Drennen

**PLANNING COMMISSIONERS**

- Kelly Cochran
- Anthony Belot
- Jeff Craig
- Tyler Daniels
- Dennis Paschke
- Chris Rule
- Karen Wilson

**1. CALL MEETING TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL.**

Mayor Penner called the meeting to order at 4:00pm. Councilmember Pestinger led the pledge of allegiance.

**Councilmembers Present:** Councilmembers Tod Gunther, John Kelly, and Joachim Pestinger.

**Planning Commissioners Present:** Commissioners Kelly Cochran, Karen Wilson, Tony Belot, Chris Rule, and Tyler Daniels. **Staff:** Margaret O'Hara-Buttz, Secretary.

**Staff Present:** Joshua Penner, Mayor, Mark Bethune, City Administrator, Jane Montgomery, City Clerk, Emily Terrell, City Planner, and JC Hungerford, City Engineer.

**School District Present:** Marcie Shephard Superintendent, School Board Members, Clementina Perez, Stanley Holland, and Carrie Thibodeaux.

**Fire Department Present:** Chief Zane Gibson, Fire Commissioners, Arlene Dannat, Kevin Gorder, and Tom Marino.

**Parks Board Present:** Jason Linkem, John Aldrich, Kim Wainscot, Brigit Blackham and Mike Dannat.

**2. NEW BUSINESS**

**A. Communication and Long Range Planning Discussion.**

Mayor Penner welcomed all. This meeting brings together the Planning Commission, the City Council, School Board and Superintendent, Fire Department Chief and Commissioners, and Park Advisory Board members. Books of meeting materials were handed out, and thumb drives were provided to the public. Mayor Penner briefed on the more detailed agenda which started with his question, Why are we here? The Mayor said that we are here for planning issues and Planning Commission decisions that are upcoming. He briefed that traditionally the City has not

had a meeting that brings everyone together and includes all the stakeholders. This has led to a lack of information at times. The Mayor went over the history of the City and stated that the population in Orting will max out at approximately 10,000 people. He would like to address how we can all work together to manage current and long range planning. The comprehensive plan this year potentially rezones the Mixed Use Town Center North (MUTCN) property. The City does not have a position on this yet so is agnostic at this time. The Mayor encouraged Councilmembers to not state a position at this meeting, but to take all the collective knowledge and put it in the Planning Commissioners hands. After the Planning Commission makes a decision it may end up coming to City Council with a recommendation. The Mayor stated that he asked to have this meeting in part because he was seeing feedback and was confused by the conversations. The Council and the Planning Commission have different criteria when making decisions. The Mayor shared with participants that the following order would be followed:

**1. Emily Terrell, City Planner**

- ✚ Roles/Responsibilities
- ✚ Communication
- ✚ Education- Duties & Responsibilities
- ✚ Process-Schedule & Decisions

**2. Kelly Cochran, Planning Commission Chair**

- Comprehensive Plan Update

**3. Stakeholders Perspectives**

- School District /School Board
- Fire Department /Fire Commissioners
- Park Advisory Board

**Emily Terrell, City Planner**

Emily Terrell, went over each section in the Notebook provided to the Planning Commissioners and Councilmembers. The areas discussed were:

- Appearance of Fairness Memo and overview;
- Short Course on Planning;
- MRSC- Land Use Planning;
- Planning Commission Agenda and 2019 Comprehensive Plan Docket;
- Public Involvement Plan;
- Shoreline Master Program Draft amendments;
- Corrected Figure LU-1 2017 Comp Plan Land Use and Zoning Map 8;
- Transportation Plan;
- Mayors Corner article:
- Mixed Use Town Center North Narrative;
- MUTCN Comp. Plan extraction;
- 2018 Comp Plan Amendment Request;
- Final-Orting Mixed Use-Retail Market Demand;
- Orting Pioneer Village;
- Orting Market Analysis March 2019
- MUTCN code changes and CP Test amendments transmittal letter;
- Visualizing Compatible Density;
- Traffic Impacts;

- Comp. Plan Text Amendments;
- Code changes for MUTCN.

Planning Commissioner Chair Kelly Cochran gave an update on the Comprehensive Plan which has been discussed by the Planning Commission since December. The Comprehensive Plan is reviewed every year by the Planning Commission. This year they are reviewing the Shoreline Master Program, Orting 2040 Transportation Plan, MUTCN area in the City, a re-zone request, and a map correction.

### **Stakeholders**

School District Superintendent Dr. Marci Shepard thanked the Mayor and the Planning Commission for holding this meeting and for taking the school district in to consideration when the Planning Commission and the City Council make important decisions. Dr. Shepard stated that she has things to share but that the Mayor had asked everyone to reflect on what they hear as they have been listening to the City Planner. Dr. Shepard shared that she heard about several shared impacts and interests:

- Shared interest in the people we serve;
- Work is interrelated and interdependent;
- Everyone is under the regulations required by the Growth Management Act;
- Shared interest around commercial property.

Dr. Shepard shared her vision for the school district; that every student has safe ample and inspiring facilities. Their mission is being college ready, career ready, and life ready. Enrollment is up 15%. Dr. Shepard used a visual aid to show how large the Orting School District area is compared to the actual City of Orting boundary lines. They are expecting a 16% increase in student enrollments. Their previous attempts to pass a bond have failed. They are required to pass by a super majority of 60%. The solution for now is putting in a mega portable which will be paid for by impact fees collected from the last six years. They have to be used within a specified time frame. In December the School District communicated with Legislators to ask for the law to change to a simple majority vote for bonds. In the fall the school district will form a citizen committee to determine if they should attempt to go out for a bond again. Any increase in homes will impact the School District by causing even greater overcrowding. Discussion followed about how to increase impact fees and the current process that the school follows in determining those rates.

Mayor Penner recessed the meeting at 5:13pm to take a 10 minute break. Mayor Penner called the meeting back to order at 5:23pm.

Mayor Penner wants to know if it is too late to request that Tehaleh change their zoning plan to add some commercial within the district. Emily Terrell said that it would not be likely as they already have an approved plan. The County cannot amend the terms of the contract but the developer could. If the County forced that, the consequence could be that the developer could go to Growth Management Act Board and file a complaint, and the County would lose due to vesting law and private property rights. If impacts are greater than previously believed you can challenge their SEPA if they are relying on old documents.

### **Fire Department**

Chief Zane Gibson briefed that new rooftops don't impact fire like they do schools. The Fire Department has experienced a 40% increase in call volume but not more staff. The next closest station is 12 minutes away. There is a delay between growth and when taxes are

realized of about 12-18 months for the Fire Department. Commercial properties help the fire department because they bring in more revenue but don't increase the level of service. They manage this thru their mutual aid contracts. They are only impacted by growth in the City of Orting. Fire Districts are not allowed to do impact fees. They get no revenue from new buildings. 80% of fire calls are Emergency Medical Services (EMS), they need \$1,000,000 more in revenue which would pay for a new ladder truck. On top of that they don't have the staff for a new ladder truck. They are ordering a new fire truck and a new ambulance. Their impact is from here south to Orville while the impacts to others are from here to Sumner. Staffing is their biggest issue. An issue with a multi-story apartment complex is that without a ladder truck the City's tax bureau rating would be affected. Chief Zane stated that the rating would change if any units go in beyond two stories high. That would be at a cost to citizens.

Discussion came up on the benefit of sprinkled buildings, and that two story buildings are tough for EMS calls. He briefed on the impacts of each non-injury call to lift assist. Another issue the Chief spoke about was that Fire Levy's require a super majority to be passed for maintenance and operation.

Mayor Penner asked, why there was a 40% increase in calls within the City. Chief Gibson responded that it was due to the aging population and citizen expectations that the Fire Department do transports to the hospital.

The Mayor also asked how growth impacts emergency preparedness. Chief Zane stated that there is a large impact when growth occurs as it affects the ability to drive and walkout of the City. He also stated that the City of Orting is well ahead of other Cities in the Valley when it comes to preparedness. They have been taking steps to take a more regional approach because if control points don't match up, you come in to conflict with flow from other Cities in a disaster. They plan to do a regional drill soon.

Questions and discussion followed from the Planning Commission in regard to the building of assisted living and 55 and over housing, the impact on Fire versus the impact on the Fire Department, and how to talk about that issue with a potential developer. Emily Terrell stated that senior housing and age restricted living has always been part of the MUTCN zone.

### **Parks Board**

Park Board member Jason Linkem briefed that they on finalizing the 1, 3, and 5 year plans. He sees this as an exciting time for Parks as they are doing major upgrades to the parks. There will be a community build on June 1<sup>st</sup>. An expansion at the Mixed Use Town Center North zone may provide more park and open space. The Parks board wants to make sure citizens have access to parks. They would like to be kept in the loop and make sure that plans include access to the river.

City Planner Terrell added that the City wants usable space for parks, not just critical area buffers. The MUTCN has about twenty acres impacted by wetland buffers, so they cannot build there, but part of the Shoreline Master Program requires access to the water. The Planning Commission is asking for at least 5 usable acres for Parks. The question becomes how do we build it out, and how do we maintain it? Discussions continued about the desire for parks for adults, not just kids. Discussion was brought up about the fact that the Mixed Use Town Center North is adjacent to the site where the footing for the Bridge over the Highway will land, and how this should be analyzed by the Planning Commission in relation to new development. The Mayor wondered if a developer might be approached regarding reasonable accommodation which led

to discussion about proportionate impacts. The Mayor briefed that the Bridge over the highway will be shovel ready in 3-6 months. The City received a small amount of funding from the state but the City still needs money for construction funds. Safe route to schools is a SEPA mitigation measure and they can ask a developer to kick in funds proportionate to the impact.

### City Administration

Mark Bethune spoke about growth and how that pertains to managing the City. Administrator Bethune stated that in 2004 there were approximately 4,500 residents and 34-36 employees to provide services. In 2018 we are twice that size and we only have 38 City employees who are providing those same services. The City is proud of that fact. The City is currently looking at new facilities that will be ADA accessible. One staff person serves about 220 citizens. This is about the highest ratio in our region and maybe even in the State.

The Mayor stated that The City has had several years of a surplus budget, and the City is required by the State to have a balanced budget. The City looks long term for our budget and takes steps to address the future. The City is not insolvent and in fact is in very good shape now, and for future years where the budget will be based on growth ending.

Discussion followed regarding growth pains and if that is normal. City planner Terrell stated it was normal in our region due to requirements in the Growth Management Act. The City is required to grow to the amount of population projected by the Office of Financial Management. There can be sanctions from the state if the City does not comply. Orting is a GMA Planning City and we also have to comply with regional and county policies. If we did not, we would not have our Comprehensive Plan Update certified. The biggest risk would be the risk of a lawsuit.

The Cities impact fees and how they compare regionally were also discussed. City Engineer Hungerford stated that Ortings rates are middle of the road.

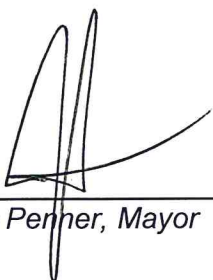
Mayor Penner thanked everyone for being present and for all they do. The Mayor asked what the City can do for the school district and the Fire District. Superintendent Shephard stated she would think about it and get back with the Mayor. Chief Gibson stated that the City can levy impact fees, and also have conversations surrounding the issue of senior housing and lift assist.

### 3. ADJOURNMENT

Mayor Penner adjourned the meeting at 6:46 pm.

ATTEST:

  
\_\_\_\_\_  
Jane Montgomery, City Clerk, CMC

  
\_\_\_\_\_  
Joshua Penner, Mayor