

Councilmembers

Position No.

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



**Mayor Joshua Penner,
Chair**

Orting City Council

Regular Business Meeting Minutes
Orting Multi-Purpose Center
202 Washington Ave. S, Orting, WA
October 9th, 2019
7 p.m.

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

Mayor Penner called the meeting to order at 7:00pm. Councilmember Gehring led the pledge of allegiance.

Councilmembers Present: Deputy Mayor Greg Hogan, Councilmembers Tod Gunther, John Kelly, Michelle Gehring, Joachim Pestinger, Nicola McDonald, and Scott Drennen.

Staff Present: Mark Bethune, City Administrator, Jane Montgomery, City Clerk, Scott Larson, Treasurer, Charlotte Archer, City Attorney, JC Hungerford, Engineer, Emily Adams, Planner.

REQUEST FOR ADDITIONS OR CORRECTIONS TO THE AGENDA.

Mayor Penner asked to add a discussion on the Jones Levy.

Councilmember Pestinger made a motion to add Jones Levy as item 7A to the agenda. Second by Deputy Mayor Hogan. Motion passed (7-0).

2. PUBLIC COMMENTS

None

3. PROCLAMATIONS

A. Domestic Violence Awareness

Mayor Penner read a proclamation recognizing the month of October as Domestic Violence Awareness Month. Mayor Penner read the proclamation and presented it to Tonya Tunnell-Thornhill from Exodus Housing. Ms. Tunnell-Thornhill briefed the Council on the services available through Exodus Housing.

4. HEARING

A. AB19-67 – Ordinance No. 2019-1051, an Ordinance of the City Of Orting, Washington, Relating To Land Use and Zoning; Amending Orting Municipal Code Title 13 Pertaining To the Mixed Use Town Center North Zone.

Mayor Penner opened the hearing at 7:07pm. The Mayor announced the title and read the rules for the public hearing. Mark Bethune briefed on the items prepared for consideration which were the amendments to the OMC Title 13. He went over changes that had been requested by Councilmembers at the September 25th meeting that were in the body of Exhibit A in red and blue. The following text was changed:

5a. – with associated streets, sidewalks, and parking

Shall be located

Per the adopted site master plan

Uses along Rocky Road

Developed for commercial uses

Should be phased with initial development

Progress north (and south)

5b.

with improvements.

Exceptions to this provision may be granted when circumstances make compliance infeasible or when a park impact fee is proposed, pursuant to OMC 15-6-7(B).

5c.

There shall be a maximum of 20 buildable acres allowed for residential construction including streets, sidewalks and parks.

There shall be a mix of housing including detached, attached, and multi-family units within the residential acreage rather than a segregation of housing types into specific areas.

5e.

Height is restricted to a maximum of 35-feet for commercial and residential construction

Height is restricted to a maximum of 45-feet east

7b.

Those parking lots may not be deeper than 75' including

7j.

Mt. Rainier Site lines: It is preferable that the Master Development Plan proposal protect views of Mt. Rainier are protected along the SR162 corridor and from the internal community parks.

7k.

shall have a minimum setback of 25' from the street curb with pedestrian entry in the front. See Sections 5 and 7 of this chapter.

Public Comments-(Council meetings are taped and verbatim comments are on the City's website).

Richard Mordini

Mr. Mordini informed Council that he had spoken to the Department of Ecology, and he had questions about the SEPA process relating to the MUTCN zoning ordinance. He commented on cumulative impacts and feels they are applicable and would like to file a SEPA appeal.

Lisa Johnson

Ms. Johnson stated that the City does not have room for any more traffic. She is concerned about development as it creates challenges for the schools, subjects more people to the danger of a lahar, and puts a strain on police, fire and medical services.

John Williams

Mr. Williams stated that the Community has not lost interest in the MUTCN zoning issue. He stated he had a good conversation with Mark Bethune, City Administrator. They discussed commercial and residential limits. Mr. Williams feels that the proposed zoning of 15 acres of commercial is too small. He does not like the proposed density of 12 for residential. His biggest concern is the increase in senior housing.

Council Comments or Questions

Items discussed were:

- The possibility of specifying percentages of mixed housing per person in Exhibit A;
- The language relating to Mt. Rainier Site lines;
- The balance between guidelines and overprescribing requirements;
- The purpose of the Master Development plan;

Americans with Disabilities Act – reasonable accommodations provided upon request (360) 893-2219

- The development process.

Councilmember Gunther stated his opinion, that the public testimony he has heard indicates that the public feels the Council is being irresponsible, and is selling them out. He stated that should weigh heavily on the Council as they make decisions going forward.

Councilmember Drennen asked what the development process is, should a developer come with a proposed plan to develop the MUTCN property. JC Hungerford explained the process. The proposed ordinance becomes a checklist which is used during that process to ensure compliance with the City code and flood plain issues.

Mayor Penner closed the hearing at 7:31pm.

Requests for Consent Agenda Items to Be Pulled For Discussion

None made.

5. CONSENT AGENDA

- A. Study Session Minutes of September 18th, 2019
- B. Payroll and Claims Warrants.

Deputy Mayor Hogan made a motion to approve Consent Agenda as prepared. Second by Councilmember Pestinger. Motion passed (7-0).

6. OLD BUSINESS

- A. AB19-46- Ordinance No. 2019-1040, an Ordinance of the City Of Orting, Washington, Relating To Land Use and Zoning; Adopting Amendments to the Comprehensive Plan.**

City Attorney Charlotte Archer briefed on the proposed ordinance. She stated that the recommendations from the Planning commission have remained unchanged with a few minor changes to the Transportation Plan. In late 2018 and early 2019, the City received private requests from DR Horton and the Wang family for amendments to the City's Comprehensive Plan. The Planning Commission denied the Wang request. Staff also proposed amendments to the Comprehensive Plan, including the Transportation Improvement Program and Land Use and Zoning, and an updated Land Use and Zoning Map for this docket process. JC Hungerford, City Engineer showed a PowerPoint presentation which detailed the history of the SW connector project from 2008 through the present. All of the considered alignments were detailed. The current alignment is at Kansas St. SW, and Calistoga. Council discussion followed.

7. NEW BUSINESS

- A. Jones Levy**

Mayor Penner briefed on his attendance at the flood control district advisory budget board meeting 6 months ago. Their philosophy is to fund levy systems. The current millage they take in is .50 cents per thousand. They set the amount initially at 10 per thousand and since 2016, the Board of Supervisors has decreased the Flood District's tax levy, to a current rate of just \$0.076 cents per thousand dollars of assessed value. There was a statement made that they might reduce the rate even further, and if they did that the Jones Levy project would move off the timeline. The Board is making a recommendation to the Flood Control District next week to restore the Flood District's tax levy to its original rate of \$0.10 per thousand dollars of assessed value, and if approved that would then be the recommendation made to the County. The Mayor will be attending that meeting and would like any Councilmembers to attend with him. The Mayor presented a resolution that Council can sign if they choose to support the rate at \$0.10 per thousand.

Councilmember Kelly made a motion to adopt Resolution No. 2019-26 in support of the restoration of the Pierce County Flood Control Zone District's regional tax levy. Second by Councilmember Gehring. Motion passed (7-0)

8. EXECUTIVE SESSION

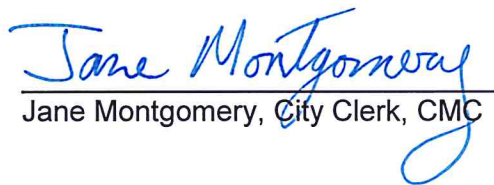
None

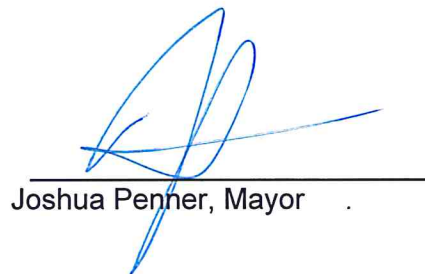
9. ADJOURNMENT

Deputy Mayor Hogan made a motion to Adjourn. Second by Councilmember Drennen. Motion passed (7-0).

Mayor Penner adjourned the meeting at 8:12 pm.

ATTEST:


Jane Montgomery, City Clerk, CMC


Joshua Penner, Mayor