

Commissioners

Kelly Cochran, Chair
Jeff Craig, Co-Chair
Tyler Daniels
Karen Wilson
Chris Rule
Erika Bartholomew
Jennifer McKinney



City of Orting Planning Commission Agenda

July 6, 2020
7:00pm
Virtual Meeting

City Representation

Mark Bethune, City Administrator
Margaret O'Harra Buttz, Secretary
Emily Adams, Planner
JC Hungerford, Engineer

A. CALL MEETING TO ORDER, PLEDGE OF ALLEGIANCE (waived), ROLL CALL

"The Planning Commission is utilizing remote attendance for Commissioners and Staff. Please note: OPMA rules regarding provision for the public in a space have been suspended by proclamation of the Governor. The meeting is however, available for the public to hear by a call in to : 1.408.419.1715 Then type in Meeting ID: 221 797 658

Is there a motion to excuse Commissioner(s) from this meeting?

B. AGENDA APPROVAL

1. Does the agenda require an addition or removal of a topic?

C. PUBLIC COMMENTS

"Comments may be sent to the Planning Commission Secretary moharra@cityoforting.org by 1:00pm on July 6, 2020 and will be read in to the record at the meeting. In the case of a question, the chair will refer the matter to the appropriate administrative staff member. Comments that come in after the deadline will be read into the record at the next Planning Commission meeting."

D. APPROVAL OF MINUTES

1. Are the minutes of the March 2, 2020 correct and accurate?
2. Are the minutes of the May 14, 2020 correct and accurate?
3. Meetings that were cancelled: April 6, 2020 and June 1, 2020

E. ARCHITECTURAL DESIGN REVIEW

1. ADR 2020-04: Scoop, permanent signage
2. ADR 2020-05: Little J's Java, permanent signage (Valley Sign)
3. ADR 2020-06: Orting Manor, permanent signage
4. ADR 2020-07: Orting Manor, exterior paint
5. ADR 2020-08: Parkside Perk (Gib's Coffee), permanent signage (Valley Sign)
6. ADR 2020-09: Carbon River Builders, permanent signage (Valley Sign)
7. City of Orting – Public Works additional signage

F. NEW BUSINESS

1. Staff Report & Public Hearing: Lot Coverage Amendment – Planner Emily Adams
2. Code Amendment Discussion: Electronic Reader Boards – Administration Mark Bethune
3. Update on noncompliant signage

G. OLD BUSINESS

1. RV Park Update: Planner Emily Adams
2. Comprehensive Plan Amendment & Rezone Cycle Update: Planner Emily Adams

H. GOOD OF THE ORDER

1. Planned Absences:
2. Report on March, April, May & June Council meetings: Mark Bethune
3. Agenda setting:

I. ADJOURN

NEXT PLANNING COMMISSION MEETING: Monday – August 3, 2020

City Council Meeting: 2nd & last Wednesday of each month at MPC, 7:00pm

City Council Study Session: 3rd Wednesday of each month at MPC, 6:00pm

Planning Commission: 1st Monday of each month at Public Safety Bldg., 7:00pm

City of Orting
PLANNING COMMISSION MINUTES
March 2, 2020

Chair Kelly Cochran called the meeting to order with the flag salute at 7:00 pm at the Public Safety Building. Roll call found Commissioners Jeff Craig, Karen Wilson, Tyler Daniels, Chris Rule, Erika Bartholomew and Jennifer McKinney in attendance; a quorum was present.

Newly appointed Commissioner Jennifer McKinney gave a brief personal history and her reason for serving on the Planning Commission.

ATTENDANCE:

City	City Administrator Mark Bethune, Commission Secretary Margaret O'Harra Buttz
Professional Representatives	City Planner Emily Adams
Guests (signed in)	None

AGENDA APPROVAL:

Agenda Approval	Commissioner Craig moved to approve the agenda as amended. Commissioner Rule seconded the motion and it carried.
-----------------	--

AUDIENCE PARTICIPATION: None

MINUTES:

Minutes of February 3, 2020	Commissioner Craig moved to approve the minutes as corrected. <ul style="list-style-type: none">• Zoning: 1st sentence - replace <i>St</i> with <i>Ave NW</i> after the word Eldredge• RV Park Update: 1st sentence - replace <i>with</i> as <i>within</i> Commissioner Rule seconded the motion and it carried.
-----------------------------	---

ARCHITECTURAL DESIGN REVIEW:

Commercial Banner over Hwy 152	<p>The Secretary asked for an opinion of the Commission on whether a banner advertising a commercial business, that was not in city limits, should be allowed to be hung across Hwy 162. In addition, the staff has made inquiry to WSDOT asking if they allow it and the city has not heard back yet.</p> <p>The commission agreed that the banners are allowed for events not commercial advertising and that the intention was to support Orting residents and businesses. Therefore, it was agreed that they prefer it is not used for the afore mentioned business.</p> <p>NOTE: Since this meeting WSDOT has confirmed that commercial banners are not allowed over Hwy 162.</p>
Fencing Signage Along Hwy 162	Commissioners asked if the sign on the newly replaced fence was permitted. The secretary stated it was not. Discussion ensued that it was probably a temporary sign and would be taken down by the business soon.

City of Orting
PLANNING COMMISSION SPECIAL MEETING MINUTES
May 14, 2020
Virtual Meeting

Chair Kelly Cochran called the meeting to order with the flag salute at 2:00pm, with the flag salute waived. Roll call found Commissioners Jeff Craig, Karen Wilson, Tyler Daniels, Chris Rule, Jennifer McKinney and Erika Bartholomew in attendance; a quorum was present.

ATTENDANCE:

City City Administrator Mark Bethune Commission Secretary Margaret O'Harra Buttz

Professional Representatives

Guests (signed in)

AUDIENCE PARTICIPATION:

Statement was read into the record:

“Comments may be sent to the Planning Commission Secretary moharra@cityoforting.org on May 14th, 2020, by 11:00am and will be read in to the record at the meeting. In the case of a question, the chair will refer the matter to the appropriate administrative staff member. Comments that come in after the deadline will be read in to the record at the next Planning Commission meeting.”

No public comments were received.

ARCHITECTURAL DESIGN REVIEW:

ADR 2020-03: Administrator Mark Bethune and Architect Jeff Ryan presented the permanent City of Orting signage for the new City Hall, answering questions for the Commissioners.

Commissioner Craig moved to approve ADR 2020-03 with the condition that the lettering color was Dark Gray. Commissioner Wilson seconded the motion and it carried.

ADJOURNMENT:

Meeting Adjournment Commissioner Craig moved to adjourn at 2:18pm. Commissioner Rule seconded the motion and it carried.

ATTEST:

Kelly Cochran, Commission Chair

Margaret O'Harra Buttz, Commission Secretary

City of Orting Staff Report Planning Commission

Scoop There It Is, LLC
ADR 2020-04 Signage

APPLICANT / OWNER

Shane Fairbanks – 253-306-8577

LOCATION OF PROPOSAL

112 Washington Ave S
Parcel #6565000220

DESCRIPTION OF PROPOSAL: The applicant proposes permanent signage for a new business.

STAFF REPORT:

The property is located in the “Mixed Use – Town Center” (MUTC) zone. The proposed use of this property is subject to the conditions of OMC 10-12 “Architectural Theme for Commercial Buildings” and OMC 10-15 “Signs”.

- The applicant submitted the signage design with the application; the design is attached.
- The applicant does not indicate that lighting will be used.
- The applicant changed the *Scoop* sign to a decal from inside the customer serving window.
- The dimensions 14”x 26” on the applications are for the lettering in the window.
- The applicant is requesting approval for the ice cream cone, mounting on the corner of the building.
- Customer is currently using a banner that has been through the temporary sign permit process.
- Sign builder and installed will be Valley Sign.

STAFF RECOMMENDATION: Staff recommend that the ice cream cone signage be approved as presented.

PREPARED BY: Margaret O’Harra Buttz

****PLANNING COMMISSION DECISION – July 6, 2020****

Kelly Cochran, Planning Commission Chair

Mark Bethune, City Administrator



CITY OF ORTING

ARCHITECTURAL DESIGN REVIEW

EXTERIOR SIGNAGE PERMIT APPLICATION

The signs shall be planned to reflect the architectural concept of the "Turn of the Century/ Western-Victorian" style. All exterior signs shall be characteristic of the early 1900's in size, material, color, lettering, location, number, and arrangement. Signs may only be illuminated by indirect lighting; internally illuminated signs are prohibited. All materials used for the indirect lighting of exterior signs shall be UL listed. In addition, the Washington State Energy Code shall be adhered to and a Washington State Department of Labor and Industry Electrical Permit and inspection shall be required.

FILL IN THE FOLLOWING INFORMATION

Business Name: Scoop There It Is LLC **Parcel #:** 6565000220

Site Address: 112 Washington Ave S. Orting, WA 98360

Contact Person: Shane Fairbanks **Phone #:** 253-38577-306-8577

Sign Builder: Valley Sign **Phone #:** 253-841-1003

Sign Installer: Valley Sign **Phone #:** 253-841-1003

- A) **Ten (10) copies** of an accurate representation of proposed sign, including color and its relationship to the structure or building (site map showing the sign on the building or on the property in relation to the building).
- B) Dimensions of sign: 14" x 26"
- C)
 - 1) Provide picture/drawing of lighting type and signage proposed.
No lighting is proposed
 - 2) Provide drawing to scale showing the location of proposed lighting in relation to the sign and the structure. No lighting is proposed

3) Provide color samples for lighting structure(s) and/or fixture(s).

D) Select sign type (see OMC 10-15-2 for definitions):

Parapet Free Standing Canopy Under-Canopy

Wall Reader Board Sandwich Board

E) Is this an existing sign, already in use? Yes No

If yes, provide picture showing signage and location.

F) Property frontage (lineal ft.) 135"
Building/Structure frontage (lineal ft.) 135"
Wireless Communication Structure (height) _____

G) Material used for sign construction Vinyl stencil on front window _____

H) Size, color and font of lettering and graphics 14" tall x 26" wide _____

Comments: _____ I have attached the logo design we plan on using. The logo was designed around the Victorian/Turn of the Century theme of Orting. The only sign we plan on installing is on the window.

Please be advised that you will be required to obtain a Building Permit for demolition, construction, remodeling and installation of signage. In addition, all contractors and sub-contractors must obtain a City of Orting Business License.

I certify that I have read the ADR Application requirements and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

_____  _____ April 2, 2020 _____

ADR 2020-04
Received 4/2/2020



City use only

ADR #

2020-04

Fee Paid

Date Received

4/2/2020



CITY OF ORTING

**ARCHITECTURAL DESIGN REVIEW
CRITERIA**

The following criteria will be used by the Planning Commission in its decision making on your proposed project. Please carefully review the criteria, respond to each criterion (if applicable), and describe how your site plans and building elevations meet the criteria. If the space provided for response is insufficient, use extra space on last page or use blank paper to complete response and attach to this form.

1. RELATIONSHIP TO BUILDING SITE

The site shall be planned to accomplish a desirable transition with the streetscape; facilitate pedestrian movement; locate parking areas behind buildings, screen service areas; and be compatible with adjoining building in height and scale.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA: ___Our business will not require any additional parking other than what is currently provided to the public. Customers will interact with us via the open front facing area at the sidewalk.

2. RELATIONSHIP OF BUILDING AND SITE TO ADJOINING AREA

The site shall be planned to accomplish a harmony in texture, line and mass; and attractive landscape transitions with adjoining areas.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA: _We will not make any changes to the current building lines seen currently.

3. LANDSCAPE AND SITE TREATMENT

The site shall be planned to accomplish the preservation of existing topographic patterns; inviting and stable appearing walks and parking areas; landscaping that enhances architectural features and provide shade. Service yards shall be screened, in winter and summer, by the use of walls, fencing, planting or a combination of these. Exterior lighting shall be of a design and size compatible with the building's "Turn of the Century/Western-Victorian" theme. Excessive brightness and brilliant colors shall be avoided.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA: _We plan on using the soft Victorian pink and off whites stripes common to the era for our awning. This will keep the same building lines currently on display.

4. BUILDING DESIGN

The site shall be planned to accomplish the architectural style of "Turn of the Century/Western-Victorian". Evaluation of a project will be based on quality of its design and relationship to the natural setting of the valley and mountain surroundings.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA: ___Our company logo has been developed around the "Turn of the Century/Western-Victorian" theme of Orting. 36" tall ice cream cone mounted on the north side of the building. Picture attached for reference

5. SIGNAGE

The signs shall be planned to reflect the architectural concept of the "Turn of the Century/Western-Victorian" style. All exterior signs shall be characteristic of the early 1900's in size, material, color, lettering, location, number, and arrangement. Signs shall be illuminated by indirect lighting; internally illuminated sign are prohibited. All materials used in the indirect lighting of exterior signs shall be UL listed. In addition, the Washington State Energy Code shall be adhered to and a Washington State Department of Labor and Industry Electrical Permit and inspection shall be required.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA: ___Our plan is to have our logo stenciled on weathered wood indicative of the turn of the century theme. Similar to Tim's Kitchen and Wild Rose visually. When open we will have the customer opening hinged up and out of the way. When closed we will have the hinged door closed and the logo stenciled on the weathered wood look.

6. PAINTING

Exterior paint colors shall be planned to reflect the architectural concept of the "Turn of the Century/Western-Victorian" style. All exterior paint colors shall be characteristic of the early 1900's.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA: ___Our logo is designed around the "Turn of the Century/Western-Victorian" style ice cream parlor. Very similar is concept to the ice cream shop seen on Main Street Disneyland. Soft Pink and off white common in this era.

7. LIGHTING

Exterior lighting shall be planned to reflect the architectural concept of the "Turn of the Century/Western-Victorian" style. All exterior lighting shall be characteristic of the early 1900's in size, material, color, lettering, location, number, and arrangement. All materials used must UL listed. In addition, the Washington State Energy Code shall be adhered to and a Washington State Department of Labor and Industry Electrical Permit and inspection shall be required.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA: ___Currently we don't have any plans to add any lighting to the existing building. If we did add any it would match the theme of "Turn of the Century/Western-Victorian"

8. MISCELLANEOUS STRUCTURES AND STREET FURNITURE

All miscellaneous structures and street furniture shall be planned to reflect the architectural concept of the "Turn of the Century/Western-Victorian" style.

X

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA: _____ No street furniture or seating is planned _____

Logo design and conceptual artwork attached for reference.

Signature

Date



City of Orting Staff Report Planning Commission

Lil J's Java
ADR 2020-05 Signage

APPLICANT / OWNER

Mariah Almy – 253-222-2013
Big J's Outdoor Store

LOCATION OF PROPOSAL

107 Calistoga St W
Parcel # 3670000181

DESCRIPTION OF PROPOSAL: The applicant proposes permanent signage for a new business.

STAFF REPORT:

The property is located in the "Mixed Use – Town Center" (MUTC) zone. The proposed use of this property is subject to the conditions of OMC 10-12 "Architectural Theme for Commercial Buildings" and OMC 10-15 "Signs".

- The applicant submitted the signage design with the application; the design is attached.
- The applicant has acquired the existing structure on the lot, that has previously completed the ADR process under the original owner.
- The applicant's design indicates that the current lighting will be used.
- Dimensions of the sign is 36" tall x 72" wide, which appears to be the same size as the previous business signage.
- The font and sizes of the lettering are entered on the application
- The signage will be mounted in the same location as the previous business.
- The signage does meet ADR code.
- Sign builder will be Valley Sign and the installation will be done by Tammy Almy.

STAFF RECOMMENDATION: Staff recommends that the signage be approved as presented.

PREPARED BY: Margaret O'Harra Buttz

****PLANNING COMMISSION DECISION – July 6, 2020****

Kelly Cochran, Planning Commission Chair

Mark Bethune, City Administrator



CITY OF ORTING

ARCHITECTURAL DESIGN REVIEW

EXTERIOR SIGNAGE PERMIT APPLICATION

The signs shall be planned to reflect the architectural concept of the "Turn of the Century/ Western-Victorian" style. All exterior signs shall be characteristic of the early 1900's in size, material, color, lettering, location, number, and arrangement. Signs may only be illuminated by indirect lighting; internally illuminated signs are prohibited. All materials used for the indirect lighting of exterior signs shall be UL listed. In addition, the Washington State Energy Code shall be adhered to and a Washington State Department of Labor and Industry Electrical Permit and inspection shall be required.

FILL IN THE FOLLOWING INFORMATION

Business Name: Lil J's Java Parcel #: 3570000181
Site Address: 107 W. Calistoga St. Orting WA 98360
Contact Person: Mariah Almy Phone #: 253-222-2013
Sign Builder: Valley Sign Phone #: 253-841-1003
Sign Installer: Tammy Almy Phone #: 253-261-0591

- A) **Twelve (12) copies** of an accurate representation of proposed sign, including color and its relationship to the structure or building (site map showing the sign on the building or on the property in relation to the building).
- B) Dimensions of sign: 36" x 72" w
- C) 1) Provide picture/drawing of lighting type proposed.
2) Provide drawing to scale showing the location of proposed lighting in relation to the sign and the structure.
3) Provide color samples for lighting structure(s) and/or fixture(s).

D) Select sign type (see OMC 10-15-2 for definitions):

Parapet Free Standing Canopy Under-Canopy
 Wall Reader Board Sandwich Board

E) Is this an existing sign, already in use? Yes No

If yes, provide picture showing signage and location.

F) Property frontage (lineal ft.) 175' along Calistoga, 165' along Corrin
Building frontage (lineal ft.) 8' along Calistoga, 12' along Corrin.

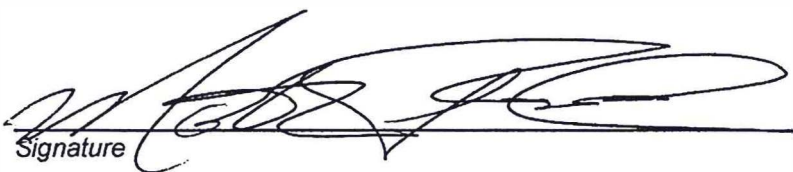
G) Material used for sign construction Aluminum composite panel

H) Size and font of lettering and graphics Lil' J's is 12" tall capital + 8" tall lower case. Java is 5" tall. font is

Comments: LHF Esoteric 3 spurs.

Please be advised that you will be required to obtain a Building Permit for demolition, construction, remodeling and installation of signage. In addition, all contractors and sub-contractors must obtain a City of Orting Business License.

I certify that I have read the ADR Application requirements and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

 5/18/20
Signature Date

City use only	
ADR #:	<u>ADR2020-05</u>
Date Received:	<u>5/18/2020</u>
Fee Paid:	<u>Waived</u>
Review Date:	<u>7/6/2020</u>

— HAWAII —
THE
ISLANDS





New proposed sign - north facing side



New proposed sign - south facing side



City of Orting Staff Report Planning Commission

Orting Manor
ADR 2020-06 Signage

APPLICANT / OWNER

Briana Nasman – 206-605-8313
Lenas, LLC

LOCATION OF PROPOSAL

102 Bridge St SE
Parcel # 3670000750

DESCRIPTION OF PROPOSAL: The applicant proposes permanent signage for an existing business under new ownership.

STAFF REPORT:

The property is located in the “Mixed Use – Town Center” (MUTC) zone. The proposed use of this property is subject to the conditions of OMC 10-12 “Architectural Theme for Commercial Buildings” and OMC 10-15 “Signs”.

- The applicant submitted an Exterior Signage application at the request of the City after it was observed that a new sign have been installed.
- The sign dimensions are 30’x24”, constructed, made of a metal material.
- There are two (2) solar lights on each side of the sign.
- The cut-out lettering has a mixture of the fonts as indicated on the application.
- The application indicates the signage reflects the Orting Manor logo.

STAFF RECOMMENDATION: Staff recommends that the signage be approved as it has already been constructed and installed by the new owners. Replacement of the signage could be at a considerable cost to the business. The customer did receive a copy of the ADR Sign code from Code Enforcement at the time of the non-compliance notification.

PREPARED BY: Margaret O’Harra Buttz

****PLANNING COMMISSION DECISION – July 6, 2020****

Kelly Cochran, Planning Commission Chair

Mark Bethune, City Administrator

CITY OF ORTING

JUN 08 2020

RECEIVED



CITY OF ORTING

ARCHITECTURAL DESIGN REVIEW

**EXTERIOR SIGNAGE
PERMIT APPLICATION**

The signs shall be planned to reflect the architectural concept of the "Turn of the Century/ Western-Victorian" style. All exterior signs shall be characteristic of the early 1900's in size, material, color, lettering, location, number, and arrangement. Signs may only be illuminated by indirect lighting; internally illuminated signs are prohibited. All materials used for the indirect lighting of exterior signs shall be UL listed. In addition, the Washington State Energy Code shall be adhered to and a Washington State Department of Labor and Industry Electrical Permit and inspection shall be required.

FILL IN THE FOLLOWING INFORMATION

Business Name: Mingmanor Events, LLC Parcel #: 3670000750

Site Address: 102 Bridge St SE

Contact Person: Briana Nasman **Phone #:** 206 605 8313

Sign Builder: Metal Word Art (ETSY) **Phone #:** N/A

Sign Installer: SELF **Phone #:**

A) **Ten (10) copies** of an accurate representation of proposed sign, including color and its relationship to the structure or building (site map showing the sign on the building or on the property in relation to the building).

B) **Dimensions of sign:** 30 x 24"

- C) 1) Provide picture/drawing of lighting type and signage proposed.
- 2) Provide drawing to scale showing the location of proposed lighting in relation to the sign and the structure.

Capitol Indemnity Corporation
P.O. Box 5900, Madison, WI 53705

**COMMERCIAL GENERAL LIABILITY
COVERAGE PART DECLARATIONS**

TRANSACTION TYPE: New Business
ENDORSEMENT #: 000

POLICY NUMBER CP02990709-01	POLICY PERIOD 02/10/2020 - 02/10/2021 <i>12:01 A.M. Standard Time at the address of the insured stated herein.</i>	AGENCY/PRODUCER CODE 07181
---------------------------------------	---	--------------------------------------

NAMED INSURED AND ADDRESS Orting Manor Events, LLC 19217 Maxwell Rd SE Maple Valley, WA 98038-8928	AGENCY/PRODUCER American Family Brokerage, Inc. 6000 American Pkwy Attn: B&A Mailstop WT (BAUS) Madison WI 53783
--	---

Form of Business: LLC

Business Description: Wedding venue. No food or alcohol.

General Aggregate Limit (Other Than Products-Completed Operations)	\$ 2,000,000
Products-Completed Operations Aggregate Limit	\$ 2,000,000
Personal And Advertising Injury Limit	\$ 1,000,000
Each Occurrence Limit	\$ 1,000,000
Damage To Premises Rented To You Limit	\$ 100,000 Any One Fire
Medical Expense Limit	\$ 5,000 Any One Person

Location of all Premises You Own, Rent or Occupy: SEE ATTACHED LOCATION FORM SCHEDULE CIGG 176

Classification	Code No.	Premium Basis	Rate Pr/Co	Advance Pr/Co	Premium Other
SEE ATTACHED COMMERCIAL GENERAL LIABILITY SCHEDULE CICL 043					
Balance To Meet Minimum					\$ 0.00
TOTAL ADVANCE PREMIUM					\$ 455.00

THE LIABILITY PREMIUM BASIS OF THIS POLICY IS SUBJECT TO AN AUDIT.
ADDITIONAL PREMIUM MAY BE DUE.

FORMS AND ENDORSEMENTS: SEE COMMERCIAL GENERAL LIABILITY COVERAGE PART
FORM SCHEDULE CICL 044

COUNTERSIGNED 02/10/2020 By _____
Authorized Representative

Capitol Indemnity Corporation
P.O. Box 5900, Madison, WI 53705

COMMERCIAL GENERAL LIABILITY SCHEDULE

TRANSACTION TYPE: New Business
ENDORSEMENT #: 000

POLICY NUMBER CP02990709-01	POLICY PERIOD 02/10/2020 - 02/10/2021 <i>12:01 A.M. Standard Time at the address of the insured stated herein.</i>	AGENCY/PRODUCER CODE 07181
---------------------------------------	---	--------------------------------------

NAMED INSURED AND ADDRESS Orting Manor Events, LLC 19217 Maxwell Rd SE Maple Valley, WA 98038-8928	AGENCY/PRODUCER American Family Brokerage, Inc. 6000 American Pkwy Attn: B&A Mailstop WT (BAUS) Madison WI 53783
--	---

Prens No.	Classification	Code No.	Premium Basis	Rate		Advance Pr/Co	Premium Other
				Pr/Co	Other		
1	Halls - other than not-for-profit (Not to exceed 10-000 capacity attendance)	44276	2,594 Area		175.534	\$ 0.00	\$ 455.00
Balance To Meet Minimum Premium							\$ 0.00
Total Advance Premium							\$ 455.00
Minimum Earned Premium							N/A





est. 1901



ORTING MANOR

City of Orting Staff Report Planning Commission

Orting Manor
ADR 2020-07 Exterior Paint

APPLICANT / OWNER

Briana Nasman – 206-605-8313
Lenas, LLC

LOCATION OF PROPOSAL

102 Bridge St SE
Parcel # 3670000750

DESCRIPTION OF PROPOSAL: The applicant proposes a change in exterior paint for an existing business under new ownership.

STAFF REPORT:

The property is located in the “Mixed Use – Town Center” (MUTC) zone. The proposed use of this property is subject to the conditions of OMC 10-12 “Architectural Theme for Commercial Buildings” and OMC 10-15 “Signs”.

- The applicant submitted an Exterior Paint application at the request of the City after it was observed that a painting had been done.
- The three (3) colors for the building are:
 - Black – window sashes (already applied to structure)
 - Sage Green – trim
 - White – body (already applied to structure)

STAFF RECOMMENDATION: Staff recommends the exterior paint colors be approved as the structure has already been painted with the white and black colors. Replacement of the paint colors could be at a considerable cost to the business.

PREPARED BY: Margaret O’Harra Buttz

****PLANNING COMMISSION DECISION – July 6, 2020****

Kelly Cochran, Planning Commission Chair

Mark Bethune, City Administrator

50



CITY OF ORTING EXTERIOR PAINT ARCHITECTURAL DESIGN REVIEW PERMIT APPLICATION

Exterior paint colors shall be planned to reflect the architectural concept of the "Turn of the Century/Western-Victorian" style. All exterior paint colors shall be characteristic of the early 1900's. Color chips approved by the Planning Commission are available at city hall.

FILL IN THE FOLLOWING INFORMATION

Site Address: 102 Bridge St SE

Owner: Lenas, LLC (Orting Manor)

Tax Parcel #: 3670000780 Phone #: 206 605 8313

Contractor: Certap Painters

Address: 2201 W Valley Hwy, Aram

Contractor #: CERTAP * 94807 Phone #: 253 735 9001

A) Primary color(s) for structure: white

B) Trim color(s): black, sage green

Please include paint chips/color chart for accurate portrayal of colors.

C) Brief description or drawing of how these colors will be used on the structure, detailing where and how the trim colors will be utilized. Attach separate sheet if necessary.

- black will be only on the window sashes
- sage green on the Edwardian trim details
- white everywhere else

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

[Signature]
Signature

4/28/20
Date

PC Review 7/4/2020

City Use:	<u>ADDC-2020-07</u>
File #	<u>750⁰⁰</u>
Fee Paid	<u>750⁰⁰</u>



City of Orting Staff Report

Planning Commission

Parkside Perk
ADR 2020-08 Signage

APPLICANT / OWNER

Alisa Dennis 360-893-0088

LOCATION OF PROPOSAL

301 Harman Way S
Parcel # 6565000890

DESCRIPTION OF PROPOSAL: The applicant proposes a permanent signage for a new location for an existing business.

STAFF REPORT:

The property is located in the “Mixed Use – Town Center” (MUTC) zone. The proposed use of this property is subject to the conditions of OMC 10-12 “Architectural Theme for Commercial Buildings” and OMC 10-15 “Signs”.

- The applicant, submitted a design for two (2) signs with the application; the design is attached.
- Both signs are constructed of sandblasted wood.
- Dimensions are 72” x 84”, to be mounted on the front facia of the building and 36” x 41” to be installed on 4x4 posts adjacent to the building in a grassy area with the specific area to be determined after construction.
- Colors are grey, black and white.
- Font is Myriad Pro – Facia sign letters are 7.5” tall (Parkside Perk) and 3.5” tall (Espresso) – For the small road-side sign lettering is 3.5” tall (Parkside Park) and 1.75” tall (Espresso).
- The lighting on the design, above the facia signage, appears to be the same design of the exterior lights that were approved at building design review.
- There is no lighting indicated on the design for the road-side sign.
- Valley Sign is the sign builder and the applicant will be the installer.

STAFF RECOMMENDATION: Staff recommends approval of signage with clarification on lighting, the lighter shade of brown indicated on the signs, but not listed in the description and eventual placement of the road-side sign.

PREPARED BY: Margaret O’Harra Buttz

****PLANNING COMMISSION DECISION – July 6, 2020****

Kelly Cochran, Planning Commission Chair

Mark Bethune, City Administrator



CITY OF ORTING

ARCHITECTURAL DESIGN REVIEW

EXTERIOR SIGNAGE PERMIT APPLICATION

The signs shall be planned to reflect the architectural concept of the "Turn of the Century/ Western-Victorian" style. All exterior signs shall be characteristic of the early 1900's in size, material, color, lettering, location, number, and arrangement. Signs may only be illuminated by indirect lighting; internally illuminated signs are prohibited. All materials used for the indirect lighting of exterior signs shall be UL listed. In addition, the Washington State Energy Code shall be adhered to and a Washington State Department of Labor and Industry Electrical Permit and inspection shall be required.

FILL IN THE FOLLOWING INFORMATION

Business Name: Parkside Perk Parcel #: 6565000890

Site Address: 301 Harman Way S.

Contact Person: Alisa Dennis Phone #: ~~253~~ 360-893-0088

Sign Builder: Valley Sign Phone #: 253-841-1003

Sign Installer: Alisa Dennis Phone #: 360-893-0088

A) **Twelve (12) copies** of an accurate representation of proposed sign, including color and its relationship to the structure or building (site map showing the sign on the building or on the property in relation to the building).

B) Dimensions of sign: 72 X 84 + 36 X 41

- C) 1) Provide picture/drawing of lighting type proposed.
- 2) Provide drawing to scale showing the location of proposed lighting in relation to the sign and the structure.
- 3) Provide color samples for lighting structure(s) and/or fixture(s).

D) Select sign type (see OMC 10-15-2 for definitions):

Parapet Free Standing Canopy Under-Canopy
 Wall Reader Board Sandwich Board

E) Is this an existing sign, already in use? Yes No

If yes, provide picture showing signage and location.

F) Property frontage (lineal ft.) 60' on 162 + 150' on Bridge St.
Building frontage (lineal ft.) 17'

G) Material used for sign construction Sandblasted wood

H) Size and font of lettering and graphics Font is Myriad Pro
Large Sign parkside Perk = 7 1/2" tall Espresso = 3 1/2"

Comments: small sign parkside Perk = 3 1/2" tall Espresso = 1 3/4" tall

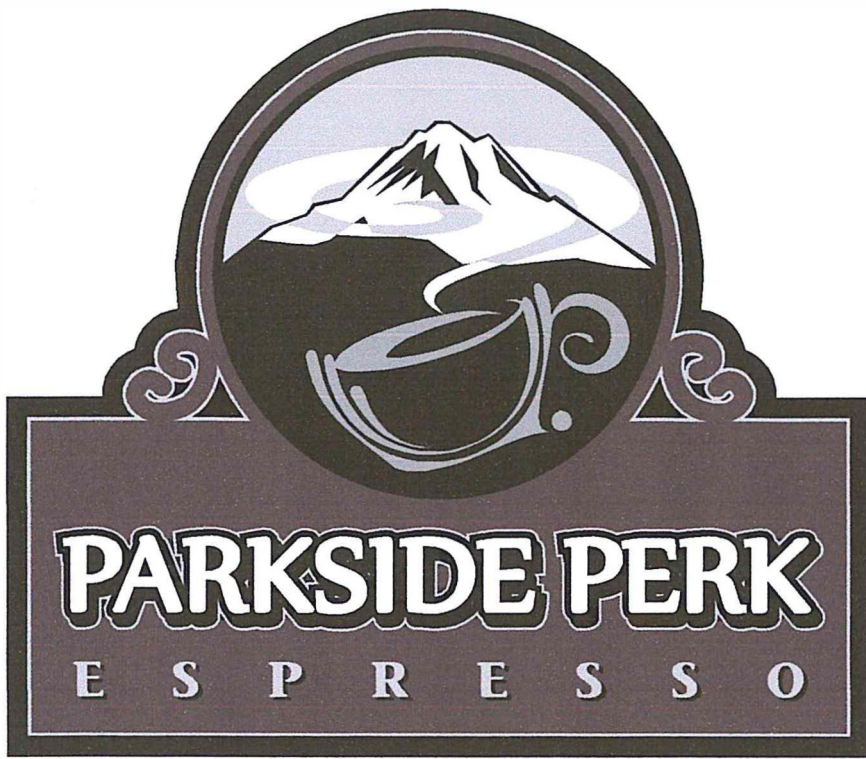
Please be advised that you will be required to obtain a Building Permit for demolition, construction, remodeling and installation of signage. In addition, all contractors and sub-contractors must obtain a City of Orting Business License.

I certify that I have read the ADR Application requirements and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.


Signature

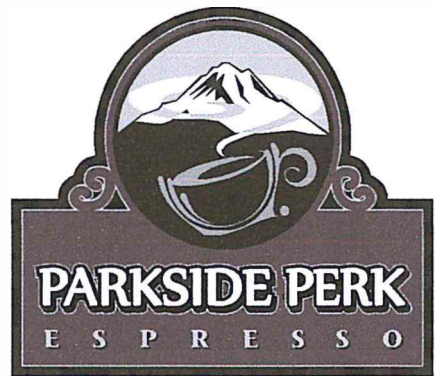
6/23/20
Date

City use only	
ADR #:	<u>2020-08</u>
Date Received:	<u>6/23/2020</u>
Fee Paid:	<u>waived</u>
Review Date:	<u>7/6/2020</u>



6' tall x 7' wide x 1 3/4" thick
 Single sided sandblasted wood sign
 Painted in shades of grey, black and
 white as shown above

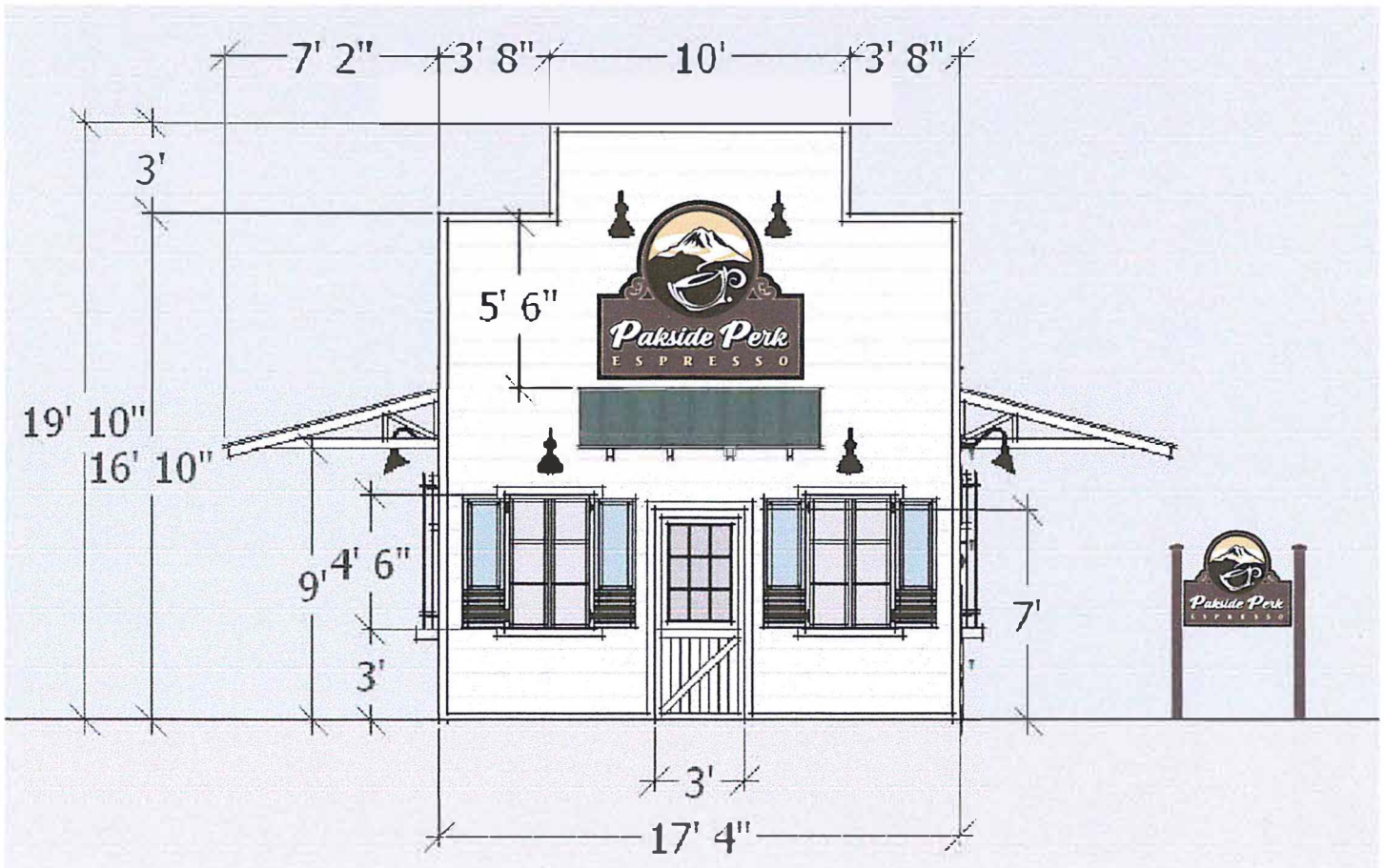
* Sign will be mounted on fascia of
 building as shown in elevation drawing



3' tall x 3.5' wide x 1 3/4" thick
 Single sided sandblasted wood sign
 Painted in shades of grey, black and
 white as shown above

* Sign will be mounted on 4 x 4 posts
 in a grass area along the road

* Exact location TBD after construction is finished



City of Orting Staff Report

Planning Commission

Carbon River Builders
ADR 2020-09 Signage

APPLICANT / OWNER
Chris Moore 253-377-0888

LOCATION OF PROPOSAL
214 Washington Ave S

DESCRIPTION OF PROPOSAL: The applicant proposes an exterior sign for an existing business.

STAFF REPORT:

The property is located in the “Mixed Use – Town Center” (MUTC) zone. The proposed use of this property is subject to the conditions of OMC 10-12 “Architectural Theme for Commercial Buildings” and OMC 10-15 “Signs”.

- The applicant submitted a building design with the application; the design is attached. The applicant had a sign previously approved on 2/4/2019, but has changed the design. Staff has included the previous design with the application.
- Signage is constructed of sandblasted wood, measuring 32” tall x 66” wide x 1.75” thick.
- The lettering font is Papyrus with 7” tall letters at the tallest; from the design it is assumed that that tallest letters are the *C, R & B*, first letter of each word.
- The sign will be mounted on the fascia of the building frontage.
- Valley Sign is the sign builder of record and the owner will install the sign.

STAFF RECOMMENDATION: Staff recommends that the signage be approved as presented. Staff recognizes that the applicant’s new design has a more distinctive look that meets the City’s Architectural Design requirements than the original signage that was previously approved.

PREPARED BY: Margaret O’Harra Buttz

****PLANNING COMMISSION DECISION – July 6, 2020****

Kelly Cochran, Planning Commission Chair

Mark Bethune, City Administrator



CITY OF ORTING

ARCHITECTURAL DESIGN REVIEW

EXTERIOR SIGNAGE PERMIT APPLICATION

The signs shall be planned to reflect the architectural concept of the "Turn of the Century/ Western-Victorian" style. All exterior signs shall be characteristic of the early 1900's in size, material, color, lettering, location, number, and arrangement. Signs may only be illuminated by indirect lighting; internally illuminated signs are prohibited. All materials used for the indirect lighting of exterior signs shall be UL listed. In addition, the Washington State Energy Code shall be adhered to and a Washington State Department of Labor and Industry Electrical Permit and inspection shall be required.

FILL IN THE FOLLOWING INFORMATION

Business Name: Carbon River Builders Parcel #: 6565000062

Site Address: 214 Washington Ave S.

Contact Person: Chris Moore Phone #: 253-377-0888

Sign Builder: Valley Sign Phone #: 253-841-1003

Sign Installer: Chris Moore Phone #: 253-377-0888

A) **Twelve (12) copies** of an accurate representation of proposed sign, including color and its relationship to the structure or building (site map showing the sign on the building or on the property in relation to the building).

B) Dimensions of sign: 32" x 66"

- C) 1) Provide picture/drawing of lighting type proposed.
- 2) Provide drawing to scale showing the location of proposed lighting in relation to the sign and the structure.
- 3) Provide color samples for lighting structure(s) and/or fixture(s).

D) Select sign type (see OMC 10-15-2 for definitions):

- Parapet Free Standing Canopy Under-Canopy
- Wall Reader Board Sandwich Board

E) Is this an existing sign, already in use? Yes No

If yes, provide picture showing signage and location.

F) Property frontage (lineal ft.) 65' along Washington
 Building frontage (lineal ft.) 65'

G) Material used for sign construction wood

H) Size and font of lettering and graphics Papyrus font, 7" tall largest letters

Comments:

Please be advised that you will be required to obtain a Building Permit for demolition, construction, remodeling and installation of signage. In addition, all contractors and sub-contractors must obtain a City of Orting Business License.

I certify that I have read the ADR Application requirements and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

[Handwritten Signature] 6/23/20
 Signature Date

<i>City use only</i>	
ADR #:	<u>2020-09</u>
Date Received:	<u>6/23/2020</u>
Fee Paid:	<u>waived</u>
Review Date:	<u>7/6/2020</u>

32" tall x 66" wide x 1 3/4" thick

Single sided sandblasted wood sign

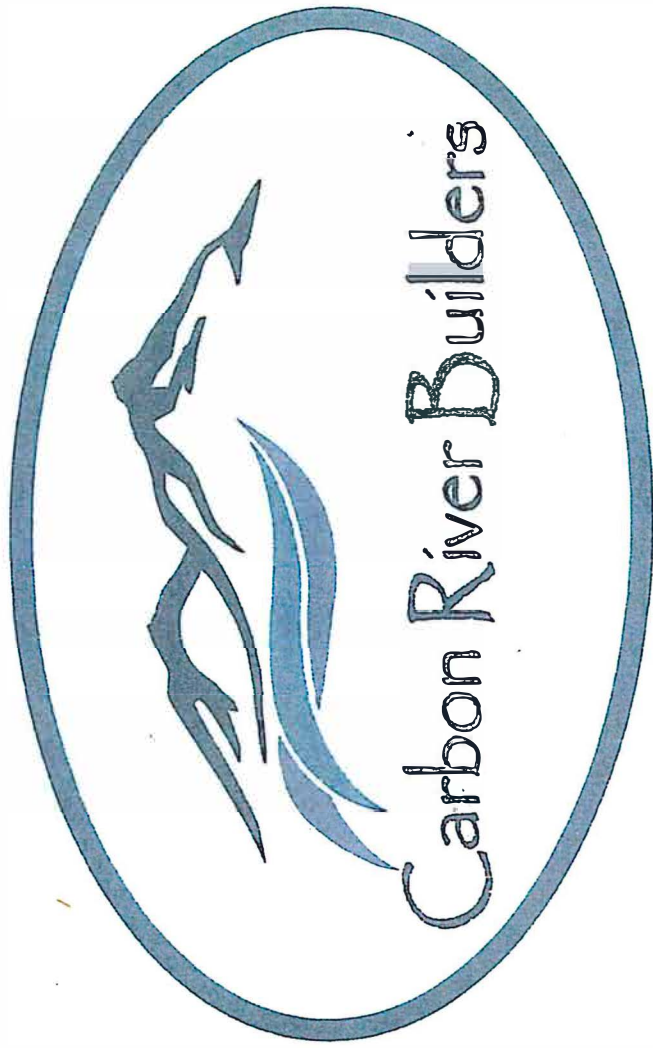
Natural light oil based stain for background & border

Logo and text painted two shades of blue as shown.

* Sign will be mounted on fascia of building as shown



Feb 4, 2019 - Approved Signage



35 1/2" x 57" x 1 1/2" thick single sided
sandblasted high density urethane sign.
Same material and style as the Legendary
Donuts sign

White background with blue lettering, logo
& border to match company logo design.

Existing



Proposed



City of Orting Staff Report

Planning Commission

City of Orting Signage for Public Works Building

CITY STAFF MEMBER

Greg Reed – Public Works Director

LOCATION OF PROPOSAL

Rocky Road

STAFF REPORT:

The property is located in the “Mixed Use – Town Center” (MUTC) zone. The proposed use of this property is subject to the conditions of OMC 10-12 “Architectural Theme for Commercial Buildings” and OMC 10-15 “Signs”.

- The design of the additional signage mirrors the original approved signage and has been delivered to the City.
- The additional sign is a monument sign, which will be placed in the front west corner of the parking lot using two (2) 4x4 posts.
- The existing sign from City Hall and the 900 sign, will be installed on the building above the main entrance.
- Valley Sign is the sign builder of record and the Public Works staff will install the signs.

STAFF RECOMMENDATION: This is an informational report only as the sign design has been previously approved by the Planning Commission.

PREPARED BY: Margaret O’Harra Buttz

Kelly Cochran, Planning Commission Chair

Mark Bethune, City Administrator



City of Orting
PUBLIC WORKS
DEPARTMENT

900



City of Orting

PUBLIC WORKS

DEPARTMENT



CITY OF ORTING

110 TRAIN ST SE, PO BOX 489, ORTING WA 98360

Phone: (360) 893-2219 FAX: (360) 893-6809

www.cityoforting.org

Staff Report

Project Name: Lot Coverage Code Amendments

Applicant: City of Orting

Date of Staff Report: -- June 29, 2020

Staff Recommendation: Approval

City Staff Contact: Emily Adams, City Planner

Public Comment Period: June 5 – June 19 following SEPA DNS and June 25 – July 6 following notice of public hearing

Public Notice: Type 5 applications do not require notice of application per OMC 15-4-1. Notice of a public hearing was published and posted 10 days prior to the hearing per OMC 15-7-3

Exhibits:

1. Staff Report
2. Posted notice of Planning Commission public hearing
3. Published notice of Planning Commission public hearing
4. SEPA Environmental Checklist
5. SEPA Determination of Nonsignificance
6. Published notice of SEPA DNS issuance
7. Proposed ordinance for Council approval

Findings of Fact

On January 8, 2020, City Council adopted Ordinance 2019-1057 to update City standards and adopt low impact development (LID) requirements within the City of Orting Municipal Code. The Washington State Department of Ecology's Phase II NPDES Municipal Stormwater Permit required that the City review its development regulations and make amendments, if necessary, to make low impact development practices the preferred and commonly used stormwater management technique in the City. Other goals of said amendments were to minimize impervious surface coverage and native vegetation loss.

To address the goal of minimizing impervious surface coverage, Ordinance 2019-1057 included an amendment to the definition of "coverage." Prior to January 2020, coverage was defined in the OMC as *"the total ground coverage of all buildings or structures on a site measured from the outside of external walls or supporting members."* The LID amendments amended the definition of coverage to include *"the total ground coverage of all impervious surfaces, such as buildings, structures, canopies, overhangs, slabs, or hard surfaces, on a site measured from the outside of edges, external walls, supporting*

members or roof edges. See the definition of hard surface and impervious surface in OMC 9-5A-4 for additional surfaces that are considered coverage” (OMC 13-2-4-C).

The definitions referenced in OMC 9-5A-4 include:

Hard Surface: An impervious surface, a permeable pavement, or a vegetated roof.

Impervious surface: A non-vegetated surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, rooftops, canopies, building overhangs, structures, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for the purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities shall be considered impervious surfaces for purposes of runoff modeling

The update of the coverage definition and corresponding hard surface and impervious surface definitions has unwittingly created issues for citizens regarding the maximum coverage allowed in zones. For instance, in the Residential Urban (RU) zone the maximum coverage allowed is 30%. Prior to the January code update, this meant structures on site (house, shed, etc.) could cover 30% of the lot and no other surfaces (such as driveways or decks) were included in that calculation. The definition today means that all impervious and hard surfaces are counted towards the maximum coverage of 30%. I have received multiple calls and emails from citizens who desire to build a deck or shed on their property and are unable to as the maximum lot coverage has already been reached through the structures and other impervious surfaces such as driveways

Consistency with Development Code

The proposed amendments separate the maximums for building coverage, impervious surfaces, and hard surfaces. This is done through the new “building coverage” percent maximum being the same as the “coverage” maximum prior to January 2020, so that this number still represents the same thing - building coverage. The addition of new maximum standards for impervious and hard surface coverage creates consistency with the adopted LID standards.

Consistency with Comprehensive Plan

The proposed regulation amendments are consistent with the comprehensive plan by ensuring citizens are not unduly limited in how they wish to develop their land. The regulation of the impervious and hard surfaces ensure Orting’s natural character is preserved while being high enough to continue to allow for a variety of housing types.

Goal LU 5 - Residential development shall be of high-quality design and shall be consistent with the character of Orting.

Pol. H 2.1 - Ensure that development regulations provide opportunity for a variety of housing densities and types, including mixed use in the downtown.

Pol. CF 8.5 - Development should be designed to minimize disruption and/or degradation of natural drainage systems, both during and after construction. Development design which minimizes impermeable surface coverage by limiting site coverage and maximizing the exposure of natural surfaces should be encouraged.

SEPA Determination

After review of the environmental checklist a SEPA Determination of Nonsignificance was issued June 5, 2020 with a 14-day comment period ending on 5:00 pm June 19, 2020. The notice of determination was published in the Tacoma News Tribune. No comments were received.

Staff Recommendation

Staff's proposed solution to address this issue is to distinguish and have separate numeric standards for the maximum coverage for structures, impervious surfaces, and other hard surfaces, rather than a single coverage maximum. Each term would be specifically defined and include a list of example surfaces that are included within that maximum. The definitions of coverage, impervious surface, and hard surface above would likely have to be amended.

By having separate coverage limits, it will allow the maximum building coverage as defined prior to January's LID update to be retained, resulting in no change to the amount of lot allowed to be covered by structures. Instead additional coverage maximums would be introduced to reflect the updated definition.

Staff recommends approval of the ordinance and amendments as proposed.

Appeal

Recommendations of the planning commission may be appealed, by applicants or parties of record, from the planning commission hearing, to the city council per OMC 15-10-2.

NOTICE OF ORTING PLANNING COMMISSION PUBLIC HEARING

Monday, July 6th, 2020 – 7:00 pm

NOTICE IS HEREBY GIVEN the Orting Planning Commission will be holding a Public Hearing. The purpose of this hearing is to receive public testimony regarding a proposal to amend the lot coverage standards in the City of Orting's zoning code. Prior to January 2020, coverage was defined in the OMC as "the total ground coverage of all buildings or structures on a site measured from the outside of external walls or supporting members." An amendment to the definition of coverage was made to include buildings / structures as well as impervious surfaces, and hard surfaces - increasing the surfaces that counted towards each zone's maximum coverage allowed. This has created difficulties in development for items such as patios or decks. Therefore, the lot coverage code is proposed to be amended to create separate maximums for building coverage, impervious surfaces, and hard surfaces.

The hearing will be held at a virtual regular Planning Commission Meeting on July 6th, 2020 at 7:00pm. The City is utilizing remote attendance for the hearing. Comments made be made by the public by a log in or call in number and then entering the Meeting ID. To join the meeting/hearing on a computer or mobile phone:

<https://bluejeans.com/221797658>

Phone Dial-in: +1.408.419.1715 (United States(San Jose)) or +1.408.915.6290 (United States(San Jose)). Then enter meeting ID: 221 797 658

If you are unable to join the hearing written comments may be submitted to City Planner Emily Adams electronically, no later than 1:00pm on July 6th, 2020 at EAdams@cityoforting.org or by mail to the Planning Commission secretary at 110 Train St. SE, PO Box 489, Orting, WA, 98360.

Written comments will be sent to the Commission prior to the hearing and will become part of the public record. Further information may be obtained by emailing Emily Adams at the email above or by phone at 253-284-0263.



Product

TAC-upsell.thenewstribune.com

Placement

0300 - Legals Classified

Times Run

1

Run Schedule Invoice Text

NOTICE IS HEREBY GIVEN the Orting Planni

Position

0301 - Legals & Public Notices

Run Dates

06/25/2020

NOTICE IS HEREBY GIVEN the Orting Planning Commission will be holding a Public Hearing. The purpose of this hearing is to receive public testimony regarding a proposal to amend the lot coverage standards in the City of Orting's zoning code. Prior to January 2020, coverage was defined in the OMC as "the total ground coverage of all buildings or structures on a site measured from the outside of external walls or supporting members." An amendment to the definition of coverage was made to include buildings / structures as well as impervious surfaces, and hard surfaces - increasing the surfaces that counted towards each zone's maximum coverage allowed. This has created difficulties in development for items such as patios or decks. Therefore, the lot coverage code is proposed to be amended to create separate maximums for building coverage, impervious surfaces, and hard surfaces. **The hearing will be held at a virtual regular Planning Commission Meeting on July 6th, 2020 at 7:00pm. The City is utilizing remote attendance for the hearing. Comments made be made by the public by a log in or call in number and then entering the Meeting ID. To join the meeting/hearing on a computer or mobile phone:**

<https://bluejeans.com/221797658>
Phone Dialin: +1.408.419.1715 (United States|San Jose) or +1.405.915.6290 (United States|San Jose). Then enter meeting ID: 221.797.658

If you are unable to join the hearing written comments may be submitted to City Planner Emily Adams electronically, no later than 1:00pm on July 6th, 2020 at EAdams@cityoforting.org. Written comments will be sent to the Commission prior to the hearing and will become part of the public record. Further information may be obtained by emailing Emily Adams at the email above or by phone at 253.284.0263.

SEPA Environmental Checklist

(Integrated SEPA/GMA Process)

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Lot Coverage Code Amendments

2. Name of applicant:

**Emily Adams, City Planner
City of Orting**

3. Address and phone number of applicant and contact person:

**Mailing Address: PO Box 489, Orting, WA 98360
Phone: 253-284-0263**

4. Date checklist prepared:

May 22, 2020

5. Agency requesting checklist:

City of Orting

6. Proposed timing or schedule (including phasing, if applicable):

The Lot Coverage Amendments are a nonproject action undergoing public review. Amendments are anticipated to be adopted by August 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The Lot Coverage Amendments would be subject to review as needed in the future. Any new amendments will require separate environmental review.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Not applicable

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The City of Orting currently has projects in the various stages of development review prior to issuance of preliminary and final plat.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposed amendments would require approval by the Orting City Council and the Washington State Department of Commerce.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

In January 2020, City Council passed Ordinance 2019-1057 to update City standards and adopt low impact development (LID) requirements within the City of Orting Municipal Code. The Washington State Department of Ecology's Phase II NPDES Municipal Stormwater Permit required that the City review its development regulations and make amendments, if necessary, to make low impact development practices the preferred and commonly used method of stormwater management technique in the City.

Ordinance 2019-1057 amended the definition of coverage. Prior to January 2020, coverage was defined in the OMC as "the total ground coverage of all buildings or structures on a site measured from the outside of external walls or supporting members." The LID amendments amended the definition of coverage to include buildings / structures as well as impervious surfaces, and hard surfaces – increasing the surfaces that counted towards each zone's maximum coverage allowed. This has created difficulties in development for items such as patios or decks. Therefore, the lot coverage code is proposed to be amended to create separate maximums for building coverage, impervious surfaces, and hard surfaces. This will create consistency with the building coverage maximums from the previous iteration of the code and add new maximum standards for impervious and hard surface coverage.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

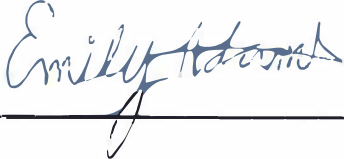
The City of Orting is located between the Puyallup and Carbon Rivers in Pierce County, generally within Township 18N and 19N, Range 5E. This is a non-project action that would affect multiple parcels in the City of Orting.

B. Environmental Elements [\[HELP\]](#)

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235.3.b.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of Signee: Emily Adams, AICP Candidate

Position and Agency/Organization: City Planner, City of Orting

Date Submitted: June 5, 2020

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed regulation amendments could increase discharge to water as the impervious and hard surface limits in multiple zones are increasing, and therefore potentially increasing run off and discharge to water. For example, in the Residential Urban zone the current coverage is 30% (including all building, impervious and hard surfaces) the amendment would retain the 30% for structure coverage only and have a slightly higher maximum for impervious surface of 45% as it would encapsulate structures and other impervious surfaces as defined in code such as canopies, building overhang, driveways, patios gravel roads etc. The maximum coverage for hard surfaces is proposed to be 55% as it would encapsulate structures, impervious surfaces, and hard surfaces including permeable pavement, decking with 3/16" minimum board spacing and vegetated roofs.

The proposal is not expected to have any impact on air emissions, the production, storage, or release of toxic or hazardous substances or noise.

Proposed measures to avoid or reduce such increases are:

Any future development will be subject to the City of Orting requirements for drainage; air emissions; production, storage, or release of toxic or hazardous substances; and noise. This specifically includes the 2019 City of Orting Stormwater Management Manual, the 2012

Stormwater Management Manual for Western Washington, as amended in 2014. The 2012 Low Impact Development Technical Guidance Manual for the Puget Sound; and the 2013 Rain Garden Handbook for Western Washington as measures to help avoid increases in discharge to water. The proposed regulations are amended in within the context of the recent LID code amendments which continue to support the use of strategies such as bioretention, rain gardens, permeable pavements, roof downspout controls, water re-use and vegetated roofs. Due to the separation of building coverage, impervious surface coverage and hard surface coverage some of these techniques (such as vegetated roofs and permeable pavements) have more opportunity to be used as the hard surface maximum increases.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The City of Orting Municipal Code Title 11 governs the protection and uses allowed within critical areas and their buffers. These standards include management practices deemed by the Washington State Department of Ecology and the Washington State Department of Commerce to incorporate best available science. The protection of critical areas will not diminish or change with an increase in allowable lot coverage.

The City's Critical Areas Code (Title 11) requires applicants proposing to develop sites containing or adjacent to critical areas have a qualified professional submit a critical areas special study for City review and approval.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Development proposals will be required to comply with the standards found in Title 11 – Critical Areas, Title 14 – Flood Control, and Title 13-5-2-C – Preservation of Significant Trees and Vegetation, in order to protect or conserve plants, animals, and fish. The City will require landscape plans (including significant trees) and critical areas reports for project-level SEPA environmental review for proposals as required under OMC 11-2-1 and OMC 13-5-2, respectively.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal would not result in the depletion of energy. The increased lot coverage allowance could result in the depletion of on-site natural resources such as vegetation and trees due to expanding the area that can be covered in impervious and hard surfaces.

Proposed measures to protect or conserve energy and natural resources are:

The retention of native vegetation and significant trees is a required stormwater management technique within the City of Orting which aids in the conservation of natural resources. The City of Orting has also adopted a suite of building codes adopted by the Washington State Building Code Council WAC Title 15 to aid in the conservation of energy and resources. These include:

1. The international building code, published by the International Code Council, Inc.;
2. The international residential code, published by the International Code Council, Inc.;
3. The international mechanical code, published by the International Code Council, Inc., including the international fuel gas code and the national fuel gas code, published by the International Code Council, Inc., except that the standards for liquified petroleum gas installations shall be NFPA 58 (storage and handling of liquified petroleum gases) and ANSI Z223.1/NFPA 54 (national fuel gas code);

4. The international fire code, published by the International Code Council, Inc., including those standards of the National Fire Protection Association specifically referenced in the international fire code; provided that, notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand held candles;
 5. Except as provided in Revised Code Of Washington 19.27.170, the uniform plumbing code and uniform plumbing code standards, published by the International Association Of Plumbing And Mechanical Officials; provided that, any provisions of the uniform plumbing code and uniform plumbing code standards affecting sewers or fuel gas piping are not adopted; and
 6. The rules adopted by the council establishing standards for making buildings and facilities accessible to and usable by the physically disabled or elderly persons as provided in Revised Code of Washington 70.92.100 through 70.92.160, as now or hereafter amended.
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal would not directly affect environmentally sensitive areas or areas designated (or eligible or under study) for government protection. The City's Critical Areas Code (Title 11) has the purpose of limiting development and alteration of critical areas and requires applicants proposed to develop sites containing or adjacent to critical areas have a qualified professional submit a critical areas special study for City review and approval.

Proposed measures to protect such resources or to avoid or reduce impacts are:

As the proposal is not expected to negatively affect environmentally sensitive areas or areas designated for governmental protection no specific measures are proposed beyond development proposals being required to comply with the standards found in Title 11 – Critical Areas, Title 14 – Flood Control, and Title 13-5-2-C – Preservation of Significant Trees and Vegetation, in order to protect or conserve plants, animals, floodplains, and critical areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal will affect land and shoreline use by amending lot coverage requirements for parcels of land throughout the city. This will have impact on how land is developed during future site-specific development but will not allow or encourage land or shoreline use incompatible with existing plans. No zoning or land use designations in the City will change under this proposal ensuring the compatible land use designations will remain as they are today.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The City's lot coverage code amendments are intended to harmonize with other plans and regulations of the City and not unnecessarily prevent development or redevelopment of homes as expected under City regulations. Prior to the January LID code updates lot coverage was defined as structures and buildings. These code amendments bring the code back in line with the coverage intention of that code while providing new provisions to better regulate impervious and hard surfaces in line with the recent City of Orting Municipal code

amendments and the requirements of the City of Orting's Phase II NPDES Municipal Stormwater Permit

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed amendments would not increase the demand on transportation or public services and utilities because it does not change land use patterns or allow increased development density.

Proposed measures to reduce or respond to such demand(s) are:

Not applicable.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Future project specific development applications will be subject to SEPA environmental review and code requirements in place at the time of application. The proposed amendments to the City's municipal code are not known to conflict with any local, state or federal laws relating to the protection of the environment.



CITY OF ORTING

110 TRAIN ST SE, PO BOX 489, ORTING WA 98360
Phone: (360) 893-2219 FAX: (360) 893-6809
www.cityoforting.org

SEPA Determination of Non-Significance (DNS)

Name of Proposal: Lot Coverage Code Amendments

Proponent: City of Orting

Description: The proposal is to amend the lot coverage code. Prior to January 2020, coverage was defined in the OMC as “the total ground coverage of all buildings or structures on a site measured from the outside of external walls or supporting members.” The LID amendments amended the definition of coverage to include buildings/ structures as well as impervious surfaces, and hard surfaces – increasing the surfaces that counted towards each zone’s maximum coverage allowed. This has created difficulties in development for items such as patios or decks. Therefore, the lot coverage code is proposed to be amended to create separate maximums for building coverage, impervious surfaces, and hard surfaces. This will create consistency with the building coverage maximums from the previous iteration of the code and add new maximum standards for impervious and hard surface coverage.

Location: The City of Orting is located between the Puyallup and Carbon Rivers in Pierce County, generally within Township 18N and 19N, Range 5E. This is a non-project action that would affect multiple parcels in the City of Orting.

Lead Agency: City of Orting.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The information is available to the public on request.

Responsible Official: City Administrator or his/her authorized designee
Mark Bethune, City Administrator
City of Orting
Orting City Hall, 110 Train St SE, Orting, WA 98360

Please submit written comments to Mark Bethune at the address above, or by email to Emily Adams, City Planner at eadams@cityoforting.org

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the issue date (issue date: June 5, 2020. Comments must be submitted by 5:00 pm on June 19, 2020.)



Mark Bethune, City Administrator



Date

“Small Town – Big View”

Product

TAC-upsell.thenewstribune.com

Placement

0300 - Legals Classified

Times Run

1

Run Schedule Invoice Text

SEPA Determination of Non-Significance (

Position

0301 - Legals & Public Notices

Run Dates

06/05/2020

SEPA Determination of Non-Significance (DNS)

Name of Proposal: Lot Coverage Code Amendments

Proponent: City of Orting

Description: The proposal is to amend the lot coverage standards in the City of Orting's zoning code. Prior to January 2020, coverage was defined in the OMC as "the total ground coverage of all buildings or structures on a site measured from the outside of external walls or supporting members." The UD amendments amended the definition of coverage to include buildings / structures as well as impervious surfaces, and hard surfaces - increasing the surfaces that counted towards each zone's maximum coverage allowed. This has created difficulties in development for items such as patios or decks. Therefore, the lot coverage code is proposed to be amended to create separate maximums for building coverage, impervious surfaces, and hard surfaces. This will create consistency with the building coverage maximums from the previous iteration of the code and add new maximum standards for impervious and hard surface coverage.

Location: The City of Orting is located between the Puyallup and Carbon Rivers in Pierce County, generally within Township 18N and 19N, Range 5E. This is a non-project action that would affect multiple parcels in the City of Orting.

Lead Agency: City of Orting. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The information is available to the public on request.

Responsible Official: Mark Bethune, City Administrator, City of Orting, 110 Train St SE, Orting, WA 98360 / Please submit written comments to Mark Bethune at the address above, or by email to Emily Adams, City Planner at eadams@cityoforting.org

This Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the issue date (issue date: June 5, 2020. Comments must be submitted by 5:00 pm on June 19, 2020 to the email address above listed.)

**CITY OF ORTING
WASHINGTON
ORDINANCE NO. 2020-XXXX**

**AN ORDINANCE OF THE CITY OF ORTING,
WASHINGTON, RELATING TO LOT COVERAGE
REQUIREMENTS; AMENDING ORTING MUNICIPAL
CODE SECTIONS 9-5A-4, 13-5-1, AND 13-2; PROVIDING
FOR SEVERABILITY; AND ESTABLISHING AN
EFFECTIVE DATE**

WHEREAS, the City of Orting is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the state of Washington; and

WHEREAS, the City desires to update its lot coverage maximums to respond to citizen needs; and

WHEREAS, the current development code has one lot coverage maximum and the City desires to separate coverage into three categories to provide consistency with previously adopted regulations pertaining to Low Impact Development; and

WHEREAS, in accordance with the requirement set forth in RCW 36.70A.106, the City provided the Washington State Department of Commerce notice of the City's intent to adopt the proposed ordinance on June 4 for its expedited review and comment period; and

WHEREAS, the City's Planning Commission held a public hearing on the proposed amendments on July 6, 2020 and has forwarded a recommendation to the City Council to adopt the proposed OMC amendments; and

WHEREAS, the City Council held a public hearing on the proposed OMC amendments on July 29, 2020, considered the proposed code amendments and the entire record, including recommendations from the Planning Commission; and

WHEREAS, the City Council has determined that the proposed regulations are in accord with the Comprehensive Plan, will not adversely affect the public health, safety, or general welfare, and are in the best interest of the citizens of the City;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ORTING, WASHINGTON,
DOES ORDAIN AS FOLLOWS:**

Section 1. Recitals. The Recitals set forth above are hereby adopted and incorporated as Findings of Fact and/or Conclusion of Law of the City Council. The City Council bases its findings and conclusions on the entire record of testimony and exhibits, including all written and oral testimony before the Planning Commission and the City Council.

Section 2. OMC Section 9-5A-4, Amended. Orting Municipal Code Section 9-5A-4 is hereby amended as follows:

HARD SURFACE: An impervious surface, a permeable pavement, decking that has a minimum 3/16" board spacing, or a vegetated roof.

Section 3. OMC Section 13-5-1, Amended. Orting Municipal Code Section 13-5-1 is hereby amended as follows:

Table 1 – Development Standards:

Zones	Minimum Lot Requirements			Setbacks			Maximum Heights	Maximum Building ¹⁵ Coverage	Maximum Impervious Surface ¹⁶ Coverage	Maximum Hard Surface ¹⁷ Coverage	Maximum Density
	Width	Depth	Area	Front	Rear	Side					
RC			2 acres	25' ²	25'	8'	35'	20%	<u>25%</u>	<u>40%</u>	1 DU/2A
RU			7,260 sq. ft.	25' ²	25'	8'	35'	30%	<u>40%</u>	<u>55%</u>	6 DU/A
RMF	40'	100'	5,450 sq. ft. ⁴ 7,000 sq. ft. ⁵ 4,000 plus 2,000 sq. ft. ⁶ None (nonresidential) ⁷	25' ²	25'	8'	35'	40%	<u>50%</u>	<u>65%</u>	8 DU/A
MUTC	None	None	None	None	None	None	45' ¹⁴	100%	<u>100%</u>	<u>100%</u>	None
MUTC N	None	None	None ⁹	None ¹⁰	None ¹⁰	None ¹⁰	35' ¹¹ 50' ¹²	100% ¹³	<u>100%</u>	<u>100%</u>	n/a
LM	None	None	None	None	None	None	35'	100%	<u>100%</u>	<u>100%</u>	n/a
OS	None	None	None	None	None	None	25'	None	<u>None</u>	<u>None</u>	n/a
PF	None	None	None	8	8	8	8	None	<u>None</u>	<u>None</u>	n/a

Notes:

1. Heights specified are for principal structures; maximum height for accessory structures in all zones is 20 feet.
2. Minimum setback for the nonfront yard of a corner lot is 20 feet.
3. Except as modified in this chapter.
4. Minimum lot area for single-family detached dwellings.
5. Minimum lot area for duplexes and townhouses.
6. Minimum lot area for multi-family dwellings: 4,000 square feet for the first unit and 2,000 for each additional unit.
7. No minimum lot area for nonresidential uses.
8. Minimum setbacks and building heights consistent with the most intensive adjacent zone.

9. Minimum area for master plans is 5 acres.
10. Setbacks to be determined during site plan review
11. In sectors 1 and 3.
12. In sector 2.
13. ~~Minimum open space requirement is 1,000 square feet for every 10,000 square feet of building area.~~ See OMC 13-3-2-E for minimum open space requirements.
14. Or 3 stories subject to architectural design review. Height limit applies to those portions of the MUTC Zone shown in figure A of this section.
15. Building coverage includes any building or structure, such as the primary structures, accessory structures and outbuildings.
16. Impervious surfaces include, but are not limited to, those structures included in building coverage as well as rooftops, canopies, building overhangs, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. See OMC 9-5A-4 for complete definition
17. Hard surfaces are anything included under building coverage and impervious surfaces plus a permeable pavement, decking that has a minimum 3/16" board spacing, or a vegetated roof

OMC 13-5-1-F: RU Zone Pipestem (Flag) Lot Development Standards:

2.c. Impervious surface coverage of the lot shall not be greater than ~~twenty-five~~ thirty-five percent (~~25-35%~~), not including the driveway portion in the stem section of the lot. ~~Applicants may receive up to fifty percent (50%) credit for pervious driveways and sidewalks in the residential "building area" section of the lot. The credit can be applied to the building impervious surface area (i.e., a 400 square foot driveway with pervious materials could provide a credit of up to 200 square feet that could be added to the building impervious surface area)~~

Section 4. OMC Chapter 13-2, Amended. Orting Municipal Code Section 13-2, Subsection 2 and 10 is hereby amended to read as follows:

COVERAGE: The total ground coverage of all building, hard, and impervious surfaces, such as ~~buildings~~, structures, canopies, overhangs, or slabs, ~~or hard surfaces~~, on a site measured from the outside of edges, external walls, supporting members or roof edges. See the definition of hard surface and impervious surface in OMC 9-5A-4 for additional surfaces that are considered coverage.

IMPERVIOUS SURFACE: Paved or compacted surfaces, including roofs, that prevent or retard the percolation of water into the underlying soil. See OMC 9-5A-4 for impervious surface definition.

Section 5. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law

or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 6. Codification. The City Council authorizes the City Clerk to correct any non-substantive errors herein, codify the above, and publish the amended code.

Section 7. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON
THE ___ DAY OF ____, 2020.**

CITY OF ORTING

Joshua Penner, Mayor

ATTEST/AUTHENTICATED:

Jane Montgomery, City Clerk, CMC

Approved as to form:

Charlotte A. Archer
Inslee, Best, Doezie & Ryder, P.S.
City Attorney

Filed with the City Clerk:
Passed by the City Council:
Date of Publication:
Effective Date:

Re: Lot Coverage Public Hearing Notice

WENDY JENKINSON <thebeans@comcast.net>

Thu 6/25/2020 8:22 PM

To: Emily Adams <EAdams@cityoforting.org>;

Hi Emily,

Thank you for advising me about the upcoming meeting that will be addressing the lot coverage issue in our city. Since I am unavailable for this upcoming meeting, I'd appreciate you adding my commentary (below) for public input and I understand that it will become part of the public record. If you have any questions, please feel free to contact me.

Thank you,
Darrell Jenkinson

~~~~~

**To: The members of the Orting Planning Commission and City Council;**

**I am writing to you regarding the recent change in the water-permeable rule prohibiting the building of decks where I live in Orting. I have been in contact with Ron Anderson who is on the ACC (Architectural Control Committee) here at Majestic View Estates and he encouraged me to reach out to the city council and speak to the latest changes to the permeability rules.**

**I am a resident of Majestic View Estates, off Beckett. My wife and I purchased this home in the newer developed area a year ago. During the past year we were made aware of the permeable space regulations from our HOA. Although the restrictions from additional building on these lots makes sense from a flooding mitigation perspective, the recent restrictions on building decks eludes common sense.**

**Decks are by nature permeable by design because there is spacing between the decking, allowing water runoff between the gaps. I was told last summer by our ACC that decks were allowed as long as there was 3/16" spacing between the decking boards which would allow for normal permeability with water / rain runoff to the ground below the deck. When dealing with decks, the gaps between the decking boards naturally allow for water to move through the structure and fall to the ground within inches of where the raindrops would have hit, in absence of a deck being built in that spot. Permeability is maintained by adhering to this spacing rule and all parties are satisfied. Unfortunately, now it seems that the city is legislating common sense by saying that decks---even with the formerly prescribed 3/16" spacing---are no longer permeable and therefore, not permitted to be built any longer.**

**There have been many decks built in the newer section of Majestic View Estates up until the newer restrictions were implemented. I was about to submit my deck building plans to the HOA for approval when I was told that the new rules had already kicked in. If I had known there was a chance the rules were going to change, I would have built my deck last year!! It's unjustifiable that the city can tell my neighbor across the street that it was fine for him to build a deck but I can't and absolutely no part of the permeability issue has changed between one side of the**



**street to the other. At the very minimum, these restrictions should take affect for anfuture development and grandfather in the already built homes at Majestic View Estates to allow for decks to be built as long as there is 3/16 spacing between decking boards as allowed under the previous rules.**

**I've had several conversations with Tim Lincoln, your building official. He mentioned that any changes to the new rules would have to be presented and approved by the city council. I implor you to review this new regulation and make the necessary changes that will allow your citizens to enjoy having a deck in their own backyard while they still honor the need for ground permeability.**

**Thank you for your time.**

**Darrell Jenkinson**

**403 Oak St. SW**

**Orting, WA**

---

Total Control Panel

[Login](#)

To: [eadams@cityoforting.org](mailto:eadams@cityoforting.org)

[Remove](#) this sender from my allow list

From: thebeans@comcast.net

*You received this message because the sender is on your allow list.*