

## Commissioners

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



# City of Orting Planning Commission Agenda

November 2, 2020  
7:00pm  
Virtual Meeting

Phone Dial-in - Charges may apply  
+1.408.419.1715

To join the meeting on a computer or mobile  
phone:

<https://bluejeans.com/488561241?src=calendarLink>

Meeting ID: 989 252 206

---

## 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."

1. 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](mailto:moharra@cityoforting.org) by 1:00pm on November 2, 2020 and will be read into 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 October 5<sup>th</sup> and 19<sup>th</sup>, 2020 correct and accurate?

## E. ARCHITECTURAL DESIGN REVIEW

1. ADR 2020-11: Shell Food Mart – Building

## F. NEW BUSINESS

## G. OLD BUSINESS

1. Housing Grant Code Amendment – Planner Emily Adams
2. Comprehensive Plan Amendments Update: Planner Emily Adams

## H. GOOD OF THE ORDER

1. Planned Absences:
2. Report on October Council meetings: City Administrator
3. Agenda setting: Meadows - Final Plat Hearing November 9, 2020  
Carbon River RV Park – Public Hearing December 7, 2020  
Housing Grant Code – Public Hearing December 7, 2020

## I. ADJOURN

**NEXT PLANNING COMMISSION MEETING: Monday – December 7, 2020**

**City Council Meeting: 2<sup>nd</sup> & last Wednesday of each month at 7:00pm**

**City Council Study Session: 3<sup>rd</sup> Wednesday of each month at 6:00pm**

**Planning Commission: 1<sup>st</sup> Monday of each month at 7:00pm**

**City of Orting**  
**PLANNING COMMISSION MINUTES**  
**Virtual Meeting**  
October 5, 2020

Chair Kelly Cochran called the Bluejeans virtual meeting to order at 7:02 pm. Roll call found Commissioners Jeff Craig, Karen Wilson, Jennifer McKinney, Erika Bartholomew and Chris Hartman in attendance; a quorum was present. Commissioner Chris Rule was absent and had informed Commissioners at the September 10<sup>th</sup> meeting.

Commissioner Craig moved to excuse Commissioner Rule from the meeting. Commissioner Wilson seconded the motion and it carried. Commissioner Bartholomew was absent from the September 10<sup>th</sup> meeting and had contacted the Planning Secretary on September 11<sup>th</sup> to explain a family issue had come up; she asked to be excused. Commissioner Craig moved to excuse her from the September 10<sup>th</sup> meeting. Commissioner Wilson seconded the motion and it carried.

**ATTENDANCE:**

City	Finance Director/Assistant City Administrator Scott Larson, Commission Secretary Margaret O’Harra Buttz
Professional Representatives	City Planner Emily Adams
Guests (Virtual Log-in)	none

**AGENDA APPROVAL:**

Agenda Approval Commissioner Craig moved to approve the agenda as amended.

- Add to Old Business: *Lot Coverage Code Amendment*

Commissioner Wilson seconded the motion and it carried.

**AUDIENCE PARTICIPATION: None**

**MINUTES:**

Minutes of September 10, 2020 Meeting Commissioner Craig moved to approve the minutes as amended.

- ADR 2020-10, 2<sup>nd</sup> bullet: Change wording to “if re-painted, ADR approved color(s) will be used”
- Comprehensive Plan Amendments, 1<sup>st</sup> paragraph: Change date to October “5<sup>th</sup>” and remove the “10<sup>th</sup>”
- Planned Absences: Enter Commissioner Rule to miss the October 5, 2020 meeting
- Agenda Setting: Add Lot Coverage Ordinance, Meadows 4 Final Plat and Housing Grant Code Amendments

Commissioner Wilson seconded the motion and it carried.

**ARCHITECTURAL DESIGN REVIEW: None**

**NEW BUSINESS:**

Public Hearing: Comprehensive Plan Amendments Planner Adams provided an overview of the amendments. Chair Cochran opened the Public Hearing at 7:18pm, Planner Adams read a written statement from Jerry Cowan, who was one of the zoning applicants. Having no additional public comment offered, Chair Cochran closed the hearing at 7:19pm.

Commissioner Craig moved to recommend approval of the Comprehensive Plan Amendments to City Council. Commissioner Wilson seconded the motion and it carried.

ADR Sign Code Review Commissioners discussed the opening of the ADR Sign Code for review of Flutter Flags. The Commissioners decided to postpone a decision for a couple of months in order to allow time for Code Enforcement to address the current noncompliant signage in city limits.

**OLD BUSINESS:**

RV Park Update Applicant documents are being reviewed and the Planner Adams stated that there would be a Public Hearing at either the November or December meeting.

Noncompliant Signage - Update No further discussion see *ADR Sign Code Review* above.

Housing Grant Code Amendment Planner Adams provided a brief report regarding the 2<sup>nd</sup> Virtual Open House that occurred on September 28, 2020. Attendance for the Planning Commission's Virtual Study Session for Monday, October 19, 2020 at 7:00pm was confirmed. Planner Adams will provide documents to the Commissioners prior to the Study Session.

Impervious Surface/Lot Coverage Code: Discussion Planner Adams responded to questions from the Commission regarding the code approved by the Council in September. She confirmed the safeguards that are in place and that all applications must meet the CID requirements. The Commission and Planner discussed how variances are heard and their concern about variances being granted. Planner Adams will be attending Variance Hearings being heard before the Hearing Examiner,

**GOOD OF THE ORDER**

Planned Absences None at this time.

Report on September Council meetings: Finance Director/Assistant City Administrator Scott Larson gave a brief report.

Agenda Setting for September meeting  
RV Park Update – Planner Adams  
Noncompliant Signage – Secretary Buttz  
Housing Grant Code – Planner Adams  
Meadows 4 Final Plat – Planner Adams

**ADJOURNMENT:**

Meeting Adjournment Commissioner Craig moved to adjourn the meeting at 7:52pm. Commissioner Wilson seconded the motion and it carried.

**ATTEST:**

---

Kelly Cochran, Commission Chair

---

Margaret O'Harra Buttz, Commission Secretary

**City of Orting**  
**PLANNING COMMISSION MINUTES**  
**Virtual Study Session**  
October 19, 2020

Chair Kelly Cochran called the virtual meeting to order at 7:00 pm through Bluejeans. Roll call found Commissioners Jeff Craig, Karen Wilson, Chris Rule, Erika Bartholomew and Jennifer McKinney in attendance; a quorum was present. Commissioner Chris Hartman was absent and had contacted the Planning Secretary.

Commissioner Craig moved to Excuse commissioner Hartman from the meeting. Commissioner Rule seconded the motion and it carried.

**ATTENDANCE:**

City	City Administrator Mark Bethune, Commission Secretary Margaret O'Harra Buttz
Professional Representatives	City Planner Emily Adams
Guests (Virtual Log-in)	none

**AGENDA APPROVAL:**

Agenda Approval	Commissioner Wilson moved to approve the agenda as amended to remove the Electronic Reader Board topic due to Administrator Bethune's absence. Commissioner Rule seconded the motion and it carried.
-----------------	--

**AUDIENCE PARTICIPATION: None**

**MINUTES: None**

**ARCHITECTURAL DESIGN REVIEW: None**

**NEW BUSINESS: None**

**OLD BUSINESS:**

Housing Grant Code Amendment	AHBL staff reviewed the 2 <sup>nd</sup> Virtual Open House which was held on September 28, 2020 with Commissioners. Chair Cochran requested to review and discuss the proposed code that included all areas in the one document, instead of the individual exhibits.
------------------------------	--

Commissioners voiced concerns for the following:

- On-site parking should be required for an ADU that are 900 - 1200 sq ft.
- School Impact fees should be required for a 1200sq ft ADU, given the size the ADU probably would be a three (3) bedroom, two (2) bath home with the possibility of children living in it.
- The owner of the original main residence should be required to be living in the residence and only allowed to rent the ADU only.



**GOOD OF THE ORDER:**

Additional Meeting

Planner Adams requested a meeting on November 9, 2020 for the Meadows 4 Final Plat Hearing, explaining the time-lines the City is required, by code, to adhere to. Commissioners confirmed date.

**ADJOURNMENT:**

Meeting Adjournment

Commissioner Craig moved to adjourn the meeting at 8:53pm. 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

ADR 2020-11  
Shell Gas Station Mini Mart

### **APPLICANT / OWNER**

Prince Golen – Owner  
Lisette Terry - Engineer

### **LOCATION OF PROPOSAL**

204 Washington Ave N

**DESCRIPTION OF PROPOSAL:** The applicant, due to fire damage, proposes a building design for an existing 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 building design with the application; the design is attached.
- The applicant has submitted to the Planner for a *Site Plan Review* also. A Building Permit application will be submitted at a later date.
- The applicant indicates that a 2<sup>nd</sup> level will be added for an office and as a residence, with both an interior and exterior entrance.
- The drawing does not indicate exterior windows on the second level facing Washington Ave N. Windows facing the alley behind the building and on the east side are not gridded.
- The two (2) colors for the Building are white (trim) and tan (body) without specific color names. See Exterior Paint permit also submitted with the application.
- The type of material for the roofing will be composition shingles, but the color was not evident.
- The applicant does address changes to the current exterior sign in ADR Criteria form. The drawings display “ORTING FOOD MART” across the front of the build, appearing to be individual letters; however, there was not a sign review application or specific sign design submitted.
- The drawing to not appear to show type nor placement of the LED lighting mentioned in the ADR Criteria form.
- The *Plot Plan* does not indicate the refuse collection area or the surround.

### **STAFF RECOMMENDATION:**

Staff recommends approval of ADR 2020-11 with the following conditions:

- Identify the color of the roofing material
- The exterior signage change is not included in the approval: An ADR Signage application and design will need to be submitted to the Planning Commission for separate approval
- Clarification of the refuse collection area specifications are needed

**PREPARED BY:** Margaret O’Harra Buttz

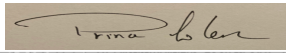
**\*\*PLANNING COMMISSION DECISION – November 2, 2020\*\***

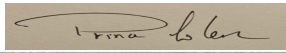
---

Kelly Cochran, Planning Commission Chair

---

Scott Larson, City Administrator

<b>City of Orting</b> Department of Planning & Community Development <b>ARCHITECTURAL DESIGN REVIEW APPLICATION FORM</b>		File No. _____ App. Type _____ Fee Paid \$ _____ Date Rec'd _____
Name of Project/Development:		
<b>APPLICANT/CONTACT PERSON</b>		
Name: Lisette Terry		
Address: 600 University Street, Suite 720		
City: Seattle	State: WA Zip: 98101	Phone: 206-790-7594
<b>DESCRIPTION OF PROPOSED ACTION</b>		
See attached Project Description		
<b>PROPERTY DESCRIPTION</b>		
Location of subject property: 204 Washington Ave N, Orting, WA 98360		
Legal Description (attach additional pages as required):		
Tax Parcel No. 3670000010		Range 05 Quarter 33 ELDREDGES
1/4 Sec.	Sec. 29 Twn. 19	ADD TO ORTING L 1 & 2 & E 29 FT
		R. OF 3 B 4 ETN 4402668
Size (ac./sq. ft.) 10,824 sq ft	Comp. Plan designation	Zone Mixed Use - Town Center
Current Use Gas Station and Mini-Mart		
<b>AUTHORIZATION TO FILE: SIGNATURE OF ALL PERSONS WITH AN INTEREST IN THE PROPERTY</b>		
Name Prince Golen	Name	
Signature 	Signature	
Tax No or Lot & Subdivision 3670000010	Tax No or Lot & Subdivision	
<input checked="" type="checkbox"/> Owner ___ Contract Purchase ___ Option Purchaser*	___ Owner ___ Contract Purchase ___ Option Purchaser*	
Option Expiration Date _____	Option Expiration Date _____	
*Owners signature also required	*Owners signature also required	
<b>CERTIFICATION</b>		
I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization.		
Signature: <u>          Lisette A Terry          </u>	Date: October 22, 2020	

<b>City of Orting</b> Department of Planning & Community Development <b>ARCHITECTURAL DESIGN REVIEW APPLICATION FORM</b>		File No. _____ App. Type _____ Fee Paid \$ _____ Date Rec'd _____
Name of Project/Development:		
<b>APPLICANT/CONTACT PERSON</b>		
Name: Lisette Terry		
Address: 600 University Street, Suite 720		
City: Seattle	State: WA Zip: 98101	Phone: 206-790-7594
<b>DESCRIPTION OF PROPOSED ACTION</b>		
See attached Project Description		
<b>PROPERTY DESCRIPTION</b>		
Location of subject property: 204 Washington Ave N, Orting, WA 98360		
Legal Description (attach additional pages as required):		
Tax Parcel No. 3670000010		Range 05 Quarter 33 ELDREDGES
1/4 Sec.	Sec. 29 Twn. 19	ADD TO ORTING L 1 & 2 & E 29 FT
		R. OF 3 B 4 ETN 4402668
Size (ac./sq. ft.) 10,824 sq ft	Comp. Plan designation	Zone Mixed Use - Town Center
Current Use Gas Station and Mini-Mart		
<b>AUTHORIZATION TO FILE: SIGNATURE OF ALL PERSONS WITH AN INTEREST IN THE PROPERTY</b>		
Name Prince Golen	Name	
Signature 	Signature	
Tax No or Lot & Subdivision 3670000010	Tax No or Lot & Subdivision	
<input checked="" type="checkbox"/> Owner ___ Contract Purchase ___ Option Purchaser*	___ Owner ___ Contract Purchase ___ Option Purchaser*	
Option Expiration Date _____	Option Expiration Date _____	
*Owners signature also required	*Owners signature also required	
<b>CERTIFICATION</b>		
I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization.		
Signature: <u>          Lisette A Terry          </u>	Date: October 22, 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:

The exterior finish of the building is to be a tan stucco color with white trim and is intended to look similar to the businesses directly south, across Washington Ave N, ie the H&R Block building. The existing parking lot is to remain in it's current location to allow for vehicles to pull in from Washington Ave N or Leber street and easily pull up to the pumps. There will be a total of 12 parking spaces for the Orting Food Mart.

#### 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:

With the exterior look similar to the other businesses in the area, it will not visually stand out as looking peculiar or out of place.

---

---

#### 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:

The exterior finish is to be a tan color, similar to the surrounding businesses, which are compatible with the Turn of the Century/Western Victorian theme. The lighting will be placed under a canopy illuminating the storefront and the signage on the canopy.

---

---

#### 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:

Stucco finish with a tan color is very much a Western style that will fit nicely with the mountain surroundings. There will not be shiny finishes or bright colors.

---

---

#### 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 signs 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:

The signage is to be hung on the front of the canopy with indirect LED lighting above the sign.

---

---

#### 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:

The tan painted stucco will be the exterior finish on all of the walls of the building to keep the look consistent with the Turn of the Century/Western-Victorian style.

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:

The lighting is going to be at the top of the canopy shining down on the sign and illuminating the storefront and walkway below. The lights are to be LED.

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.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

There are no additional new structures or street furniture. The gas pumps and the gas pricing sign are to remain as existing.

*Christie Q Terry*

October 22, 2020

Signature

Date

<i>City use only</i>	
ADR #	_____
Fee Paid	_____
Date Received	_____



The scope of work covered under this permit is the reconstruction of the Shell Gas Station Mini Mart after a fire. The damaged building is to be demolished and a new building erected.

### **Damaged Building Description**

The building is a one-story, wood-framed structure built over a slab-on-grade, constructed in 1988. The building is rectangular in plan with a long-axis dimension of approximately 57 feet and a short axis dimension of approximately 34 feet. The long-axis dimension is mostly oriented east-west. The foundation is comprised of a concrete perimeter wall. The wall framing is comprised of 2x6 studs at 16 inches on center. The roof framing is comprised of parallel chord trusses at two feet on center.

### **New Building Description**

The building is a two-story, wood-framed structure built over a slab-on-grade. The building is rectangular in plan. The first level has a long-axis dimension of 75 feet and a short axis dimension of 37.5 feet. The long-axis dimension is mostly oriented east-west. The second level short-axis dimension is 21 feet extending from the north face of the building. The foundation is comprised of a 6-inch concrete perimeter wall with footing. The wall framing is comprised of 2x6 studs at 16 inches on center and is sheathed with plywood. The second level floor/first roof framing is comprised of parallel chord trusses at two feet on center and is sheathed with plywood. The second level roof framing is gable-styled and is comprised of 2x4 trusses at two feet on center and is sheathed with plywood.





**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: 204 Washington Ave N, Orting, WA 98360

Owner: Prince Golen

Tax Parcel #: 3670000010 Phone # 206-788-7884

Contractor: Dave Stephens, BELFOR

Address: 4320 S 131st PI #100, Seattle, WA 98168

Contractor #: BELFOUG990BJ Phone # 206-909-8964

A) Primary color for structure: Tan

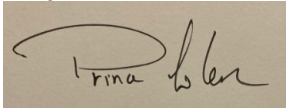
B) Trim color: White

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.

The exterior finish of the building is to be a tan stucco color with white trim and is intended to look similar to the businesses directly south, across Washington Ave N, ie the H&R Block building. The trim will be used on the fascia boards and on the exterior walls around the windows.

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



Signature

October 22, 2020

Date

<b>City Use:</b>	
File #	_____
Fee Paid	_____
Date Rec'd	_____



# ORTING SHELL GAS STATION

## FIRE DAMAGE REPAIR

### ABBREVIATIONS

abv above	F.O. Face Of (Conc, Ftg, etc)	RJP Partial Joint Penetration
AFF Above Finish Floor	fin finish	pen penetration
addl additional	FF Finish Floor	d penny
agg aggregate	flr floor	perp perpendicular
alt alternate	ft foot/feet	pc piece
AB Anchor Bolt	ftg footing	E plate
& and	fdm foundation	plumb Plumbing
L angle	frmg framing	plywd plywood
Arch Architect/ural	ga gage	lbs pounds
@ at	galv galvanized	psf Pounds Per Square Foot
bm beam	GT Girder Truss	psi Pounds Per Square Inch
blw below	GL glu-lam	PDF Powder Driven Fastener
btwn between	gr grade	PT Pressure Treated
blk block	gyp gypsum wall board	proj projection
blkg blocking		R radius
bot bottom	hgr hanger	RWL Rain Water Leader
B.O. Bottom Of	HWS Headed Welded Stud	reinfr reinforce/ing/ment/d
brcg bracing	hdr header	reqd required
bdg building	ht height	rf roof
	HSB High Strength Bolt	RO Rough Opening
C camber	HD Holdown	sect section
CIP Cast In Place	HSS Hollow Structural Shape	sheathg sheathing
clg ceiling	horiz horizontal	SMS Sheet Metal Screws
cl center line	IBC International Building Code	sim similar
cc center to center	info information	SJ Slab Joint
ctrd centered	ID Inside Diameter	sq spacing
C clear	int interior	sqc square
col column	it joint	stagr stagger/ed
CJP Complete Joint Penetration	jst joist	std standard
conc concrete	JH Joist Hanger	stl steel
CMU Concrete Masonry Unit	ksi kips per square inch	stiff stiffener
CTUP Concrete Tilt-Up Panel	LS Lag Screw	struct structure/al
conn connection	lwt light weight	SF Structural Plywood
CJ Construction/Cold Joint	long longitudinal	SPIN Structural Plywood
cont continuous	LLH Long Leg Horizontal	Interior Nailing
contr contractor	LLV Long Leg Vertical	Structural Plywood
CRC California Residential Code	MB Machine Bolt	Perimeter Nailing
ctsk countersink	mfr manufacture/d/ing/r	
	max maximum	thk thick
diag diagonal	mech Mechanical	thrd threaded
ds diameter	metal metal	thru through
dim dimension	mtl minimum	TN Toe Nail
dbl double	min minimum	T&G Tongue and Groove
DF Douglas fir	NA Neutral Axis	T&B Top and Bottom
dn down	(N) new	TFJH Top Flange Joist Hanger
dwgs drawings	NC No Camber	T.O. Top Of (Conc, Ftg, etc)
	nom nominal	tran transverse
ea each	MTS Not To Scale	typ typical
EF Each Face	# number/pounds	UNO Unless Noted Otherwise
EW Each Way		vert vertical
E.O. Edge Of		wt weight
Elev Elevation	opng opening	WWF Welded Wire Fabric
embed embedment	OH Opposite Hand	w with
EN End Nail	OD Outside Diameter	WS Wood Screw
eq equal	ov/ over	WP Work Point
equip equipment		
(E) existing		
Ext exterior		

### GENERAL NOTES

- The scope of work covered under this permit is full reconstruction of the Shell Gas Station mini-mart with the addition of a residential unit on the second level.
- All new work shall conform to the 2015 International Building Code and other applicable codes and standards.
- It shall be the contractor's responsibility to make themselves familiar with all existing conditions, building plans, and all site conditions which may affect their work. They shall ascertain the extent of demolition work required to complete the structure per new plans and be responsible for its safe completion. The contractor shall match existing heights, lines, materials, finishes and conditions unless noted otherwise on new plans.
- It is the contractor's responsibility to comply with the pertinent sections, as they apply to this project of the "Safety Standard for Construction Work" issued by the state of Washington and all OSHA requirements. The engineer and the owner do not accept any responsibility for the contractor's failure to comply with these requirements.
- The contractor shall provide adequate stays and bracing of all framing until all elements of design have been incorporated in the project.
- The contractor shall field verify all dimensions prior to commencing with new work.
- (N) denotes new, (E) denotes existing, and (R) denotes replacement.
- Do not scale drawings.
- Omissions or discrepancies between the various elements of the contract documents shall be brought to the attention of the engineer before proceeding with the work.
- The general contractor shall verify all existing features and conditions (dimensions, elevations, etc.) upon which these drawings rely.
- Smoke remediation by others.

### PROJECT INFORMATION

#### PROPERTY ADDRESS

204 Washington Avenue North  
Orting, WA 98360  
A.P.N. 367000-001-0

#### OWNER'S INFORMATION

Priscilla S Corp  
14316 SE 287th Street  
Kent, WA 98042

#### EXISTING BUILDING SQUARE FOOTAGE

First Floor = 1,972 Sq Ft  
Total Building = 1,972 Sq Ft

#### NEW BUILDING SQUARE FOOTAGE

First Floor = 2,812 Sq Ft  
Second Floor = 1,575 Sq Ft  
Total Building = 4,387 Sq Ft

#### LOT COVERAGE

Bldg Footprint = 2,812 Sq Ft  
Lot Size = 10,824 Sq Ft  
Percent Coverage (%) = 26%

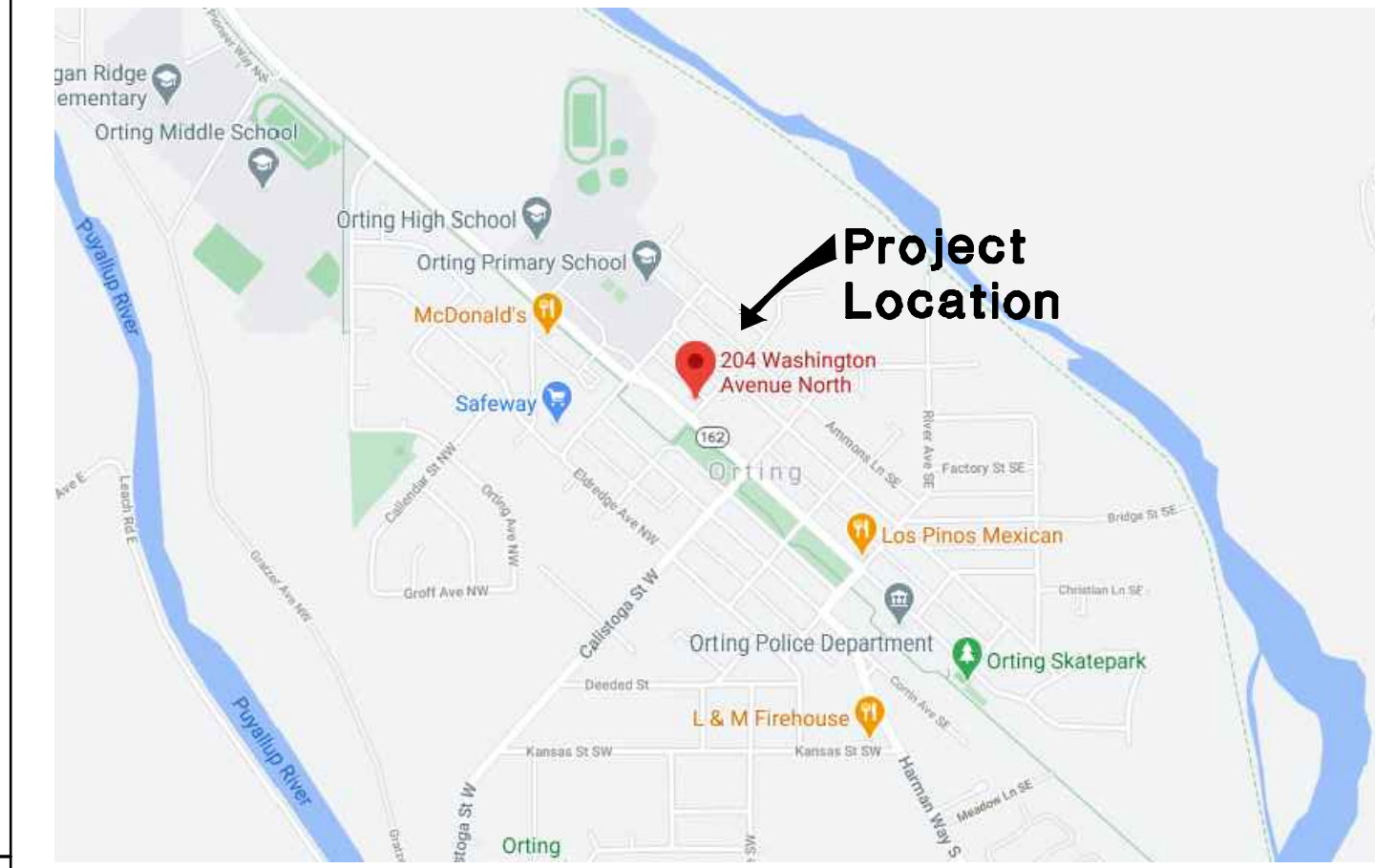
### DEMOLITION NOTES

- All demolished materials, debris, and rubbish shall be removed from site as soon as possible. Do not accumulate debris on the floor or at the site.
- All building components and finishes which are to remain in place shall be protected from damage during demolition.
- Demolition contractor shall maintain a separation between areas within the scope of work and areas outside the scope of work by providing plastic sheathing between contiguous spaces and/or temporarily taping of joints and gaps to prevent dust migration.
- Use all means necessary to prevent the spread of dust to adjacent areas.
- Conduct demolition operations & the removal of debris to ensure minimum interference with streets, walks, & other adjacent occupants or used facilities. Comply with local jurisdiction requirement for recycling and treatment of items to be recycled.
- Dispose of all demolished or removed material legally off the site. Comply with all local hauling and disposal requirements.
- Demolition procedures shall comply with all standard local, national, state and federal safety requirements.
- Do not alter the structural integrity of the existing building or its assemblies unless specifically noted otherwise.

### SCOPE OF WORK

The scope of work covered under this permit is the reconstruction of the Shell Gas Station Mini Mart after a fire. The damaged building is to be demolished and a new building erected.

- Damaged Building Description
  - The building is a one-story, wood-framed structure built over a slab-on-grade, constructed in 1988. The building is rectangular in plan with a long-axis dimension of approximately 57 feet and a short axis dimension of approximately 34 feet. The long-axis dimension is mostly oriented east-west. The foundation is comprised of a concrete perimeter wall. The wall framing is comprised of 2x6 studs at 16 inches on center. The roof framing is comprised of parallel chord trusses at two feet on center.
- New Building Description
  - The building is a two-story, wood-framed structure built over a slab-on-grade. The building is rectangular in plan. The first level has a long-axis dimension of 75 feet and a short axis dimension of 37.5 feet. The long-axis dimension is mostly oriented east-west. The second level short-axis dimension is 21 feet extending from the north face of the building. The foundation is comprised of a 6-inch concrete perimeter wall with footing. The wall framing is comprised of 2x6 studs at 16 inches on center and is sheathed with plywood. The second level floor/first roof framing is comprised of parallel chord trusses at two feet on center and is sheathed with plywood. The second level roof framing is gable-styled and is comprised of 2x4 trusses at two feet on center and is sheathed with plywood.



### LOCATION MAP

### SHEET INDEX

A0.1	Location Map & General Notes
A0.2	Plot Plan
A0.3	Standard Notes
A2.1	First Floor Plan
A2.2	Second Floor Plan
A3.1.1	North Elevation
A3.1.2	South Elevation
A3.1.3	East Elevation
A3.1.4	West Elevation
A3.2	Building Sections
A4.1	Architectural Details
S0.1	Standard Structural Notes
S0.2	Standard Structural Details
S2.1	Foundation Plan
S2.2	Second Floor Framing Plan
S2.3	Roof Framing Plan
S3.1	Shear Wall Diagram
S3.2	Shear Wall Diagram
S3.3	Truss Profiles and Load Diagrams
S4.1	Structural Details

### SYMBOL LEGEND

<b>Sheet Numbering System:</b>	<b>Detail &amp; Elevation Callout:</b>
Discipline designation	Indicates that Detail 2 will be found on Sheet S4.1
Drawing type designation	Indicates that Detail 2 will be found on the same sheet
<b>S2.2</b>	Section or elevation indicating that Detail 2 will be found on Sheet S3.1. Arrow indicates viewing direction
Sheet number beyond zero	
<b>Miscellaneous Symbols:</b>	<b>Structural Grid Identifier:</b>
Work point, control point or datum	Grid at face of framing
<b>MATERIAL LEGEND</b>	Grid at center of framing
Indicates a continuous wood member in section	Indicates plywood
Indicates solid wood blocking in section	Indicates metal
Indicates earth	Indicates sand or grout (stucco finish @ elevations)
Indicates gravel/aggregate base	Indicates concrete

The following represents a permanent address numbering system. Details and sections may be used together on the same sheet.

13	9	5	1
14	10	6	2
15	11	7	3
16	12	8	4

D	A
E	B
F	C

### DESIGN CRITERIA

<b>Architectural</b>	Occupancy Classification	Group M & R-3
	Construction Type	Type VB-Wood Frame (Non-Sprinklered)
	Climate Zone	4C
<b>Structural</b>	1. Dead Loads:	
	Roof	20 psf
	Floor	15 psf
	2. Live Loads:	
	Roof	20 psf (Reducible)
	Floor	40 psf/30 psf bedroom
	Attic w/o storage	10 psf
	Attic w/ storage	20 psf
	3. Wind Design Loads:	
	Basic Wind Speed ( $V_{ms}$ )	85 mph (ASD)
	( $V_{ms}$ )	110 mph (USD)
	Risk Category	II
	Exposure Category	B
	Internal Pressure Coeff ( $GC_w$ )	$\pm 0.18$
	Wall Components & Cladding	+20psf/-22psf(Z4)/-27psf(Z5)
	Roof Components & Cladding	+12psf/-32psf(Z2)/-47psf(Z3)
	4. Seismic Design Criteria:	
	Occupancy Risk Category II	
	Importance Factor ( $I_w$ )	1.0
	Seismic Design Category D	
	Site Class	D
	$S_w = 1.221g$	$S_r = 0.464g$
	$S_{ms} = 0.823g$	$S_{or} = 0.475g$
	Wood Framed Shear Walls ( $R=6.5$ )	
	Base Shear ( $V$ ) = ( $C_s$ ) $W = 0.149W$ (ASD)	
	Analysis Procedure - Equivalent Lateral Force	
	5. Flood Loads: Not applicable	
	6. Snow Loads:	
	Ground Snow	30 psf
	Roof Snow (Balanced)	25 psf
	Roof Snow (Unbalanced)	30 psf

### CONSTRUCTION COORDINATION

Contractor shall notify Engineer of Record (EOR) of discrepancies between the construction documents and as-built field conditions prior to purchasing non-refundable building materials and their installation. Engineer shall not be held responsible for building material expenses and associated costs for structural alterations due to non-coordinated field conditions.

### STATEMENT OF SPECIAL INSPECTION

- Special inspection or structural observation is not a substitute for inspection by the Building Official or Building Inspector. Specially inspected work that is installed or covered without the approval of the Building Official AND the special inspector AND design engineer is subject to removal or exposure.
- Special inspection, per the International Building Code Chapter 17 shall be required for the following types of work: (See Sheet S0.1 for all testing requirements)
  - All adhesive anchors used in tension

### STRUCTURAL OBSERVATION

- Structural observation is not a substitute for inspection by the Building Official or Building Inspector. Work that is installed or covered without structural observation having been performed by the engineer of record, as required below, is subject to removal or exposure.
- Structural observation means the visual observation of the structural system, for general conformance to the approved plans and specifications, at significant construction stages and at completion of the structural system. Structural observation by the engineer of record shall be performed on the following:
  - Wood structural panels with nailing < 4-inches on center

### APPLICABLE BUILDING CODES

2015 International Building Code (IBC)

### DESIGN PROFESSIONAL INFORMATION

Seattle Office:  
600 University Street  
Suite 720  
Seattle, WA 98101  
(206) 262-9240

NOTE: This drawing is intended to be plotted as a full size sheet 24x36



ORTING SHELL GAS STATION  
204 WASHINGTON AVE N  
ORTING, WA 98360

LOCATION MAP & GENERAL NOTES

Project

Sheet Title

REVISIONS:

DATE:

DRAWN:

JOB NO:

SHEET

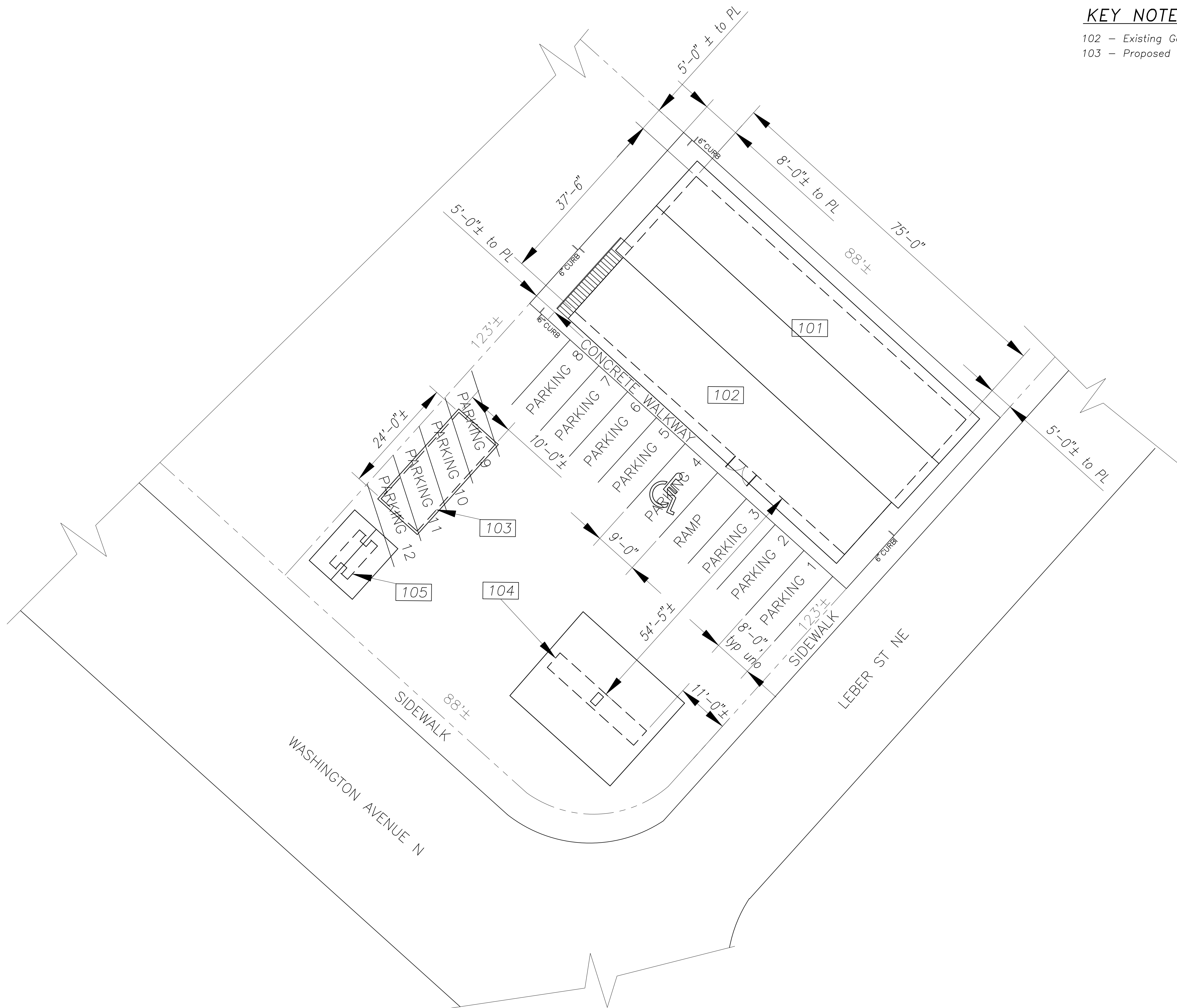
10/20/20

LJT

COB29036.00

A0.1





**KEY NOTES**

- 102 - Existing Gas Pumps
- 103 - Proposed Main Building

**PROPOSED PLOT PLAN**  
 1" = 10'-0"  
 North

NOTE: A land survey was not performed for this reconstruction project. Property line information shown is from existing County Assessor's maps. All dimensions to property lines are approximate from observed field conditions and have not been verified by means of survey.

NOTE: This drawing is intended to be plotted as a full size sheet 24x36

**ORTING SHELL GAS STATION**  
 204 WASHINGTON AVENUE N  
 ORTING, WA 98360  
**PLOT PLAN**

Project

Sheet Title

**REVISIONS:**

DESCRIPTION

DATE

DATE 10/20/20

DRAWN LJT

JOB NO COB29036.00

SHEET

**A0.2**

# INTERNATIONAL BUILDING CODE NOTES

## Exterior Components

1. Weatherproof the exterior in compliance with IBC Section 1403.2
2. Asphalt shingle roofing shall comply w/IBC Section 1507.2. Provide a Type I, 15# min, felt underlayment for composition roof covering per IBC Section 1507.2.3. Valleys shall consist of either 24" wide corrosion resistant metal linings or at least on ply of 36" wide smooth roll roofing or self-adhering modified bitumen underlayment (@ closed valleys). Rolled composition roofing shall comply with IBC Section 1507.10.
3. Provide preservative treated or naturally durable wood where framing is in contact with concrete or lacks clearance in compliance with IBC Section 2304.12.

## Fire Protection Requirements

4. Walls, ceilings, and soffits under stairways shall be enclosed as required for one hour fire-resistive construction. (IBC Section 1023.2.)
5. Fire block at walls at stair stringers, drop ceilings, cove ceilings, floors, showers, soffits, and at openings around ducts, vents, pipes, and flue chases. Fire blocking shall be provided vertically at the ceiling and floor levels and horizontally at intervals not to exceed 10'-0" maximum. (IBC Section 718.2)
6. Wall and ceiling finishes in rooms and enclosed spaces shall comply with Class C flame spread and smoke-developed indexes. Wall and ceiling finishes in interior exit stairways, ramps, and passageways shall comply with Class B flame spread and smoke-developed indexes. All wall and ceiling finishes in a sprinklered unit shall comply with Class C flame spread and smoke-developed indexes. (IBC Section 803.1.1)
7. Provide fire blocking at all spaces between chimneys and floors and ceilings through which chimneys pass. Fire blocking shall be self supporting or be placed on strips of metal or metal lath laid areas across spaces between combustible material and the chimney (IBC Section 718.2.5.)
8. Install combination smoke detector/carbon monoxide alarms in dwelling units and sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Alarms shall be interconnected such that activation of one alarm will activate all alarms within the unit. (IBC Section 907.2.10.5.)

## Windows

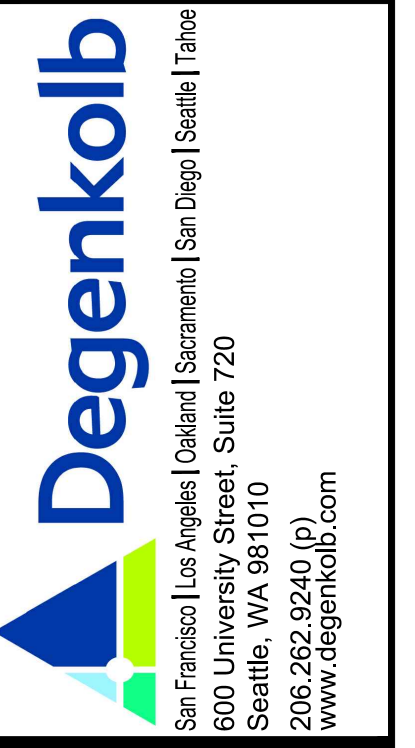
9. All new or replaced windows shall be dual glazed with low-E glass. Do not remove NFRC stickers from glazing prior to approved inspection. Bedroom windows shall have a minimum net clear escape opening of 5.7 SF with a minimum net clear opening height of 24" and minimum net clear opening width of 20". The window opening bottom edge shall not be more than 44" above the floor. (IBC Section 1030)
10. The Contractor shall provide safety glazing for all conditions deemed a "hazardous location" per IBC Section 2406.4.

## Stairways

11. Provide guards or handrails that are tested to resist a concentrated horizontal force of 200 lbs applied at the top of the barrier in any direction. Guards at open-siding walking surfaces shall not be less than 42" high, measured vertically above the lead edge of the stair tread nosing. Guards shall be spaced such that a 4" sphere cannot pass through. Guards on the open sides of stairs or acting as a handrail shall have a minimum height of 34", no greater than 38", measured vertically from the leading edge of the tread nosing, and shall be spaced such that a 4 3/8" sphere cannot pass through. Tread nosing shall not project more than 1 1/4" beyond the tread below. Stairways shall have an illumination level on tread runs of not less than 1 foot candle. (IBC Sections 1014)
12. Stairway shall have risers with a maximum height of 7" and a minimum tread depth of 11". A variation of not more than 3/8" between the largest and smallest riser heights or the longest and smallest tread depth shall be permitted. (IBC Section 1011.5.2)

## Bathrooms

13. Wall finishes at shower/bathtub enclosures shall consist of a non-absorbant surface and extend up to six feet above finish floor per IBC Section 1209.2.3. "Green Board" is not acceptable in shower/bathtub enclosures. Acceptable tile base materials at shower/bathtub enclosures include fiber cement, fiber mat reinforced concrete, glass mat gypsum backers, or fiber reinforced gypsum backers.
14. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 SF, one-half of which shall be operable. Exception: Glazed areas are not required where artificial light and a local exhaust system is provided. The minimum local exhaust rates shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. (IBC Section 1203.5.2.1 & IMC Section 605.2)
15. Bathrooms containing a bathtub, shower, or tub/shower combination shall be mechanically ventilated. (IBC Section 1203.5.2.1)



ORTING SHELL GAS STATION  
 204 WASHINGTON AVE N  
 ORTING, WA 98360

STANDARD NOTES

Project

Sheet Title

REVISIONS:

DATE:

DATE 10/20/20

DRAWN LJT

JOB NO COB29036.00

SHEET

A0.3

NOTE: This drawing is intended to be plotted as a full size sheet 24x36



WASHINGTON STATE ENERGY CODE REQUIREMENTS	
COMPONENT	MIN REQUIREMENT
ATTIC INSULATION	R-49
WALL INSULATION	R-21
FLOOR INSULATION	R-19
WINDOWS	0.30 Max U-Factor

### PLAN LEGEND

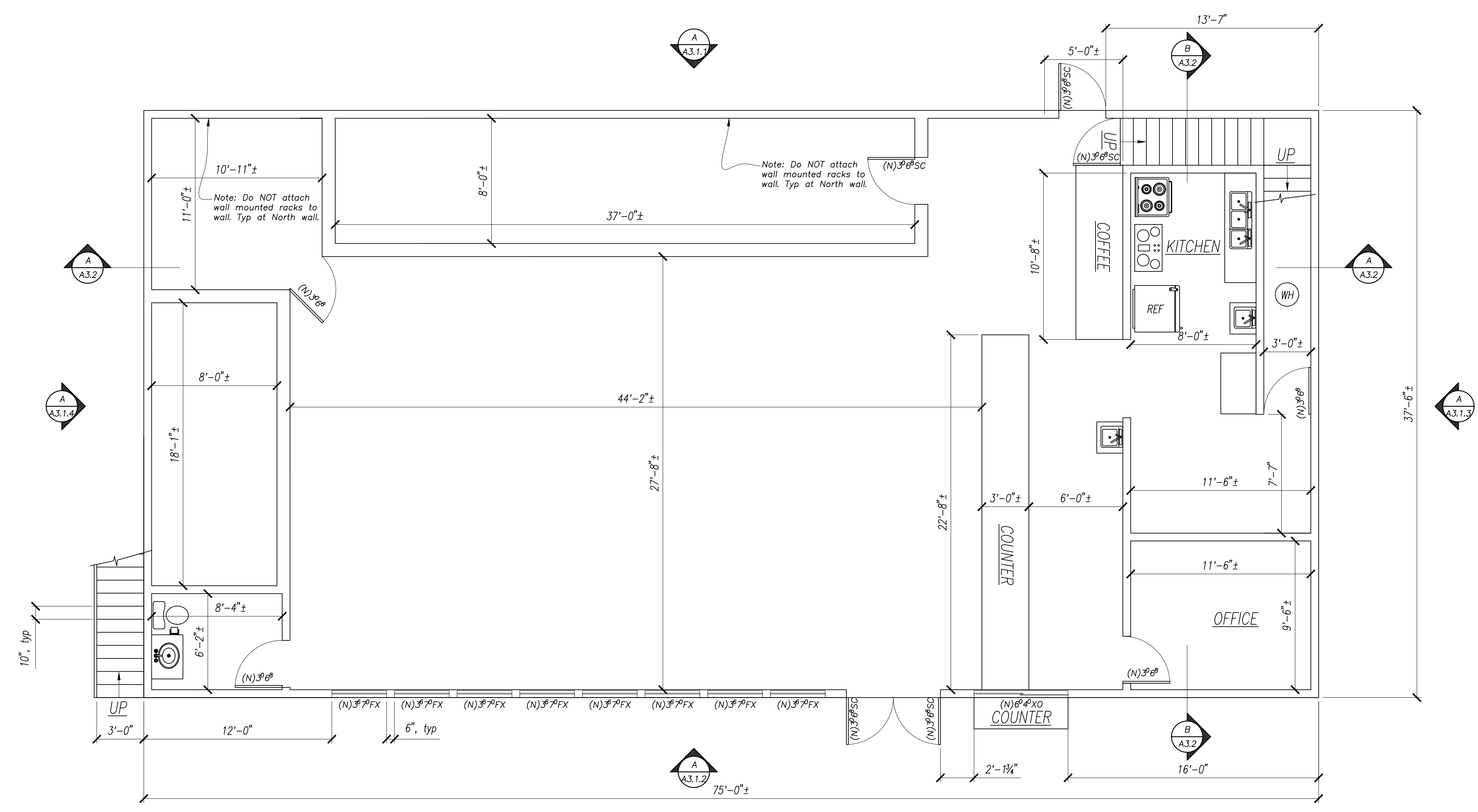
— = (N) 2x6 studs @ 16"cc

### FLOOR PLAN NOTES

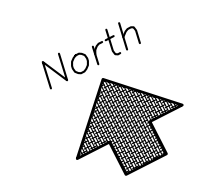
See Sheet A0.3 for the following General Notes:  
 1. International Building Code Notes

### SHEET NOTES

- Interior finish comprised of 1/2" Gypsum Wallboard at walls, except at coolers
- Interior finish comprised of 5/8" Gypsum Board at ceilings
- Interior finish in coolers by others
- Furnace unit and ducting by others, See Truss Profiles on sheet S3.3 for location of ducting
- Gas water heater by others
- Electrical wiring by others
- All dimensions shown shall be to interior finish
- Waterproofing details by others, typ



FIRST LEVEL FLOOR PLAN  
 1/4" = 1'-0"



NOTE: This drawing is intended to be plotted as a full size sheet 24x36

Project  
 Sheet Title

REVISIONS:	DESCRIPTION:
DATE:	

DATE	10/20/20
DRAWN	LJT
JOB NO	COB29036.00
SHEET	

WASHINGTON STATE ENERGY CODE REQUIREMENTS	
COMPONENT	MIN REQUIREMENT
ATTIC INSULATION	R-49
WALL INSULATION	R-21
FLOOR INSULATION	R-19
WINDOWS	0.30 Max U-Factor

### PLAN LEGEND

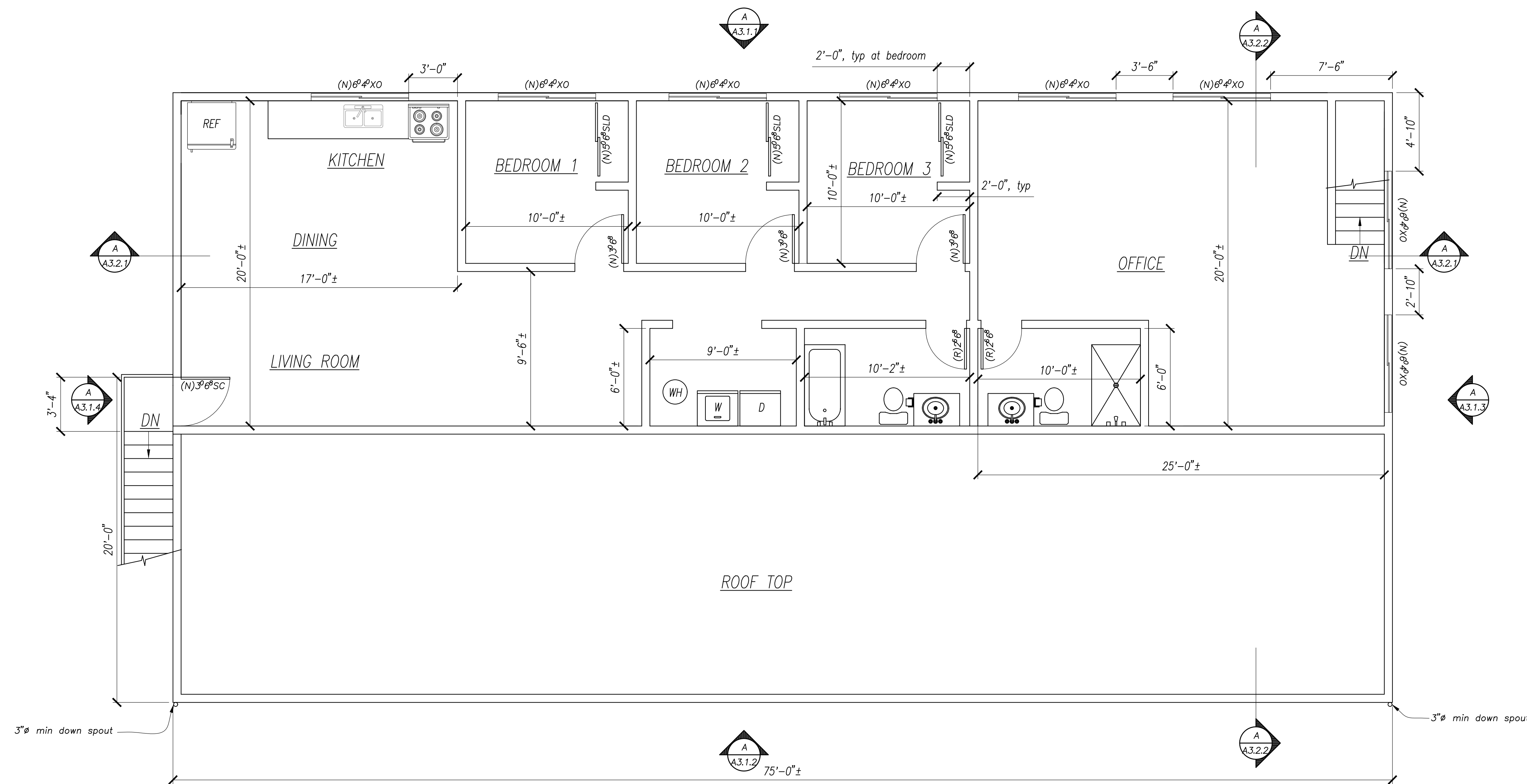
— = (N) 2x6 studs @ 16"cc

### FLOOR PLAN NOTES

See Sheet A0.3 for the following General Notes:  
 1. International Building Code Notes

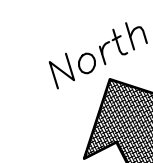
### SHEET NOTES

- Interior finish comprised of 1/2" Gypsum Wallboard at walls, except at coolers
- Interior finish comprised of 5/8" Gypsum Board at ceilings
- Interior finish in coolers by others
- Furnace unit and ducting by others, See Truss Profiles on sheet S3.3 for location of ducting
- Gas water heater by others
- Electrical wiring by others
- All dimensions shown shall be to interior finish
- Waterproofing details by others, typ



### SECOND LEVEL FLOOR PLAN

1/4" = 1'-0"



NOTE: This drawing is intended to be plotted as a full size sheet 24x36

ORTING SHELL GAS STATION  
 204 WASHINGTON AVE N  
 ORTING, WA 98360

SECOND LEVEL FLOOR PLAN

Project

Sheet Title

REVISIONS:

DESCRIPTION

DATE

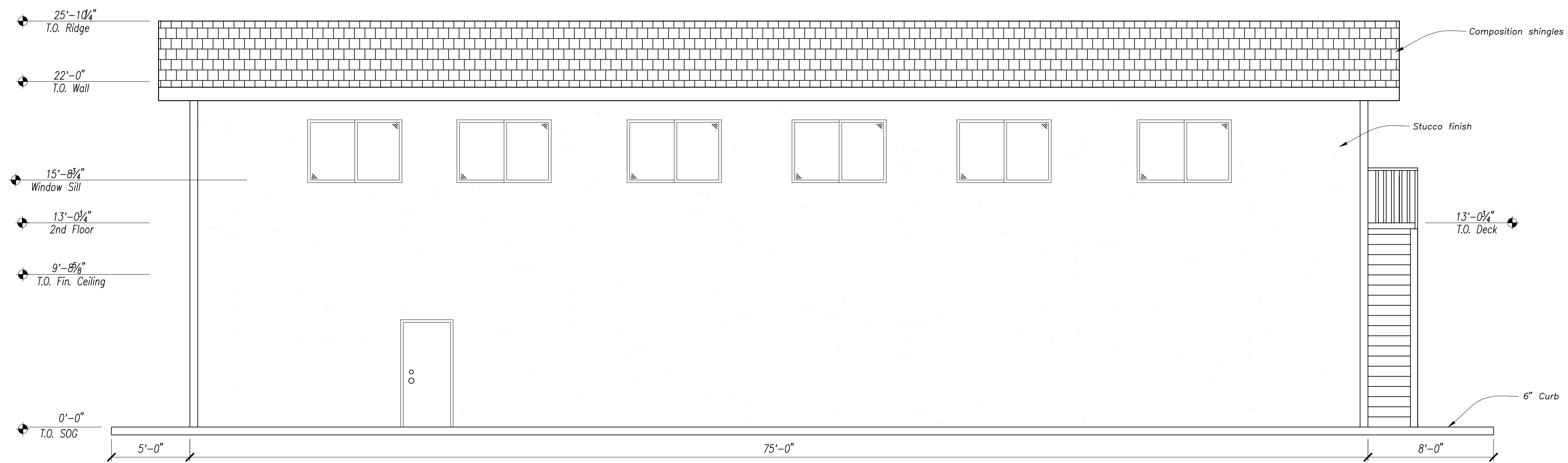
DATE 10/20/20

DRAWN LJT

JOB NO COB29036.00

SHEET

A2.2



NORTH (REAR) ELEVATION  
 1/4" = 1'-0" (A)  
 A3.1.1

NOTE: This drawing is intended to be plotted as a full size sheet 24x36

ORTING SHELL GAS STATION  
 204 WASHINGTON AVE N  
 ORTING, WA 98360  
 EAST ELEVATION

Project

Sheet Title

REVISIONS:	DESCRIPTION:
DATE:	

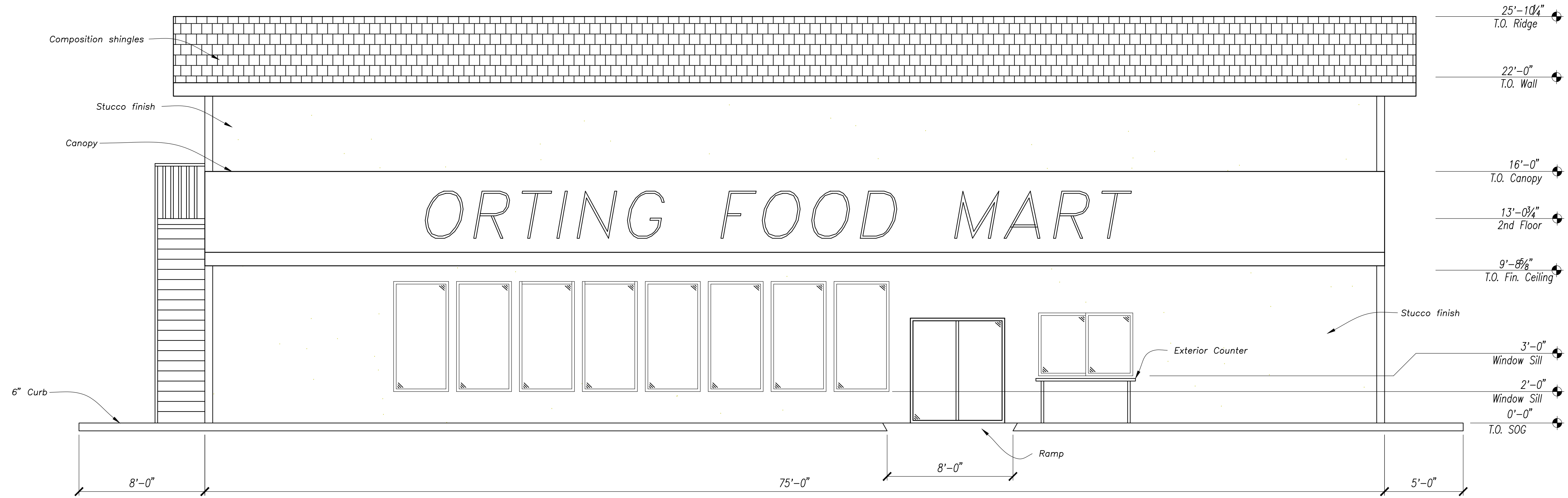
DATE 10/20/20

DRAWN LJT

JOB NO COB29036.00

SHEET

**A3.1.1**



SOUTH (FRONT) ELEVATION A  
 1/4" = 1'-0" A3.1.2

NOTE: This drawing is intended to be plotted as a full size sheet 24x36

Project: ORTING SHELL GAS STATION  
 204 WASHINGTON AVE N  
 ORTING, WA 98360

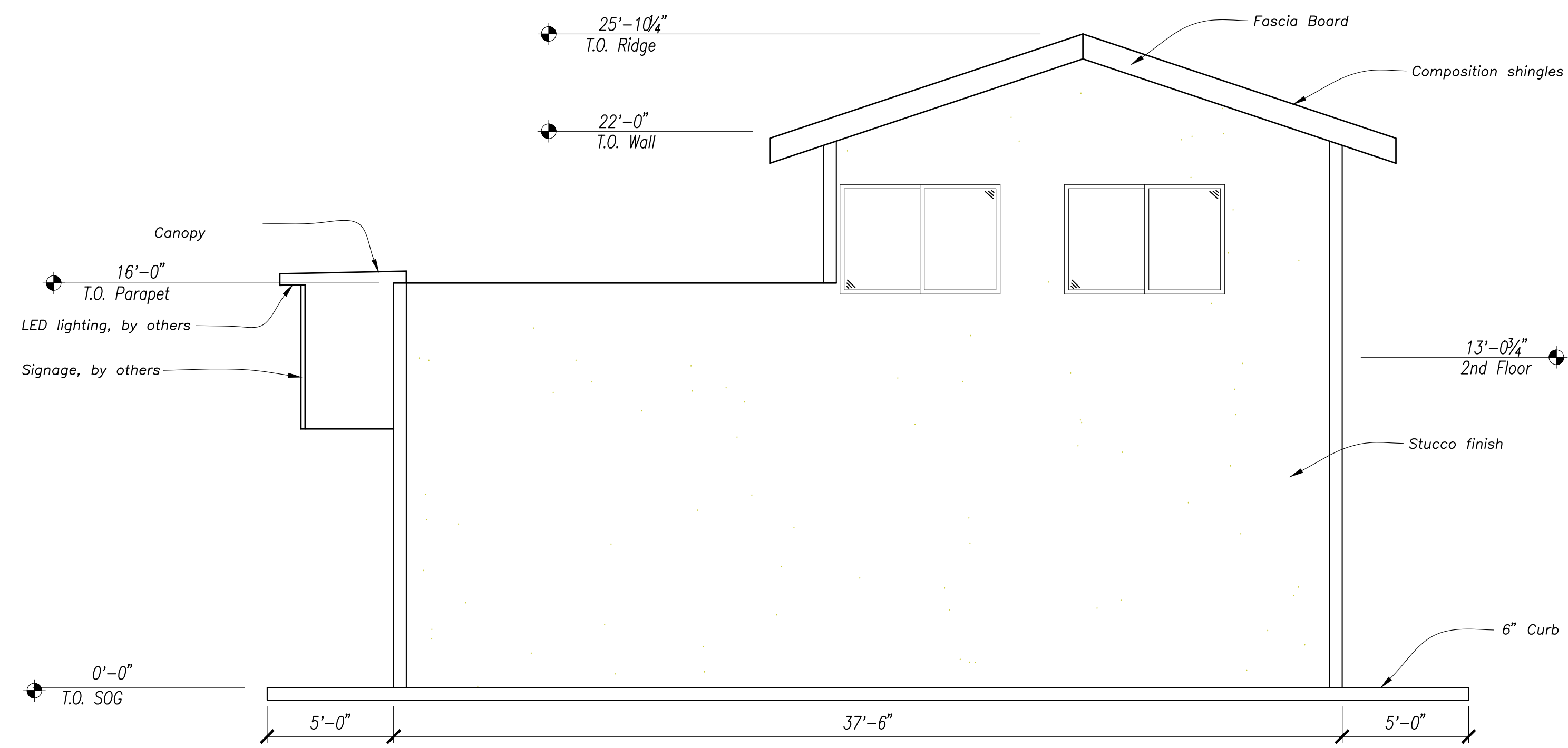
Sheet Title: SOUTH ELEVATION - 1

REVISIONS:	DESCRIPTION:
DATE:	

DATE: 10/20/20  
 DRAWN: LJT  
 JOB NO: COB29036.00

SHEET: A3.1.2





EAST (RIGHT) ELEVATION

1/4" = 1'-0"

A  
A3.1.3

NOTE: This drawing is intended to be plotted as a full size sheet 24x36

ORTING SHELL GAS STATION  
 204 WASHINGTON AVE N  
 ORTING, WA 98360

EAST ELEVATION

Project

Sheet Title

REVISIONS:	DESCRIPTION:
DATE:	

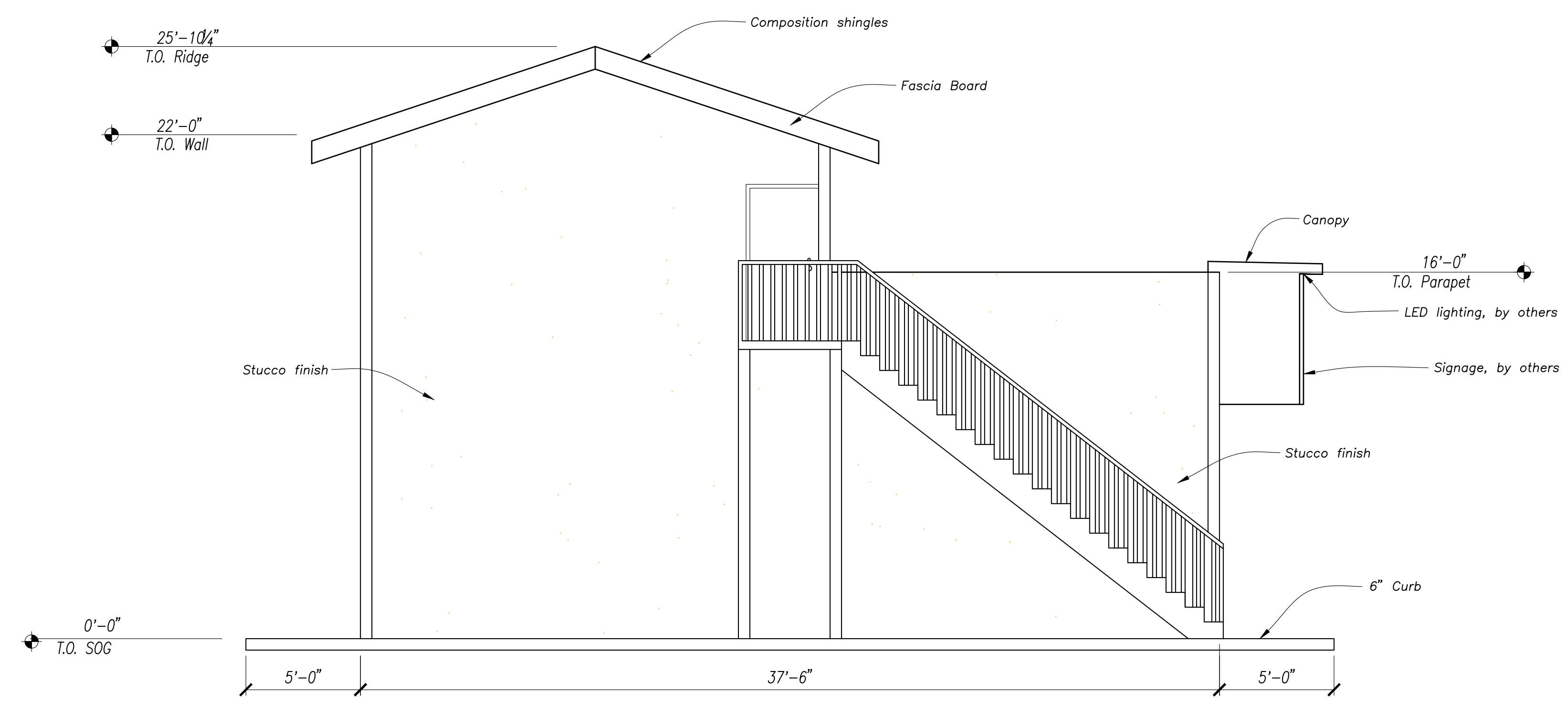
DATE 10/20/20

DRAWN LJT

JOB NO COB29036.00

SHEET

**A3.1.3**



WEST (LEFT) ELEVATION  
 1/4" = 1'-0" (A)  
 A3.1.4

NOTE: This drawing is intended to be plotted as a full size sheet 24x36

**ORTING SHELL GAS STATION**  
 204 WASHINGTON AVE N  
 ORTING, WA 98360  
**EAST ELEVATION**

Project  
 Sheet Title

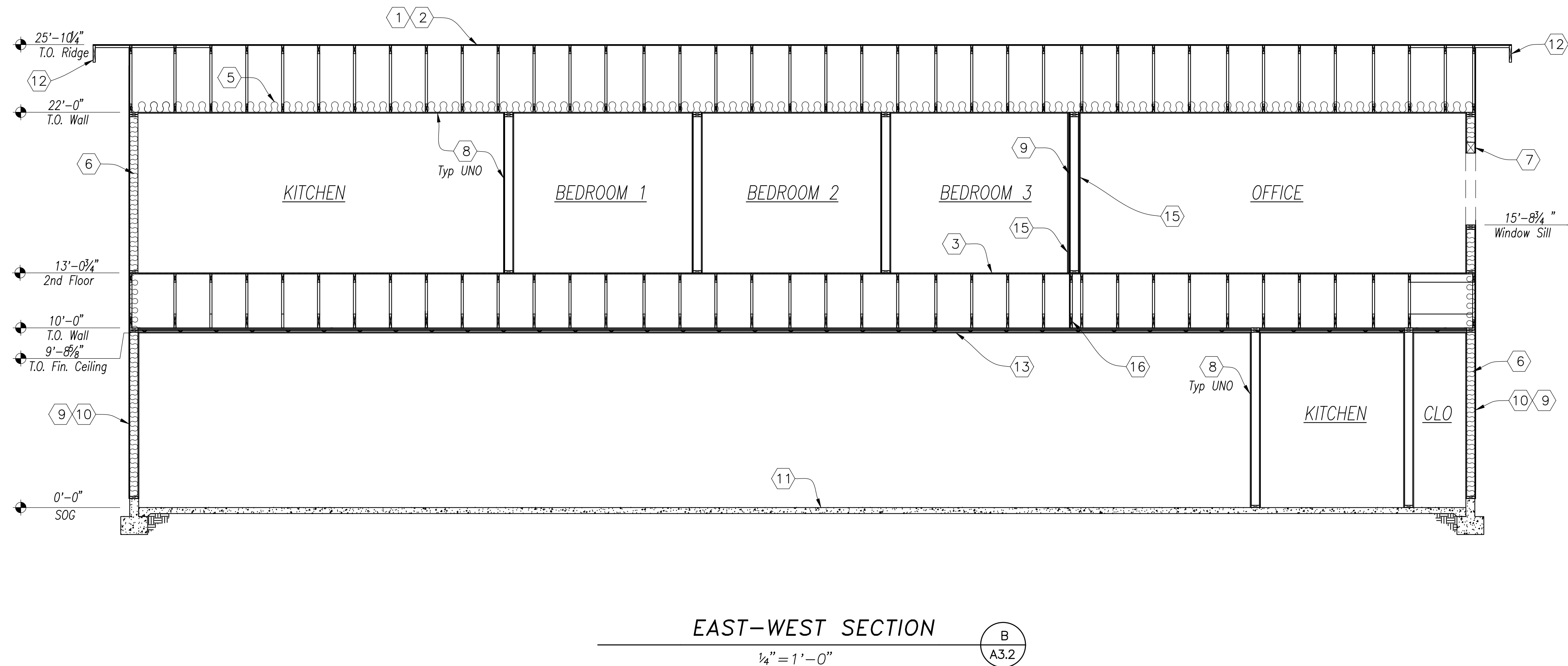
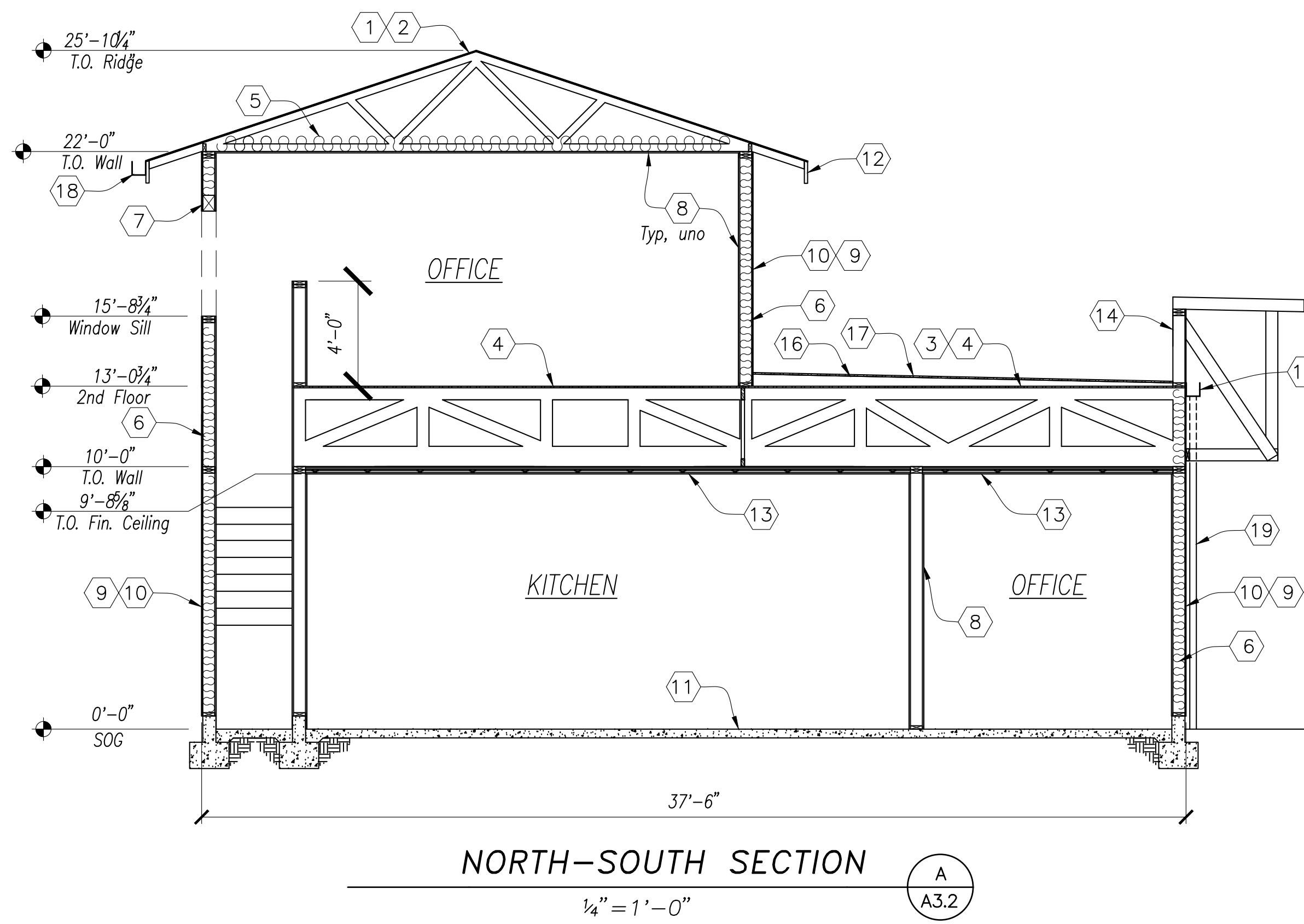
REVISIONS:	DATE	DESCRIPTION

DATE	10/20/20
DRAWN	LJT
JOB NO	COB29036.00

SHEET  
**A3.1.4**

**SECTION SHEET NOTES:**

- ① Composition shingle roofing
- ② Roof sheathing per framing plan
- ③ TPO Roofing membrane, by others
- ④ Sheathing per framing plan
- ⑤ R-49 Batt insulation @ attic
- ⑥ R-21 Batt Insulation @ all exterior walls
- ⑦ Header per framing plan
- ⑧ 1/2" Gypsum Wallboard
- ⑨ Wall sheathing per shear wall diagrams
- ⑩ Stucco finish @ all exterior walls, by others
- ⑪ Concrete slab on grade w/ finish flooring per plan
- ⑫ 2x12 fascia
- ⑬ Floor-Ceiling Fire Rated Assembly GA File No. FC 5751, per detail 1/A4.1
- ⑭ Parapet and soffit per framing plan, provide weep holes for drainage, by others
- ⑮ Wall Fire Rated Assembly GA File No. WP 4136, per detail 2/A4.1
- ⑯ 2X6 Sleepers, tapered 1/4" vertical per 1'-0" horizontal minimum for drainage
- ⑰ 1/2" Plywood Sheathing
- ⑱ Gutter, by others
- ⑲ 3"Ø min downspout, by others



**ORTING SHELL GAS STATION**  
 204 WASHINGTON AVE N  
 ORTING, WA 98360  
**BUILDING SECTIONS**

Project

Sheet Title

REVISIONS:

DATE:

DATE 10/20/20

DRAWN LJT

JOB NO COB29036.00

SHEET

**A3.2**

NOTE: This drawing is intended to be plotted as a full size sheet 24x36



**FLOOR-CEILING SYSTEMS, WOOD-FRAMED**

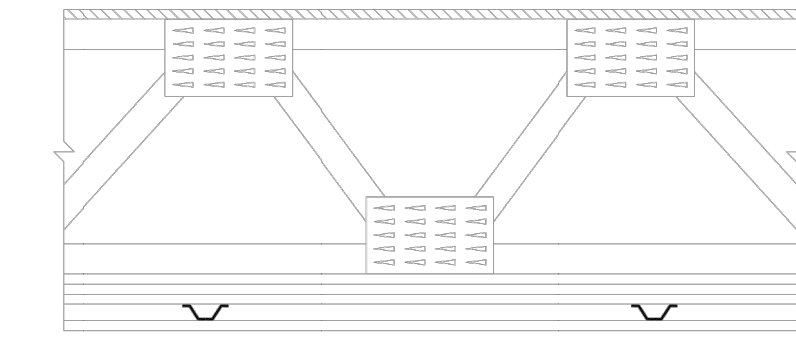
GA FILE NO. FC 5751

GENERIC

2 HOUR  
FIRE

**WOOD FLOOR, WOOD TRUSSES, GYPSUM WALLBOARD,  
RIGID FURRING CHANNELS**

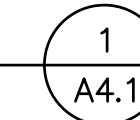
**Base** layer 5/8" type X gypsum wallboard applied at right angles to 18" deep parallel chord wood 24" o.c. with 1 1/4" Type W drywall screws 12" o.c. **Second** layer 5/8" type X gypsum wallboard applied at right angles to trusses with 2" Type W drywall screws 12" o.c. Second layer joints offset 24" from base layer joints. **Third** layer 5/8" type X gypsum wallboard applied at right angles to trusses with 2 1/2" Type W drywall screws 12" o.c. Third layer joints offset 12" from second layer joints. Hat-shaped rigid furring channels 24" o.c. applied at right angles to trusses over third layer with two 2 1/2" long Type W drywall screws at each truss. **Face** layer 5/8" type X gypsum wallboard applied at right angles to furring channels with 1 1/8" Type S drywall screws 12" o.c. Wood trusses supporting 3/4" T & G edge plywood floor applied at right angles to trusses with 8d nails 6" o.c. at joints and 12" at intermediate trusses. **Ceiling provides two-hour fire-resistance protection for wood framing.**



Approx. Ceiling Weight: 12 psf  
Fire Test: UL R4024, 00NK26545, 4-27-01, UL Design L556

GA FILE NO. FC 5751

No Scale



**WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED**

GA FILE NO. WP 4136

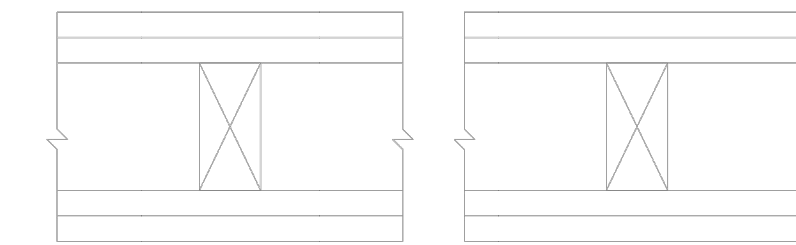
GENERIC

2 HOUR  
FIRE

40 to 44 STC  
SOUND

**GYPSUM WALLBOARD, WOOD STUDS**

**Base** layer 5/8" type X gypsum wallboard or veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" Type W drywall screws 12" o.c. **Face** layer 5/8" type X gypsum wallboard or veneer base applied parallel or at right angles to each side with 1 7/8" Type W drywall screws 12" o.c. and offset 6" from screws in base layer.

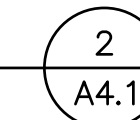


Joints staggered 16" each layer and side. (LOAD-BEARING)

Thickness: 6 1/8"  
Approx. Weight: 12 psf  
Fire Test: SWRI 01-5920-614, 12-5-94  
Sound Test: See WP 4135 (NGC 2363, 4-1-70)

GA FILE NO. WP 4136

No Scale



Project

Sheet Title

REVISIONS:

DATE:

DATE 10/20/20

DRAWN LJT

JOB NO COB29036.00

SHEET

A4.1



● FOUNDATION NOTES:

- Foundations are designed based on: 2015 International Building Code Table 1806.2. All site preparation shall be in accordance with soils report unless noted otherwise in contract documents.
- The foundation soil is classified as Table 1806.2, #5, with an estimated allowable bearing pressure of 1500 psf, for dead and live loads.
- Footings shall bear on firm, dry, undisturbed soil as classified in note #2 above. Depths indicated on the plans shall be the minimum depth of footing. The Contractor shall notify the Engineer when conditions on the job site differ from those indicated in the contract documents.
- All footings not formed shall be poured into neat excavations and the footing width shall be increased by 2 inches. Precautions shall be taken to prevent sloughing of soil into the footing excavation prior to and during the placing of concrete.

● CONCRETE NOTES:

- Concrete shall be  $f'c = 3,000$  psi at 28 days with 5 sacks of cement per cubic yard and 4" slump.
- Reinforcing steel shall conform w/ ASTM A-615, Grade 60.
- Horizontal construction joints shall have entire surface removed to expose clean aggregate solidly embedded. Location and type of joints in concrete shall be only where indicated in the contract documents.
- Dimensions shown for locations of reinforcing steel are to face of reinforcing unless noted otherwise and denote clear coverage. Typical minimum coverages are:
  - Cast against and permanently exposed to earth.....3"
  - Formed and exposed to earth or weather:
    - #6 and larger.....2"
    - #5 and smaller.....1½"
  - Not exposed to weather nor in contact with earth:
    - slabs, walls and joists.....¾"
    - beams, girders and columns (main bars, ties and spirals).....1½"
- Splices in continuous reinforcement shall have a minimum lap of 48 bar diameters, typ for up to #6, for reinforcing larger than #6, minimum lap 60 bar diameters. Splices in adjacent bars shall be at least 5'-0" apart. Bars may be wired together at splices or laps.
- Contractor to coordinate size and location of pipe, vent, duct and other similar openings.
- Reinforcing steel not specifically detailed shall be per ACI-315R-04 Detailing Manual.
- Welded wire fabric shall conform w/ASTM A-185 and sized to 4x4-W2.9xW2.9. Provide in flat sheets and chair to mid slab depth.
- Vapor barrier shall be Stego Industries "STEGO WRAP 15-MIL CLASS A" or equivalent. Install per mfg's recommendations.
- Concrete shall be air entrained. Total air content by percent volume shall not be less than 5 percent nor more than 7 percent.

● WOOD TREATMENT

- Treated wood material shall comply with AWP Standard U1-16 with category use as follows:
  - Framed wall mud plates - UC2
  - Deck framing - UC3B
- For fasteners in treated lumber with ACQ/CA/CCA, use hot-dipped galvanized per ASTM A153 or stainless steel, type 304 or 316.
- For connectors in treated lumber with ACQ/CA/CCA, use hot-dipped galvanized per ASTM A653, Class G185 or stainless steel, type 304 or 316.
- For ACZA-treated wood, use stainless steel fasteners and connectors listed above.
- Coordinate finish coatings with manufacturer's latest literature, e.g. Simpson Strong-Tie ZMAX (galvanized G185 per ASTM A653).

● CARPENTRY NOTES:

- All structural wood shall conform with the latest edition of the following specifications: Hemlock Fir.....West Coast Lumbermens Association Grading Rules #17 Structural Plywood.....U.S. Product Standard DOC PS 1
- All lumber shall be Hemlock Fir with a moisture content of 19% or less at the time of installation. Minimum grade shall be:
  - 2x - Hem-Fir #2
  - 4x - Hem-Fir #2
  - 6x - Hem-Fir #2
  - Structural Plywood - APA C-D Exterior Glue
- Bearing and shear walls shall have double top plates, lapped at wall and partition intersections with 3-16d nails. Splice upper and lower plates as in details on sheet S0.2. Top or bottom plates when bored for pipes and conduits shall be spliced with Simpson ST 6236 straps on one side when notch is 1/3 the width of the plates. When the hole is 2/3 of the width of the plates use Simpson ST 6236 straps on each side of the plates. Bored holes shall be centered along the width of plates. Notching plates more than ¼ of the width is not allowed. Notches in plates shall shall not be longer than the plate width and shall have a clear distance between any adjacent hole or notch of at least twice the plate width. Sill plates shall be placed in a bed of grout when required for full bearing on the foundation.
- For exterior and bearing studs, notching not to exceed 25% of width and bored holes not to exceed 40% of width. For non-bearing studs, notching not to exceed 40% and boring not to exceed 60%. If exceeded, provide Simpson HSS stud shoe.
- Provide solid blocking between joists or rafters at all supports, and at supports parallel to the framing provide blocking over support at the same spacing as the framing. Provide cross bridging or full depth blocking for all roof rafters or floor joists that are 8¼ or more inches deep, at 8 feet on center maximum and at not more than 10 feet from supports. Cross bridging shall consist of 2x3 with 2-8d toe nails at each end or metal bridging installed with 2-8d nails at each end.
- Joists under and parallel to partitions shall be doubled and stitch nailed together.
- Provide blocking in all walls at the mid height of studs or so spaced that the unbraced length of studs does not exceed 10 feet. Provide blocking in walls at ceiling lines.
- Provide solid blocking between any posts at floor framing in multi-story construction.
- All wood framing members shall either bear on plates, beams, posts or be supported in a metal connector.
- All light gage metal connectors for wood construction shall be SIMPSON "Strong-Tie" products as specified in their latest catalog or an approved equal. Install all connectors per manufacturers requirements, UNO.
- Holes for bolts in wood shall be bored with a bit of the same nominal diameter as the bolt plus 1/16th of an inch. Holes for lag screws shall be bored at no more than 75% of the diameter of the root of the threads.
- All bolts, expansion anchors and lag screws shall be provided with metal washers under the heads and nuts which bear on wood.
- Lag screws and wood screws shall be screwed and not driven into place. All bolts and lag screws shall be tightened on installation and retightened before closing in or completion of the job.
- Clearance between wood siding, sheathing and framing on the exterior of a building and earth shall not be less than 6" from the ground and 2" vertically from concrete steps, porch slabs, etc. except where siding, sheathing and wall framing are of naturally durable or preservative-treated wood per IBC 2304.12

● PNEUMATIC NAILING NOTES:

- All power (pneumatic) driven nails for structural work shall be smooth-nails (unless specifically noted otherwise) per ASTM 1667.
- All power driven nails for structural work shall conform with ICC ESR-1539.
- Nails installed in preservative lumber shall be hot-dip galvanized nails conforming with ASTM A 153.
- Nails exposed to weather shall be corrosion resistant.
- Nails shall be spaced at not less than 11 diameters on center. Edge and end distances shall not be less than 6 diameters. Nail holes shall be sub-drilled where necessary to prevent splitting of wood.
- All nails for plywood sheathing shall meet 8d common nail sizing (2½"x0.131"Ø).
- Nailing not noted below or indicated on the plans shall be a minimum of two 16d nails at each contact for 2x members and a minimum of two 8d nails at each contact for 1x members.
- Minimum nailing shall be per the table below. Connections not noted below shall be per ICC ESR-1539 Table 11:

ITEM	DESCRIPTION OF BUILDING ELEMENT	NUMBER/SPACING @ TYPE OF FASTENER
ROOF		
1	Blocking between joists or rafters to top plate, toe nail	3-16d (3"x0.131") 3-8d (2½"x0.131")
2	Ceiling joists to plate, toe nail	3-16d (3"x0.131") 3-8d (2½"x0.131")
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	4-16d (3"x0.131")
4	Collar tie to rafter, face nail or 1¼"x20 gage ridge strap	4-16d (3"x0.131") 5-8d (2½"x0.131")
5	Rafter or roof truss to plate, toe nail	4-16d (3"x0.131") 5-8d (2½"x0.131")
6	Roof rafter to ridge, valley or hip rafters: toe nail	5-16d (3"x0.131") 5-8d (2½"x0.131")
7	Roof rafter to ridge, valley or hip rafters: end nail	4-16d (3"x0.131")
WALL		
8	Blocking between joists or rafters to top plate, toe nail	16d (3"x0.131") @ 16"cc 8d (2½"x0.131") @ 8"cc
9	Abutting studs at intersecting wall corners, face nail	16d (3"x0.131") @ 8"cc 8d (2½"x0.131") @ 8"cc
10	Built-up header, two pieces with ½" spacer	16d (3"x0.131") @ 8"cc
11	Continuous header to stud, toe nail	4-16d (3"x0.131") 4-8d (2½"x0.131")
12	Double top plates, face nail	16d (3"x0.131") @ 12"cc 8d (2½"x0.131") @ 8"cc
13	Double top plates, minimum 48-inch offset of end joints, face nail in lapped area	16-16d (3"x0.131")
14	Top plates, laps at corners and intersections, face nail	3-16d (3"x0.131") 16d (3"x0.131") @ 12"cc
15	Sole plate to joist or blocking, face nail	8d (2½"x0.131") @ 8"cc 4-16d (3"x0.131") @ 16"cc
16	Sole plate to joist or blocking at braced wall panels	4-8d (2½"x0.131") @ 16"cc 4-16d (3"x0.131")
17	Top or sole plate to stud, end nail	4-8d (2½"x0.131") 4-16d (3"x0.131")
18	Stud to sole plate, toe nail	4-8d (2½"x0.131")
FLOOR		
19	Joist to sill or girder, toe nail	3-16d (3"x0.131") 3-8d (2½"x0.131")
20	Rim joist to top plate, toe nail	16d (3"x0.131") @ 6"cc 8d (2½"x0.131") @ 6"cc
21	Built-up girders and beams, 2-inch lumber layers	16d (3"x0.131") @ 24"cc
22	Ledger strip supporting joists or rafters	5-16d (3"x0.131") 6-8d (2½"x0.131")

● PREFABRICATED TRUSS NOTES:

- Trusses shall be designed for the loading and geometry specified on S.3.3.
- Maximum allowable deflection  $TL/240$  or  $LL/360$ .
- All top chord members shall be 2x6 minimum. All bottom chord members shall be 2x10 minimum.
- All web members shall be 2x6 minimum.
- Lumber grade shall be Hemlock Fir #2 or better. Allowable stress increase for load duration shall be 25% maximum. No repetitive member stress increases shall be allowed.
- The effect of eccentric loading shall be considered in all joints. Design and fabrication shall conform with the IBC chapter 23, Section 2303.4. In addition, the prefabricated trusses shall be assembled under the approval of an independent testing agency per IBC section 1704.2.5.
- Mechanical equipment loads must be considered in the truss design, see Mechanical plans for locations and weights of units.
- Allowable plate bearing,  $fc=625$  PSI. Truss design shall include all connections and bearing improvements required.
- Truss drawings with layout plans and calculations, shall be prepared and signed by a Professional Engineer licensed to practice in the State of Washington and shall be submitted to the project Professional Engineer for shop drawing review prior to fabrication. Prior to the erection of trusses, the design calculations and drawings as reviewed and stamped by the Professional Engineer shall be submitted to the Building Department for approval.
- The handling and erection of trusses shall be in strict accordance with the manufacturers recommendations. Erection and temporary bracing (which is always required) shall be the responsibility of the contractor.

● HAND DRIVEN NAILING NOTES:

- All hand driven nails for structural work shall be smooth-common nails (unless specifically noted otherwise) per ASTM 1667.
- Nails installed in preservative lumber shall be hot-dip galvanized nails conforming with ASTM A 153.
- Nails exposed to weather shall be corrosion resistant.
- Nails shall be spaced at not less than 11 diameters on center. Edge and end distances shall not be less than 6 diameters. Nail holes shall be sub-drilled where necessary to prevent splitting of wood.
- Nailing not noted below or indicated on the plans shall be a minimum of two 10d nails at each contact for 2x members and a minimum of two 8d nails at each contact for 1x members.
- Minimum nailing shall be per the table below. Connections not noted below shall be per IBC Table 2304.10.1:

ITEM	DESCRIPTION OF BUILDING ELEMENT	NUMBER/SPACING @ TYPE OF FASTENER
ROOF		
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2½"x0.131") or 3-3"x0.131"
2	Ceiling joists to plate, toe nail	3-8d (2½"x0.131") or 3-3"x0.131"
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-16d (3½"x0.162") or 4-3"x0.131"
5	Collar tie to rafter, face nail or 1¼"x20ga ridge strap, face nail	3-10d (3"x0.148") or 4-3"x0.131"
6	Rafter or roof truss to plate, toe nail	3-10d (2½"x0.148") or 4-3"x0.131"
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam (Toe Nail/Face Nail)	3-10d (3½"x0.148") or 4-3"x0.131" 2-16d (3½"x0.162") or 3-3"x0.131"
WALL		
8	Stud to stud (not at braced wall panels), face nail	16d(3½"x0.162") @ 24"cc 3"x0.131" @ 16"cc
9	Stud to stud and abutting studs at intersection wall corners (at braced wall panels), face nail	16d(3½"x0.162") @ 16"cc 3"x0.131" @ 12"cc
10	Built-up header (2" to 2" header w/½" spacer), face nail	16d(3½"x0.162") @ 16"cc 16d(3½"x0.135") @ 12"cc
11	Continuous header to stud, toe nail	4-8d (2½"x0.131") or 4-10d(3"x0.128")
12	Top Plate to top plate, face nail	16d(3½"x0.162")@16"cc 3"x0.131" @ 12"cc
13	Double top plate splice, minimum 48-inch offset of end joints, face nail in lapped area	16-16d(3½"x0.135") 16-3"x0.131"
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels), face nail	16d(3½"x0.162") @ 16"cc 3"x0.131" @ 12"cc
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panels), face nail	2-16d(3½"x0.162")@16"cc 4-3"x0.131" @ 16"cc
16	Top or bottom plate to stud (toe nail/end nail)	4-8d (2½"x0.131") 2-16d (3½"x0.162") 3-3"x0.131"
17	Top plates, laps at corners and intersections, face nail	2-16d (3½"x0.162") 3-3"x0.131"
FLOOR		
21	Joist to sill, top plate or girder, toe nail	3-8d(2½"x0.131") 5-3"x0.131"
22	Rim joist, band joist or blocking to sill or top plate, T.N.	8d(2½"x0.131") @ 6"cc 3"x0.131" @ 6"cc
24	2" subfloor to joist or girder, blind and face nail	3-16d(3½"x0.135") 2-16d(3½"x0.162")
26	Band or rim joist to joist, end nail	3-16d(3½"x0.162") 4-3"x0.131"
27	Built-up girders and beams, 2-inch lumber, face nail	10d(3"x0.128") or 3"x0.131" @ 24"cc 1&B & 3 ea end
28	Ledger strip supporting joists or rafters, face nail ea jst	3-16d(3½"x0.162") 4-3"x0.131"
29	Bridging to joist	2-10d(3"x0.128")
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING		
32	¾" to 1½" (Edge nailing/Field Nailing)	8d (2½"x0.131") @ 6"cc 8d (2½"x0.131") @ 12"cc
33	1½" to 1" (Edge nailing/Field Nailing)	8d (2½"x0.131") @ 6"cc 8d (2½"x0.131") @ 12"cc
34	1½" to 1¼" (Edge nailing/Field Nailing)	10d (3"x0.148") @ 6"cc 10d (3"x0.148") @ 12"cc

● TESTS AND INSPECTIONS

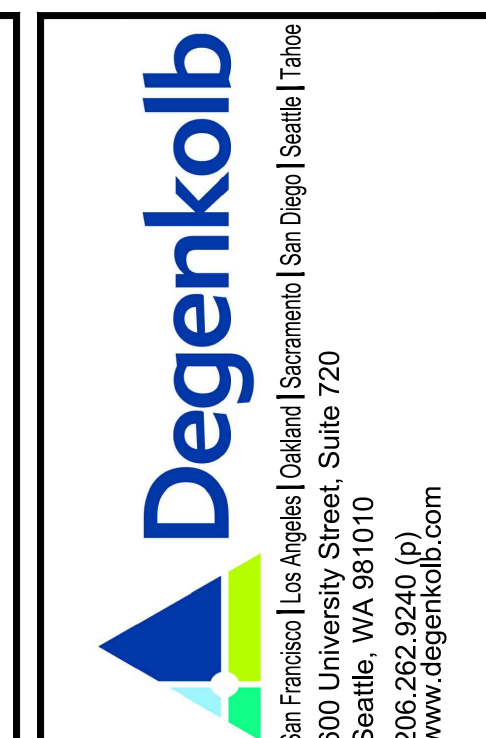
- Tests and Inspections shall be provided by a qualified testing agency as marked below and shall conform to the requirements of the IBC Chapter 17.
- All reports shall be submitted to the building department, Architect, and Engineer of Record (EOR).
- Refer to Schedule of Inspections filed with building department for detailed outline of continuous and periodic inspections required.

TESTS:

- Fill Compaction
- Reinforcing Steel
- Concrete
- Structural Steel
- Masonry
- Grout and Mortar
- Shear Studs

INSPECTIONS:

- Footing Excavations
- Pile/Pier Installation
- Reinforcement Placement
- Shop Welding
- Field Welding
- High Strength Bolting
- Masonry Placement & Grouting
- Shear Stud Installation
- Anchor Bolt installation
- Concrete Placement & Base Plate Grouting
- Wood Shear Walls w/ 4" & tighter nail spacing
- Wood Horizontal Diaphragms w/ 4" & tighter nail spacing
- Epoxy Grouted Anchors
- Expansion Anchors

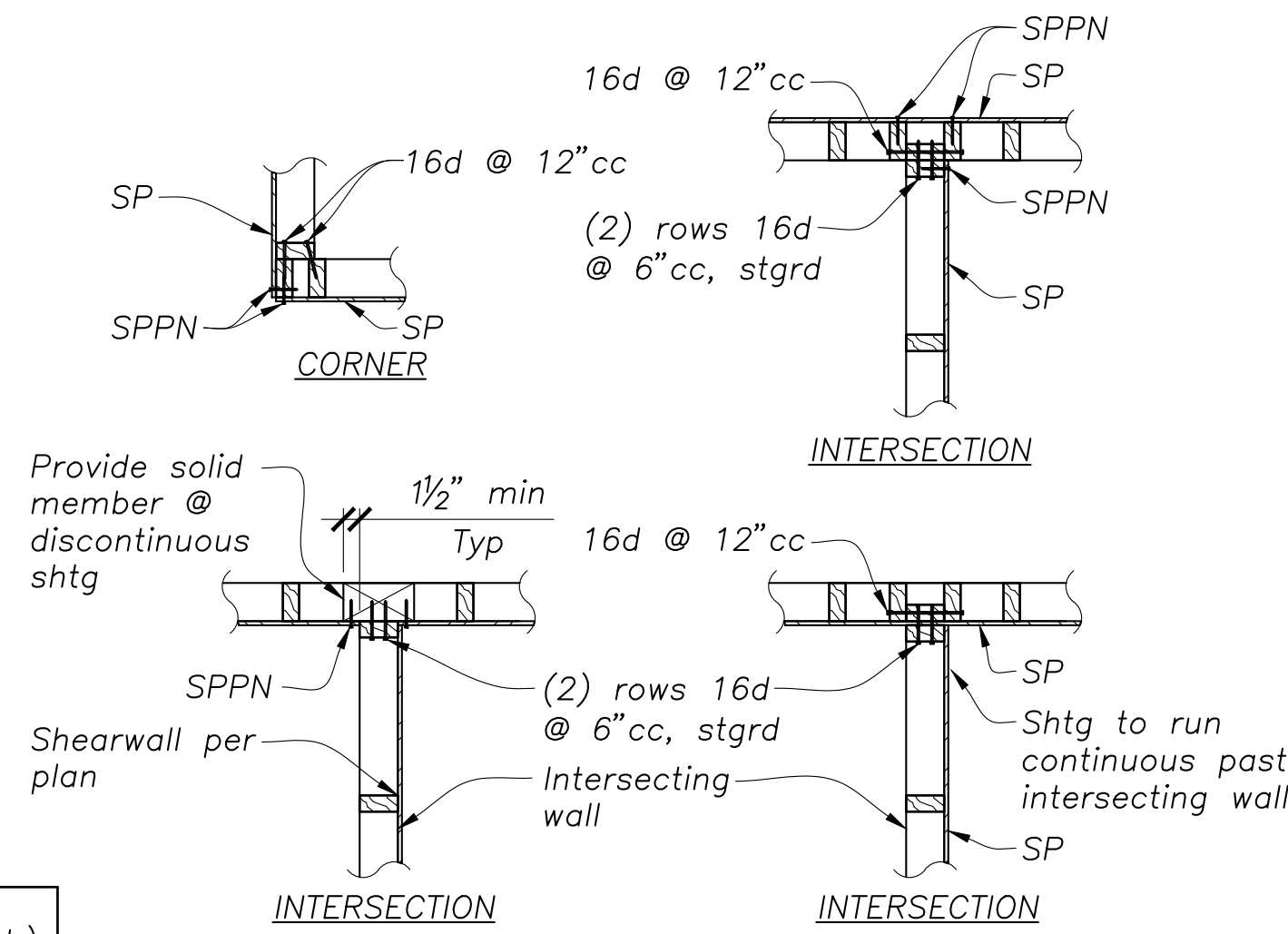
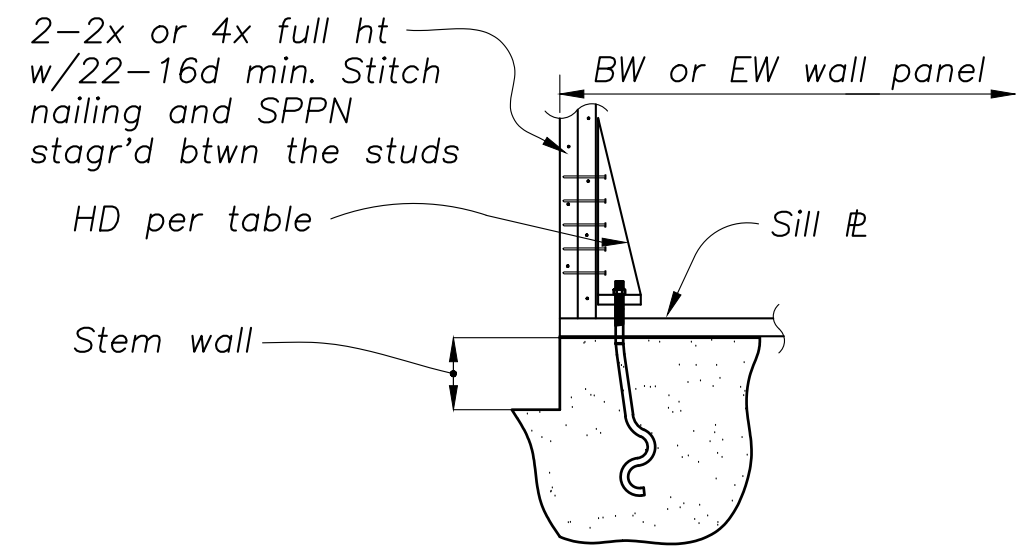


**ORTING SHELL GAS STATION**  
 204 WASHINGTON AVE N  
 ORTING, WA 98360  
**STANDARD STRUCTURAL NOTES**

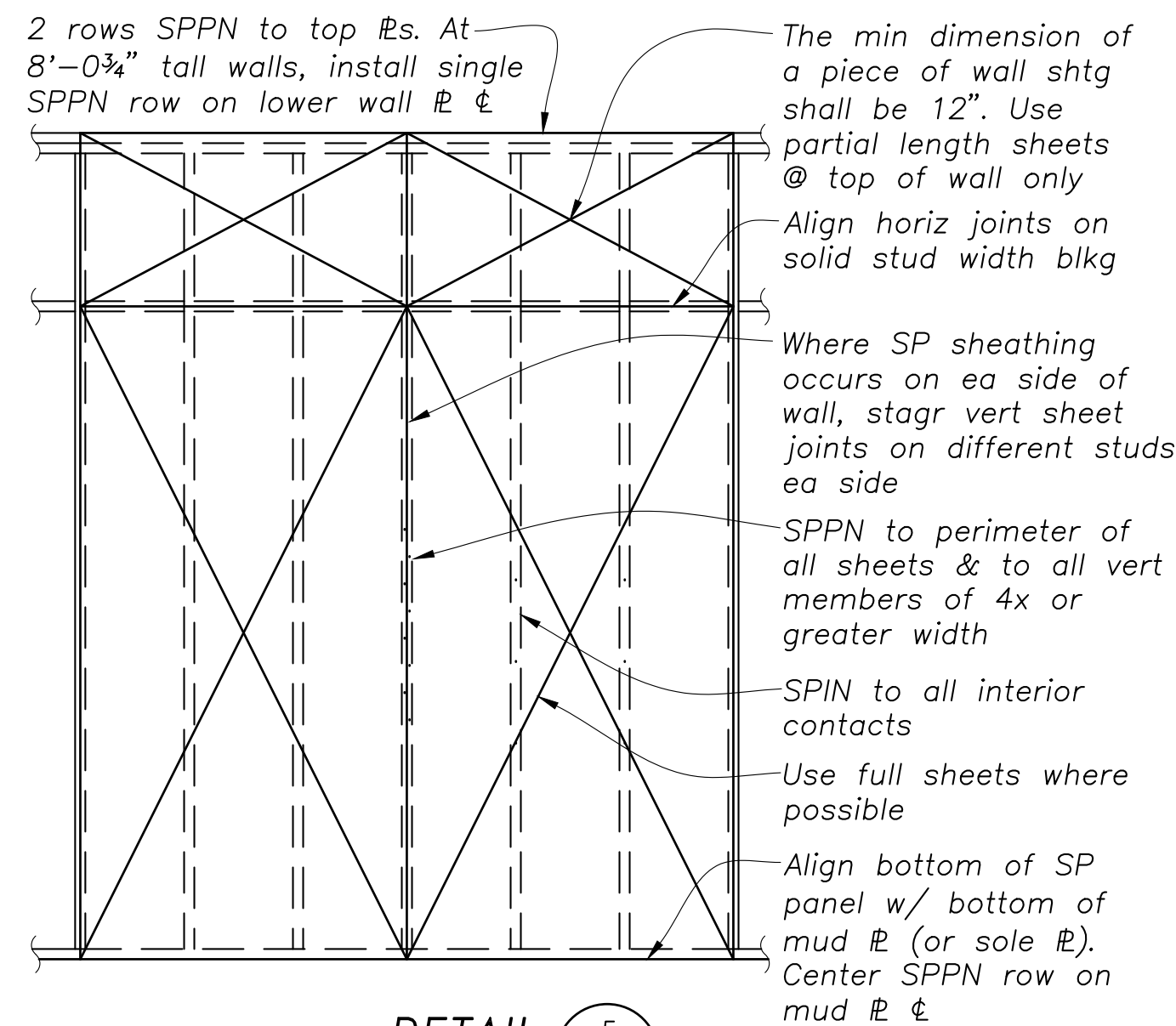
Project	Sheet Title
REVISIONS:	
DATE:	
DATE:	10/20/20
DRAWN:	LJT
JOB NO:	COB29036.00
SHEET	S0.1

NOTE: This drawing is intended to be plotted as a full size sheet 24x36

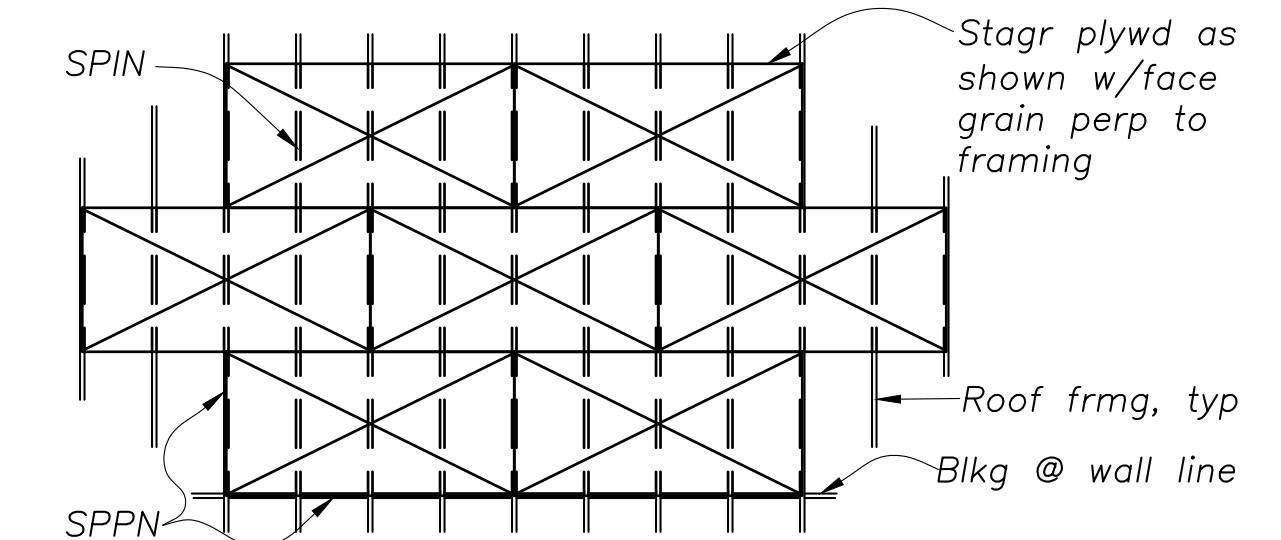




DETAIL 9  
3/4" = 1'-0" S0.2



DETAIL 5  
1/2" = 1'-0" S0.2



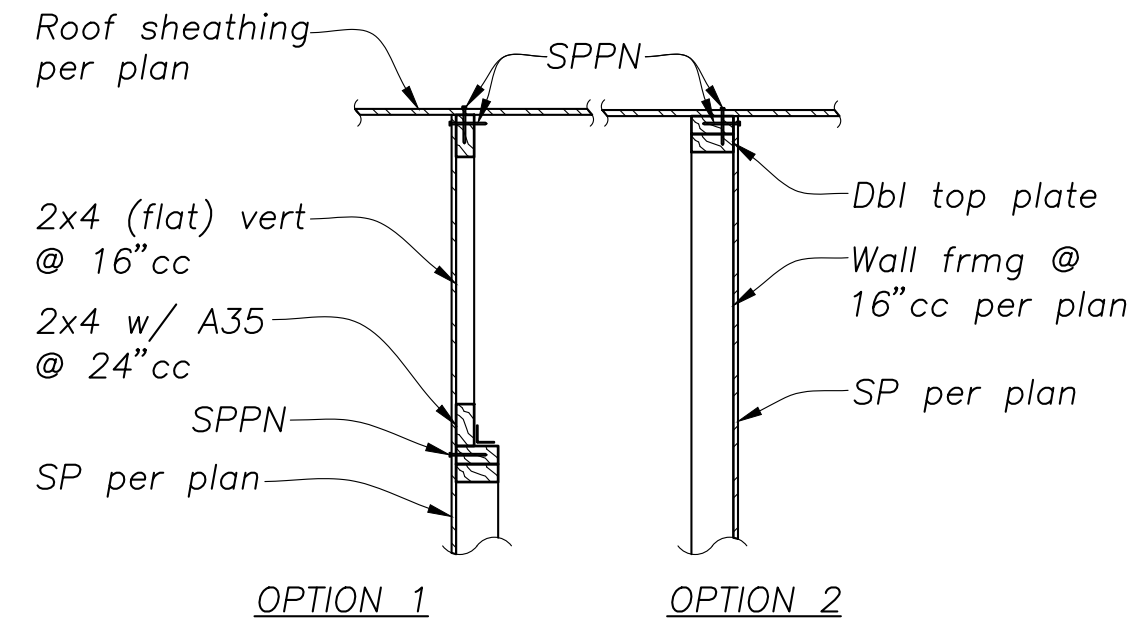
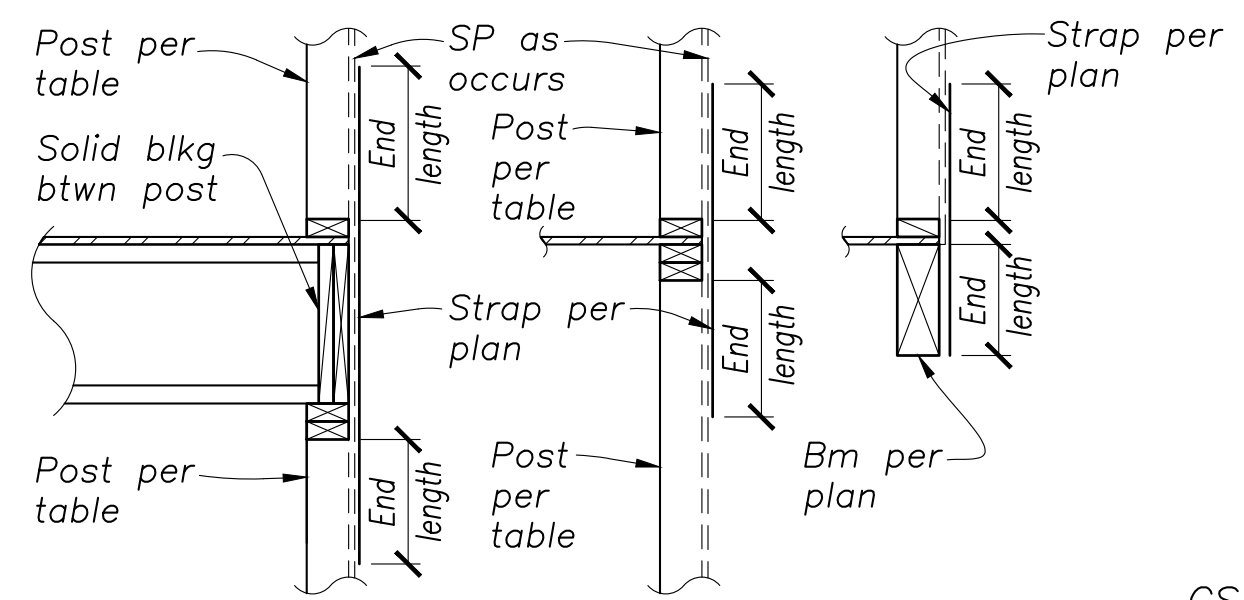
DETAIL 1  
0011-24 1/2" = 1'-0" S0.2

- Notes:
- All roof sheathing to be 1 5/32" CDX, 5 ply min. Panel index 3 3/16.
  - Use SPPN of 8d @ 6"cc @ all panel edges, shear walls, ties & blk g. SPIN to all interior bearings w/8d @ 12"cc on roofs.
  - Place panels continuous over two or more spans and provide 1/8" gap at all panel edges.
  - Do not break any face plys w/nail heads. The min edge distance for nails shall be 3/8" in the plywd & in the receiving member.
  - ICBO accepted & APA rated PERFORMANCE RATED SHEATHING panels may be substituted for plywd. Panel thickness & span rating shall be equal to that noted on these plans.

Simpson HD No.	Fastener (No. & type)	Holdown bolt (Mono Pour)	Holdown bolt (Two Pour)	Min post req (match stud width)
HDU2-SDS2.5	6-SDS 1/4" x 2 1/2" SDS	SSTB16	SSTB20	2-2x4
HDU4-SDS2.5	10-SDS 1/4" x 2 1/2" SDS	SSTB20	SSTB24	4x
HDU5-SDS2.5	14-SDS 1/4" x 2 1/2" SDS	SSTB24	SSTB24	4x
HDU8-SDS2.5	20-SDS 1/4" x 2 1/2" SDS	SSTB28	SSTB34	4x

HOLDDOWN DETAIL 12  
3/4" = 1'-0" S0.2

- NOTES:
- HD's do not substitute for sill bolts.
  - Install holdown per Simpson catalog.
  - HD post may be used as king stud.

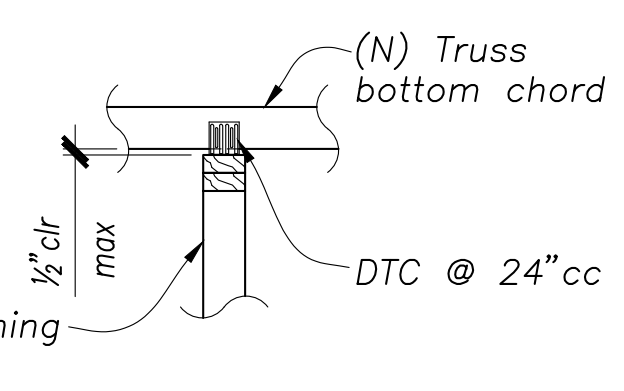


DETAIL 10  
3/4" = 1'-0" S0.2

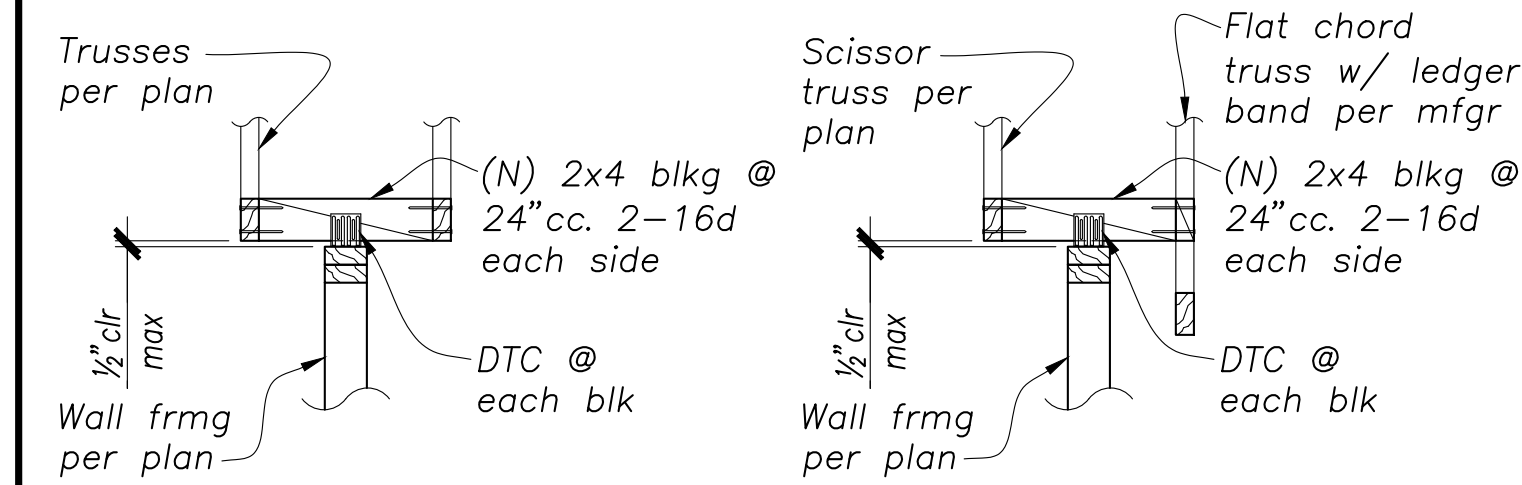
STRAP	POST	# NAILS EA END	MIN END LENGTH	CAPACITY
CS16	2x	20-10d	12"	1705#
MST37	2-2x	20-16d	9 1/2"	2465#
MST48	2-2x	16-16d sinkers	15"	3960#
CMSTC16	4x	25-16d sinkers	20"	4585#
CMST14	4x	28-16d sinkers	26"	6490#
CMST12	6x	37-16d sinkers	33"	9215#

NOTE: Stitch nailing for 2-2x posts to be 2-16d @ 6"cc stgrd (28 total for assembly)

STRAP TIE-DOWN 13  
3/4" = 1'-0" S0.2

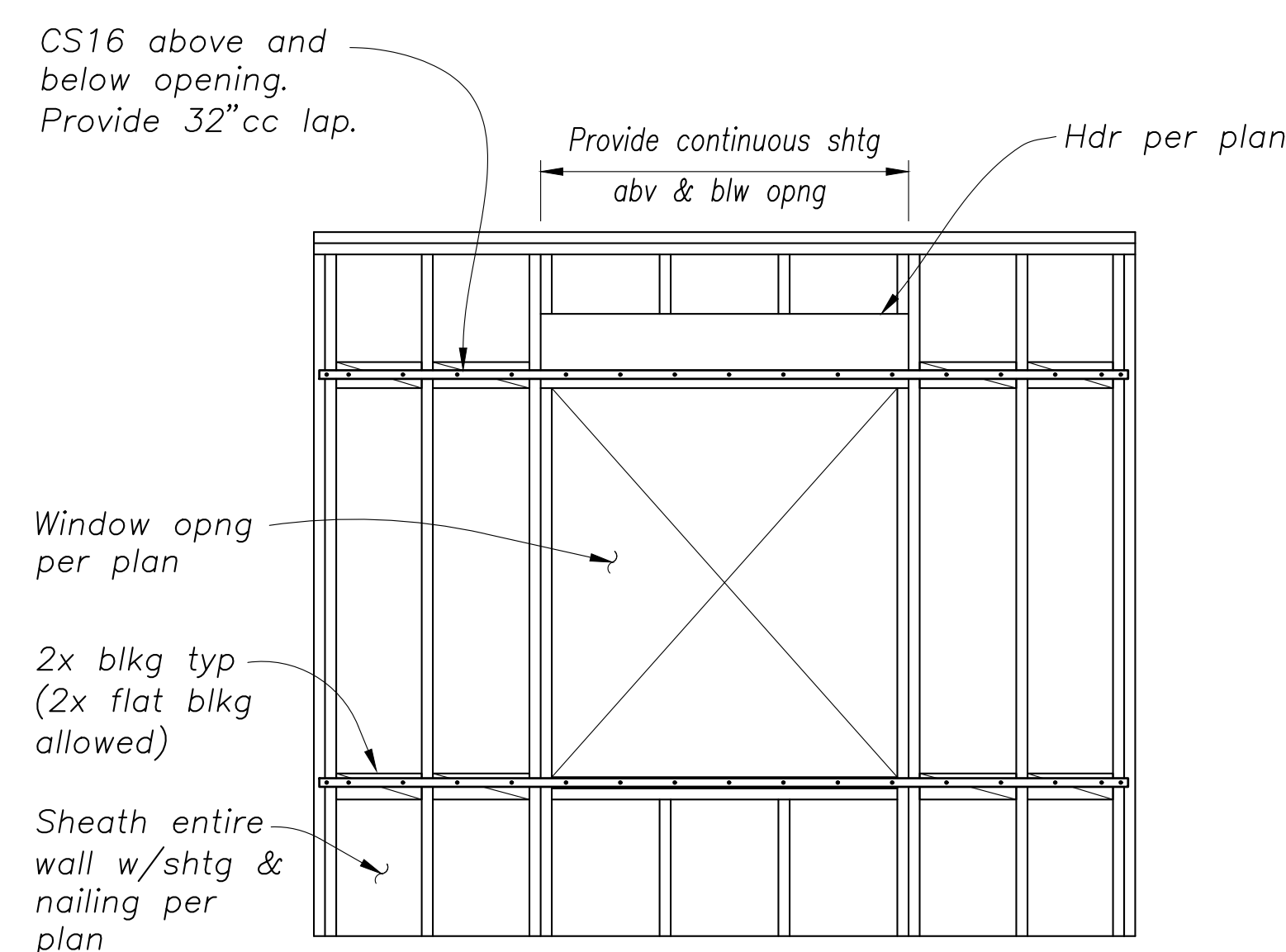


@ WALLS PERPENDICULAR TO TRUSSES

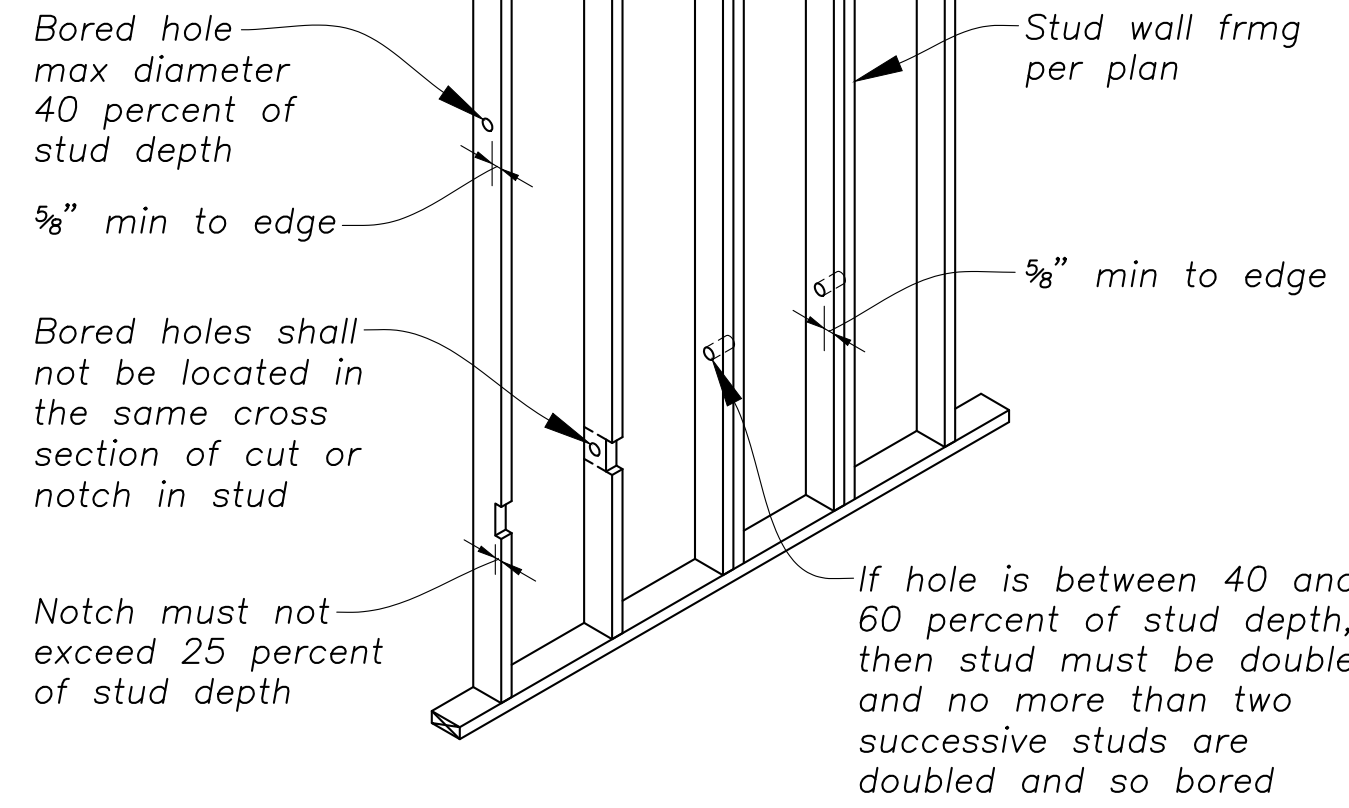


DETAIL 14  
3/4" = 1'-0" S0.2

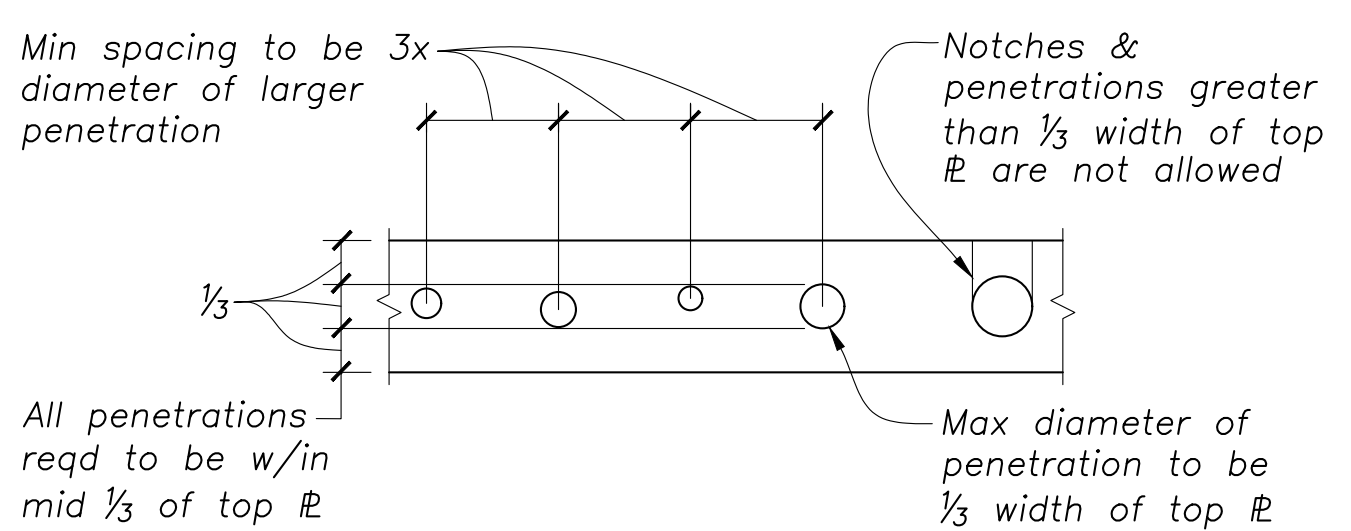
@ WALLS PARALLEL TO TRUSSES



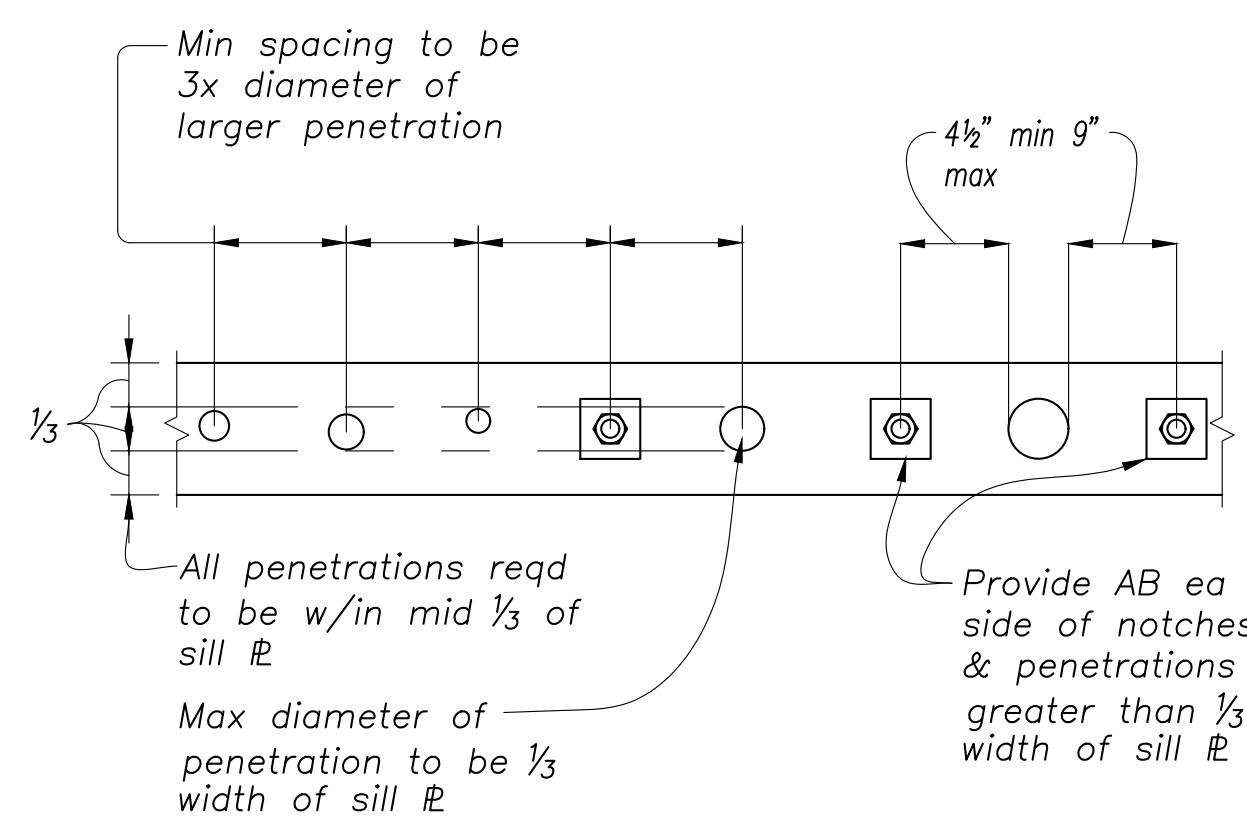
FORCE TRANSFER AROUND OPENING 11  
1/2" = 1'-0" S0.2



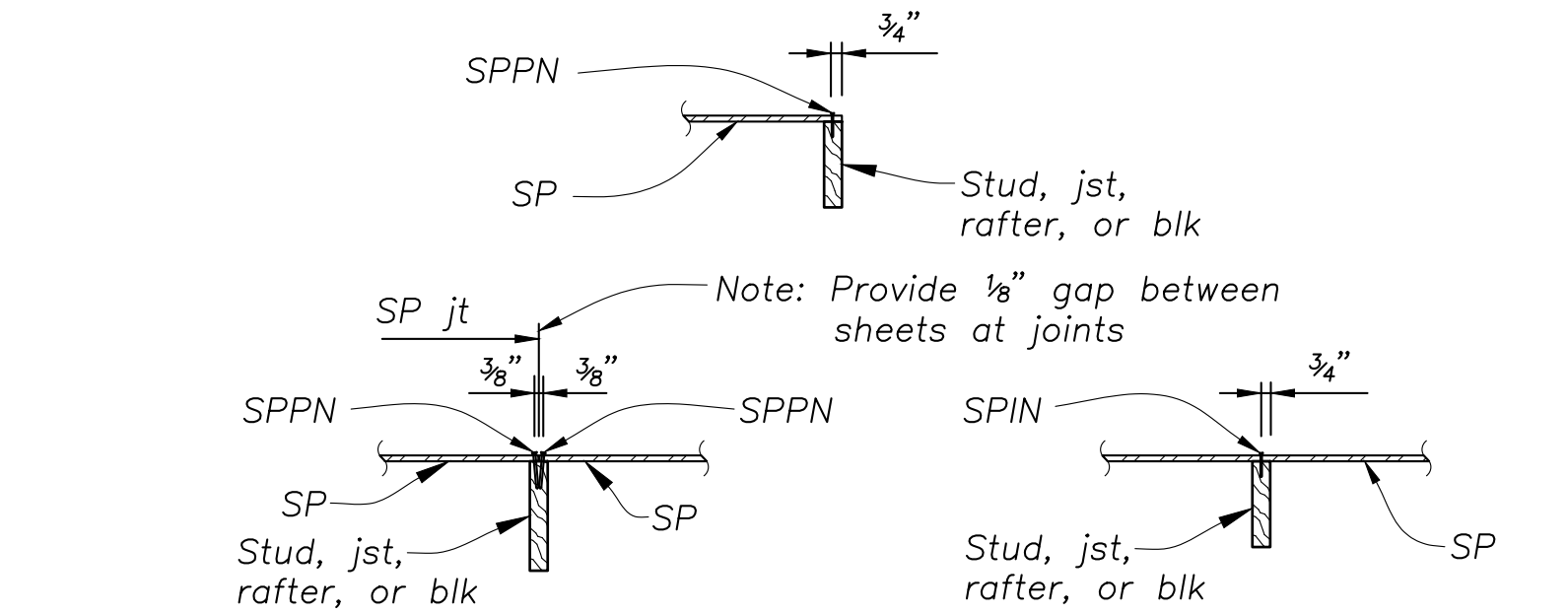
NOTCHING & BORING OF STUDS 6  
1/2" = 1'-0" S0.2



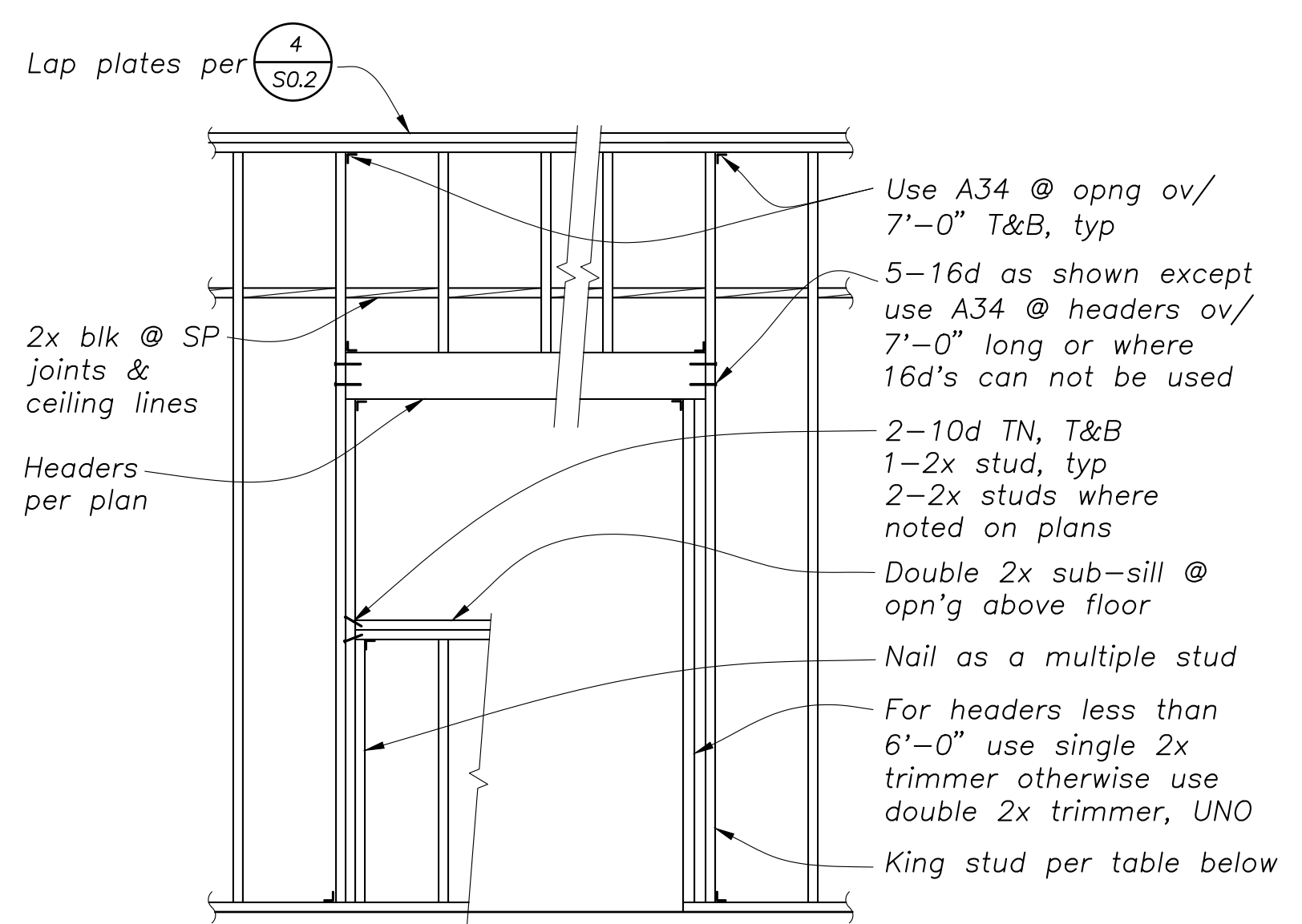
TOP PLATE PENETRATIONS 7  
3/4" = 1'-0" S0.2



SILL PLATE PENETRATIONS 8  
3/4" = 1'-0" S0.2

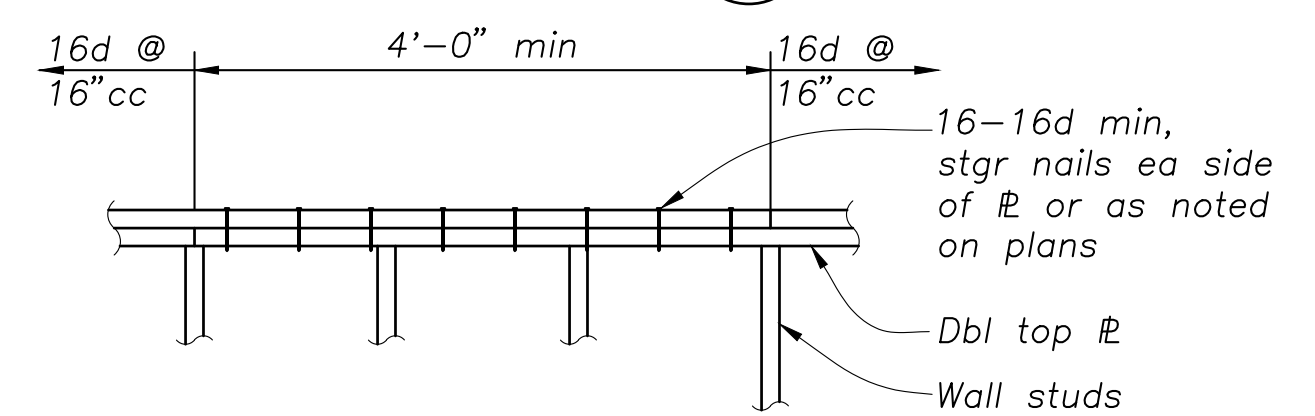


SP NAILING 2  
3/4" = 1'-0" S0.2



Stud Height	Stud Size	Wall Opening Width (ft)			
		4'-0"	6'-0"	8'-0"	10'-0"
8'-0"	2x4	2x4	Dbl 2x4	3-2x4	4x6
	2x6	2x6	2x6	2x6	Dbl 2x6
10'-0"	2x4	Dbl 2x4	3-2x4	4x6	4x6
	2x6	2x6	2x6	Dbl 2x6	Dbl 2x6

DETAIL 4  
0011-20 1/2" = 1'-0" S0.2



LAP SPLICE 3  
3/4" = 1'-0" S0.2

- Notes:
- Splices to occur only over center line of stud.

NOTE: This drawing is intended to be plotted as a full size sheet 24x36

Project	Sheet Title
ORTING SHELL GAS STATION	STANDARD STRUCTURAL DETAILS

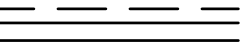
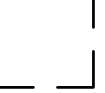
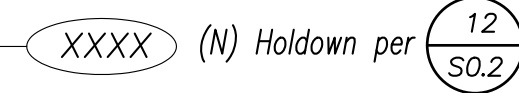
REVISIONS:	DESCRIPTION:

DATE	10/20/20
DRAWN	LJT
JOB NO	COB29036.00
SHEET	S0.2



**PLAN LEGEND**

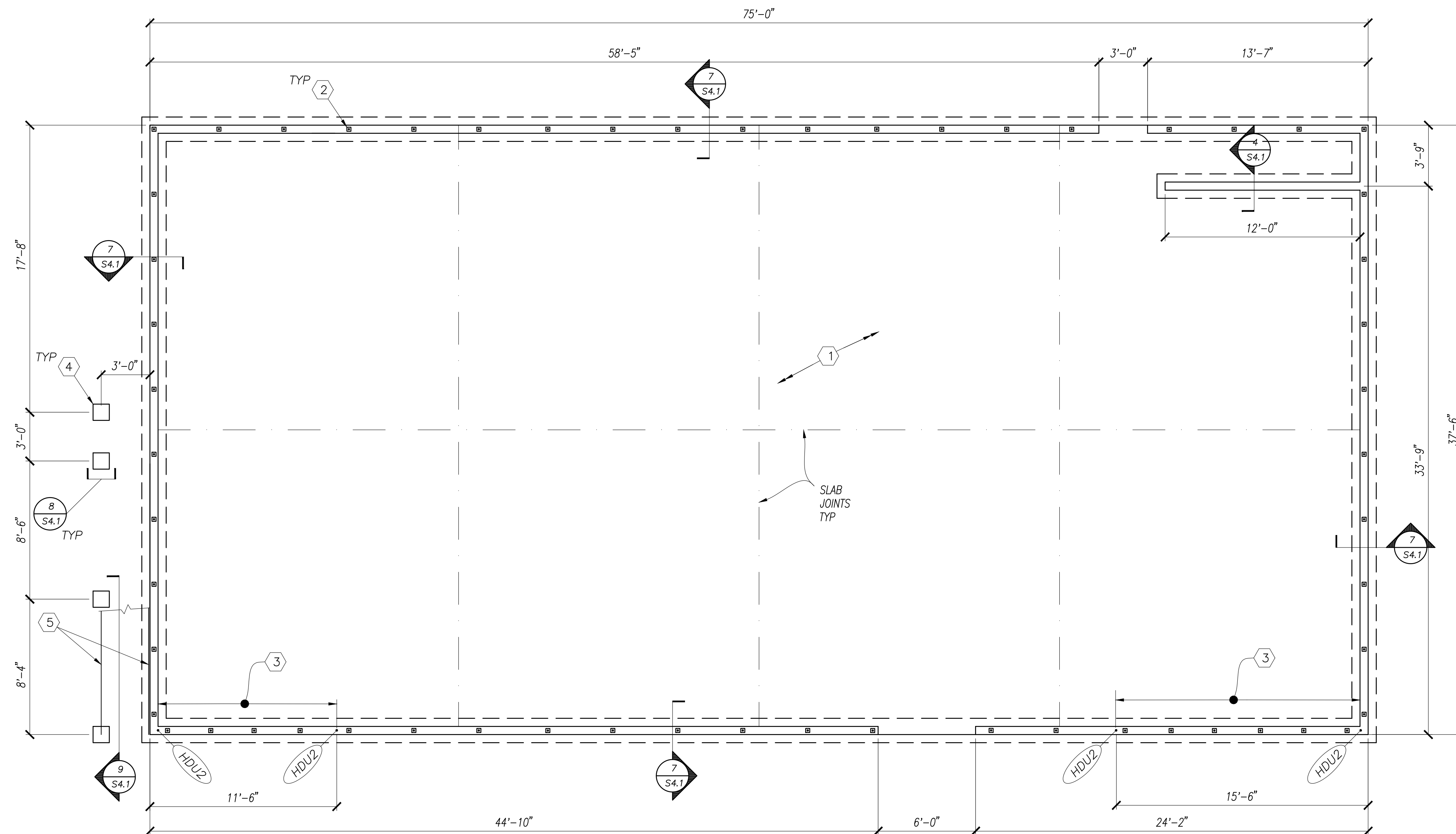
-  (N) Concrete footing w/ stem wall
-  (N) Concrete spread footing
-  (N) Holdown per  $\frac{12}{SO.2}$

**KEY NOTES**

- ① 4" Conc slab w/ #4 @ 12" EW over 4" crushed rock
- ② 1/2" dia. Anchor Bolts @ 48" cc
- ③ 1/2" dia. Anchor Bolts @ 32" cc
- ④ 2'-0" Sqr ftg per  $\frac{8}{S4.1}$
- ⑤ Double 2x12 Stringer, sistered w/SDS25300 @ 6" cc staggered

**FOUNDATION PLAN NOTES**

1. All spread footings and continuous line footings shall have a minimum 12" embedment below finish grade, UNO.
2. See S3.1 and S3.2 for shear wall locations.



**FOUNDATION PLAN**

1/4" = 1'-0"



NOTE: This drawing is intended to be plotted as a full size sheet 24x36

**ORTING SHELL GAS STATION**  
 204 WASHINGTON AVE N  
 ORTING, WA 98360

**ROOF FRAMING PLAN**

Project

Sheet Title

REVISIONS:

DATE:

DATE 10/20/20

DRAWN LJT

JOB NO COB29036.00

SHEET

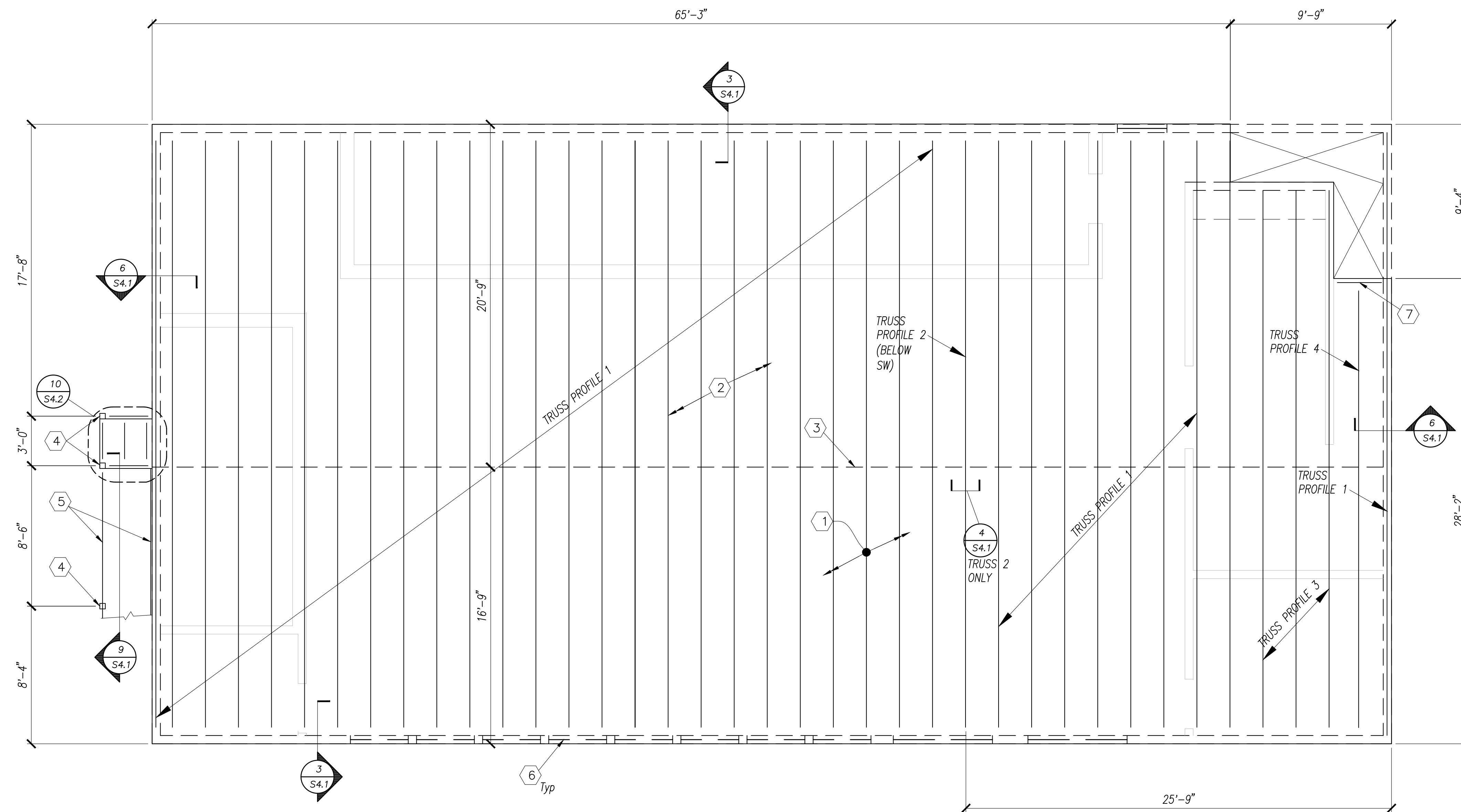
**S2.1**

**PLAN LEGEND**

- == == == 2x6 Bearing Walls
- ==== 2x6 Non-Bearing Walls
- — — Header Below

**KEY NOTES**

- ① Prefabricated Trusses @ 24"cc. See truss notes on sheet S0.1 for fabrication requirements.
- ② 3/4" Sheathing per (1) S0.2 & (2) S0.2
- ③ 2x6 Truss blocking T & B chord, attach w/3-16d EN
- ④ 4x4 PT Post
- ⑤ Double PT 2x12 stringer, sister w/SDS25300 @ 6" cc staggered
- ⑥ Window hdr 6x12 typ, UNO
- ⑦ 6x12 Header, connect to truss bottom chord w/HU612 hanger ea end



**SECOND FLOOR FRAMING PLAN** North  
 1/4" = 1'-0"

NOTE: This drawing is intended to be plotted as a full size sheet 24x36

**ORTING SHELL GAS STATION**  
 204 WASHINGTON AVE N  
 ORTING, WA 98360  
**ROOF FRAMING PLAN**

Project

Sheet Title

**REVISIONS:**

DATE	DESCRIPTION

DATE 10/20/20

DRAWN LJT

JOB NO COB29036.00

SHEET

**S2.2**



### ATTIC VENTILATION (IBC R806)

**REQUIRED:**

1. Total attic ventilation required =  $(1/150)(75' \times 20')$  = 10.0 Sq Ft
2. Upper attic ventilation required = 50% (10.0) = 5.00 Sq Ft
3. Lower attic ventilation required = See above = 5.00 Sq Ft

**PROVIDED:**

4. Ridge vent (125 sq in/ft) =  $(12.5/144) \times 60'$  = 5.20 Sq Ft
5. Eaves vents (40 sq in) =  $(40/144) \times 18$  = 5.00 Sq Ft
6. Total attic ventilation = 10.20 Sq Ft

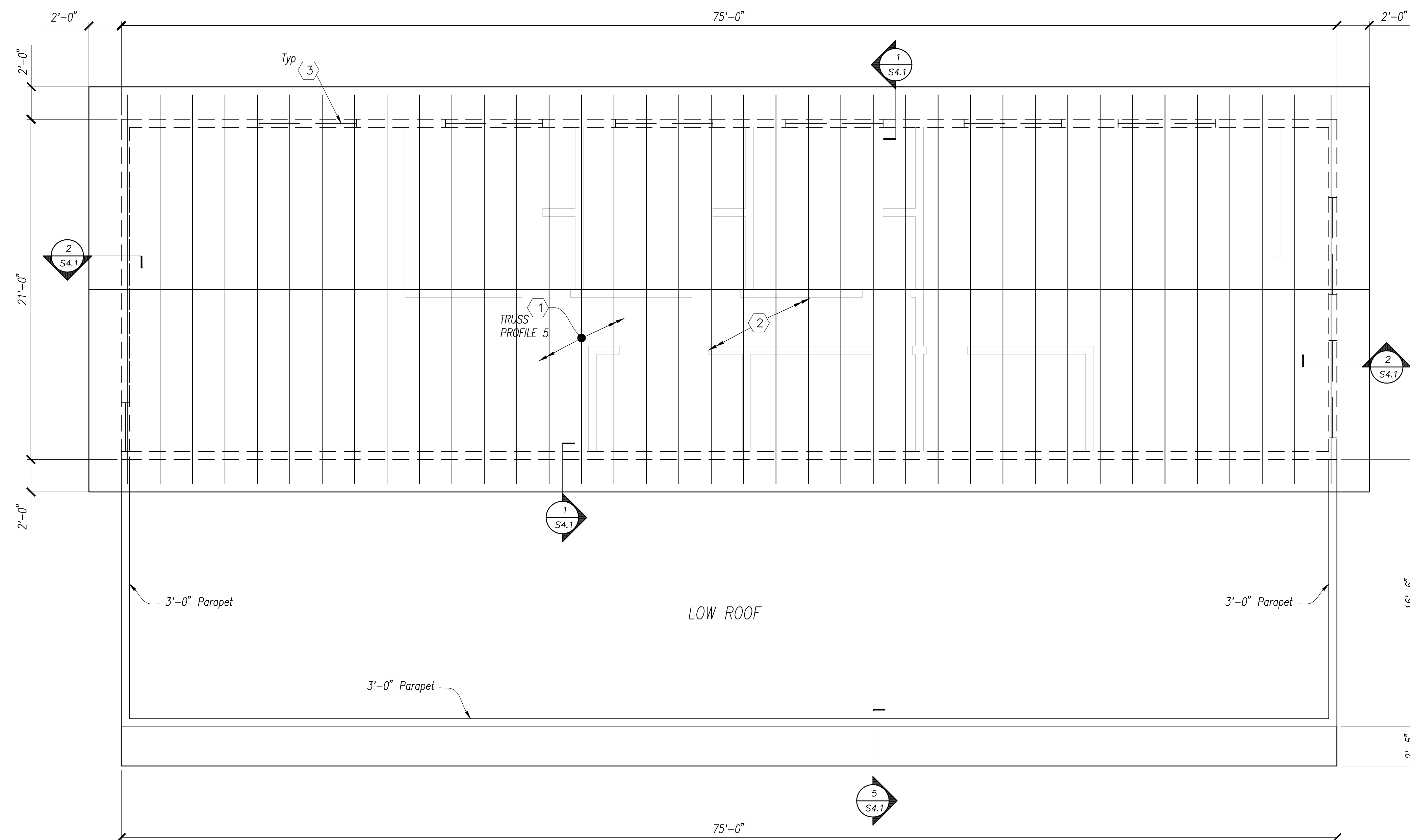
Provide Owens Corning VentSure ridge vents (or equivalent) to satisfy upper attic ventilation.  
Provide Owens Corning VentSure Inflow vents (or equivalent) to satisfy lower attic ventilation.

### PLAN LEGEND

- == == == == 2x6 Bearing Walls
- ==== 2x6 Non-Bearing Walls
- — — — Beam or Hdr below

### KEY NOTES

- ① Prefabricated Trusses @ 24"cc. See truss notes on sheet S0.1 for fabrication requirements.
- ② 1 1/2" Roof Sheathing per  $\frac{1}{S0.2}$  &  $\frac{2}{S0.2}$
- ③ Window header 6x12 typ, UNO



**ROOF FRAMING PLAN**  
1/4" = 1'-0"  
North ↑

NOTE: This drawing is intended to be plotted as a full size sheet 24x36

REVISIONS:	DESCRIPTION:
DATE:	

DATE 10/20/20

DRAWN LJT

JOB NO COB29036.00

SHEET

**S2.3**

# LATERAL DIAGRAM LEGEND

- Indicates location of full height shear wall panel
- ..... Indicates sheathing above and below opening. Match nail spacing of adjacent full height panel
- XXXX (N) Holdown or strap-tie per  $\frac{1}{S2.3}$  or  $\frac{2}{S2.3}$

## SHEAR WALL NOTES:

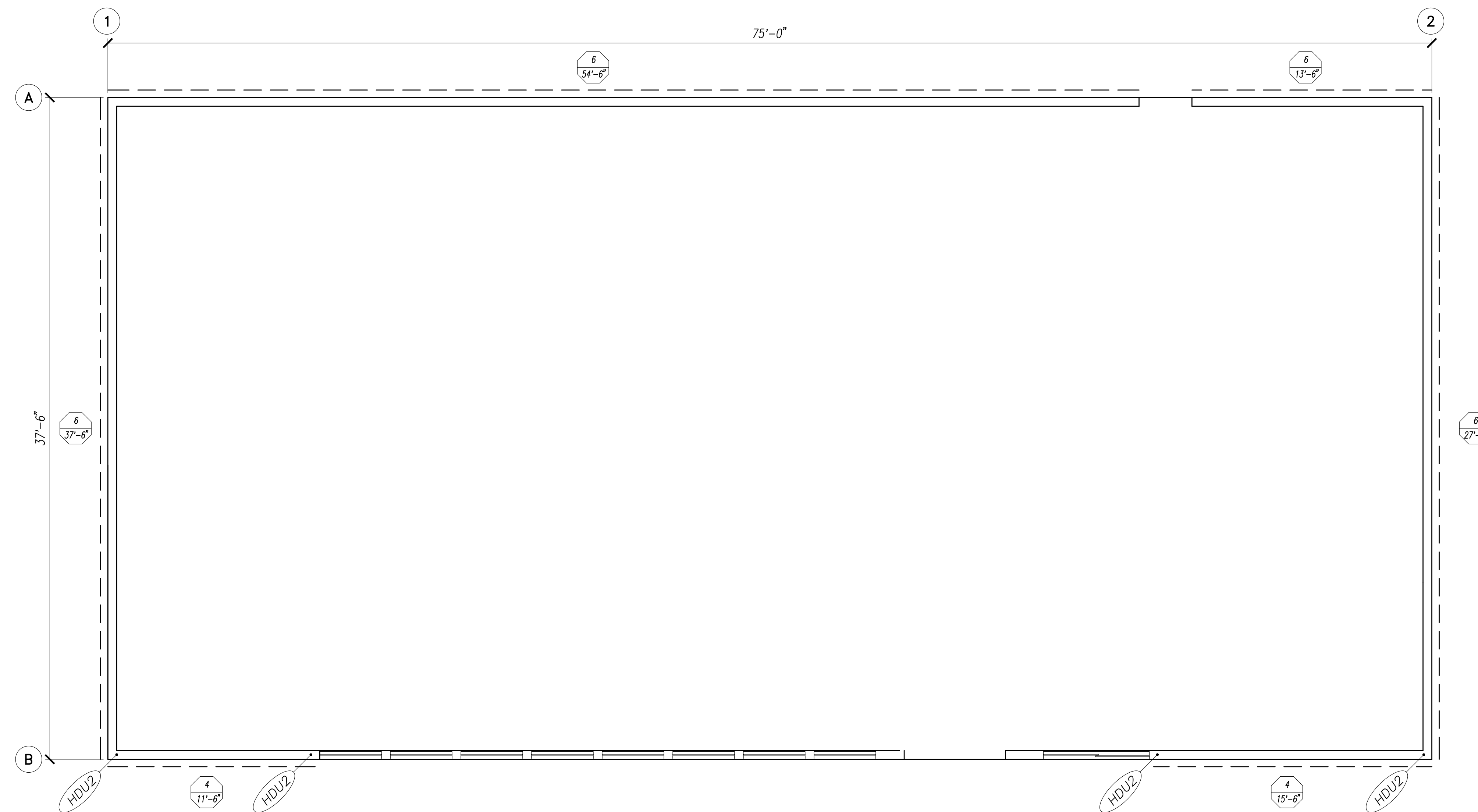
- All plywood used for horizontal diaphragms and shear wall panels shall be manufactured using exterior glue.
- All studs to be at a maximum of 16 inches on center.
- Plywood sheets shall be no less than 4 feet by 8 feet, except at boundaries and changes in framing where minimum sheet dimensions shall be 24 inches unless all edges of the undersized sheet are supported by framing members (minimum dimension shall be 12").
- Framing members or blocking shall be provided at all shear panel edges.
- Plywood sheathing nails shall be driven flush with the plywood and shall not fracture the surface of the plywood.
- Panel edges shall bear on framing members and butt along the centerline of the framing member per the manufacturer's recommendations. Nails shall be placed no less than  $\frac{3}{8}$  of an inch from the panel edge, & shall be spaced no more than 6 inches on center along the panel edge, and shall be firmly driven into framing members flush with the top surface of the plywood.
- Provide edge nailing along the full length of all king studs at shear wall openings.
- The vertical members at holdown brackets shall have edge nailing for the full height of the member.
- Provide solid blocking in floor space below all framing members attached to holdowns.
- Where shear panels are installed on both faces of a wall and nail spacing is less than 6 inches on center on either side, panel joints shall be offset to fall on different framing members or framing shall be 3 inches nominal thickness or greater and nails on each side shall be staggered.

## LATERAL RESISTANCE PANEL SCHEDULE

ENGINEERED SHEAR WALLS	
MARK	CONSTRUCTION METHOD
$\frac{6}{0'-0''}$	$\frac{1}{2}$ " SP w/8d common @ 6"cc SPPN. Sole $\mathbb{R}$ nailing of 16d @ 6"cc. $\frac{3}{8}$ " $\emptyset$ AB @ 48"cc. (Allowable shear = 260 plf)
$\frac{4}{0'-0''}$	$\frac{1}{2}$ " SP w/8d common @ 4"cc SPPN. Provide 3x member @ panel edges. Sole $\mathbb{R}$ nailing of 16d @ 4"cc. $\frac{3}{8}$ " $\emptyset$ AB @ 32"cc. (Allowable shear = 380 plf)

## FOOTNOTES:

- Provide 3x3x $\frac{1}{4}$   $\mathbb{R}$  washers @ ABs. For 2x6 sill  $\mathbb{R}$ 's, provide Simpson BPS $\frac{1}{2}$ -6 or equivalent steel plate washer under each anchor bolt nut, typical. Hole in  $\mathbb{R}$  washer may be diagonally slotted with a width up to  $\frac{3}{16}$ " larger than the bolt diameter and a slot length not to exceed 1 $\frac{1}{4}$ ". Anchor bolts occurring at diagonally slotted holes shall have a standard cut washer below the nut. Steel  $\mathbb{R}$  washer edge shall be located within  $\frac{1}{2}$ " of SP where occurs.
- Fasten drag truss bottom chord to wall  $\mathbb{R}$ s w/A34 @ 24"cc UNO.
- For (E) foundations, AB to be Simpson Titen HD  $\frac{1}{2}$ x6 MG.
- Sole plate nailing at shear wall (or braced wall) panels shall be 16d (3 $\frac{1}{4}$ "x0.131") @ 6"cc minimum, UNO.
- For (E) foundations, install hold down rods per  $\frac{X}{X}$ .
- For (N) foundations, install hold down rods per  $\frac{X}{X}$ .



**SHEAR WALL DIAGRAM**  
 $\frac{1}{4}'' = 1'-0''$

**ORTING SHELL GAS STATION**  
204 WASHINGTON AVE N  
ORTING, WA 98360

**FIRST FLOOR SHEAR WALL DIAGRAM**

Project: ORTING SHELL GAS STATION  
Sheet Title: FIRST FLOOR SHEAR WALL DIAGRAM

REVISIONS:	DESCRIPTION:
DATE:	

DATE: 10/20/20

DRAWN: LJT

JOB NO: COB29036.00

SHEET: S3.1

## LATERAL DIAGRAM LEGEND

- Indicates location of full height shear wall panel
- ..... Indicates sheathing above and below opening.  
Match nail spacing of adjacent full height panel
- XXXX (N) Holddown or strap-tie per  $\frac{1}{S2.3}$  or  $\frac{2}{S2.3}$

## SHEAR WALL NOTES:

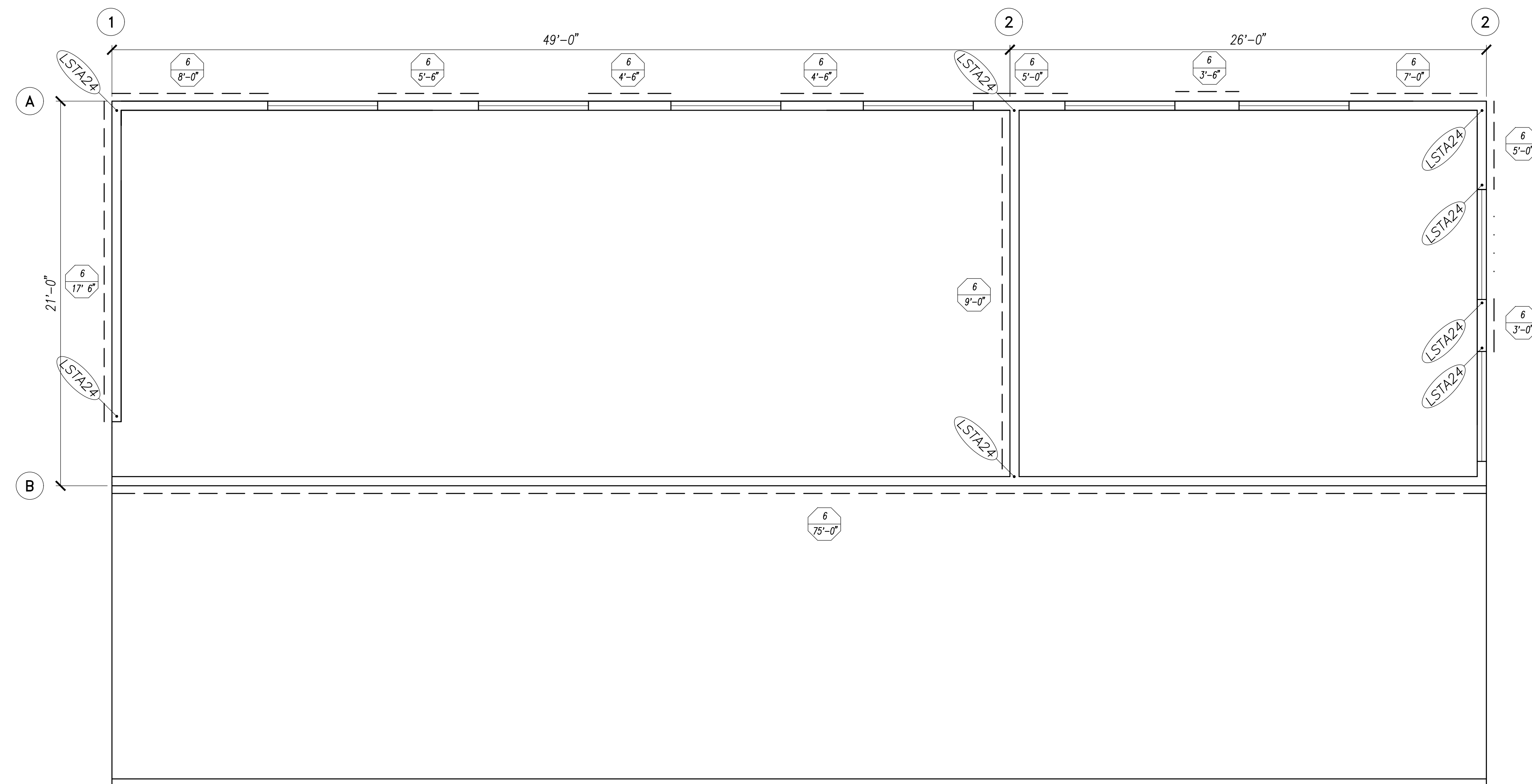
- All plywood used for horizontal diaphragms and shear wall panels shall be manufactured using exterior glue.
- All studs to be at a maximum of 16 inches on center.
- Plywood sheets shall be no less than 4 feet by 8 feet, except at boundaries and changes in framing where minimum sheet dimensions shall be 24 inches unless all edges of the undersized sheet are supported by framing members (minimum dimension shall be 12").
- Framing members or blocking shall be provided at all shear panel edges.
- Plywood sheathing nails shall be driven flush with the plywood and shall not fracture the surface of the plywood.
- Panel edges shall bear on framing members and butt along the centerline of the framing member per the manufacturer's recommendations. Nails shall be placed no less than  $\frac{3}{8}$  of an inch from the panel edge, & shall be spaced no more than 6 inches on center along the panel edge, and shall be firmly driven into framing members flush with the top surface of the plywood.
- Provide edge nailing along the full length of all king studs at shear wall openings.
- The vertical members at holddown brackets shall have edge nailing for the full height of the member.
- Provide solid blocking in floor space below all framing members attached to holddowns.
- Where shear panels are installed on both faces of a wall and nail spacing is less than 6 inches on center on either side, panel joints shall be offset to fall on different framing members or framing shall be 3 inches nominal thickness or greater and nails on each side shall be staggered.

## LATERAL RESISTANCE PANEL SCHEDULE

ENGINEERED SHEAR WALLS	
MARK	CONSTRUCTION METHOD
$\frac{6}{0'-0''}$	$\frac{1}{2}$ " SP w/8d common @ 6"cc SPPN. Sole $\mathbb{R}$ nailing of 16d @ 6"cc. $\frac{3}{8}$ " $\emptyset$ AB @ 48"cc. (Allowable shear = 260 plf)
$\frac{4}{0'-0''}$	$\frac{1}{2}$ " SP w/8d common @ 4"cc SPPN. Provide 3x member @ panel edges. Sole $\mathbb{R}$ nailing of 16d @ 4"cc. $\frac{3}{8}$ " $\emptyset$ AB @ 32"cc. (Allowable shear = 380 plf)

## FOOTNOTES:

- Provide  $3 \times 3 \times \frac{1}{4}$   $\mathbb{R}$  washers @ ABs. For 2x6 sill  $\mathbb{R}$ 's, provide Simpson BPS $\frac{1}{2}$ -6 or equivalent steel plate washer under each anchor bolt nut, typical. Hole in  $\mathbb{R}$  washer may be diagonally slotted with a width up to  $\frac{3}{16}$ " larger than the bolt diameter and a slot length not to exceed  $1\frac{1}{4}$ ". Anchor bolts occurring at diagonally slotted holes shall have a standard cut washer below the nut. Steel  $\mathbb{R}$  washer edge shall be located within  $\frac{1}{2}$ " of SP where occurs.
- Fasten drag truss bottom chord to wall  $\mathbb{R}$ s w/A34 @ 24"cc UNO.
- For (E) foundations, AB to be Simpson Titen HD  $\frac{1}{2} \times 6$  MG.
- Sole plate nailing at shear wall (or braced wall) panels shall be 16d ( $3\frac{1}{4} \times 0.131$ ) @ 6"cc minimum, UNO.
- For (E) foundations, install hold down rods per  $\frac{X}{X}$ .
- For (N) foundations, install hold down rods per  $\frac{X}{X}$ .



## SHEAR WALL DIAGRAM

$\frac{1}{4}'' = 1'-0''$

ORTING SHELL GAS STATION  
 204 WASHINGTON AVE N  
 ORTING, WA 98360

SECOND FLOOR SHEAR WALL DIAGRAM

Project

REVISIONS:

DATE:

DATE 10/20/20

DRAWN LJT

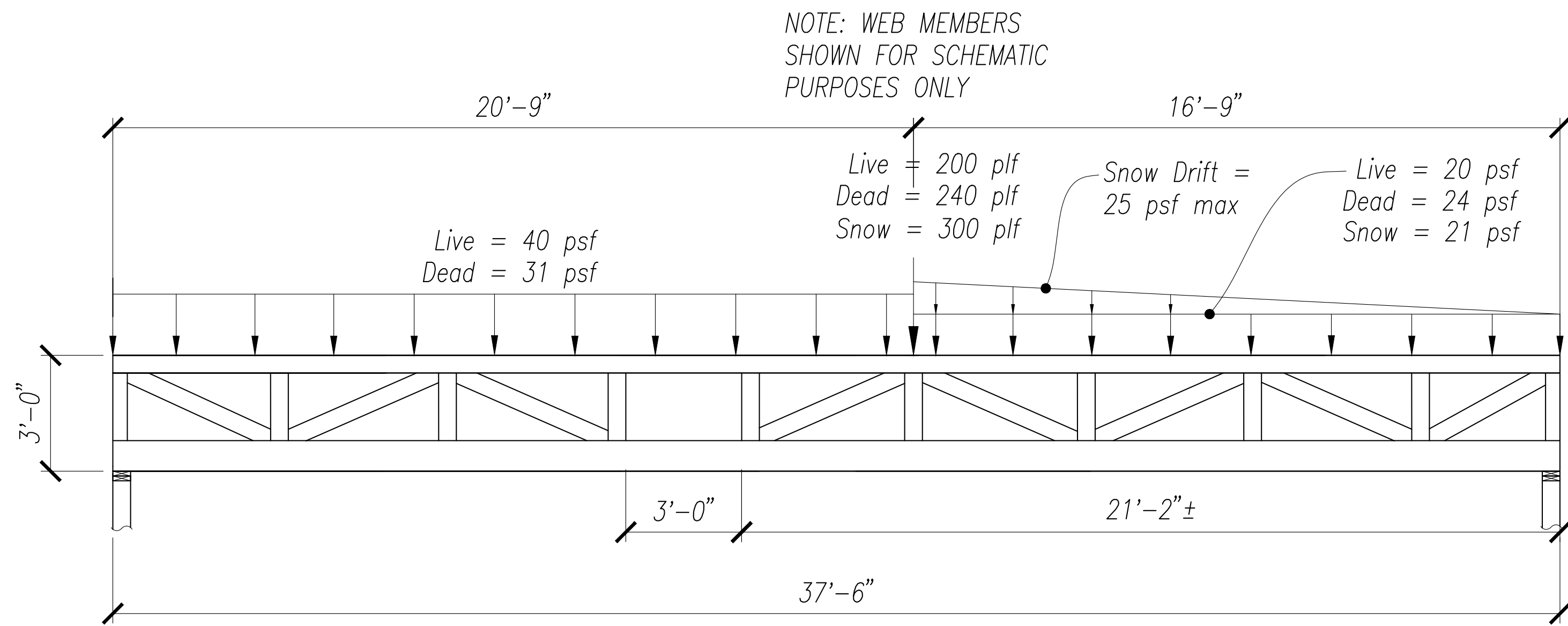
JOB NO COB29036.00

SHEET

S3.2

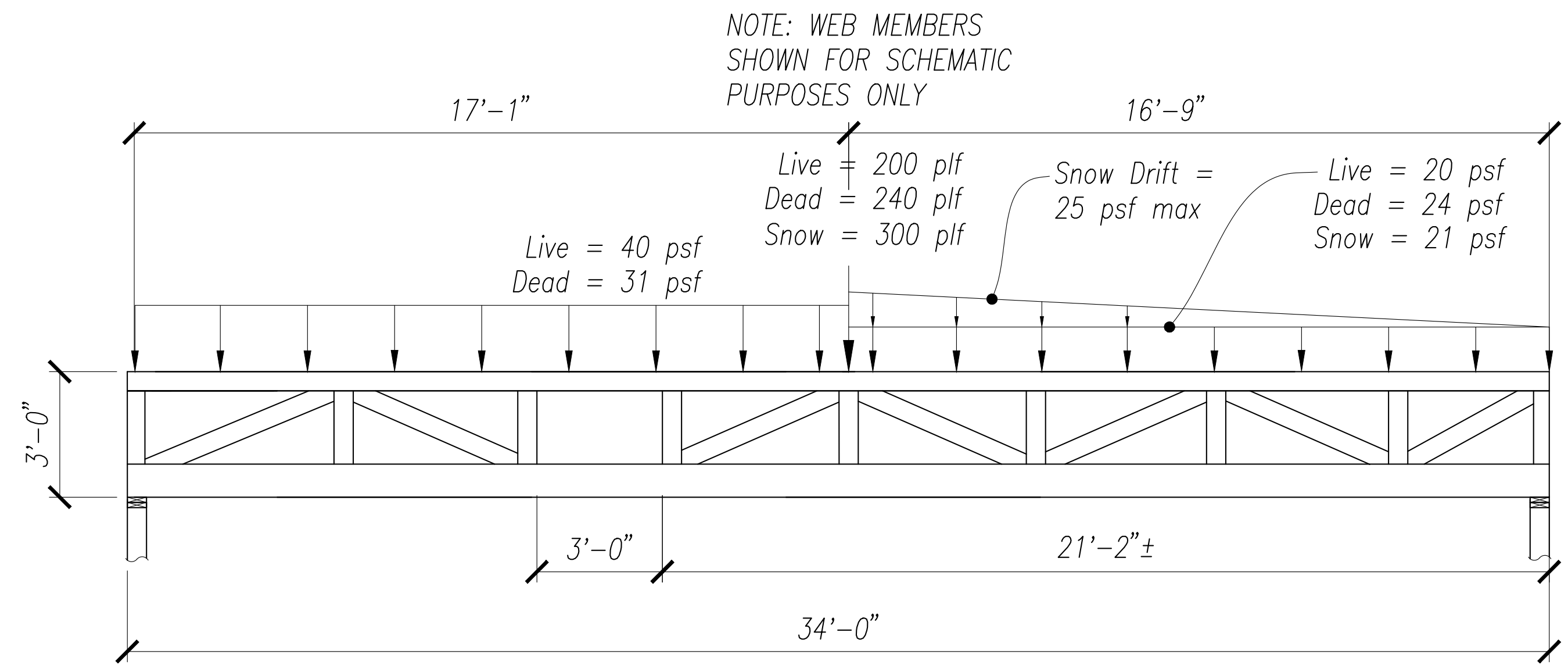
NOTE: This drawing is intended to be plotted as a full size sheet 24x36





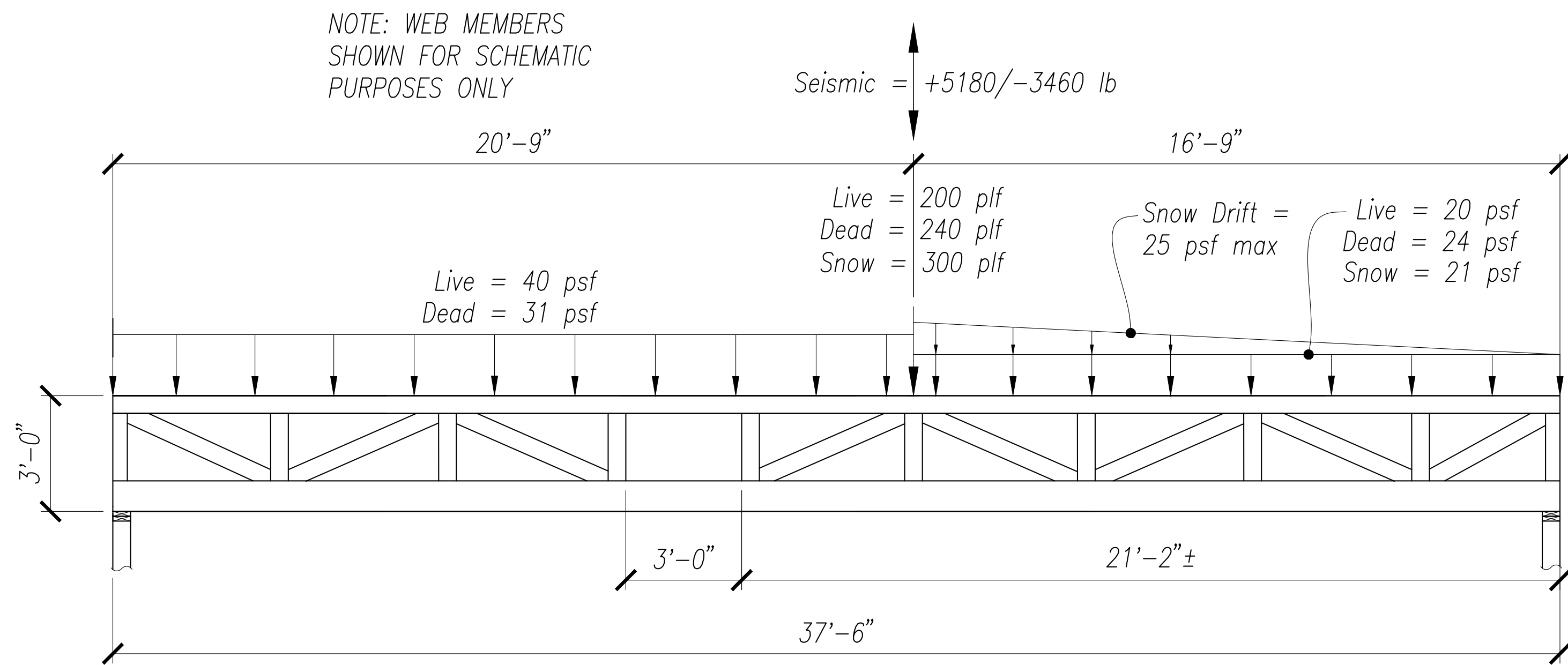
TRUSS '1' PROFILE

1/4" = 1'-0"



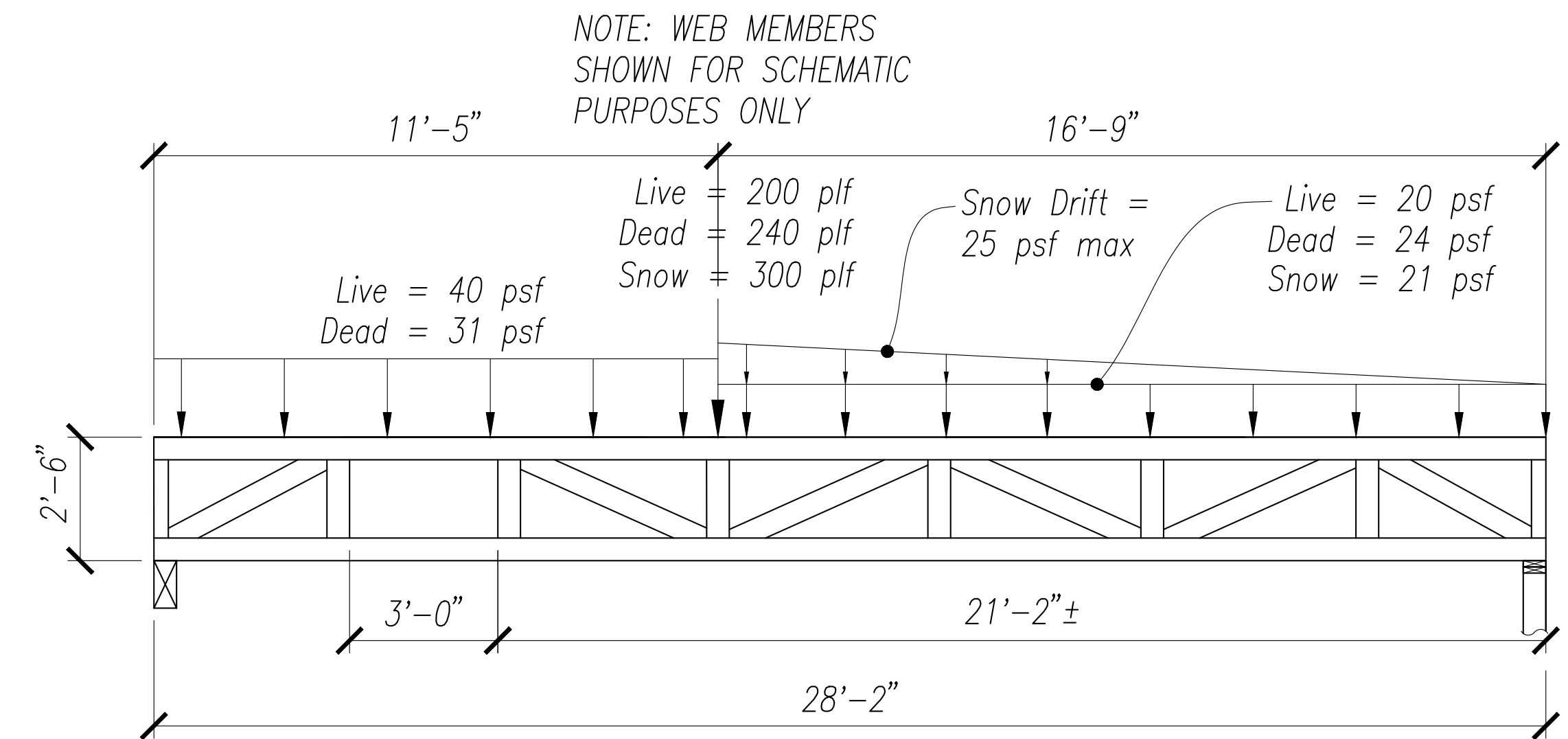
TRUSS '3' PROFILE

1/4" = 1'-0"



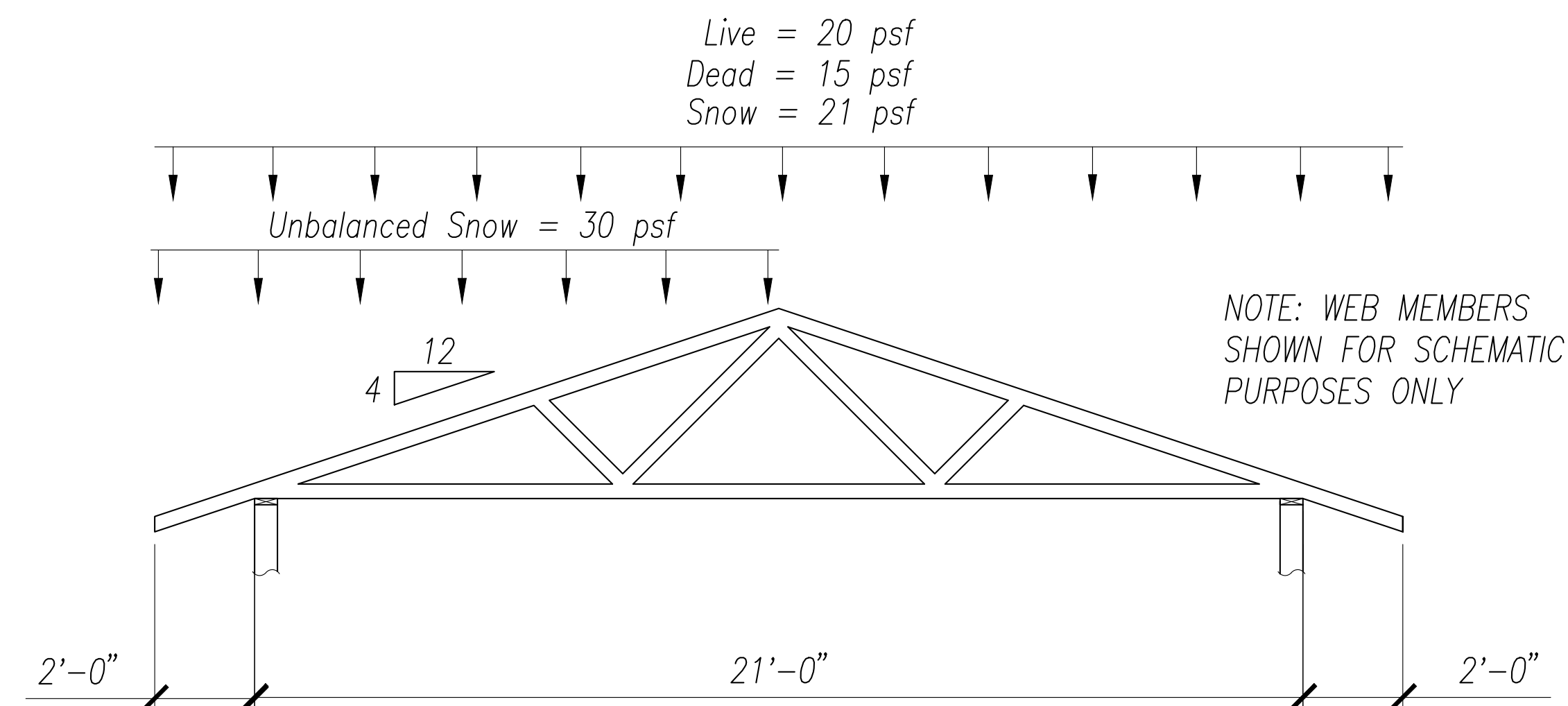
TRUSS '2' PROFILE

1/4" = 1'-0"



TRUSS '4' PROFILE

1/4" = 1'-0"



TRUSS '5' PROFILE

1/4" = 1'-0"

NOTE: This drawing is intended to be plotted as a full size sheet 24x36

Project

Sheet Title

REVISIONS:

DATE:

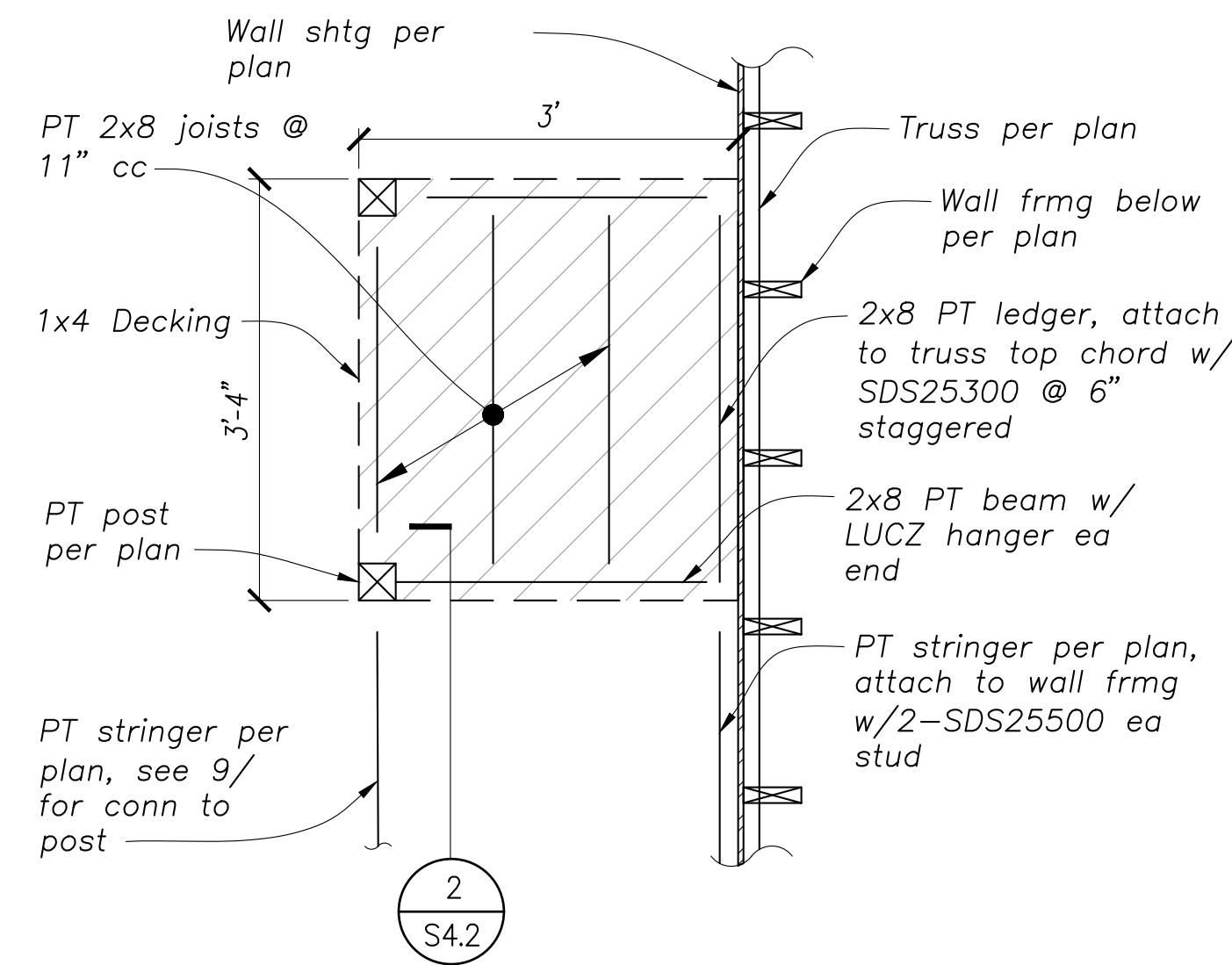
DATE 10/20/20

DRAWN LJT

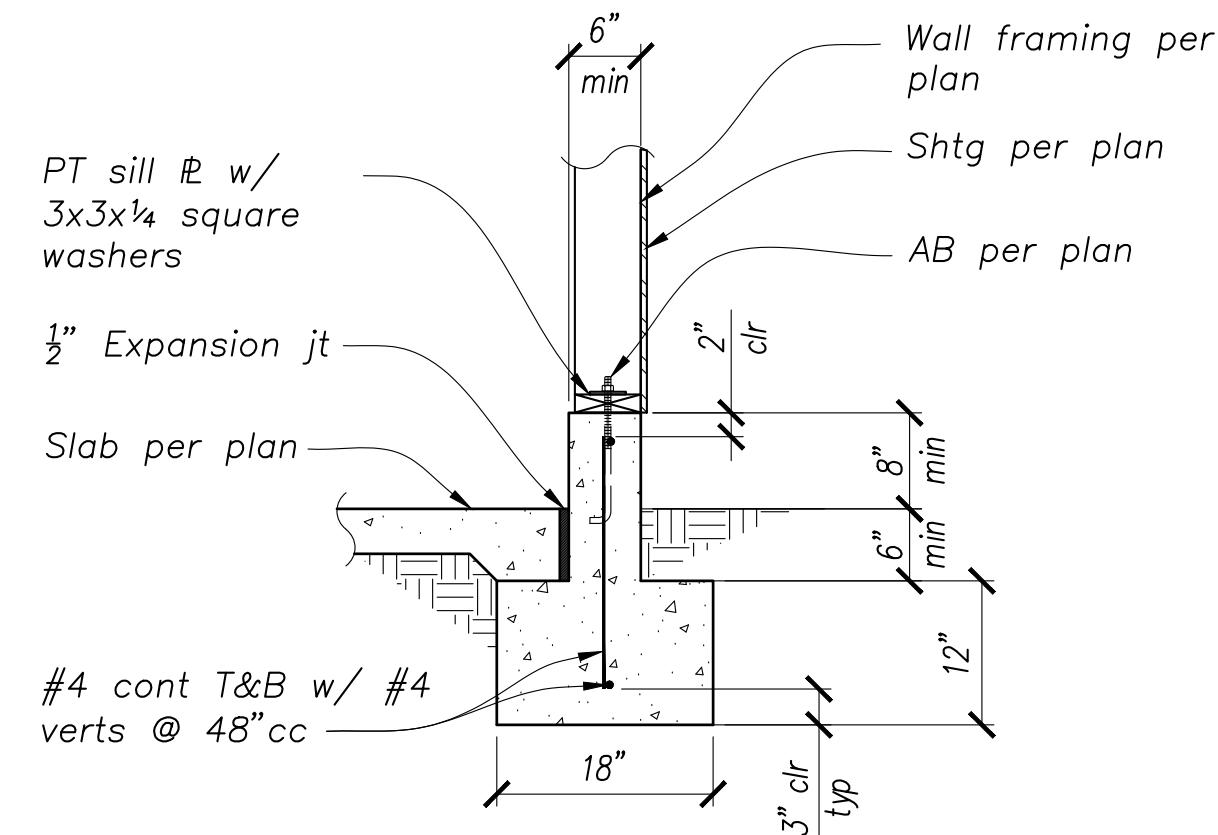
JOB NO COB29036.00

SHEET

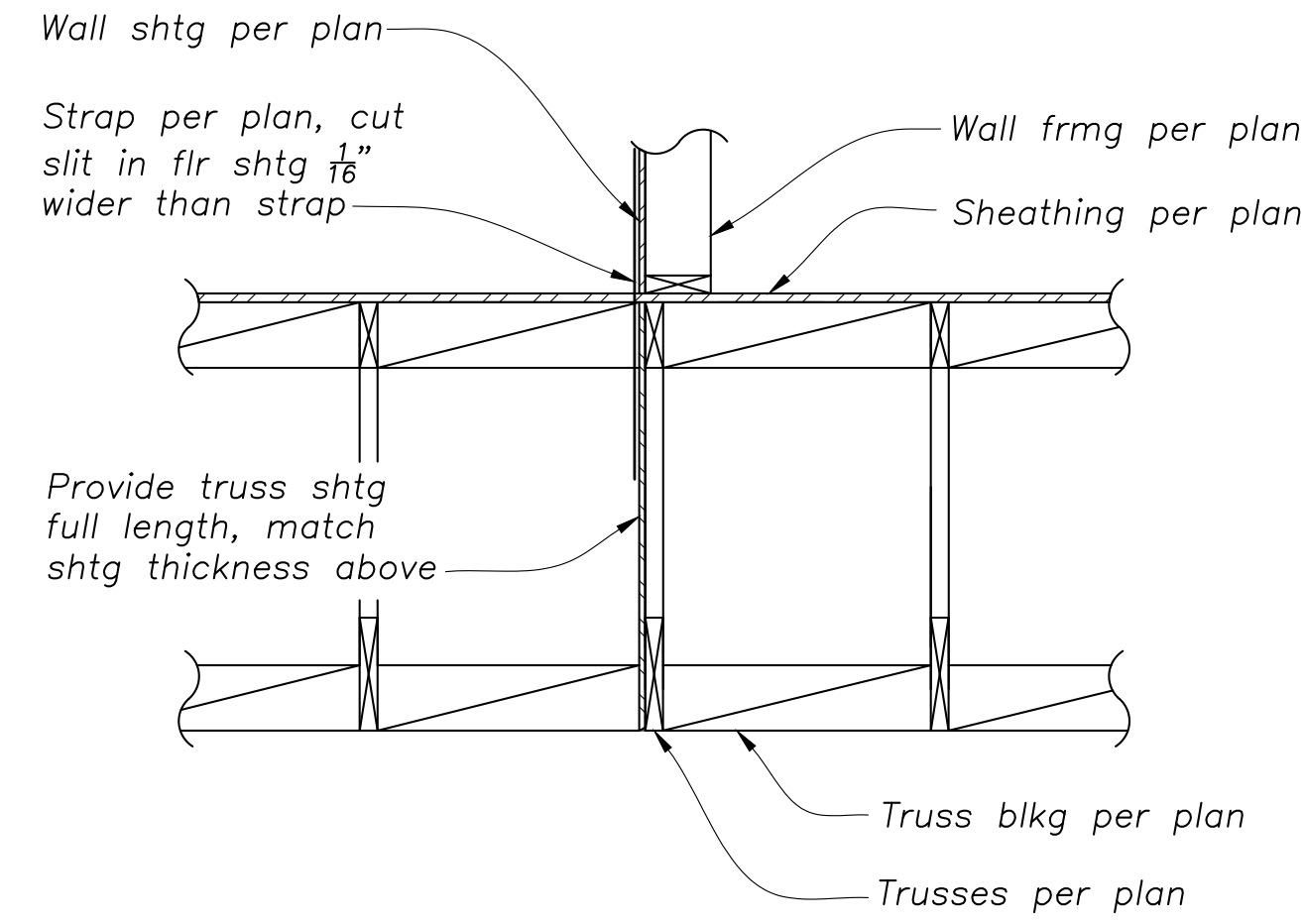
S3.3



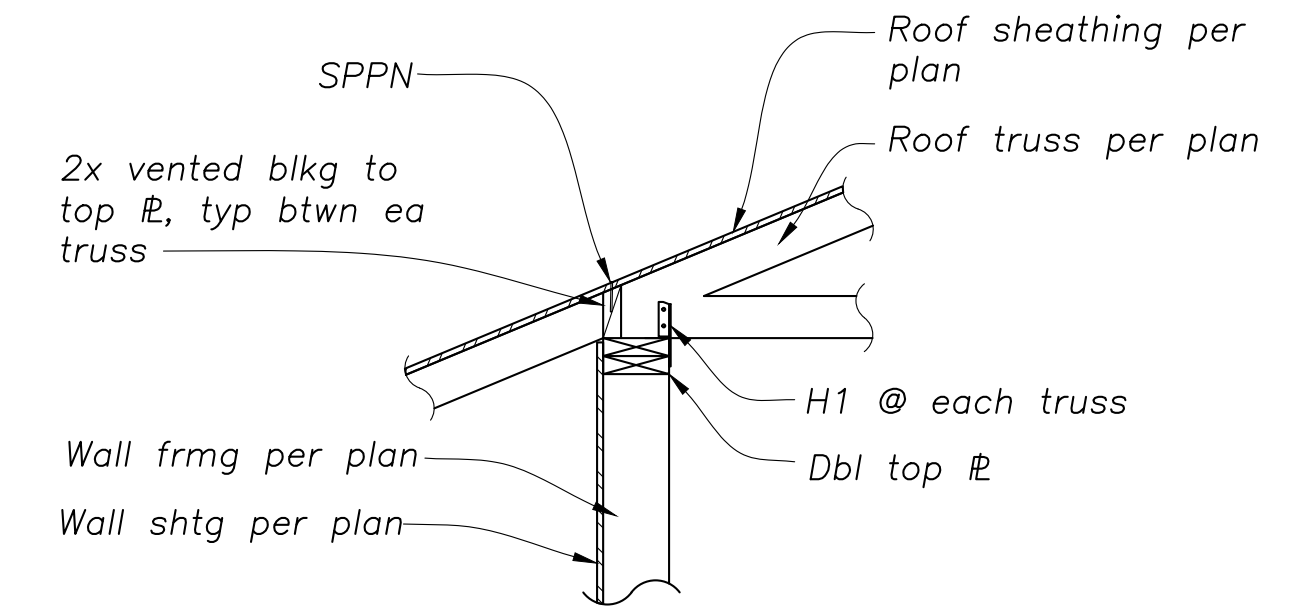
DETAIL 10  
3/4" = 1'-0" S4.1



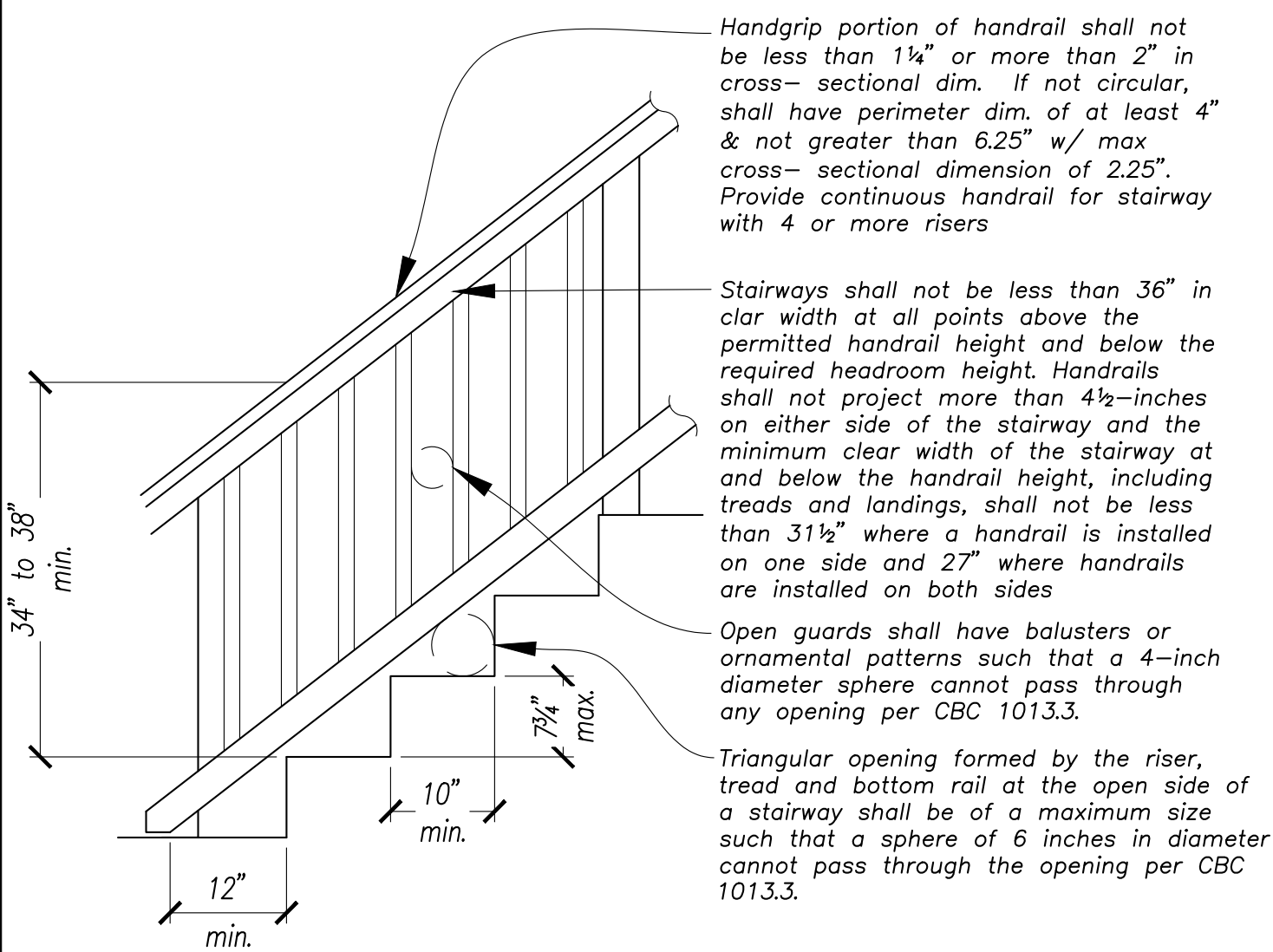
DETAIL 7  
3/4" = 1'-0" S4.1



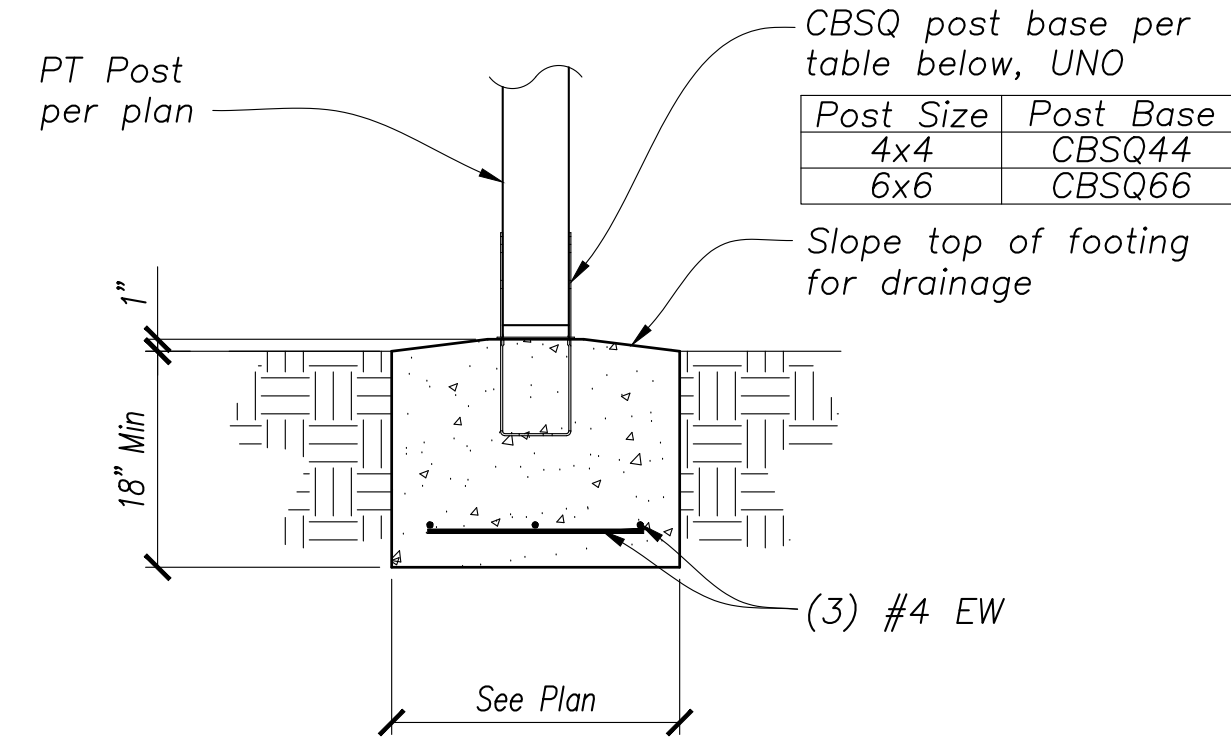
DETAIL 4  
3/4" = 1'-0" S4.1



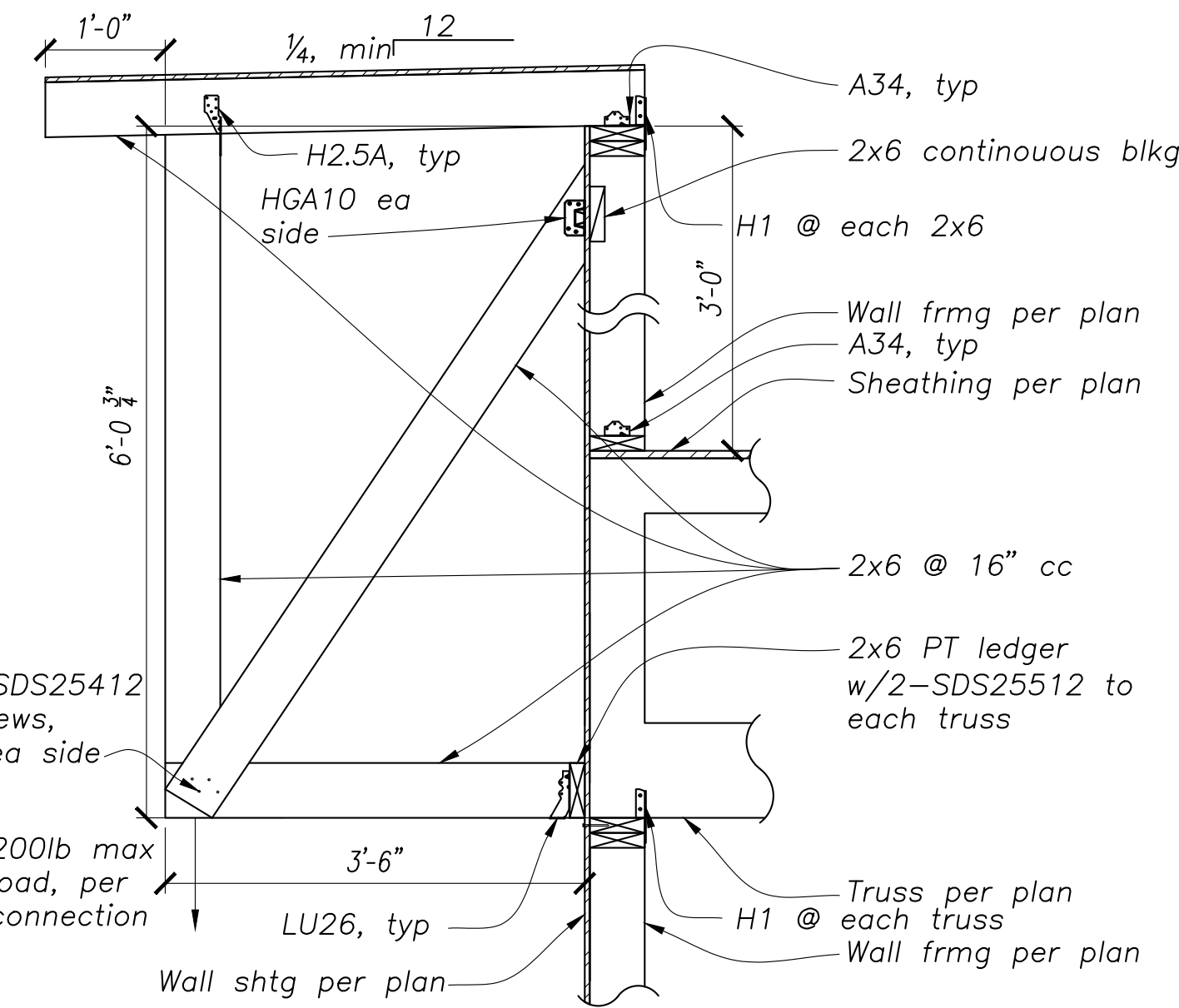
DETAIL 1  
3/4" = 1'-0" S4.1



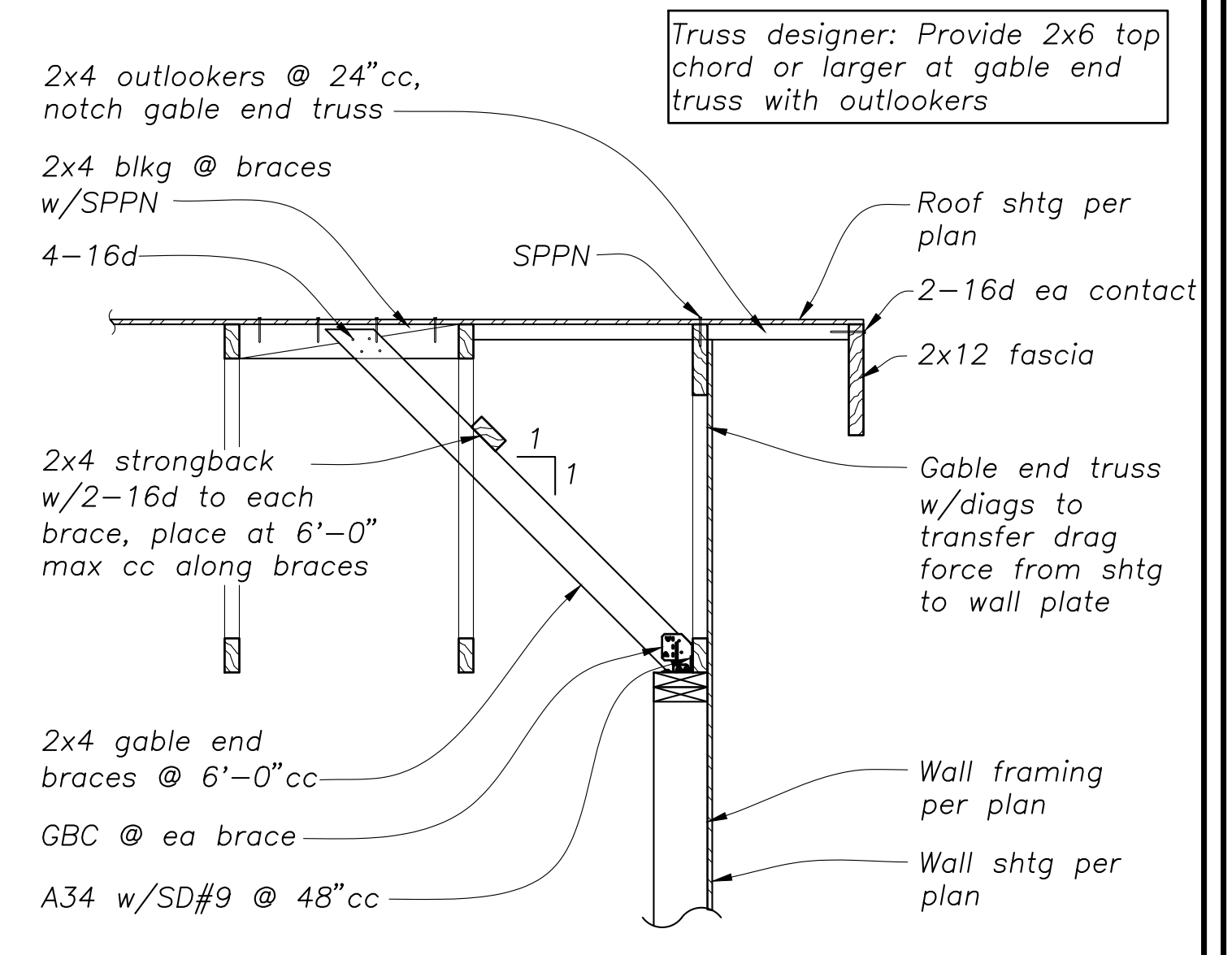
RESIDENTIAL STAIR DETAIL 11  
3/4" = 1'-0" S4.1



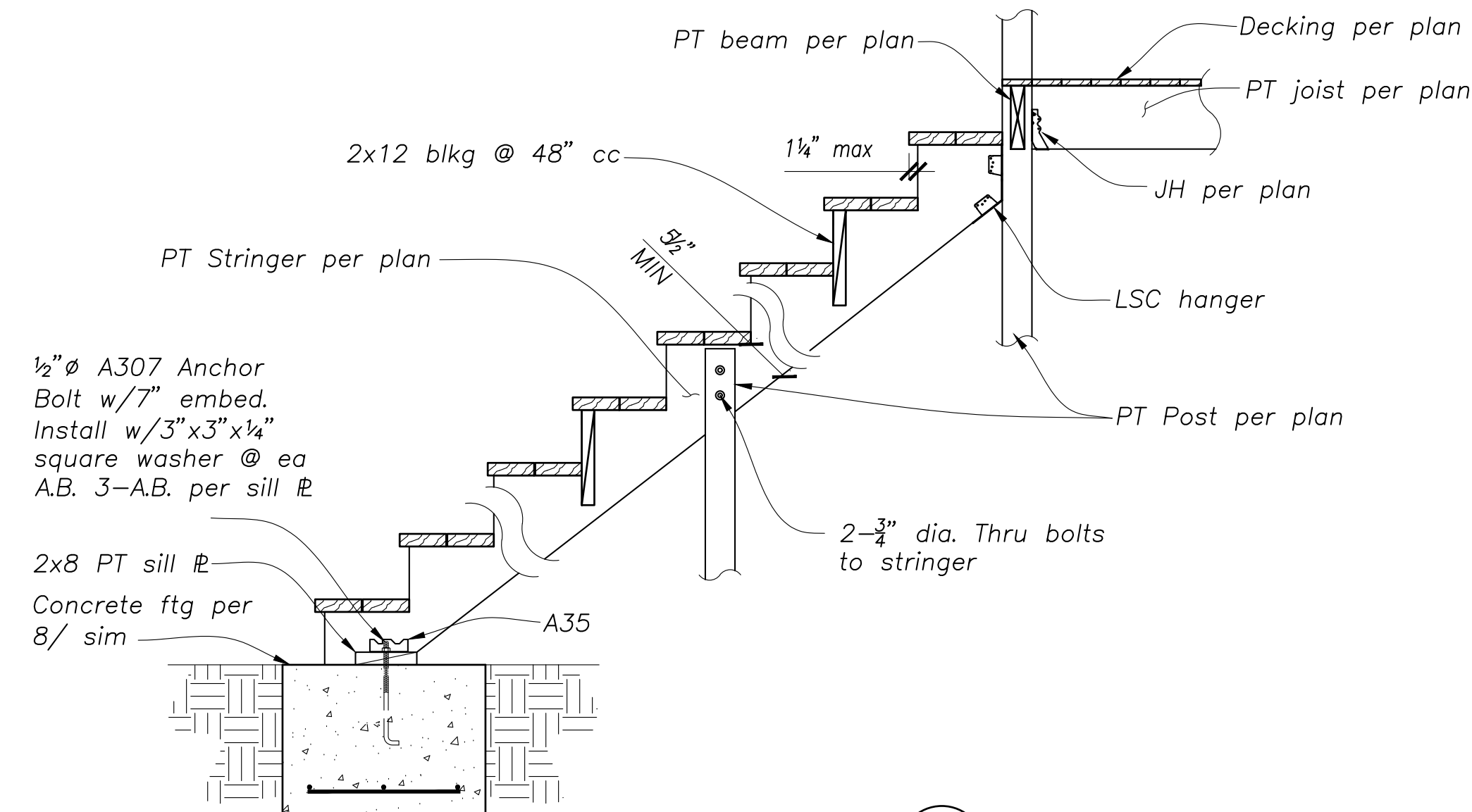
DETAIL 8  
3/4" = 1'-0" S4.1



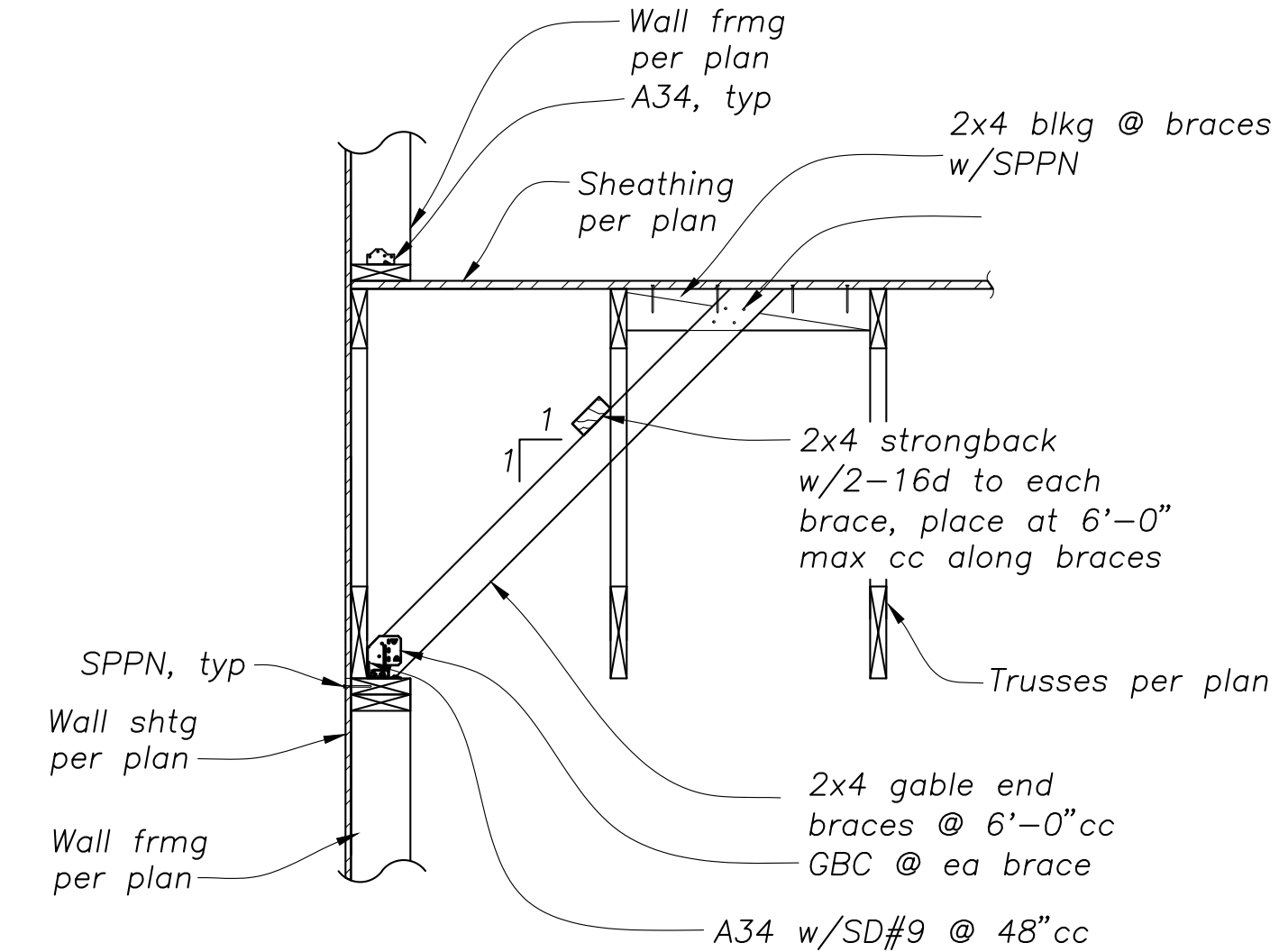
DETAIL 5  
3/4" = 1'-0" S4.1



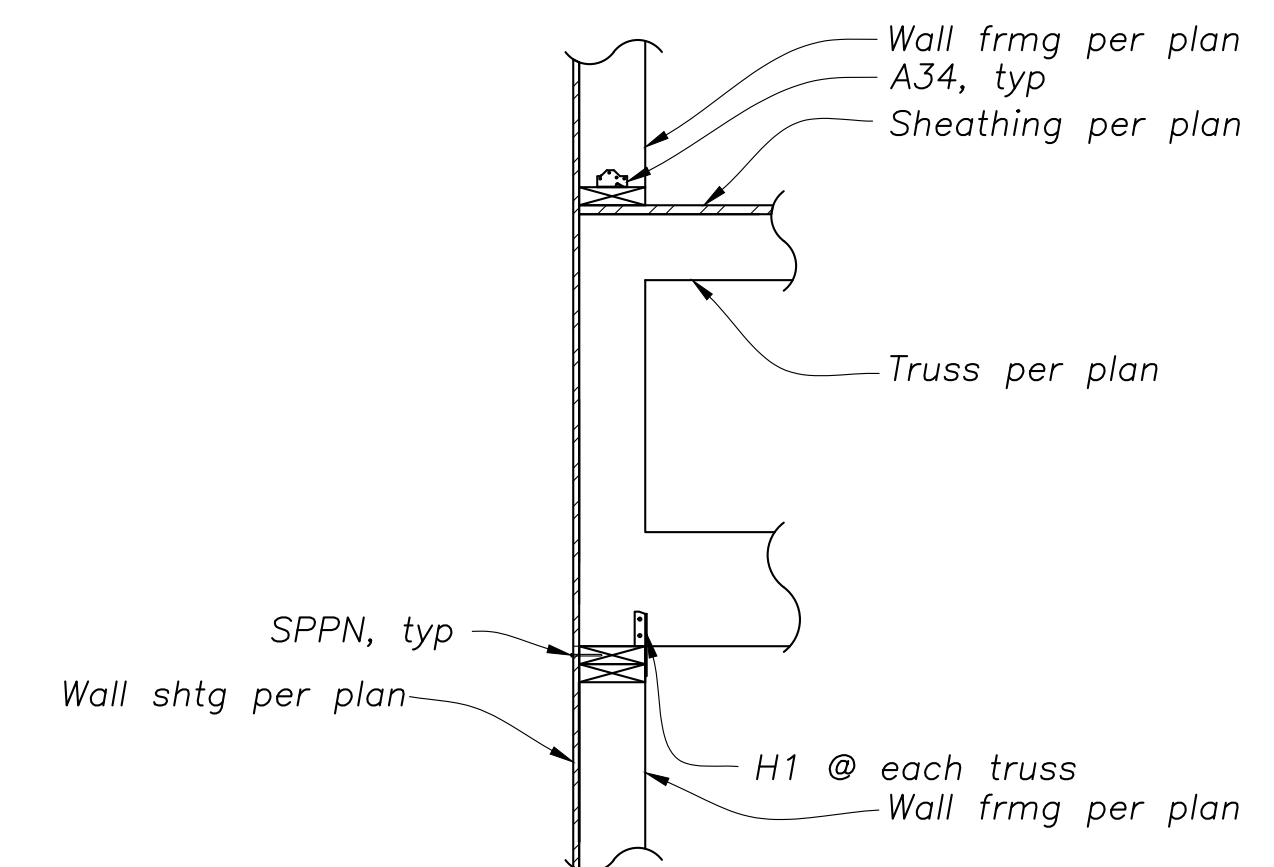
DETAIL 2  
3/4" = 1'-0" S4.1



DETAIL 9  
3/4" = 1'-0" S4.1



DETAIL 6  
3/4" = 1'-0" S4.1



DETAIL 3  
3/4" = 1'-0" S4.1

NOTE: This drawing is intended to be plotted as a full size sheet 24x36






---

<b>FOR:</b>	HB 1923 Grant Informational Website	<b>DATE:</b>	October 23, 2020
<b>PREPARED BY:</b>	Emily Adams, AICP City Planner, City of Orting Helen Stanton, AHBL	<b>PROJECT NAME:</b>	HB 1923 Grant Code Amendments
<b>SUBJECT:</b>	Accessory Dwelling Units		

---

**Accessory Dwelling Unit (ADU)**

An ADU is a small, self-contained residential unit located on the same lot as an existing single-family home. There are two types of ADUs.

- Attached ADUs are within the single-family dwelling unit and may be attached to the main unit or internal (e.g. a basement unit).
- Detached ADUs are on the same property as the single-family dwelling unit but are a separate unit (e.g. backyard cottage).

The grant action for ADUs includes the following standards:

1. Permit attached ADUs on all single-family parcels where the lot is at least 3,200 square feet.
2. Permit both attached and detached ADUs on all single-family parcels where the lot is at least 4,356 square feet.
3. No onsite parking requirements
4. Prohibit owner occupancy requirements
5. City ordinances may not prohibit separate rental or sale of an ADU
6. Maximum square footage limitations for an ADU must not be below 1,000 square feet.
7. Cities must set applicable impact fees at no more than the projected impact of the ADU.

The proposed code amendments presented later in this memo address each of the prescribed ADU standards. In the following section a brief explanation of the code amendments that were changed following discussion at the Planning Commission study session on October 19<sup>th</sup> are given.

The third standard is to prohibit onsite parking requirements. Review of local ADU codes in Washington State found a variety of off-street parking requirements for ADUs. These standards are summarized in the table below:

Table 1: Washington State Local ADU Parking Requirements

City/County	ADU Parking Requirements
Bellevue	The ADU must have at least <b>one off-street</b> parking space in addition to any parking required for the primary residence.
Bonney Lake	There shall be <b>one off-street</b> parking space provided for an ADU with one bedroom and two off-street parking spaces provided for an ADU with two or more bedrooms
Bremerton	Accessory dwelling units shall provide <b>one (1) off-street parking</b> space in addition to that which is required for the principal unit
Buckley	<b>One additional parking space</b> , beyond those required for the primary single-family home, is required for an accessory dwelling unit.
Cheney	<b>No minimum on-site parking spaces are required for an accessory dwelling unit in areas with on-street parking available.</b> One parking space is required for the ADU if on-street parking is not available.
Everett	<b>One space, can be waived if there is sufficient on street parking or public transit access</b>
Milton	<b>One space</b> per accessory dwelling unit
Pierce County	<b>One off-street parking</b> space shall be required for the ADU in addition to off-street parking required for the principal dwelling
Vancouver	<b>None</b>

As the proposed code amendments are designed to encourage ADU development as a form of affordable and infill housing it is recommended that there be no off-street parking provisions for ADUs. Off-street parking spaces can add extra expenses to development and make the addition of an ADU not feasible on some lots. However, we recognize that there are some concerns with this from the Planning Commission because Orting is not an employment center and has limited public transit and high car ownership. As a result, the proposed code amendments presented later in this memo include off-street parking requirements.

The fourth standard is the prohibition of owner occupancy requirements. One rationale behind this is that requiring owner occupancy discourages ADU development as it may limit the pool of potential buyers. It also allows the homeowner the flexibility to rent both structures rather than be obligated to sell. Another reason to eliminate the owner occupancy requirement is that the expression of interest to build ADUs has most commonly come from rental property owners who have the means for the infrastructure (e.g., domestic water, sanitary sewer, etc.) to support ADU construction. By removing the owner occupancy provisions it is anticipated that ADU development will be more feasible thereby allowing Orting to experience an increase of ADU construction that will serve as an affordable housing option for single professionals, those wishing to age in place, and young families.

The last grant action is related to impact fees at no more than the projected impact of an ADU. The current code exempts ADUs from all impact fees. It is anticipated an increase in the development of ADUs will likely have impacts on traffic but will have nominal impacts to parks and schools. The proposed code amendments will require traffic impact fees for ADUs. ADUs will continue to remain exempt from park and school fees.

## Proposed Code

The following is the proposed code revisions related to ADUs. This includes new language in underlined blue-faced font and stricken language in red-faced font.

## TITLE 13 DEVELOPMENT REGULATIONS

### CHAPTER 2 DEFINITIONS

#### 13-2-2: A:

ACCESSORY DWELLING UNIT (ADU): A separate, subordinate, complete self-contained dwelling unit attached to or contained within ~~the structure of the primary~~ a single-family dwelling; or contained within a separate structure that is accessory to the primary dwelling unit on the premises.

ACCESSORY STRUCTURE: A building or other structure that is subordinate to the principal building and is incidental to the use of the principal building on the same lot. Accessory dwelling units are not included in this definition.

### CHAPTER 3 ZONE CLASSIFICATIONS

#### 13-3-3: USES:

#### TABLE 2 ACCESSORY USES

To view Table 2: Accessory Use in PDF, click [HERE](#)

		Zones
Conditional accessory uses:		
	Cargo container	RU (CUP)
Permitted accessory uses:		
	Accessory <del>buildings-structures</del> such as garages, carports, and sheds	All residential zones
	Accessory dwellings <u>units</u> <sup>1</sup>	All residential zones
	Barns and agricultural structures	RC
	Caretaker residences	LM, OS
	Cargo container	LM, PF
	Collective gardens <sup>2</sup>	All residential zones
	Maintenance and storage facilities and yards	OS
	Off street parking for 1 commercial truck or van used for commuting	All residential zones
	Parking lots	OS
	Private outdoor storage of small noncommercial trucks, boats and recreational vehicles in required setbacks	All residential zones
	Recreation facilities in conjunction with planned residential developments	All residential zones
	Required automobile parking for permitted principal and conditional uses	All zones



	Required truck loading facilities	All zones
	Restrooms and bathing facilities	OS
	Retail sales associated with the principal manufacturing or processing use and not occupying more than 10 percent of the site area	LM
	Stationary food vending	MUTC
	Uses customarily incidental to the principal uses <sup>3</sup>	MUTC
	Utility installations except solid waste disposal facilities	All zones

Notes:

1. Accessory dwelling units are subject to section 13-5-6 of this title.
2. Collective gardens must conform to chapter 8 of this title.
3. Such as seasonal displays, sidewalk sales, etc.

**CHAPTER 5 DEVELOPMENT STANDARDS**

**13-5-1: DENSITY AND DIMENSIONS**

- A. Purpose: The purpose of this section is to establish dimensional standards for development. These standards are established to provide flexibility in project design and promote high quality development within the City.
- B. Density Standards: All residential density provisions are herein expressed in terms of minimum lot size based on the density standards adopted in the comprehensive plan.
  1. Density bonuses and shifting in accordance with planned unit developments and clustering shall be authorized in approvals as described in section [13-6-4](#) of this title.
- C. Setback Height, And Coverage Standards: Table 1 of this section sets forth the required development standards for the zones. (Ord. 792, 7-29-2004)

**TABLE 1  
DEVELOPMENT STANDARDS**

Zones	Minimum Lot Requirements			Setbacks			Maximum Heights <sup>1</sup>	Maximum Building Coverage	Maximum Hard Surface Coverage	Maximum Density
	Width	Depth	Area	Front	Rear	Side				
RC			2 acres	25' <sup>2</sup>	25'	8'	35'	20%	50%	1 DU/2A
RU			7,260 sq. ft.	25' <sup>2</sup>	25'	8'	35'	40%	65%	6 DU/A
RMF	40'	100'	5,450 sq. ft. <sup>4</sup> 7,000 sq. ft. <sup>5</sup> 4,000 plus 2,000 sq. ft. <sup>6</sup>	25' <sup>2</sup>	25'	8'	35'	50%	75%	8 DU/A

			None (nonresidential) <sup>7</sup>							
MUTC	None	None	None	None	None	None	45' <sup>14</sup>	100%	100%	None
MUTC N	None	None	None <sup>9</sup>	None <sub>10</sub>	None <sub>10</sub>	None <sub>10</sub>	35' <sup>11</sup> 50' <sup>12</sup>	100% <sup>13</sup>	100%	n/a
LM	None	None	None	None	None	None	35'	100%	100%	n/a
OS	None	None	None	None	None	None	25'	None	None	n/a
PF	None	None	None	<sup>8</sup>	<sup>8</sup>	<sup>8</sup>	<sup>8</sup>	None	None	n/a

Notes:

1. Heights specified are for principal structures; maximum height for accessory structures in all zones is 20 feet. [Maximum height for accessory dwelling units is specified in 13-5-6.](#)  
.....
  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.
1. Setback Measurement: A setback is measured from the edge of a street right of way, access easement or private road. Where there is no street right of way, access easement or private road, a setback is measured from the property line.  
...
  7. Accessory Structures, Interior Yard Exception: Detached one-story accessory structures may occupy twenty five percent (25%) of the total area of a side yard [and shall maintain a minimum five \(5\) foot setback, except in the MUTC zone.](#) ~~(that portion of the yard exclusive of required setbacks)~~
  8. Accessory Structures, Rear Yard Exception: Detached one-story accessory structures may occupy fifty percent (50%) of the total area of a rear yard and shall maintain a minimum ~~three foot (3')~~ [five \(5\) feet](#) setback, except in the MUTC zone.  
.....
  11. Rear Yards, Exception: In the case of triangular or otherwise irregularly shaped lots, a line ten feet (10') in length entirely within the lot, parallel to and at a maximum distance from the front lot line may be considered the "rear lot line" at the owner's discretion. If the owner does not select such a line, the city may do so.

**13-5-3: LOADING AREA AND OFF STREET PARKING REQUIREMENTS:**

A. Purpose: The purpose of this section is to regulate parking and loading in order to lessen traffic congestion and contribute to public safety by providing sufficient on site areas for the maneuvering and parking of motor vehicles.

.....

I. Parking Spaces Required For Particular Uses: The minimum number of off street parking spaces required for nonresidential uses shall be as set forth in the following: (Ord. 943, 5-14-2014)

	Use	Parking Spaces Required
1.	All dwellings (RC, RU, RMF, MUTC)	2 off street spaces per unit <sup>1</sup>
2.	Daycare centers; home based	1 for each employee, plus 1 additional, not including required residential spaces
	Nonresidential	1 for each employee, plus 1 for every 10 children or adults
3.	Banks, savings and loan associations, business or professional offices	1 for each 400 square feet of gross floor area
4.	Bowling alleys	4 for each alley
5.	Churches	1 for each 5 seats in the principal place of assembly for worship, including balconies and choir loft
6.	Dance halls, skating rinks, youth cabarets	1 for each 25 square feet of skating or dancing area, plus 1 per 40 square feet of all other building area
7.	Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs <sup>1,2</sup>	1 for each 200 square feet of gross floor area
8.	Fraternity, sorority or group student house	1 for each 3 sleeping rooms or 1 for each 6 beds, whichever is greater
9.	Hospitals	2 for each bed
10.	Large group home, institution	1 for each 2 beds
11.	Libraries and museums	1 for each 250 square feet of floor area open to the public
12.	Lodging and rooming house	1 for each sleeping room
13.	Manufacturing uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops	1 for each employee on a maximum shift
14.	Medical or dental clinics	5 for each physician or dentist
15.	Motels, hotels	1 for each unit
16.	Motor vehicle or machinery sales, wholesale stores, furniture stores	1 for each 400 square feet of gross floor area
17.	Retail stores	1 for each 300 square feet
18.	Schools; high schools	1 for each 8 students, plus 1 for each faculty member (exclusive of loading and unloading area)
	Elementary and junior high	1 for each faculty member
19.	Stadiums, auditoriums, community clubs, community centers, and other places of assembly	1 for each 4 seats
20.	Theaters	1 for each 3 seats

21.	Warehouses and storage buildings	1 for each 2,000 square feet of gross floor area, except that office space shall provide parking as required for offices
-----	----------------------------------	--

Notes:

1. See 13-5-6 for accessory dwelling unit off street parking requirements.

~~12.~~ Stationary vendor units used to provide food vending services are exempt from off street parking requirements; provided that, the principal use meets the established parking requirements for such principal use

**13-5-6: ACCESSORY DWELLING UNITS:**

- A. Purpose: Accessory dwelling units (ADUs) are intended to increase the supply of affordable and independent housing for a variety of households, provide supplemental earnings for people with limited incomes, and increase residential densities with minimal cost and disruption to existing neighborhoods. This should occur by utilizing the existing infrastructure and community resources while protecting the existing character of single-family neighborhoods.
- B. Procedures: Any owner/occupant seeking to establish an ADU shall apply for approval in accordance with the following:
  - 1. Application: The owner/occupant shall apply for a building permit for an ADU. A complete application form must demonstrate that all size thresholds and design standards are met.
  - 2. Notice Of Title: Prior to occupancy of the ADU, the owner shall record a notice on the property title acknowledging the existence of the ADU with the Pierce County auditor. Such notice shall be in a form as specified by the city and shall include as a minimum:
    - a. The legal description of the property which has been approved for an ADU;
    - b. The applicability of the restrictions and limitations contained in this section;
    - c. A copy of the city approved floor/site plan; and
    - d. The property owner's signature on the notice. The signature shall be notarized prior to recording the notice.
- C. General Requirements: The creation of an ADU shall be subject to the following general requirements:
  - 1. Number: ~~A maximum of one~~ (1) ADU shall be allowed per lot of record as an accessory use in conjunction with any detached single-family ~~structuredwelling~~.
  - 2. Lot Standards:
    - a. An attached ADU shall be permitted on all parcels containing single-family homes where the lot is at least three thousand two hundred (3,200) square feet in size
    - b. Both attached and detached ADUs shall be permitted on all parcels containing single-family homes, provided lots are at least four thousand three hundred fifty six (4,356) square feet in size.
  - 3. Type Of Unit:
    - a. An ADU shall be permitted as a second, subordinate dwelling unit attached to, or detached from the principal dwelling.
    - b. A detached ADU may be any dwelling permitted in the applicable land use classification.
  - 4. Size: An ADU shall be no greater than one thousand, two hundred ~~(1,000)~~ (200) square feet.

5. Parking: No additional on-site parking spaces are required for an ADU up to 700 square feet in size. For ADUs greater than 700 square feet in size one (1) off street parking space is required.
6. Design: An ADU shall be designed to maintain the appearance of the principal dwelling as a single-family residence.
  - a. The entrance to an attached ADU shall not be directed towards any front yard unless utilizing an existing doorway.
  - b. Detached ADUs shall be no closer to the front lot line than the front face of the principal dwelling. This provision shall not apply to waterfront lots regulated pursuant to the city shoreline management program.
  - c. New construction of a detached ADU or conversion of an existing detached structure to an ADU shall not be permitted within the required front, side or rear yard setback as outlined in OMC 13-5-1.C, table 1. An exception to the required rear yard setback may be allowed if the rear yard abuts an alley.
  - d. If an ADU is created by constructing a new detached structure, the building height of the ADU shall not be greater than the principal dwelling's building height or 30 feet, whichever is less.
  - e. An ADU shall have similar facade, roof pitch and siding to the principal dwelling unit.

\*\*\*\*\*

**TITLE 15 DEVELOPMENT CODE ADMINISTRATION  
CHAPTER 6 IMPACT FEES**

**15-6-2: APPLICABILITY:**

- A. The requirements of this chapter shall apply to all development regulated by this title and titles 12 and 13 of this code unless otherwise exempted.
- B. Mitigation of impacts on schools, parks and transportation facilities located in jurisdictions outside the city will be required when:
  1. The other affected jurisdiction has reviewed the development's impact(s) under its adopted impact fee regulations and has recommended to the city that there be a requirement to mitigate the impact; and
  2. There is an interlocal agreement between the city and the affected jurisdiction specifically addressing impact analysis and mitigation. (Ord. 778, 10-30-2003, eff. 11-11-2003)
- C. The following are exempted from impact fees:
  1. Alteration, expansion, reconstruction, or replacement of existing single-family or multi-family dwelling units that does not result in additional dwelling units.
  2. As for school impact fees only, any new dwelling unit subject to restrictions that may be legally enforced by a private party or governmental entity limiting occupants to a minimum adult age or to populations that do not include children under the age of eighteen (18), including nursing homes and retirement centers; provided that this exclusion ceases if the exempted dwelling unit(s) is later converted to permanent use as a dwelling not subject to the restrictions.
  3. As for school impact fees only, hotels, motels, and other transient accommodations provided that this exclusion ceases if the exempted development is later converted to permanent use as a dwelling not subject to these restrictions.

4. Accessory dwelling units ([exemption applies to school and park impact fees only](#)).
5. Development which has impact mitigation provided through environmental review under the state environmental policy act.
6. Development for which school facility impacts or park impacts have been mitigated by the payment of, or promise or obligation to pay fees, dedicate land, or construct or improve school facilities as part of a permit approval process granted prior to the effective date of this chapter unless the terms of the agreement expressly provide otherwise. (Ord. 808, 6-30-2005)

...

## ARTICLE A. TRAFFIC IMPACT FEES

### 15-6A-7: CALCULATION OF IMPACT FEES:

- A. The city shall calculate the transportation impact fees as set forth in attachment A as referenced in section 15-6A-2 of this article subject to the provisions of this article.
- B. In determining the proportionate share, the method of calculating impact fees [shall use trip generation methodology consistent with the latest edition of the Institute of Transportation Engineers Trip Generation Manual. Accessory dwelling units shall be calculated using ITE Use Number 220, Apartment customer type. The calculation](#) shall incorporate, among other things, the following:
  1. The cost of public streets and roads necessitated by new development;
  2. An adjustment to the cost of the public streets and roadways for past or future payments made or reasonably anticipated to be made by new development to pay for particular system improvements in the form of user fees, debt service payments, taxes, or other payments earmarked for or proratable to the particular system improvement;
  3. The availability of other means of funding public street and roadway improvements;
  4. The cost of existing public street and roadway improvements; and
  5. The methods by which public street and roadway improvements were financed.
- C. A credit, not to exceed the impact fee otherwise payable, shall be provided for the value of any dedication of land for, improvement to, or new construction of any system improvements provided by the developer, to facilities that are identified in the transportation impact fee project list and that are required by the city as a condition of approving the development permit. The determination of "value" shall be consistent with the assumptions and methodology used by the city in estimating the capital improvements costs.
- D. The director may adjust the standard impact fee at the time the fee is imposed to consider unusual circumstances in specific cases to ensure that impact fees are imposed fairly.
- E. The amount of fee to be imposed on a particular development may be adjusted by the director giving consideration to studies and other data available to the director or submitted by the developer demonstrating to the satisfaction of the director that an adjustment should be made in order to carry out the purposes of this chapter.
- F. The impact fee shall provide for system improvement costs previously incurred by the city to the extent that new growth and development will be served by the previously constructed improvements; provided, that such fees shall not be imposed to make up for any system improvement deficiencies. (Ord. 808, 6-30-2005)




---

<b>FOR:</b>	HB 1923 Grant Informational Website	<b>DATE:</b>	November 2, 2020
<b>PREPARED BY:</b>	Emily Adams, AICP City Planner, City of Orting	<b>PROJECT NAME:</b>	HB 1923 Grant Code Amendments
<b>SUBJECT:</b>	Lot Size Averaging		

---

### Lot Size Averaging

One of the five selected actions was to “authorize lot size averaging in all zoning districts that permit single-family residences.” Lot size averaging policies allow for individual lots located within a development to be smaller than typically permitted. The average lot size in the development as a whole would still be required to meet the district’s minimum lot size and the density of the whole development must not exceed the district’s maximum density standards. This tool can allow for greater diversity within new housing developments and allow for more flexibility and efficiency in accommodating critical areas and unusually shaped parcels.

<p><b>Conventional Development:</b></p> <ul style="list-style-type: none"> <li>• “Large Lot Zoning”</li> <li>• Uniform lot sizes</li> <li>• Development covers most, or all of site</li> </ul>		<p><b>Lot Size Averaging:</b></p> <ul style="list-style-type: none"> <li>• Same number of units</li> <li>• Lot sizes may be varied</li> <li>• Can preserve critical areas</li> </ul>
--	--	--

*\*Image adapted from New Jersey Future - Non-Contiguous Cluster Report, August 2017*

Orting currently does not have prescriptive code for lot size averaging. It is currently only allowed to be used as part of a planned unit development (PUD). A PUD is a long process that requires approval by City Council and is typically only used for large subdivisions.

Lot size averaging is used by communities throughout the region (e.g. Sultan, Bellevue, Snohomish County). Those codes were reviewed to help craft a lot size averaging code that fits in with Orting’s context and existing code.

### Proposed Code

The following is the proposed code amendments relating to duplexes. This includes new language in underlined blue-faced font and stricken language in red-faced font. New language following the planning commission study session on October 19<sup>th</sup> is highlighted in yellow.

## TITLE 13 DEVELOPMENT REGULATIONS

### CHAPTER 2 DEFINITIONS

## “Small Town – Big View”

LOT SIZE AVERAGING: Lot size averaging is an approach to dividing land that allows a parcel to be divided such that some of the resulting lots are smaller than the minimum lot size required in the applicable zone, in order to preserve critical areas or other topographical adversities and provide greater flexibility, provided that the average lot size in the development as a whole meets that minimum lot size.

**CHAPTER 5 DEVELOPMENT STANDARDS**

**13-5-1: DENSITY AND DIMENSION:**

- A. Purpose: The purpose of this section is to establish dimensional standards for development. These standards are established to provide flexibility in project design and promote high quality development within the City.
- B. Density Standards: All residential density provisions are herein expressed in terms of minimum lot size based on the density standards adopted in the comprehensive plan.
  - 1. Density bonuses and shifting in accordance with planned unit developments and clustering shall be authorized in approvals as described in section 13-6-4 of this title.
- C. Setback Height, And Coverage Standards: Table 1 of this section sets forth the required development standards for the zones. (Ord. 792, 7-29-2004)

**TABLE 1  
DEVELOPMENT STANDARDS**

Zones	Minimum Lot Requirements			Setbacks			Maximum Heights <sup>1</sup>	Maximum Building Coverage	Maximum Hard Surface Coverage	Maximum Density
	Width	Depth	Area <sup>3</sup>	Front	Rear	Side				
RC			2 acres	25' <sup>2</sup>	25'	8'	35'	20%	50%	1 DU/2A
RU			7,260 sq. ft.	25' <sup>2</sup>	25'	8'	35'	40%	65%	6 DU/A
RMF	40'	100'	5,450 sq. ft. <sup>45</sup> 7,000 sq. ft. <sup>56</sup> 4,000 plus 2,000 sq. ft. <sup>67</sup> None (nonresidential) <sup>78</sup>	25' <sup>2</sup>	25'	8'	35'	50%	75%	8 DU/A
MUTC	None	None	None	None	None	None	45' <del>44</del> <sup>15</sup>	100%	100%	None
MUTC N	None	None	None <sup>10</sup> <sup>9</sup>	None <sup>1</sup> <sup>10</sup>	None <sup>1</sup> <sup>10</sup>	None <sup>1</sup> <sup>10</sup>	35' <del>44</del> <sup>12</sup> 50' <del>42</del> <sup>13</sup>	100% <del>43</del> <sup>14</sup>	100%	n/a
LM	None	None	None	None	None	None	35'	100%	100%	n/a



OS	None	None	None	None	None	None	25'	None	None	n/a
PF	None	None	None	89	89	89	89	None	None	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. [Lot size averaging is permitted pursuant to 13-5-1-I of this title.](#)
4. Except as modified in this chapter.
5. Minimum lot area for single-family detached dwellings.
6. Minimum lot area for duplexes and townhouses.
7. Minimum lot area for multi-family dwellings: 4,000 square feet for the first unit and 2,000 for each additional unit.
8. No minimum lot area for nonresidential uses.
9. Minimum setbacks and building heights consistent with the most intensive adjacent zone.
10. Minimum area for master plans is 5 acres.
11. Setbacks to be determined during site plan review.
12. In sectors 1 and 3.
13. In sector 2.
14. Minimum open space requirement is 1,000 square feet for every 10,000 square feet of building area.
15. 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.

(Ord. 2018-1027, 4-25-2018)

I. LOT SIZE AVERAGING

- A. [Purpose: To allow flexibility in the creation of new subdivisions to accommodate development barriers including, but not limited to, shorelines, wetlands, and critical areas, provided that the average lot size in the development as a whole meets the district’s minimum lot size and the density as a whole does not exceed the districts maximum density standards.](#)
- B. [Applicability: Lot size averaging provisions of this chapter apply to and may be used by developers of land who are dividing land in conformance with the provisions of this title, and in which the land is located in the following zones:](#)
  1. [RC Residential-Conservation Zone \(OMC 13-3-2-A\)](#)
  2. [RU Residential-Urban Zone \(OMC 13-3-2-B\)](#)
  3. [RMF Residential-Multi-Family Zone \(OMC 13-3-2-C\)](#)
- C. [Standards](#)
  1. [Lot size averaging cannot result in a parcel being divided into a greater number of lots than would result from development at the normal minimum lot size required in the applicable zone.](#)
  2. [In approved short plats and subdivisions, the individual lots shall be considered in compliance with minimum area requirements if the average of the areas of all the lots in the short plat or subdivision meets the minimum requirement for the zone in which the short plat or subdivision is located.](#)
  3. [Lot size averaging only applies to creation of lots for detached single-family residences.](#)

4. Lot size averaging shall not be used to create lots for duplexes or multifamily dwellings as defined by OMC 13-2-14.
5. No individual single-family lot shall be reduced more than 25% from the district minimum required area.
6. No single-family lot shall be reduced in width to less than 40 feet (regardless of lot depth).  
E. No single-family lot shall be reduced in depth to less than 70 feet (regardless of lot width).
7. All of the following are to be subtracted from the net square footage of a lot for the purpose of determining the area of a lot proposed for lot averaging:
  - i. Public right-of-way;
  - ii. Private roads, private primary access easement; and
  - iii. Minor portion (pipestem) of pipestem lots.
8. The area of easements other than that of the primary access (public right-of-way or private easement) shall not be subtracted from the net square footage of a lot.
9. Surface detention/retention facilities may count toward calculations for lot size averaging only if the detention/retention facility:
  - i. is designed so as to appear as a natural wetland system, or
  - ii. provides active or passive recreational benefits in a natural landscaped setting.
10. Developments utilizing lot size averaging shall not receive preliminary or final approval as phased developments unless each phase meets the lot size averaging standards for the total land area included in that phase.




---

<b>FOR:</b>	HB 1923 Grant Informational Website	<b>DATE:</b>	November 2, 2020
<b>PREPARED BY:</b>	Emily Adams, AICP City Planner, City of Orting Helen Stanton, AHBL	<b>PROJECT NAME:</b>	HB 1923 Grant Code Amendments
<b>SUBJECT:</b>	Short Plats		

---

**Short Plats**

Short plat code amendments were chosen as it provides an opportunity to encourage new residential development by streamlining the permitting process for plats of up to nine lots. A plat is a scale drawing of a subdivision showing lots, blocks, streets or tracts or other divisions or dedications of land to be subdivided. A short plat, also referred to as a subdivision, is defined in the current code as the division or redivision of land into four (4) or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership, except as provided in this title.

The grant action for short plats is as follows:

*“Allow for the division or redivision of land into the maximum number of lots through the short subdivision process provided in chapter 58.17 RCW.”*

RCW 58.17 reads as follows:

*RCW 58.17.020(6) "Short subdivision" is the division or redivision of land into four or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership. However, the legislative authority of any city or town may by local ordinance increase the number of lots, tracts, or parcels to be regulated as short subdivisions to a maximum of nine.*

The Orting Municipal Code (OMC) classifies short plats/subdivisions as a “Type 2” decision and thus follows the Type 2 procedure for permit applications (Figure 1). Division or redivision of land into more than four lots, tracts, parcels, sites or divisions is classified as a “Type 4” decision and thus follows the Type 4 procedure for permit applications which includes a number of additional steps including a City Council meeting and decisions.

For the City to meet the requirements of the grant action the number of divisions or redivisions of land for a short plat/subdivision in the OMC will need to be increased from four to nine. This would allow divisions or redivisions of up to nine lots to be considered a ‘Type 2’ decision. As divisions or redivisions of land in to 5-9 lots is likely to create more public interest and impact the surrounding area the proposed code amendment includes a note in the ‘Procedures for Permit Applications’ table to specify separate notice requirements for short plats of five or more lots. In order to meet the standards outlined in the grant action for short plats the proposed amendments to the City’s code are shown in the following section.

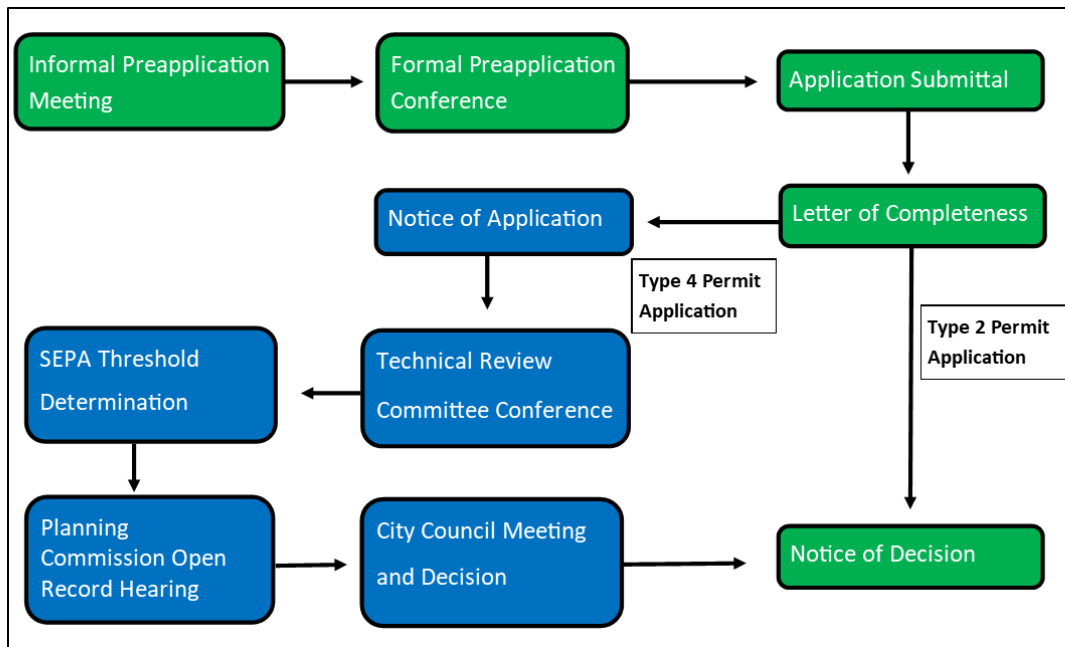


Figure 1: Type 2 and Type 4 Permit Application Process

### Proposed Code

The following is the proposed code amendments relating to duplexes. This includes new language in underlined blue-faced font and stricken language in red-faced font. NO changes were made following the October 19<sup>th</sup> Planning Commission study session.

## TITLE 12 SUBDIVISIONS REGULATIONS CHAPTER 2 DEFINITIONS

### 12-2-20: S:

SHORT PLAT: See definition of ~~Plat~~Subdivision, Short in this chapter.

SUBDIVISION: The division or redivision of land into ~~five-ten~~ (510) or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership, including resubdivision of previously subdivided land, except as provided in this title.

SUBDIVISION, SHORT: The division or redivision of land into ~~nine-four~~ (49) or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership, except as provided in this title.

## CHAPTER 4 SHORT SUBDIVISIONS (PLATS)

### 12-4-1: REQUIREMENTS FOR COMPLETE APPLICATION:

- A. Number Of Copies: One original Mylar and ~~three (3)~~ (15) copies. Standard drawing size is eighteen inches by twenty four inches (18" x 24"). Applicants are also encouraged to provide one digital copy ~~on a CD~~ in a CAD program compatible with AutoCad or ArcView.
- B. Pertinent Data: A proposed short plat must include pertinent survey data compiled as a result of a survey made by or under the supervision of a land surveyor registered in the state and engaged in land surveying.

- C. Application Contents: In addition to the requirements for a completed application set forth in ~~title~~ [Title 15](#) of this code, an applicant for a short plat shall submit the following:
1. A sketch or map using a scale of one hundred feet to one inch (100' = 1") or larger of the entire contiguous tract owned by the applicant which shall show:
    - a. The owners of adjacent land and the names of any adjacent parcels or subdivisions;
    - b. Lines marking the boundaries of the proposed lots;
    - c. Approximate locations of existing streets and ways or easements for such streets and ways within and adjacent to the tract and other improvements on and adjacent to the subject parcel;
    - d. Legal description of the tract and legal descriptions of any proposed lots;
    - e. Name and address of the owner(s) of the tract;
  2. A certificate giving full and complete description of the lands divided as they appear on the short plat, including a statement that the short subdivision has been made with free consent and in accordance with the desires of the owner(s). If the short plat includes a dedication, the certificate shall also contain the dedication of any streets and other areas to the public, and individual(s), religious society or societies or to any corporation, public or private, as shown on the short plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of the road. The certificate shall be signed and acknowledged before a notary public by all parties having any interest in the lands subdivided.
  3. All short plats containing a dedication must be accompanied by a title report confirming that the title of the lands as described and shown on the plat is in the name of the owner signing the certificate. Roads not dedicated to the public must be clearly marked on the face of the plat. Any dedication, donation, or grant as shown on the face of the plat shall be considered to all intents and purposes as a quitclaim deed to the donee(s), grantee(s) for his, her or their use for the purpose intended by the donors or grantors as aforesaid. (Ord. 792, 7-29-2004)

**12-4-2: TYPE OF APPLICATION:**

A short plat is a [Type 2 \(Administrator\)](#) ~~an administrative~~ decision, with the final decision being made by the administrator. The application shall be processed with procedures for such applications as set forth in ~~title~~ [Title 15](#), ~~chapter~~ [Chapter 9](#) of this code. (Ord. 792, 7-29-2004)

**12-4-3: CRITERIA FOR APPROVAL:**

The administrator shall approve the short subdivision and short plat after making a determination of:

- A. Compliance: Whether the application complies with ~~chapter~~ [Chapter 8](#) of this ~~title~~ [Title and Title 15 of this code](#);
- B. Specific Provisions: If appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainageways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school;
- C. Extension Agreement: A developer extension agreement, in accordance with ~~title~~ [Title 9](#), ~~chapter~~ [Chapter 4](#) of this code, has been executed; and
- D. Public Interest: Whether the public interest will be served by the subdivision and dedication. (Ord. 792, 7-29-2004)

- E. Development Agreement: As part of the approval, the city and the applicant may enter into a development agreement in accordance with Title 15, Chapter 15 of this code.

**~~12-4-4: FINDINGS AND CONCLUSIONS:~~**

~~The city shall not approve a short plat and short subdivision unless written findings are made that:~~

~~A.—Compliance: The application complies with chapter 8 of this title and title 15 of this code;~~

~~B.—Specific Provisions: Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainageways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for those who walk to and from school;~~

~~C.—Public Use And Interest: The public use and interest will be served by the platting of such subdivision and dedication; and~~

~~D.—Development Agreement: As part of the approval, the city and the applicant may enter into a development agreement in accordance with title 15, chapter 15 of this code. (Ord. 792, 7-29-2004)~~

**12-4-5: CONSTRUCTION OF IMPROVEMENTS:**

An approved short plat shall not be filed for record until the applicant has constructed or bonded for all improvements required by the city in the final decision on the short plat. (Ord. 792, 7-29-2004)

**12-4-6: PROHIBITION ON FURTHER DIVISION:**

Property in short subdivisions may not be further divided in any manner within a period of five (5) years without the filing of a final subdivision, except that when the short plat contains less than ~~four-nine~~ (94) parcels, nothing in this section shall prevent the owner who filed the short plat from filing an alteration within the five (5) year period to create up to a total of ~~four-nine~~ (94) lots within the original short plat boundaries. This requirement shall be stated on the face of the short plat. (Ord. 792, 7-29-2004)

**12-4-7: TIME FRAME FOR APPROVAL:**

The administrator shall make a decision on approval or denial of a short plat application within thirty (30) days of the determination that the application is complete. (Ord. 792, 7-29-2004)

**12-4-8: RECORDING:**

Upon final approval of the short plat, which shall be shown by affixing the signatures of the chair of the administrator, the city engineer and fire chief, the Mylar drawing shall be recorded with the clerk of Pierce County at the expense of the applicant. (Ord. 792, 7-29-2004)

\*\*\*\*\*

**TITLE 13 DEVELOPMENT REGULATIONS  
CHAPTER 2 DEFINITIONS**

**13-2-20: S:**

SUBDIVISION: A division of land into ~~five-ten~~ (510) or more lots, tracts-, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership, including resubdivision of previously subdivided land, ~~except as provided in this title or other divisions. Subdivision includes resubdivisions of previously subdivided land.~~

SUBDIVISION, SHORT: A division of land into ~~nine~~<sup>four</sup> (94) or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership, except as provided in this title.

\*\*\*\*\*

**TITLE 15 DEVELOPMENT CODE ADMINISTRATION  
CHAPTER 2 DEFINITIONS**

**15-2-20: S:**

SUBDIVISION: A division of land into ~~five~~<sup>ten</sup> (105) or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership, including resubdivision of previously subdivided land, except as provided in this title. ~~or other divisions. Subdivision includes resubdivisions of previously subdivided land.~~

SUBDIVISION, SHORT: A division of land into ~~four~~<sup>nine</sup> (49) or fewer lots, ~~or~~ tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership, except as provided in this title. (Ord. 778, 10-30-2003, eff. 11-11-2003)

**CHAPTER 4 TYPES OF PERMIT ACTIONS**

**15-4-1: PROCEDURES FOR PROCESSING PERMIT APPLICATIONS:**

All development permit applications shall be classified as one of the following: type 1, type 2, type 2a, type 3, type 3a or type 4. Legislative decisions are type 5 actions. Exclusions from the requirements of permit applications procedures are included at section 15-4-3 of this chapter. Table 15-4-1 of this section describes the city's permit processing procedures.

TABLE 15-4-1

	Procedure For Permit Applications					Legislative	
	Type 1	Type 2	Type 2a	Type 3	Type 3a	Type 4	Type 5
Recommendation by	n/a	n/a	Administrator	n/a	n/a	Planning commission	Planning commission
Final decision by	Administrator	Administrator	Planning commission	Hearing examiner	Planning commission	City council	City council
Notice of application	No	No <sup>1</sup>	No	Yes	Yes	Yes	No
Open record public hearing or open record appeal of final decision	No	Only if appealed. Open record hearing with hearing examiner	Only if appealed. Open record hearing with hearing examiner; recommendation made by hearing examiner to the city council	Yes, before hearing examiner	Yes, before planning commission	Yes, before planning commission	Yes, before planning commission
Closed record appeal/final decision	No	No, unless appealed to council	City council	No, unless appealed to council	No, unless appealed to council	Yes, before council	Yes, or council may hold another public hearing
Judicial appeal	Yes	Yes	Yes	Yes	Yes	Yes	Yes

**Note:**

1. Notice of application is required for short plats of five (5) or more lots.

Table 15-4-2 of this section describes the types of decisions rendered in each permit procedure category. (Ord. 778, 10-30-2003, eff. 11-11-2003)






---

<b>FOR:</b>	Planning Commission Meeting	<b>DATE:</b>	November 2, 2020
<b>PREPARED BY:</b>	Emily Adams, AICP City Planner, City of Orting	<b>PROJECT NAME:</b>	HB 1923 Grant Code Amendments
<b>SUBJECT:</b>	Compiled Amendments		

---

**Proposed Code**

New language is in underlined, blue-faced font and stricken language in red-faced font. Revisions based on the October 19<sup>th</sup> Study Session are highlighted in yellow.

**TITLE 12 SUBDIVISION REGULATIONS  
CHAPTER 2 DEFINITIONS**

**12-2-13: L:**

LOT, CORNER: A lot situated at the junction of and bordered by two (2) intersecting city streets, alleys and driveways are not considered public streets for the purposes of determining corner lots.

LOT LINE, FRONT: The line separating any lot or parcel of land from a street right of way~~The lot line adjacent to any public street.~~ On a through lot, the line abutting the street providing primary access to the lot. In the case of a corner lot, the front line shall be considered to be along both street lot lines.

**12-2-20: Y:**

YARD, SIDE: The side setback area between the side lot lines and the building area, extending the full length of the building area. On corner lots the side yard is that which is opposite from the front yards, except when a corner lot is also a through lot, then the side yard shall be the area along the interior side lot line.

**12-2-20: S:**

SHORT PLAT: See definition of ~~Plat~~Subdivision, Short in this chapter.

SUBDIVISION: The division or redivision of land into ~~five-ten~~ (510) or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership, including resubdivision of previously subdivided land, except as provided in this title.

SUBDIVISION, SHORT: The division or redivision of land into ~~nine-four~~ (49) or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership, except as provided in this title.

## CHAPTER 4 SHORT SUBDIVISIONS (PLATS)

### 12-4-1: REQUIREMENTS FOR COMPLETE APPLICATION:

- A. Number Of Copies: One original Mylar and ~~three (3)~~~~fifteen (15)~~ copies. Standard drawing size is eighteen inches by twenty four inches (18" x 24"). Applicants are also encouraged to provide one digital copy ~~on a CD~~ in a CAD program compatible with AutoCad or ArcView.
- B. Pertinent Data: A proposed short plat must include pertinent survey data compiled as a result of a survey made by or under the supervision of a land surveyor registered in the state and engaged in land surveying.
- C. Application Contents: In addition to the requirements for a completed application set forth in ~~title~~ Title 15 of this code, an applicant for a short plat shall submit the following:
  1. A sketch or map using a scale of one hundred feet to one inch (100' = 1") or larger of the entire contiguous tract owned by the applicant which shall show:
    - a. The owners of adjacent land and the names of any adjacent parcels or subdivisions;
    - b. Lines marking the boundaries of the proposed lots;
    - c. Approximate locations of existing streets and ways or easements for such streets and ways within and adjacent to the tract and other improvements on and adjacent to the subject parcel;
    - d. Legal description of the tract and legal descriptions of any proposed lots;
    - e. Name and address of the owner(s) of the tract;
  2. A certificate giving full and complete description of the lands divided as they appear on the short plat, including a statement that the short subdivision has been made with free consent and in accordance with the desires of the owner(s). If the short plat includes a dedication, the certificate shall also contain the dedication of any streets and other areas to the public, and individual(s), religious society or societies or to any corporation, public or private, as shown on the short plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of the road. The certificate shall be signed and acknowledged before a notary public by all parties having any interest in the lands subdivided.
  3. All short plats containing a dedication must be accompanied by a title report confirming that the title of the lands as described and shown on the plat is in the name of the owner signing the certificate. Roads not dedicated to the public must be clearly marked on the face of the plat. Any dedication, donation, or grant as shown on the face of the plat shall be considered to all intents and purposes as a quitclaim deed to the donee(s), grantee(s) for his, her or their use for the purpose intended by the donors or grantors as aforesaid. (Ord. 792, 7-29-2004)

### 12-4-2: TYPE OF APPLICATION:

A short plat is a Type 2 (Administrator) ~~an administrative~~ decision, with the final decision being made by the administrator. The application shall be processed with procedures for such applications as set forth in ~~title~~ Title 15, ~~chapter~~ Chapter 9 of this code. (Ord. 792, 7-29-2004)

### 12-4-3: CRITERIA FOR APPROVAL:

The administrator shall approve the short subdivision and short plat after making a determination of:

- A. Compliance: Whether the application complies with ~~chapter~~ Chapter 8 of this ~~title~~ Title and Title 15 of this code;

- B. Specific Provisions: If appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainageways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school;
- C. Extension Agreement: A developer extension agreement, in accordance with ~~title~~ Title 9, chapter Chapter 4 of this code, has been executed; and
- D. Public Interest: Whether the public interest will be served by the subdivision and dedication. (Ord. 792, 7-29-2004)
- E. Development Agreement: As part of the approval, the city and the applicant may enter into a development agreement in accordance with Title 15, Chapter 15 of this code.

**~~12-4-4: FINDINGS AND CONCLUSIONS:~~**

~~The city shall not approve a short plat and short subdivision unless written findings are made that:~~

~~A.—Compliance: The application complies with chapter 8 of this title and title 15 of this code;~~

~~B.—Specific Provisions: Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainageways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for those who walk to and from school;~~

~~C.—Public Use And Interest: The public use and interest will be served by the platting of such subdivision and dedication; and~~

~~D.—Development Agreement: As part of the approval, the city and the applicant may enter into a development agreement in accordance with title 15, chapter 15 of this code. (Ord. 792, 7-29-2004)~~

**12-4-5: CONSTRUCTION OF IMPROVEMENTS:**

An approved short plat shall not be filed for record until the applicant has constructed or bonded for all improvements required by the city in the final decision on the short plat. (Ord. 792, 7-29-2004)

**12-4-6: PROHIBITION ON FURTHER DIVISION:**

Property in short subdivisions may not be further divided in any manner within a period of five (5) years without the filing of a final subdivision, except that when the short plat contains less than ~~four~~ nine (94) parcels, nothing in this section shall prevent the owner who filed the short plat from filing an alteration within the five (5) year period to create up to a total of ~~four~~ nine (94) lots within the original short plat boundaries. This requirement shall be stated on the face of the short plat. (Ord. 792, 7-29-2004)

**12-4-7: TIME FRAME FOR APPROVAL:**

The administrator shall make a decision on approval or denial of a short plat application within thirty (30) days of the determination that the application is complete. (Ord. 792, 7-29-2004)

**12-4-8: RECORDING:**

Upon final approval of the short plat, which shall be shown by affixing the signatures of the chair of the administrator, the city engineer and fire chief, the Mylar drawing shall be recorded with the clerk of Pierce County at the expense of the applicant. (Ord. 792, 7-29-2004)

\*\*\*\*\*

## TITLE 13 DEVELOPMENT REGULATIONS

### CHAPTER 2 DEFINITIONS

#### 13-2-2: A:

ACCESSORY DWELLING UNIT (ADU): A separate, subordinate, complete self-contained dwelling unit attached to or contained within ~~the structure of the primary~~ a single-family dwelling; or contained within a separate structure that is accessory to the primary dwelling unit on the premises.

ACCESSORY STRUCTURE: A building or other structure that is subordinate to the principal building and is incidental to the use of the principal building on the same lot. Accessory dwelling units are not included in this definition.

#### 13-2-5: D:

DUPLEX: A building with two (2) attached dwelling units with a common separation ~~walls~~ wall or floor. ~~joining the units, neither of which overlaps the other vertically.~~

#### 13-2-13: L:

LOT, CORNER: A lot situated at the junction of and bordered by two (2) intersecting city streets, alleys and driveways are not considered public streets for the purposes of determining corner lots. ~~A lot which has frontage on two (2) or more streets where the streets meet.~~

LOT LINE, FRONT: The line separating any lot or parcel of land from a street right of way. On a through lot, the line abutting the street providing primary access to the lot. In the case of a corner lot, the front line shall be considered to be along both street lot lines.

LOT LINE, REAR: The lot line opposite and most distant from the front lot line, and in the case of a triangular, irregular or other odd shaped lot, the line bordering the lot, generally parallel to, and at the maximum distance from the front lot line. ~~A lot line or lines which are opposite and most distant from the front lot line.~~

LOT SIZE AVERAGING: Lot size averaging is an approach to dividing land that allows a parcel to be divided such that some of the resulting lots are smaller than the minimum lot size required in the applicable zone, in order to preserve critical areas or other topographical adversities and provide greater flexibility, provided that the average lot size in the development as a whole meets that minimum lot size.

#### 13-2-20: S:

SUBDIVISION: A division of land into ~~five-ten~~ (510) or more lots, tracts-, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership, including resubdivision of previously subdivided land, except as provided in this title. ~~or other divisions. Subdivision includes resubdivisions of previously subdivided land.~~

SUBDIVISION, SHORT: A division of land into ~~ninefour~~ (94) or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership, except as provided in this title.

### 13-2-26: Y:

YARD, FRONT: The area between the front lot line and the building line extending the full width of the lot. The front yard shall be the area between the front line which primary access is taken and the building setback line. On a corner lot there shall be two (2) front yards.

YARD, SIDE: The side setback area between the side lot lines and the building area, extending the full length of the building area. On corner lots the side yard is that which is opposite from the front yards except when a corner lot is also a through lot, then the side yard shall be the area along the interior side lot line.

## CHAPTER 3 ZONE CLASSIFICATIONS

### 13-3-2: ZONE CLASSIFICATIONS

#### A. RC Residential-Conservation Zone:

1. Purpose And Intent: The Residential-Conservation Zone is intended to provide for low density single-family residential and duplex uses along the Puyallup and Carbon Rivers where there are critical areas such as frequently flooded areas, wetlands, and fish and wildlife habitat. ~~preclude urban scale development.~~

#### B. RU Residential-Urban Zone:

1. Purpose And Intent: The Residential-Urban Zone is intended to provide for high density urban single-family, townhouse, cottage, and duplex residential uses which benefit from the full array of services and amenities available in the Town core.

~~2.—Residential Urban Low Zoning Designation On Figure LU-1 In The Orting Municipal Comprehensive Plan: For the purposes of this title, the Residential Urban Low Zone is subject to the regulations for Residential-Urban Zone.~~

#### C. RMF Residential-Multi-Family Zone:

1. Purpose And Intent: The intent of the Multi-Family Residential Zone is to provide for the highest residential density, including cottage housing, professional office uses and government service uses in the Town core.

#### D. MUTC Mixed Use-Town Center Zone:

1. Purpose And Intent: The intent of the MUTC Zone is to provide an attractive mix of commercial retail, office, residential and service development in the Town core. Pedestrian amenities, public transportation, and architectural design review will be considerations in development approvals for projects in this zone.

#### E. MUTCN Mixed Use-Town Center North Zone: ...

### 13-3-3: USES:

- A. General: The uses of property are defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. Each lot or parcel in single-family or related zones shall contain one principal use as set forth in table 1 of this section. Multi-family, commercial and

industrial zones may contain up to three (3) principal uses. Other uses on a lot or parcel may be permitted accessory or conditional uses.

- B. Use Tables: Table 1 of this section sets forth allowed principal (P) and conditional (C) uses for each zone. The table lists the zones in the vertical columns and the land use activities in the horizontal rows. If no symbol appears in the box at the intersection of a row and column, the use is not allowed and is prohibited unless otherwise noted. In general, prohibited uses shall be as follows:
1. Any use or structure that is not of a character similar to the stated principal, conditional or accessory uses for the zone; or
  2. Any use which causes or may be expected to cause an excessive disturbance not in keeping with the character and stated intent of the zone. "Excessive" is defined for these purposes as a degree exceeding that generated by the uses permitted in the zone in their customary manner of operation or to a degree injurious to the public safety, health, welfare or convenience.

If the letter "P" appears in the box, the use is permitted outright subject to the provisions of this title. If the letter "C" appears in the box, the use is conditional, subject to review and approval including site plan approval. If the box contains a number, the corresponding footnote further specifies the conditions applicable to the use in the zone.

**TABLE 1  
CITY OF ORTING LAND USE**

	Zones							
	RC	RU	RMF	MUTC	MUTCN <sup>2</sup>	LM	OS	PF
Residential Uses <sup>1</sup>								
Cottage	P	P	P		P			
Cottage Development		p <sup>3,4</sup>	p <sup>3,4</sup>		P			
Duplex	<u>P</u>	p <sup>10</sup>	P	P	p <sup>25</sup>			
Group Residences:		C	C <sup>3</sup>	C <sup>3</sup>				C <sup>22</sup>

Notes:

1. Residential planned unit developments (PUD) may allow increases in underlying density except in the MUTCN.
2. All development subject to Master Development Plan and MUTCN Bulk and Dimensional Requirements. See sections 13-3-2 E2 and E5 of this code.
3. Subject to architectural design review.
4. As a binding site plan.
- ...
10. ~~Duplexes and Townhouses~~ are not allowed on flag lots ([pipestem](#)) in the RU zone.
- ...
22. Redevelopment of the Orting Soldiers' Home subject to site plan and architectural design review approval.
- ...
25. For Senior Housing (aged 55+) only.

**TABLE 2 ACCESSORY USES**

To view Table 2: Accessory Use in PDF, click [HERE](#)

		Zones
Conditional accessory uses:		
	Cargo container	RU (CUP)
Permitted accessory uses:		
	Accessory <del>buildings</del> <u>structures</u> such as garages, carports, and sheds	All residential zones
	Accessory dwellings <u>units</u> <sup>1</sup>	All residential zones
	Barns and agricultural structures	RC
	Caretaker residences	LM, OS
	Cargo container	LM, PF
	Collective gardens <sup>2</sup>	All residential zones
	Maintenance and storage facilities and yards	OS
	Off street parking for 1 commercial truck or van used for commuting	All residential zones
	Parking lots	OS
	Private outdoor storage of small noncommercial trucks, boats and recreational vehicles in required setbacks	All residential zones
	Recreation facilities in conjunction with planned residential developments	All residential zones
	Required automobile parking for permitted principal and conditional uses	All zones
	Required truck loading facilities	All zones
	Restrooms and bathing facilities	OS
	Retail sales associated with the principal manufacturing or processing use and not occupying more than 10 percent of the site area	LM
	Stationary food vending	MUTC
	Uses customarily incidental to the principal uses <sup>3</sup>	MUTC
	Utility installations except solid waste disposal facilities	All zones

Notes:

1. Accessory dwelling units are subject to section 13-5-6 of this title.
2. Collective gardens must conform to chapter 8 of this title.
3. Such as seasonal displays, sidewalk sales, etc.

## CHAPTER 5 DEVELOPMENT STANDARDS

### 13-5-1: DENSITY AND DIMENSION:

- A. Purpose: The purpose of this section is to establish dimensional standards for development. These standards are established to provide flexibility in project design and promote high quality development within the City.

- B. Density Standards: All residential density provisions are herein expressed in terms of minimum lot size based on the density standards adopted in the comprehensive plan.
- Density bonuses and shifting in accordance with planned unit developments and clustering shall be authorized in approvals as described in section 13-6-4 of this title.
- C. Setback Height, And Coverage Standards: Table 1 of this section sets forth the required development standards for the zones. (Ord. 792, 7-29-2004)

**TABLE 1  
DEVELOPMENT STANDARDS**

Zones	Minimum Lot Requirements			Setbacks			Maximum Heights	Maximum Building Coverage	Maximum Hard Surface Coverage	Maximum Density <sup>2</sup>
	Width	Depth	Area <sup>3</sup>	Front	Rear	Side				
RC			2 acres	25' <sup>2</sup>	25'	8'	35'	20%	50%	1 DU/2A
RU			7,260 sq. ft.	25' <sup>2</sup>	25'	8'	35'	40%	65%	6 DU/A
RMF	40'	100'	5,450 sq. ft. <sup>45</sup> 7,000 sq. ft. <sup>56</sup> 4,000 plus 2,000 sq. ft. <sup>67</sup> None (nonresidential) <sup>78</sup>	25' <sup>2</sup>	25'	8'	35'	50%	75%	8 DU/A
MUTC	None	None	None	None	None	None	45' <sup>4415</sup>	100%	100%	None
MUTC N	None	None	None <sup>109</sup>	None <sup>110</sup>	None <sup>110</sup>	None <sup>110</sup>	35' <sup>4412</sup> 50' <sup>4213</sup>	100% <sup>1314</sup>	100%	n/a
LM	None	None	None	None	None	None	35'	100%	100%	n/a
OS	None	None	None	None	None	None	25'	None	None	n/a
PF	None	None	None	<sup>89</sup>	<sup>89</sup>	<sup>89</sup>	<sup>89</sup>	None	None	n/a

Notes:

- Heights specified are for principal structures; maximum height for accessory structures in all zones is 20 feet. Maximum height for accessory dwelling units is specified in 13-5-6.
- ~~Minimum setback for the nonfront yard of a corner lot is 20 feet.~~ Duplex density may be increased in accordance with the minimum lot area found in 13-5-1-H of this title.
- Lot size averaging is permitted pursuant to 13-5-1-I of this title.
- Except as modified in this chapter.
- Minimum lot area for single-family detached dwellings.
- Minimum lot area for ~~duplexes and~~ townhouses.





~~Corner Lots: If a lot abuts the intersection of two (2) or more street rights of way, a front yard setback is required abutting one right of way as described in table 1 of this section~~

3. Through Lots: In the case of a through lot, a front yard setback is required abutting each street right of way.
4. Front Yard Setback Averaging: Averaging may be used to reduce a front yard setback requirement when a principal building has been established on an adjacent lot within the required yard. This provision shall not apply if the adjacent lot has received a reduced setback based upon a discretionary land use approval. This exception shall be calculated as follows:
  - a. Averaging shall be calculated by adding the existing front yard setbacks of the adjacent lots together and dividing that figure by two (2).
  - b. When an adjacent lot is vacant, averaging shall be calculated by adding the front yard setback of the adjacent developed lot with the minimum front yard setback of the zone in which the construction is proposed and dividing that figure by two (2).
5. Slopes: If the topography of a lot is such that the minimum front yard setback line is eight feet (8') or more above the street grade, and there is no reasonable way to construct a driveway up to the dwelling unit level, a garage/carport may be built into the bank and set at least five feet (5') back from the right of way.
6. Accessory Structures ~~and Accessory Dwelling Units~~. Interior Yard Exception: Detached one-story accessory structures may occupy twenty five percent (25%) of the total area of a side yard and shall maintain a minimum five (5) foot setback, except in the MUTC zone. ~~(that portion of the yard exclusive of required setbacks)~~
7. Accessory Structures ~~and Accessory Dwelling Units~~. Rear Yard Exception: Detached one-story accessory structures may occupy fifty percent (50%) of the total area of a rear yard and shall maintain a minimum ~~three foot (3')~~ five (5) feet setback, except in the MUTC zone.
8. Bus Shelters: Bus shelters for school district or transit authority purposes may be located within a front yard setback when located on private property if they do not exceed fifty (50) square feet of floor area and one story in height, provided all applicable site distance requirements are met.
9. Projection Exception:
  - a. Fireplace structures, bay or garden windows, enclosed stair landings, ornamental features, or similar structures may project into any setback, provided such projections are:
    - (1) Limited to two (2) per required yard.
    - (2) Not wider than ten feet (10').
    - (3) Not more than eighteen inches (18") into a side yard setback or two feet (2') into a rear yard setback.
    - (4) Not more than three feet (3') into a front yard setback.
  - b. Uncovered porches and decks which do not exceed thirty inches (30") from finished lot grade may project into any setback, provided such projections do not extend more than six feet (6') into a front yard setback or eighteen inches (18") into a side yard setback.
  - c. Wheelchair ramps may project into any required setback.
10. Rear Yards, Exception: In the case of triangular or otherwise irregularly shaped lots, a line ten feet (10') in length entirely within the lot, parallel to and at a maximum distance from the front lot line

may be considered the "rear lot line" at the owner's discretion. If the owner does not select such a line, the city may do so.

D. Heights Standards:

...

E. General Development Standards:

...

F. RU Zone Pipestem (Flag) Lot Development Standards

...

G. Cottage Housing Development Standards

...

H. Duplex Development Standards

1. Duplexes shall be designed to blend in with the single-family character of the neighborhood.
2. If located on a corner lot, each unit of the duplex shall face onto an adjacent street, and no two units' front doors and garages are permitted to face the same street frontage.
3. Lot size requirements for duplexes in residential zones are as follows:
  - i. Residential Conservation (RC):
    1. Duplex minimum lot size: Two (2) acres
  - ii. Residential Urban (RU):
    1. Duplex minimum lot size: 7,260 square feet
  - iii. Residential Multi- Family (RMF):
    1. Duplex minimum lot size: 7,000 square feet

I. LOT SIZE AVERAGING

1. Purpose: To allow flexibility in the creation of new subdivisions to accommodate development barriers including, but not limited to, shorelines, wetlands, and critical areas, provided that the average lot size in the development as a whole meets the district's minimum lot size and the density as a whole does not exceed the districts maximum density standards.
2. Applicability: Lot size averaging provisions of this chapter apply to and may be used by developers of land who are dividing land in conformance with the provisions of this title, and in which the land is located in the following zones:
  - i. RC Residential-Conservation Zone (OMC 13-3-2-A)
  - ii. RU Residential-Urban Zone (OMC 13-3-2-B)
  - iii. RMF Residential-Multi-Family Zone (OMC 13-3-2-C)
3. Standards
  - i. Lot size averaging cannot result in a parcel being divided into a greater number of lots than would result from development at the normal minimum lot size required in the applicable zone.
  - ii. In approved short plats and subdivisions, the individual lots shall be considered in compliance with minimum area requirements if the average of the areas of all the lots in the short plat or subdivision meets the minimum requirement for the zone in which the short plat or subdivision is located.

- iii. Lot size averaging only applies to creation of lots for detached single-family residences.
- iv. Lot size averaging shall not be used to create lots for duplexes or multifamily dwellings as defined by OMC 13-2-14.
- v. No individual single-family lot shall be reduced more than 25% from the district minimum required area.
- vi. No single-family lot shall be reduced in width to less than 40 feet (regardless of lot depth).
- vii. No single-family lot shall be reduced in depth to less than 70 feet (regardless of lot width).
- viii. All of the following are to be subtracted from the net square footage of a lot for the purpose of determining the area of a lot proposed for lot averaging:
  - 1. Public right-of-way;
  - 2. Private roads, private primary access easement; and
  - 3. Minor portion (pipestem) of pipestem lots.
- ix. The area of easements other than that of the primary access (public right-of-way or private easement) shall not be subtracted from the net square footage of a lot.
- x. Surface detention/retention facilities may count toward calculations for lot size averaging only if the detention/retention facility:
  - 1. is designed so as to appear as a natural wetland system, or
  - 2. provides active or passive recreational benefits in a natural landscaped setting.
- xi. Developments utilizing lot size averaging shall not receive preliminary or final approval as phased developments unless each phase meets the lot size averaging standards for the total land area included in that phase.

**13-5-3: LOADING AREA AND OFF STREET PARKING REQUIREMENTS:**

A. Purpose: The purpose of this section is to regulate parking and loading in order to lessen traffic congestion and contribute to public safety by providing sufficient on site areas for the maneuvering and parking of motor vehicles.

....

I. Parking Spaces Required For Particular Uses: The minimum number of off street parking spaces required for nonresidential uses shall be as set forth in the following: (Ord. 943, 5-14-2014)

	<b>Use</b>	<b>Parking Spaces Required</b>
1.	All dwellings (RC, RU, RMF, MUTC)	2 off street spaces per unit <sup>1</sup>
2.	Daycare centers; home based	1 for each employee, plus 1 additional, not including required residential spaces
	Nonresidential	1 for each employee, plus 1 for every 10 children or adults
3.	Banks, savings and loan associations, business or professional offices	1 for each 400 square feet of gross floor area

4.	Bowling alleys	4 for each alley
5.	Churches	1 for each 5 seats in the principal place of assembly for worship, including balconies and choir loft
6.	Dance halls, skating rinks, youth cabarets	1 for each 25 square feet of skating or dancing area, plus 1 per 40 square feet of all other building area
7.	Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs <sup>12</sup>	1 for each 200 square feet of gross floor area
8.	Fraternity, sorority or group student house	1 for each 3 sleeping rooms or 1 for each 6 beds, whichever is greater
9.	Hospitals	2 for each bed
10.	Large group home, institution	1 for each 2 beds
11.	Libraries and museums	1 for each 250 square feet of floor area open to the public
12.	Lodging and rooming house	1 for each sleeping room
13.	Manufacturing uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops	1 for each employee on a maximum shift
14.	Medical or dental clinics	5 for each physician or dentist
15.	Motels, hotels	1 for each unit
16.	Motor vehicle or machinery sales, wholesale stores, furniture stores	1 for each 400 square feet of gross floor area
17.	Retail stores	1 for each 300 square feet
18.	Schools; high schools	1 for each 8 students, plus 1 for each faculty member (exclusive of loading and unloading area)
	Elementary and junior high	1 for each faculty member
19.	Stadiums, auditoriums, community clubs, community centers, and other places of assembly	1 for each 4 seats
20.	Theaters	1 for each 3 seats
21.	Warehouses and storage buildings	1 for each 2,000 square feet of gross floor area, except that office space shall provide parking as required for offices

Notes:

[1. See 13-5-6 for accessory dwelling unit off street parking requirements.](#)

<sup>12</sup>. Stationary vendor units used to provide food vending services are exempt from off street parking requirements; provided that, the principal use meets the established parking requirements for such principal use

**13-5-6: ACCESSORY DWELLING UNITS:**

- A. Purpose: Accessory dwelling units (ADUs) are intended to increase the supply of affordable and independent housing for a variety of households, **increase home and personal security**, provide supplemental earnings for people with limited incomes, and increase residential densities with minimal cost and disruption to existing neighborhoods. This should occur by utilizing the existing infrastructure and community resources while protecting the existing character of single-family neighborhoods.
- B. Procedures: Any owner/occupant seeking to establish an ADU shall apply for approval in accordance with the following:
1. Application: The owner/occupant shall apply for a building permit for an ADU. A complete application form must demonstrate that all size thresholds and design standards are met.
  - ~~2. Affidavit: An affidavit affirming that the owner will occupy the principal dwelling or the ADU and agreeing to all the general requirements as provided in this title is required.~~
    - ~~a. An ADU shall be converted to another permitted use or shall be removed if one of the two (2) dwelling units is not owner occupied.~~
  - ~~3.2.~~ Notice Of Title: Prior to occupancy of the ADU, the owner shall record a notice on the property title acknowledging the existence of the ADU with the Pierce County auditor. Such notice shall be in a form as specified by the city and shall include as a minimum:
    - a. The legal description of the property which has been approved for an ADU;
    - b. The applicability of the restrictions and limitations contained in this section;
    - c. A copy of the city approved floor/site plan; and
    - d. The property owner's signature on the notice. The signature shall be notarized prior to recording the notice.
- C. General Requirements: The creation of an ADU shall be subject to the following general requirements:
1. Number: A maximum of ~~One~~ (1) ADU shall be allowed per lot of record as an accessory use in conjunction with any detached single-family ~~structure~~dwelling.
  2. Lot Standards:
    - a. An attached ADU shall be permitted on all parcels containing single-family homes where the lot is at least three thousand two hundred (3,200) square feet in size
    - b. Both attached and detached ADUs shall be permitted on all parcels containing single-family homes, provided lots are at least four thousand three hundred fifty six (4,356) square feet in size.
  3. Type Of Unit:
    - a. An ADU shall be permitted as a second, subordinate dwelling unit attached to, or detached from the principal dwelling.
    - b. A detached ADU may be any dwelling permitted in the applicable land use classification.
  4. Size: An ADU shall be no greater than one thousand, two hundred (1,~~000~~200) square feet.
  5. Parking: No additional on-site parking spaces are required for an ADU up to 700 square feet in size. For ADUs greater than 700 square feet in size one (1) off street parking space is required.
  6. Design: An ADU shall be designed to maintain the appearance of the principal dwelling as a single-family residence.
    - a. The entrance to an attached ADU shall not be directed towards any front yard unless utilizing an existing doorway.

- b. Detached ADUs shall be no closer to the front lot line than the front face of the principal dwelling. This provision shall not apply to waterfront lots regulated pursuant to the city shoreline management program.
- c. New construction of a detached ADU or conversion of an existing detached structure to an ADU shall not be permitted within the required front, side or rear yard setback as outlined in OMC 13-5-1.C, table 1. An exception to the required rear yard setback may be allowed if the rear yard abuts an alley.
- d. If an ADU is created by constructing a new detached structure, the building height of the ADU shall not be greater than the principal dwelling's building height or 30 feet, whichever is less.
- e. An ADU shall have similar facade, roof pitch and siding to the principal dwelling unit.

\*\*\*\*\*

**TITLE 15 DEVELOPMENT CODE ADMINISTRATION  
CHAPTER 2 DEFINITIONS**

**15-2-20: S:**

SUBDIVISION: A division of land into ~~five~~ ten (10) or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership, including resubdivision of previously subdivided land, except as provided in this title. ~~or other divisions. Subdivision includes resubdivisions of previously subdivided land.~~

SUBDIVISION, SHORT: A division of land into ~~four~~ nine (9) or fewer lots, ~~or~~ tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership, except as provided in this title. (Ord. 778, 10-30-2003, eff. 11-11-2003)

**CHAPTER 4 TYPES OF PERMIT ACTIONS**

**15-4-1: PROCEDURES FOR PROCESSING PERMIT APPLICATIONS:**

All development permit applications shall be classified as one of the following: type 1, type 2, type 2a, type 3, type 3a or type 4. Legislative decisions are type 5 actions. Exclusions from the requirements of permit applications procedures are included at section 15-4-3 of this chapter. Table 15-4-1 of this section describes the city's permit processing procedures.

TABLE 15-4-1

	Procedure For Permit Applications					Legislative	
	Type 1	Type 2	Type 2a	Type 3	Type 3a	Type 4	Type 5
Recommendation by	n/a	n/a	Administrator	n/a	n/a	Planning commission	Planning commission



Final decision by	Administra- tor	Administra- tor	Planning commission	Hearing examiner	Planning commission	City council	City council
Notice of application	No	No <sup>1</sup>	No	Yes	Yes	Yes	No
Open record public hearing or open record appeal of final decision	No	Only if appealed. Open record hearing with hearing examiner	Only if appealed. Open record hearing with hearing examiner; recommenda- tion made by hearing examiner to the city council	Yes, before hearing examiner	Yes, before planning commission	Yes, before planning commission	Yes, before planning commission
Closed record appeal/final decision	No	No, unless appealed to council	City council	No, unless appealed to council	No, unless appealed to council	Yes, before council	Yes, or council may hold another public hearing
Judicial appeal	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Note:

1. Notice of application is required for short plats of five (5) or more lots.

**CHAPTER 6 IMPACT FEES**

**15-6-2: APPLICABILITY:**

- A. The requirements of this chapter shall apply to all development regulated by this title and titles 12 and 13 of this code unless otherwise exempted.
- B. Mitigation of impacts on schools, parks and transportation facilities located in jurisdictions outside the city will be required when:
  - 1. The other affected jurisdiction has reviewed the development's impact(s) under its adopted impact fee regulations and has recommended to the city that there be a requirement to mitigate the impact; and
  - 2. There is an interlocal agreement between the city and the affected jurisdiction specifically addressing impact analysis and mitigation.
- C. The following are exempted from impact fees:
  - 1. Alteration, expansion, reconstruction, or replacement of existing single-family or multi-family dwelling units that does not result in additional dwelling units.
  - 2. As for school impact fees only, any new dwelling unit subject to restrictions that may be legally enforced by a private party or governmental entity limiting occupants to a minimum adult age or to populations that do not include children under the age of eighteen (18), including nursing homes and retirement centers; provided that this exclusion ceases if the exempted dwelling unit(s) is later converted to permanent use as a dwelling not subject to the restrictions.

3. As for school impact fees only, hotels, motels, and other transient accommodations provided that this exclusion ceases if the exempted development is later converted to permanent use as a dwelling not subject to these restrictions.
4. Accessory dwelling units ([exemption applies to school and park impact fees only](#)).
5. Development which has impact mitigation provided through environmental review under the state environmental policy act.
6. Development for which school facility impacts or park impacts have been mitigated by the payment of, or promise or obligation to pay fees, dedicate land, or construct or improve school facilities as part of a permit approval process granted prior to the effective date of this chapter unless the terms of the agreement expressly provide otherwise.

...

#### **ARTICLE A. TRAFFIC IMPACT FEES**

##### **15-6A-7: CALCULATION OF IMPACT FEES:**

- A. The city shall calculate the transportation impact fees as set forth in attachment A as referenced in section 15-6A-2 of this article subject to the provisions of this article.
- B. In determining the proportionate share, the method of calculating impact fees [shall use trip generation methodology consistent with the latest edition of the Institute of Transportation Engineers Trip Generation Manual. Accessory dwelling units shall be calculated using ITE Use Number 220, Apartment customer type. The calculation](#) shall incorporate, among other things, the following:
  1. The cost of public streets and roads necessitated by new development;
  2. An adjustment to the cost of the public streets and roadways for past or future payments made or reasonably anticipated to be made by new development to pay for particular system improvements in the form of user fees, debt service payments, taxes, or other payments earmarked for or proratable to the particular system improvement;
  3. The availability of other means of funding public street and roadway improvements;
  4. The cost of existing public street and roadway improvements; and
  5. The methods by which public street and roadway improvements were financed.
- C. A credit, not to exceed the impact fee otherwise payable, shall be provided for the value of any dedication of land for, improvement to, or new construction of any system improvements provided by the developer, to facilities that are identified in the transportation impact fee project list and that are required by the city as a condition of approving the development permit. The determination of "value" shall be consistent with the assumptions and methodology used by the city in estimating the capital improvements costs.
- D. The director may adjust the standard impact fee at the time the fee is imposed to consider unusual circumstances in specific cases to ensure that impact fees are imposed fairly.
- E. The amount of fee to be imposed on a particular development may be adjusted by the director giving consideration to studies and other data available to the director or submitted by the developer demonstrating to the satisfaction of the director that an adjustment should be made in order to carry out the purposes of this chapter.
- F. The impact fee shall provide for system improvement costs previously incurred by the city to the extent that new growth and development will be served by the previously constructed improvements; provided, that such fees shall not be imposed to make up for any system improvement deficiencies.




---

<b>FOR:</b>	HB 1923 Grant Informational Website	<b>DATE:</b>	November 2, 2020
<b>PREPARED BY:</b>	Emily Adams, AICP City Planner, City of Orting	<b>PROJECT NAME:</b>	HB 1923 Grant Code Amendments
<b>SUBJECT:</b>	Duplexes		

---

**Duplex Actions**

Two of the five selected actions have to do with permitting duplexes in zones where single-family residences are permitted. The actions are:

- Authorize a duplex on each corner lot within all zoning districts that permit single-family residences
- Authorize at least one duplex on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure or physical constraint that would make this requirement unfeasible for a particular parcel.

Duplexes can add additional housing units to an area without big density increases. This can provide for more building capacity and home availability in the City in a context-sensitive manner that ensures existing neighborhoods are not disrupted. Further, the smaller unit size typically associated with duplexes can help create more affordable housing compared to the predominant single-family homes in Orting. Currently, duplexes in Orting must go through the Architectural Design Review process. Through these amendments, additional design standards can be included depending on the duplex type. For instance, the design of duplexes on corner lots can be made to more closely resemble a single-family home as each unit's front door can be required to face different streets.

Currently in Orting, duplexes are not permitted in every zone that permits single-family homes. In residential zones where they are permitted, there are onerous standards that make them hard to build. Under current development regulations a lot double the size of that needed to build a single-family home is required to build a duplex, leaving many citizens unable to develop or redevelop a duplex on their property. Despite the building footprint often not being much larger than a single-family home, duplexes must adhere to the development standards as two units, making them difficult to build due to density and lot size standards. For example, in the RU zone, a lot would need to be 14,520 SF for a duplex to be built – a very large lot size not common in the City or in most urban growth areas. Orting's code needs to be updated to provide a clear, appropriate process for duplex development as well as include specific design guidelines for duplexes to ensure they blend in with the character of the community.

**Proposed Code**

The following is the proposed code amendments relating to duplexes. This includes new language and existing code language that will be amended in conjunction with these actions. New language/ revisions following the planning commission study session on October 19th is highlighted in yellow.

**TITLE 12 SUBDIVISION REGULATIONS  
CHAPTER 2 DEFINITIONS**

**12-2-13: L:**

LOT, CORNER: A lot situated at the junction of and bordered by two (2) intersecting city streets, alleys and driveways are not considered public streets for the purposes of determining corner lots.

LOT LINE, FRONT: The line separating any lot or parcel of land from a street right of way. The lot line adjacent to any public street. On a through lot, the line abutting the street providing primary access to the lot. In the case of a corner lot, the front line shall be considered to be along both street lot lines.

**12-2-20: Y:**

YARD, SIDE: The side setback area between the side lot lines and the building area, extending the full length of the building area. On corner lots the side yard is that which is opposite from the front yards, except when a corner lot is also a through lot, then the side yard shall be the area along the interior side lot line.

\*\*\*\*\*

**TITLE 13 DEVELOPMENT REGULATIONS  
CHAPTER 2 DEFINITIONS**

**13-2-5: D:**

DUPLEX: A building with two (2) attached dwelling units with a common separation walls-wall or floor. ~~joining the units, neither of which overlaps the other vertically.~~

**13-2-13: L:**

LOT, CORNER: A lot situated at the junction of and bordered by two (2) intersecting city streets, alleys and driveways are not considered public streets for the purposes of determining corner lots. ~~A lot which has frontage on two (2) or more streets where the streets meet.~~

LOT LINE, FRONT: The line separating any lot or parcel of land from a street right of way. On a through lot, the line abutting the street providing primary access to the lot. In the case of a corner lot, the front line shall be considered to be along both street lot lines.

LOT LINE, REAR: The lot line opposite and most distant from the front lot line, and in the case of a triangular, irregular or other odd shaped lot, the line bordering the lot, generally parallel to, and at the maximum distance from the front lot line. ~~A lot line or lines which are opposite and most distant from the front lot line.~~

**13-2-26: Y:**

YARD, FRONT: The area between the front lot line and the building line extending the full width of the lot. The front yard shall be the area between the front line which primary access is taken and the building setback line. On a corner lot there shall be two (2) front yards.

YARD, SIDE: The side setback area between the side lot lines and the building area, extending the full length of the building area. On corner lots the side yard is that which is opposite from the front yards except when a corner lot is also a through lot, then the side yard shall be the area along the interior side lot line.

## CHAPTER 3 ZONE CLASSIFICATIONS

### 13-3-2: ZONE CLASSIFICATIONS

A. RC Residential-Conservation Zone:

1. Purpose And Intent: The Residential-Conservation Zone is intended to provide for low density single-family residential and duplex uses along the Puyallup and Carbon Rivers where there are critical areas such as frequently flooded areas, wetlands, and fish and wildlife habitat. preclude urban scale development.

B. RU Residential-Urban Zone:

1. Purpose And Intent: The Residential-Urban Zone is intended to provide for high density urban single-family, townhouse, cottage, and duplex residential uses which benefit from the full array of services and amenities available in the Town core.

~~2. Residential Urban Low Zoning Designation On Figure LU-1 In The Orting Municipal Comprehensive Plan: For the purposes of this title, the Residential Urban Low Zone is subject to the regulations for Residential Urban Zone.~~

C. RMF Residential-Multi-Family Zone:

1. Purpose And Intent: The intent of the Multi-Family Residential Zone is to provide for the highest residential density, including cottage housing, professional office uses and government service uses in the Town core.

D. MUTC Mixed Use-Town Center Zone:

1. Purpose And Intent: The intent of the MUTC Zone is to provide an attractive mix of commercial retail, office, residential and service development in the Town core. Pedestrian amenities, public transportation, and architectural design review will be considerations in development approvals for projects in this zone.

E. MUTCN Mixed Use-Town Center North Zone: ...

### 13-3-3: USES:

- A. General: The uses of property are defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. Each lot or parcel in single-family or related zones shall contain one principal use as set forth in table 1 of this section. Multi-family, commercial and industrial zones may contain up to three (3) principal uses. Other uses on a lot or parcel may be permitted accessory or conditional uses.



- B. Use Tables: Table 1 of this section sets forth allowed principal (P) and conditional (C) uses for each zone. The table lists the zones in the vertical columns and the land use activities in the horizontal rows. If no symbol appears in the box at the intersection of a row and column, the use is not allowed and is prohibited unless otherwise noted. In general, prohibited uses shall be as follows:
1. Any use or structure that is not of a character similar to the stated principal, conditional or accessory uses for the zone; or
  2. Any use which causes or may be expected to cause an excessive disturbance not in keeping with the character and stated intent of the zone. "Excessive" is defined for these purposes as a degree exceeding that generated by the uses permitted in the zone in their customary manner of operation or to a degree injurious to the public safety, health, welfare or convenience.

If the letter "P" appears in the box, the use is permitted outright subject to the provisions of this title. If the letter "C" appears in the box, the use is conditional, subject to review and approval including site plan approval. If the box contains a number, the corresponding footnote further specifies the conditions applicable to the use in the zone.

**TABLE 1  
CITY OF ORTING LAND USE**

	Zones							
	RC	RU	RMF	MUTC	MUTCN <sup>2</sup>	LM	OS	PF
Residential Uses <sup>1</sup>								
Cottage	P	P	P		P			
Cottage Development		p <sup>3,4</sup>	p <sup>3,4</sup>		P			
Duplex	<u>P</u>	p <sup>10</sup>	P	P	p <sup>25</sup>			
Group Residences:		C	C <sup>3</sup>	C <sup>3</sup>				C <sup>22</sup>

Notes:

1. Residential planned unit developments (PUD) may allow increases in underlying density except in the MUTCN.
2. All development subject to Master Development Plan and MUTCN Bulk and Dimensional Requirements. See sections 13-3-2 E2 and E5 of this code.
3. Subject to architectural design review.
4. As a binding site plan.
- ...
10. ~~Duplexes and T~~ownhouses are not allowed on flag lots ([pipestem](#)) in the RU zone.
- ...
22. Redevelopment of the Orting Soldiers' Home subject to site plan and architectural design review approval.
- ...
25. For Senior Housing (aged 55+) only.

**CHAPTER 5 DEVELOPMENT STANDARDS**

**13-5-1: DENSITY AND DIMENSION:**

- A. Purpose: The purpose of this section is to establish dimensional standards for development. These standards are established to provide flexibility in project design and promote high quality development within the City.
- B. Density Standards: All residential density provisions are herein expressed in terms of minimum lot size based on the density standards adopted in the comprehensive plan.
  - 1. Density bonuses and shifting in accordance with planned unit developments and clustering shall be authorized in approvals as described in section 13-6-4 of this title.
- C. Setback Height, And Coverage Standards: Table 1 of this section sets forth the required development standards for the zones. (Ord. 792, 7-29-2004)

**TABLE 1  
DEVELOPMENT STANDARDS**

Zones	Minimum Lot Requirements			Setbacks			Maximum Heights	Maximum Building Coverage	Maximum Hard Surface Coverage	Maximum Density <sup>2</sup>
	Width	Depth	Area	Front	Rear	Side				
RC			2 acres	25' <sup>2</sup>	25'	8'	35'	20%	50%	1 DU/2A
RU			7,260 sq. ft.	25' <sup>2</sup>	25'	8'	35'	40%	65%	6 DU/A
RMF	40'	100'	5,450 sq. ft. <sup>4</sup> 7,000 sq. ft. <sup>5</sup> 4,000 plus 2,000 sq. ft. <sup>6</sup> None (nonresidential) <sup>7</sup>	25' <sup>2</sup>	25'	8'	35'	50%	75%	8 DU/A
MUTC	None	None	None	None	None	None	45' <sup>14</sup>	100%	100%	None
MUTC N	None	None	None <sup>9</sup>	None <sup>10</sup>	None <sup>10</sup>	None <sup>10</sup>	35' <sup>11</sup> 50' <sup>12</sup>	100% <sup>13</sup>	100%	n/a
LM	None	None	None	None	None	None	35'	100%	100%	n/a
OS	None	None	None	None	None	None	25'	None	None	n/a
PF	None	None	None	8	8	8	8	None	None	n/a

Notes:

- 1. Heights specified are for principal structures; maximum height for accessory structures in all zones is 20 feet.



1. Setback Measurement: A setback is measured from the edge of a street right of way, access easement or private road. Where there is no street right of way, access easement or private road, a setback is measured from the property line.
2. Designation Of Required Setbacks: All lots except pipestem lots must contain at least one front yard setback. A front yard setback shall be required abutting each right of way on corner lots and through lots. All lots must contain one rear yard setback except for corner, through, and pipestem lots. All other setbacks will be considered interior-side yard setbacks.
3. ~~Corner Lots: If a lot abuts the intersection of two (2) or more street rights of way, a front yard setback is required abutting one right of way as described in table 1 of this section.~~
4. Through Lots: In the case of a through lot, a front yard setback is required abutting each street right of way.
5. ...

...  
D. Heights Standards:

...  
E. General Development Standards:

...  
F. RU Zone Pipestem (Flag) Lot Development Standards

...  
G. Cottage Housing Development Standards

...  
H. Duplex Development Standards

1. Duplexes shall be designed to blend in with the single-family character of the neighborhood.
2. If located on a corner lot, each unit of the duplex shall face onto an adjacent street, and no two units' front doors and garages are permitted to face the same street frontage.
3. Lot size requirements for duplexes in residential zones are as follows:
  - i. Residential Conservation (RC):
    1. Duplex minimum lot size: Two (2) acres
  - ii. Residential Urban (RU):
    1. Duplex minimum lot size: 7,260 square feet
  - iii. Residential Multi- Family (RMF):
    1. Duplex minimum lot size: 7,000 square feet