

## **Commissioners**

Kelly Cochran, Chair  
Jeff Craig, Co-Chair  
Tyler Daniels  
Karen Wilson  
Dennis Paschke  
Tony Belot  
Vacant



## **City of Orting Planning Commission Agenda**

April 1, 2019  
6:00pm  
Public Safety Building

## **City Representation**

Mark Bethune, City Administrator  
Margaret O'Harra Buttz, Secretary  
Emily Terrell, Planner

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### **A. CALL MEETING TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL**

### **B. AGENDA APPROVAL**

### **C. PUBLIC COMMENTS**

### **D. APPROVAL OF MINUTES**

1. March 4, 2019 – Meeting Minutes
2. March 21, 2019 – Special Meeting Minutes

### **E. ARCHITECTURAL DESIGN REVIEW**

### **F. NEW BUSINESS**

1. Shoreline Master Plan: Public Hearing with Department of Ecology
  - i. Review Staff Report
  - ii. Public Hearing
  - iii. Action

### **G. OLD BUSINESS**

1. Orting 2040 Transportation Plan: Review and discussion
2. Wireless Communication Facilities (WCF) Interim Code: Review, discussion and action.
3. MUTCN Zoning for Engfer/Gratzer Property: Review and discussion.
4. SW Connector: Discussion

### **H. GOOD OF THE ORDER**

1. Report on March Council meetings:
2. Agenda setting:
  - ADR Multifamily Design Review: Pacific Investing (TBD)
  - ADR Signage for Communication Tower(s) - Verizon (TBD)
  - ADR Signage: Troy Munson – Chiropractic Office Rebrand (TBD)
  - Comp Plan Update: Zoning, Shoreline Master Plan, SW Connector & Transportation Plan (Jan-Apr)
  - Development Code Update (June)
  - Open House: MUTCN Zoning Review (April 26, 2019)

### **I. ADJOURN**

**NEXT PLANNING COMMISSION MEETING: Friday, April 26, 2019**

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

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

**Planning Commission: 1<sup>st</sup> Monday of each month at Public Safety Bldg., 7:00pm**



**City of Orting**  
**PLANNING COMMISSION MINUTES**  
**March 4, 2019**

Chair Kelly Cochran called the meeting to order with the flag salute at 6:00 pm at the Public Safety Building. Roll call found Commissioners Jeff Craig, Karen Wilson and Tony Belot in attendance; a quorum was present.

Commissioners Dennis Paschke arrived at 6:47pm and Tyler Daniels arrived at 6:50pm

Secretary Buttz read into the record the resignation of Commissioner Dennis Paschke, with his last meeting being on May 6, 2019, he will be relocating out-of-state. Commissioner Craig moved to accept Commission Paschke's resignation with extreme regret. Commissioner Wilson seconded the motion and it carried.

**ATTENDANCE:**

City	City Administrator Mark Bethune, Secretary Margaret O'Harra Buttz
Professional Representatives	City Planner Emily Terrell, BHC Representative Lauren Moore, OVFR Chief Zane Gibson
Guests (signed in)	Natalie Craig, Daren Jones. Ana Daniels, Mike Thomas

**AGENDA APPROVAL:**

Agenda Approval	Commissioner Craig moved to approve the agenda as presented. Commissioner Wilson seconded the motion and it carried.
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**AUDIENCE PARTICIPATION:**

Natalie Craig, resident of Orting, requested that the Planning Commission consider pedestrian walkways over White Hawk Blvd when the SW Connector is designed. She stated safety was the main concern; with the expectation that traffic will increase and that children would be needing a safe access to the parks and the schools adjacent to the boulevard.

**MINUTES:**

Minutes of February 14, 2019	Commissioner Craig moved to approve the minutes as presented. Commissioner Belot seconded the motion and it carried.
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**ARCHITECTURAL DESIGN REVIEW:**

ADR 2018-15: City of Orting City Hall Building - Resubmittal	Commissioner Craig moved to approve ADR 2018-15 as discussed at this meeting; material, colors, windows with Muntin Grids, curved and hip flashing on metal roof above the clock (peak) and of the exterior design to include Soldier Course of the brick above windows. Commissioners Wilson seconded the motion and it carried.
ADR 2019-01: Verizon Sign Update	Valley Sign submitted the redesign that included the scallop cut-outs at all four (4) corners; which had been the condition of approval from the January meeting. In addition Verizon added a white boarder around the sign which had been a suggestion at the January meeting. City Administration Bethune, as part of the recommendation, reviewed and approved the redesigned Verizon signage.
ADR 2019-12: Carbon River Builders - Signage	Valley Sign was present for questions regarding the signage. At a later time it is possible that an Exterior Paint permit may be submitted. Commissioner Craig

moved to approve ADR 2019-02 as presented. Commissioner Paschke seconded the motion and it carried.

ADR 2019-03: Sound Life Church – Exterior Paint

Commissioner Daniels excused himself and left the room, as he is a Pastor of the church. Ana Daniels reviewed the application with the commission.

Commissioner Craig move to approve ADR 2019-03 as presented, noting that the roof is not being painted per Ana Daniels. Commissioner Belot seconded the motion and it carried.

### **NEW BUSINESS:**

OMC 13-5-3 :  
Loading Area and Off-site  
Parking Requirements

Commissioners discussed the proposed code update with City Planner Terrell. The Public Hearing was opened at 7:21pm, hearing public testimony for Daren Jones. The Public Hearing was closed at 7:39pm.

Commissioner Craig moved to recommend approval to the City Council with the amendment of:

- L.5.b – change to: *Unless shuttle service is in place.*
- L.5.c – re-sectioned as L.5.b: *All Other Zones: All provisions of OMC 13-5-3-D apply.*

Commissioner Daniels seconded the motion and it carried.

### **OLD BUSINESS:**

2019 Shoreline Master  
Program (SMP)

Lauren Moore from BHC summarized the re-lined SMP and presented a notebook to have available at City hall for residents to review. She reminded the commission that at the April 1<sup>st</sup> meeting they were having a joint meeting with the Department of Ecology (EOC), which is required to meet regulation now.

Meeting Extension

At 8:30, Commissioner Craig moved to extend the meeting to 9pm. Commissioner Wilson seconded the motion and it carried.

2019 Comprehensive Plan  
Amendments (Comp Plan)

The Commission discussed with Fire Chief Gibson the impact on the fire department on various zoning possibilities at the Engfer/Gratzer property. Chief Gibson spoke about the different amount of aid calls that would arise from assisted living, apartments, single family homes and businesses. He informed the commissioners that even though it has been worked on, an impact fee has not been granted for fire districts. The districts are fund through a portion of land taxes and normally the district will not see the dollars for at least eighteen (18) months from time of sale of a property. Commissioners ask about height of building and if a ladder truck was feasible. Chief Gibson stated that it would not be feasible for our district, being a small district and the cost of a ladder truck. Although, through mutual aide surrounding fire districts do have ladder trucks.

Emily reported that the TIP and Economic Study were not completed yet. The Commission and audience talked about commercial possibilities and zoning for the Engfer/Gratzer property.

Since the TIP and Economic Study were not available, the schedule of work for the next few meeting has been interrupted. The Open House on the Comp Plan that was scheduled for March 21<sup>st</sup>, will now not occur until probably April 20<sup>th</sup>. The City Planner asked for two (2) more meeting to complete the Comp plan amendments taking the process into May.

Secretary Buttz will update the meeting schedule after confirmation of the PSB room being available.

**GOOD OF THE ORDER:**

February Council Meeting Report: None.

Agenda Setting:

- ADR Multi-Family Design Review: Pacific Investing (TBD)
- ADR Signage: Troy Monson – Chiropractic Office (TBD)
- ADR Code - Creation of Code for Communication Towers
- Comp Plan Update: Shoreline Master Plan, SW Connector, Transportation Plan and Zoning (Jan-May)
- Development Code Updating (TBD)

**ADJOURNMENT:**

Meeting Adjournment Commissioner Craig moved to adjourn at 8:58pm. Commissioner Daniels seconded the motion and it carried.

**ATTEST:**

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Kelly Cochran, Commission Chair

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Margaret O'Harra Buttz, Commission Secretary



Date: March 4, 2019

Planning Commission Public Hearing

**OMC 13-5-3: Loading Area and Off-site Parking Requirements**

**Testimony Record**

**7:21pm – 7:39pm**

**Testimony given by:**

Daren Jones

**Testimony Summary:**

Support

Conditional Support

Against

**Comments:**

After confirming with the commission that currently customers are allowed to use the parking lots at the city park, Mr. Jones recommended that shuttle services be allowed; offering the example of an event at Orting Manor and the need to transport from parking to the event.

**City of Orting**  
**PLANNING COMMISSION MINUTES**  
**Special Meeting**  
**March 21, 2019**

Chair Kelly Cochran called the meeting to order with the flag salute at 6:07 pm at the Public Safety Building. Roll call found Commissioners Jeff Craig, Karen Wilson, Tyler Daniels and Tony Belot in attendance; a quorum was present.

Commissioner Dennis Paschke was absent and had contacted the Planning Secretary; Commission Craig moved to excuse, Commissioner Wilson seconded the motion and it carried.

**ATTENDANCE:**

City	City Administrator Mark Bethune, Secretary Margaret O’Harra Buttz
Professional Representatives	City Planner Emily Terrell
Guests (signed in)	Daren Jones, Mike & Arlene Dannat, Ken Wheelock, Tracy Hart, Jackie Chose, Maria & Ron Bentley, Drew David

**COMPREHENSIVE PLAN:**

Transportation Plan:  
Review & Discussion

City Engineer had submitted the *Orting 2040 Transportation Plan* for review but was unable to attend. The commission has asked for the engineer to be available on the April 1<sup>st</sup> meeting for discussion.

Economic Study and Re-Zoning Mixed Use Town Center North (MUTCN) Property:  
Review & Discussion

City Planner Terrell reviewed the *Market Overview* with the commissioners page by page. Determining the approximate building acreage and the possibilities for zoning. Possible division of the 40 buildable acres could be:

- 10 acres – Retail/Commercial
- 5 acres – Parks
- 25 acres – Multifamily (senior living, apartments, duplex, triplex, etc.)

The commission asked Planner Terrell to bring 3-4 possible zoning scenarios to the April 1<sup>st</sup> meeting, based on this meetings discussion. They asked that one of the possibilities include “no change to current zoning” for the MUTCN property.

Mike Dannat addressed the Commission regarding parks space within the MUTCN and the desire of the Parks Advisory Board to have all park space assigned to viable, usage land and not within set-back areas that do not lend themselves to the goals for city parks.

Wireless Communication Facilities (WCF):  
Discussion

City Planner Terrell explained that there is an urgent need for code regarding WCF and that an interim policy must be approved in place by April 15<sup>th</sup>. After April 15<sup>th</sup> the code would not be allowed.

The Planner will get the proposed code to commissioners as soon as possible for review, discussion and action at the April 1<sup>st</sup> meeting. To meet the deadline the code proposal will be need to go to council for the April 10<sup>th</sup> meeting. The interim code may then be reviewed and better defined after this action is taken.

**ADJOURNMENT:**

Meeting Adjournment

Commissioner Craig moved to adjourn at 8:31pm. Commissioner Daniels seconded the motion and it carried.

**ATTEST:**

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Kelly Cochran, Commission Chair

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Margaret O'Harra Buttz, Commission Secretary