

### Commissioners

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



## City of Orting Planning Commission Agenda

April 5, 2021  
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: 833 993 441

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### 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 the day of the meeting 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 February 1, 2021 meetings correct and accurate?
2. Are the minutes of the February 16, 2021 meetings correct and accurate?

### E. ARCHITECTURAL DESIGN REVIEW

1. ADR 2021-04: Sheena's Pet Salon – Porch Cover
2. ADR 2021-05: Advance Physical Therapy – Door and Window Replacements, Exterior Paint
3. ADR 2021-06: The Haven/Pacific Investing – Exterior Paint

### F. NEW BUSINESS

### G. OLD BUSINESS

### H. GOOD OF THE ORDER

1. Planned Absences:
2. Report on Council Meetings:
3. Agenda setting:

### I. ADJOURN

**NEXT PLANNING COMMISSION MEETING: Monday – May 3, 2021**

**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**

## Margaret O'Harra

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**Subject:** Planning Commission Meeting  
**Location:** Virtual <https://bluejeans.com/833993441>

**Start:** Mon 4/5/2021 7:00 PM  
**End:** Mon 4/5/2021 9:00 PM  
**Show Time As:** Tentative

**Recurrence:** Monthly  
**Recurrence Pattern:** Occurs every month on the first Monday of the month from 7:00 PM to 9:00 PM effective 4/2/2018. (UTC-08:00) Pacific Time (US & Canada)

**Meeting Status:** Not yet responded

**Organizer:** Jane Montgomery  
**Required Attendees:** Margaret O'Harra; PC Jeff Craig; PC Chris Rule; PC Erika Bartholomew; PC Kelly Cochran (PCKCochran@cityoforting.org); PC Chris Hartman; PC Karen Wilson (PCKWilson@cityoforting.org); Scott Larson; Emily Adams

.....  
To join the meeting on a computer or mobile phone:  
<https://bluejeans.com/833993441?src=calendarLink&flow=joinmeeting>

Phone Dial-in  
+1.408.419.1715 (United States(San Jose))  
+1.408.915.6290 (United States(San Jose))  
Global Numbers: <https://www.bluejeans.com/numbers>

Meeting ID: 833 993 441

Room System  
199.48.152.152 or bjn.vc

Meeting ID: 833 993 441

Want to test your video connection?  
<https://bluejeans.com/111>

Is this your meeting? Do you need your moderator passcode?

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**City of Orting**  
**PLANNING COMMISSION MINUTES**  
**Virtual Meeting**  
February 1, 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, Chris Hartman and Erika Bartholomew in attendance; a quorum was present.

Commissioner Jennifer McKinney was absent from the meeting as prearranged. Commissioner Craig moved to excuse Commissioner McKinney from the meeting. Commissioner Rule seconded the motion and it carried.

**ATTENDANCE:**

City	City Administrator Scott Larson, Commission Secretary Margaret O’Harra Buttz
Professional Representatives	City Attorney Charlotte Archer, City Planner Emily Adams, City Engineer JC Hungerford
Guests (Virtual Log-in)	Craig Deaver, Daren Jones, Deanna & Mike Peacock, Joanne Tracy, Scott Hembroff, Kim Shephard, Brian Backus, Patricia Penner, Tammy Drennen, Ashley Kurty, Mark Barfield, Paul Ambrose, Gena Minnick

**AGENDA APPROVAL:**

Agenda Approval	Commissioner Craig moved to approve the agenda as presented. Commissioner Rule seconded the motion and it carried.
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**AUDIENCE PARTICIPATION: None**

**MINUTES:**

Approval of Minutes for January 4, 2021	Commissioner Craig moved to approve the December 7, 2020 minutes as amended. <ul style="list-style-type: none"><li>• Agenda Approval: insert “add” after <i>Good of the Order</i></li><li>• Correct spelling from “Erica” to “Erika” (Bartholomew) in all areas</li><li>• Good of the Order: Strike “Jenny” and insert “Commissioner Jennifer” (McKinney)</li></ul>
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Commissioner Rule seconded the motion and it carried.

**ARCHITECTURAL DESIGN REVIEW: None**

**NEW BUSINESS: None**

Carbon River RV Park: Discussion, Public Hearing, Deliberation	<p>Chair Cochran opened the Public Hearing at 7:05pm for the presentation from Daren Jones (Owner) and Craig Deaver that included discussion with the Commissioners.</p> <p>Chair Cochran opened for Public Testimony at 8:05pm. It was acknowledged that the written testimonies received prior to this meeting were included in the Commissioners packets. Chair Cochran closed the Public Hearing at 9:25pm, after hearing testimony from twelve (12) residents.</p> <p>The Planning Commission, City Planner Adams and City Engineer Hungerford began discussion on the Staff Report and supporting documents. In addition, they addressed questions that had been asked during the Public Testimony by residents.</p> <p>The Commission discussed tabling the motion and scheduling a special meeting to occur in February. This will allow for research for some of the issues asked about and an</p>
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updated Staff Report reflective of this meeting's discussion and Public Hearing Testimony.

Commissioner Craig moved to table the further deliberations and the consequent decision for the Carbon River RV Park until the Special Meeting on Tuesday, February 16, 2021 beginning at 7:00pm. Commissioner Rule seconded the motion and it carried.

**OLD BUSINESS: None**

**GOOD OF THE ORDER:**

Planned Absences	None
Report on October Council meetings.	No report, will include at regular meeting.
Agenda Setting	February 16, 2021 – Special Meeting: Carbon River RV Park

**ADJOURNMENT:**

Meeting Adjournment	Commissioner Craig moved to adjourn the meeting at 10:09pm. Commissioner Rule seconded the motion and it carried.
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**ATTEST:**

\_\_\_\_\_  
Kelly Cochran, Commission Chair

\_\_\_\_\_  
Margaret O'Harra Buttz, Commission Secretary

**City of Orting**  
**PLANNING COMMISSION MINUTES**  
**Virtual Meeting – Special Meeting**  
February 6, 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, Chris Hartman, Erika Bartholomew and Jennifer McKinney in attendance; a quorum was present.

**ATTENDANCE:**

City	City Administrator Scott Larson, Commission Secretary Margaret O’Harra Buttz
Professional Representatives	City Attorney Charlotte Archer, City Planner Emily Adams, City Engineer JC Hungerford
Guests (Virtual Log-in)	Mark Barfield

**CARBON RIVER RV PARK:**

Closed Session                      City Attorney Archer explained the process for the *Closed Session*. The City Attorney and the Commissioners discussed the research done on the restroom, pet area, the trash collection area and lighting. The Architectural Design Review (ADR) would be required for structures such as the mobile laundry and restroom unit(s).

Deliberation and Decision        At 7:57pm the Commissioners went back into the open meeting. Discussion ensued regarding the requirements for:

- On-site Caretaker
- A restroom (1) and shower facility for RV facility failures and maintenance staff.

Commissioner Craig moved to the approval the Carbon River RV Park, with the acceptance of the Staff Report with the amended requirements of an on-site caretaker and a restroom/shower unit. Commissioners Rule seconded the motion and it carried.

**ADJOURNMENT:**

Meeting Adjournment              Commissioner moved to adjourn the meeting at 8:22pm. Commissioner seconded the motion and it carried.

**ATTEST:**

\_\_\_\_\_  
Kelly Cochran, Commission Chair

\_\_\_\_\_  
Margaret O’Harra Buttz, Commission Secretary

Carbon River RV Park

Planning Commission Conditional Use Permit Findings and Decision

February 16, 2021

File No.: CUP-01-2019; SPR-01-2019; SP-01-2019

**Planning Commission Findings:**

1. The application is consistent with the Comprehensive Plan.
2. The application is consistent with the Shoreline Master Program.
3. The application meets the Shoreline Substantial Development criteria.
4. The application, as conditioned, meets the Conditional Use Permit criteria.
5. The proposed recreational vehicle park is permitted subject to the granting of a conditional use permit.
6. The intent of the definition and use of an RV park in Orting Municipal Code 13-2-19, which expressly allows nightly or short-term use, is met through the condition of a 30-day stay limit within a 12-month period.
7. There are adequate public services to serve the site.
8. The wetlands and natural vegetation on site will be protected through the City's critical areas ordinance and Shoreline Master Program.
9. The on-site caretaker is required per OMC 13-2-19, and is exempt from the 30-day stay limit as they are not a visitor of the site and are in place to help ensure the site is maintained and adheres to the applicable conditions expressed in the staff report.
10. The required landscape screening of the dumpster is consistent with OMC 13-6-7.D.2(e).
11. To ensure quality RVs on site that are able to meet site and code standards, RVs shall be a maximum of 20 years old or pre-approved by the onsite caretaker and/or management as provided for in the submitted park management plan.
12. A required lighting concept that is necessary and consistent with the conditional use permit criteria that the public safety and general welfare be protected by requiring the site to be adequately lit. Detailed lighting plans will be reviewed and approved by the City Engineer. Lighting is required to be shielded to prevent light spill from effecting the natural environment and neighboring properties to the maximum extent feasible.
13. The requirement of an evacuation plan contained in the park management plan protects the safety of the guests and visitors to the site and requires all information to be up to date.
14. The facilities trailer on site will contain laundry facilities, and may also contain bathroom and shower facilities. These facilities shall be provided in a trailer with quick disconnect utilities for the purpose of being mobile in the event of flooding. The trailer will be subject to Architectural Design Review and be required to comply with OMC 13-6-7 to the maximum extent feasible, such as through regulation of the exterior color choice.
15. Public health, including public urination, necessitates a restroom for guests of the park in the event a unit does not have an operable restroom, due to an emergency. In addition, restroom facility for guests and invitees of the business (such as cleaners, landscapers, etc.) require a bathroom facility to avoid a negative impact to public health.

16. Given the nature of the sewer effluent from RV's, the requirement that a septage pretreatment system shall be installed by the applicant upstream of the connection with the existing City wastewater collection system creates consistency with the conditional use permit criteria that public facilities and services not be adversely affected.
17. Public health and safety are met through a detailed plan for refuse removal.

With these findings, the Planning Commission approves the Carbon River RV Park conditional use permit, site plan review, and shoreline substantial development permit with the following conditions:

1. SEPA Mitigated Determination of Nonsignificance mitigation measures shall be adhered with.
2. An automated external defibrillator (AED) shall be placed at the on-site caretaker's location.
3. All RV pads shall include a sign with the pad number on it. The sign shall be reflective blue, green, or black background with white numerals. Numeral shall be at least 6" in height. The sign shall be at least 3' from the adjacent ground elevation to the bottom of the numerals.
4. The entrances to the wood chip trail in the wetland buffer shall be signed at both ends to inform users that the trail is for pedestrians only and that they are entering a wetland buffer area and to not stray from the path as it could cause harm to the ecosystem. Signs shall be approved prior to installation by the Administrator or their designee.
5. Signs indicating the public's right of access to shoreline areas shall be installed and maintained in conspicuous locations at the point of access (wood chip trail) and shall conform to the sign regulations in the Shoreline Master Program (SMP 6.6.3.C and SMP 6.6.3.F).
6. The designated public parking at the park entrance (spaces 1-8 on the site plan) must be signed as such and shall include verbiage that overnight parking is prohibited.
7. Required public access sites, including the wood chip trail shown on sheet C1 (Exhibit 5a) connecting the public parking to the shoreline, shall be fully developed and available for public use at the time of occupancy or use of the development or activity.
8. A guest may occupy a space in the park for no more than 30 total days in a 12-month period.
9. Stay limits shall be enforced and applied to the RV (as tracked by the license plate) not by individual occupant/person.
10. The required 150-foot native vegetation shall remain untouched except for development of approved public access as stated within this staff report and a future setback levee.
11. Recreational vehicles on site must be fully licensed and ready for highway use, on their wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached fixtures or additions (OMC 14-1-10(E)).
12. Off-road vehicles or similar vehicles used for recreation purposes, *i.e.* ATV, dirt bike, golf cart, jet skis, boats etc. are prohibited to be operated on site (SMP 6.6.2.8).
13. Overnight parking along River Avenue by guests and visitors of the RV park is prohibited.
14. The site owner/ management shall not use herbicides, fertilizers, insecticides, and fungicides (SMP 5.11.2).
15. The site owner/management shall limit the amount of lawn watering to reduce surface runoff (SMP 5.11.2).

16. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.
17. Areas of buffer and native vegetation shall be protected by a 10-foot wide no construction zone during construction unless a qualified arborist certifies that the construction activities will not harm existing vegetation, per OMC 13-5-2.D.6.
18. Clearing and grading activities in shoreline areas shall be limited to the minimum necessary to accommodate shoreline development (SMP 5.4.2).
19. The release of oil, hazardous materials or chemicals within the shoreline jurisdiction is prohibited. Equipment used to transport, store, handle or apply hazardous materials shall be maintained in a safe and leak proof condition. If there is evidence of leakage, further use of the equipment shall be suspended until corrected (SMP 5.5.3.D).
20. Developers shall immediately stop work and notify the City, State Office of Archaeology and Historic Preservation and affected Indian tribes of any archaeological phenomena uncovered during excavations. In such cases, the developer shall be required to provide for a site inspection and evaluation by a professional archaeologist in coordination with affected Indian tribes to ensure that all possible valuable archaeological data is properly salvaged per SMP 5.3.
21. No structures are permitted in the park (i.e. no sheds, carports, lean-tos etc.).
22. Nothing that would require oversized permits for highway use can be brought on site.
23. Commercial vehicles (semis and trailer-pulling trucks) are not permitted on site.
24. Quiet hours must be enforced by park management as occurring from 9pm to 8am daily.
25. No campfires are permitted except through use of an above ground fire pit.
26. No home businesses, or businesses of any kind (other than the park), are permitted to operate within the park.
27. A sewer hose seal is required for all sewer hookups.
28. Flood hazard information including evacuation information shall be provided to each guest upon arrival by park management.
29. Construction pursuant to the shoreline substantial development permit shall not begin and is not authorized until twenty-one days from the date of filing with the Department of Ecology as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one days from the date of such filing have been terminated; except as provided in RCW 90.58.140 (5)(a) and (b) (WAC 173-27-190).
30. RVs visiting the site shall be a maximum of 20 years old or pre-approved by the onsite caretaker and/or management.
31. The onsite facilities trailer shall go through Architectural Design Review and comply with OMC 13-6-7, to the maximum extent feasible.
32. Lighting, adequate to preserve public health and safety for guests, shall be required on site, as approved by the City during civil review, with ownership maintained by PSE or by the developer. Lighting shall be down shielded to prevent light spill to the maximum extent possible.
33. The park management plan shall include a detailed evacuation plan in case of emergency, such as flooding, and shall be reviewed and updated annually to ensure accurate information is



- available to all visitors and guests. The plan shall include specifics such as an evacuation route, where to go for more information, an emergency contact, suggested places to move RVs, etc.
34. Onsite dumpsters shall be screened with landscaping that is effective in winter and summer.
  35. The applicant shall require all registered guests of the park to have functioning bathroom facilities and shall provide backup mobile bathroom facilities for the use of registered guests and invitees of the business.
  36. A septage pretreatment system shall be installed by the applicant upstream of the connection with the existing City wastewater collection system.
  37. Permit issuance is conditioned on the park management plan including a plan for dumpster removal in the case of flooding and execution of an indemnification agreement and sufficient insurance or bonding of an amount determined at the City's discretion for the authorization of a dumpster in the floodplain to cover pollution, environmental cleanup, and downstream impacts.

This project is approved / denied by a vote of 7 to 0

  
Chair Kelly Cochran

2-17-2021  
Date

# City of Orting Staff Report

## Planning Commission

Sheena's Pet Salon  
ADR 2021-04 Porch Cover

### APPLICANT / OWNER

Chris Moore, Contractor

### LOCATION OF PROPOSAL

208 Corrin Ave SW

**DESCRIPTION OF PROPOSAL:** The applicant has built an addition of an entrance/porch cover on an existing business and is seeking an approval of the structure.

### STAFF REPORT:

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

- The applicant submitted an Architectural Design Review form; however, the Project Application has not been submitted at the time of this writing. It has been requested.
- The applicant has submitted a before and after picture; the structure has already been built and the Orting Building Official referred the applicant to the Planning Commission for the Architectural Design Review. A Building Permit application has been submitted.
- The design demonstrates exterior lighting at the peak of the building is of a goose neck design; which was previously through the Planning Commission process. It is unclear if there is additional lighting under the eave to the building entrance.
- The structure is of a basic design, with the supporting beams giving a simple western look to the structure.
- The exterior paint colors will be that same as the rest of the building used for *Guild Mortgage*, which were Millers Paint Historical Colors and were previously approved by the City Administrator.
- Note: The previous windows we were gridded, which was approved by the Planning Commission. The current windows appear to be non-gridded replacements.

**STAFF RECOMMENDATION:** Staff recommend that the addition of the entrance covering be approved, with clarification on the additional lighting for the underside of the structure.

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

**\*\*PLANNING COMMISSION DECISION – April 5, 2021\*\***

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Kelly Cochran, Planning Commission Chair

Scott Larson, City Administrator

*Sheena's 7th Street  
ADR 2021-04*



**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/STRUCTURE 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:**

This project enhances the as-built ADA ramp and stairs by providing a cover to eliminate slippery conditions during winter weather conditions. It adds a rustic aesthetic to the face of the building.

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**2. RELATIONSHIP OF BUILDING/STRUCTURE 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:**

Exterior updates include new Fiber Cement siding mimicking the more modern building to the South.  
This parcel does not have landscaping. The area of the property not occupied by a building is existing concrete.

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**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:**

There is no existing landscaping on this parcel, and no new alterations to landscape are planned.  
Existing Metal Halide lighting is being replaced with a soft colored LED Rustic light fixture.

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**4. BUILDING/STRUCTURE 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:**

Included in the project is lap siding as well as the addition of a western style shed roof at the front  
Elevation facing Corrin Ave SW.

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**5. SIGNAGE**

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

**DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:**

The pre-approved signage will not be affected by this renovation.

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**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:**

Paint colors for this project have been approved by a previous paint color submittal for the other half of this building, Guild Mortgage.

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**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:**

A single rustic victorian style light has been installed which presents a western look.

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**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:**

No other alterations are planned at this time.

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\_\_\_\_\_  
*Signature*

March 25th, 2020  
\_\_\_\_\_  
*Date*

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



Sheenah's  
Pet Salon

OPEN

STOP

2008

OPEN



Sheenah's  
Pet Salon

OPEN

# City of Orting Staff Report Planning Commission

Advance Physical Therapy  
ADR 2021-05 Porch Cover

**APPLICANT / OWNER**

Chris Moore, Contractor

**LOCATION OF PROPOSAL**

211 Van Scoyoc Ave SW

**DESCRIPTION OF PROPOSAL:** The applicant proposes replacement of the existing windows, door and exterior paint 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 an Architectural Design Review form; however, the Project Application has not been submitted at the time of this writing. It has been requested.
- The applicant has submitted a rendering of the exterior of the building, displaying the proposed windows and doors replacements.
- Although there is an application for exterior paint, the owner has not selected which Miller Paint Historical Colors from the ADR color samples.
- The maintenance for the second-floor deck will not change the design of the structure.
- The applicant indicates there will be no changes with the existing lighting.
- Note: A Building Permit application has been submitted for this project.

**STAFF RECOMMENDATION:** Staff recommends approval of the windows and door replacements as presented. Staff further recommends, that if the paint color selections are not available by the April 5, 2021 Planning Commission meeting, that the City Administrator be allowed to review and approve or disapprove the exterior paint colors submitted.

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

**\*\*PLANNING COMMISSION DECISION – April 5, 2021\*\***

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Kelly Cochran, Planning Commission Chair

Scott Larson, City Administrator



Advanced Preparation  
ADL 2021-05



## 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/STRUCTURE 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:

This Project provides updated windows, doors, paint, and maintenance to the second floor deck including overlaying the existing deck with a new weatherdek membrane. New paint colors will enhance the appearance of the building while conforming with the Cities paint standards.

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#### 2. RELATIONSHIP OF BUILDING/STRUCTURE 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:

This building was built under the Cities architectural standards as of 2003. This modernization will will refresh the look of the dated exterior by maintaining the building, and updating the windows, doors, and exterior paint following the cities paint guidelines.

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#### 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:**

There is no existing landscaping on this parcel, and no new alterations to landscape are planned.  
Lighting are not planned.

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**4. BUILDING/STRUCTURE 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:**

No new architectural features will be added with the exception of a new modern paint scheme  
following the cities guidelines, enhancing the appearance from Corrin Ave SW, and Van Scoyoc. Ave.

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**5. SIGNAGE**

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

**DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:**

The pre-approved signage will not be affected by this renovation.

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**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:

Paint colors for this project are being selected from the City of Orting's current approved paint  
pallate.

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:

No lighting changes are included in this project

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.

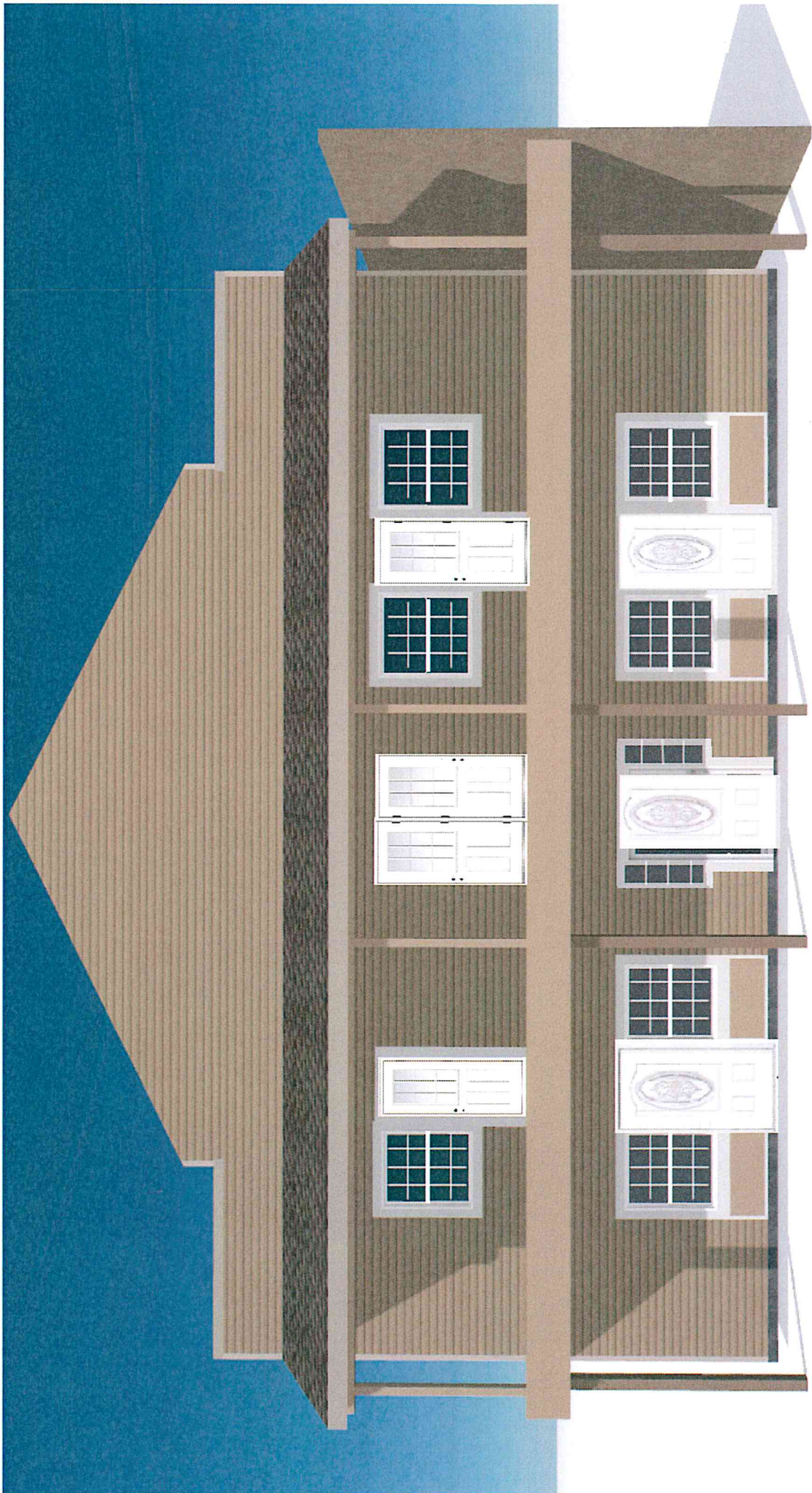
DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

No other alterations are planned at this time.

  
\_\_\_\_\_  
*Signature*

March 25th, 2020  
\_\_\_\_\_  
*Date*

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





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: 211 Van Scoyoc Ave SW

Owner: 211 Van Scoyoc Ave SW Property LLC

Tax Parcel #: 6565000660 Phone #: 360-794-7164

Contractor: Carbon River Builders

Address: 214 Washington Ave S; Orting, Wa 98360

Contractor #: CARBORB836CW Phone #: 360-893-3080

A) Primary color(s) for structure:

B) Trim color(s):

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.

Layout of color scheme to match existing.

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

Signature

03/25/2021
Date

City Use:
File #
Fee Paid
Date Rec'd

# City of Orting Staff Report Planning Commission

The Haven  
ADR 2021-06 Exterior Paint

**APPLICANT / OWNER**  
Chris Moore, Contractor

**LOCATION OF PROPOSAL**  
112 Train St SW

**DESCRIPTION OF PROPOSAL:** The applicant exterior paint colors for the maintenance of 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 an Exterior Paint Application with the Miller Historical Color samples (confirmed).
- Andover Cream – Primary body color
- Shaker Red and Brattle Spruce – Trim colors

**STAFF RECOMMENDATION:** Staff recommend approval of the exterior paint colors submitted.

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

**\*\*PLANNING COMMISSION DECISION – April 5, 2021\*\***

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\_\_\_\_\_  
Kelly Cochran, Planning Commission Chair

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Scott Larson, City Administrator



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: 112 Train St SW

Owner: Pacific Investing Inc

Tax Parcel #: 6565000690 Phone #: 253-306-1094

Contractor: Carbon River Builders

Address: 214 Washington Ave S; Orting, Wa 98360

Contractor #: CARBORB836CW Phone #: 360-893-3080

- A) Primary color(s) for structure: Miller Paint Historic Collection Andover Cream H0017
B) Trim color(s): Miller Paint Historic Collection Shaker Red H0007N & Brattle Spruce H0098N

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.

Layout of color scheme to match existing.

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

Signature [Handwritten Signature]

Date 03/25/2021

City Use:
File # ADP 2021-04
Fee Paid
Date Rec'd 3/24/2021

Shaker Red  
H0007N



Andover Cream  
H0017



Brattle Spruce  
H0098N

