

Councilmembers

Position No.

1. Tod Gunther
2. John Kelly
3. Tony Belot
4. John Williams
5. Gregg Bradshaw
6. Greg Hogan
7. Scott Drennen



Mayor Joshua Penner, Chair

ORTING CITY COUNCIL

Regular Business Meeting Minutes

104 Bridge Street S, Orting, WA

Virtual Meeting

March 10th, 2021, 7:00pm.

ORIGINAL

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

Mayor Penner called the meeting to order at 7:00pm, and Councilmember Kelly led the pledge of Allegiance. Roll call was taken.

Councilmembers Present: Deputy Mayor Greg Hogan, Councilmembers John Kelly, Tod Gunther, John Williams, Scott Drennen, Tony Belot, and Gregg Bradshaw.

Staff Present: Scott Larson, City Administrator, Jane Montgomery, City Clerk, Gretchen Russo, Finance Director, Charlotte Archer, City Attorney, JC Hungerford, Engineer, Chris Gard, Chief of Police, Greg Reed Public Works Director.

Mayor Penner asked if there were any requests to add or make modifications to the agenda. No requests were made.

Mayor Penner read the following announcement:

The City is utilizing remote attendance for Councilmembers and City employees. 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 by a computer or mobile phone.

2. **PUBLIC COMMENTS**

No Comments were made.

3. **HEARINGS**

Mayor Penner laid out the rules and procedural steps for the hearing.

A. AB21-19- Home Occupation Code Amendments- Ordinance No 2021-1074- An Ordinance Of The City of Orting, Washington, Relating to Home Occupation and Administrative Decision Noticing Requirements; Amending Orting Municipal Code Sections 13-5-4, 15-4-1 And 15-7-2;

Mayor Penner opened the hearing at 7:04pm. Emily Adams briefed on the proposed ordinance. The home occupation code section is found in OMC 13-5-4. Under these regulations home occupations are currently only permitted in the RU, RC, and RMF zones in detached single-family dwelling. Recommended amendments are to permit home occupations in the MUTC zone and within duplexes. The type of decision home occupations is categorized under in OMC 15-4-2 is also proposed to align with current City practices. Mayor Penner asked if there were any public comments on the hearing topic. No comments were made.

Mayor Penner opened the floor for Council comments, which followed. Comments were related to the following:

- Hours of business operation for neighborhood businesses
- Off street Parking
- Noise and Nuisance Code

Councilmember Williams stated he would abstain from voting on this topic. Mayor Penner informed him that he would have to state the reason why when it came up for a vote.

Mayor Penner closed the hearing at 7:14pm.

Deputy Mayor Hogan Made A Motion To Adopt Ordinance No. 2021-1074 Relating To Home Occupation And Administrative Decision Noticing Requirements; Amending Orting Municipal Code Sections 13-5-4, 15-4-1 And 15-7-2. Second By Councilmember Kelly. Motion Passed (7-0)

B. AB21-04- HB 1923 Grant Code Amendments- Ordinance No 2021-1073, An Ordinance Of The City of Orting, Washington, Relating to Housing and Regulatory Streamlining; Amending Orting Municipal Code Sections 12-2, 12-4, 13-2, 13-3, 13-5, 15-2, 15-4 And 15-6;

Mayor Penner read the title for the hearing and opened the hearing at 7:15pm.

Emily Adams briefed on the proposed Ordinance Orting received a \$50,000 grant from the Department of Commerce through state legislation (HB 1923). City Council passed Resolution 2020-01 outlining the five selected actions in January 2020. The amendments included authorizing duplexes on each parcel in one zoning district that permits single-family homes; authorizing lot size averaging; authorizing ADUs as outlined in the grant; authorizing a duplex on each corner lot within all zoning districts that permit single-family residences; allow for the division or redivision of land into the 9 lots through the short subdivision process. She outlined the changes she made since feedback from Council at the last study session.

Mayor Penner opened the floor for public comments. City Clerk Montgomery received a written comment which was read in to the record. The comment was made by the following individual:

Jessica Gamble

Ms. Gamble is the Government Affairs Director for the Master Builders Association of Pierce County. She expressed their support of the work Orting is proposing under HB1923. She stated that the proposed code amendments are sure to have a positive impact on housing attainability.

Mayor Penner opened the floor for Council comments, which followed. Comments were related to the following:

- Impact Fees for ADU's
- Front Yard setbacks in relation to parking at Duplexes or ADU's
- Height of ADU and Duplexes
- Lot size for Duplexes
- Turning into condominium's

Emily Adams gave a brief staff analysis of the Council comments and questions that were made.

Councilmember Kelly Made A Motion: To Adopt Ordinance No. 2021-1073 Relating To Housing And Regulatory Streamlining; Amending Orting Municipal Code Sections 12-2, 12-4, 13-2, 13-3, 13-5, 15-2, 15-4 And 15-6. Providing For Severability; And Establishing An Effective Date. Second By Councilmember Belot.

Council comments followed.

Councilmember Drennen Made An Amendment To The Motion "To Increase Staff Recommended Minimum Lot Size For Duplexes By 25%, And To Amend Section 13.5.6 To Require Impact Fees At The Rate Of Multifamily For ADU's. Second By Councilmember Williams.

Council comments followed.

Councilmember Williams Made A Motion To Amend The Amendment, To Remove Impact Fees From The original amendment. Second by Deputy Mayor Hogan. Motion Passed Unanimously (7-0)

Council then went back to the original amendment that was amended which was:

“To Increase The Staff Recommended Minimum Lot Size For Duplexes By 25%”.

Council discussion followed.

A friendly amendment was made by Councilmember Drennen, and Williams who clarified that this is **only for the RU Zone**” and they would like to **call out the 25% in square feet which is equivalent to 9,075 feet.**

A roll call vote was taken on the amendment:

Motion: To Increase Staff Recommended Minimum Lot Size For Duplexes In The RU Zone By 25% To 9,075 Sq. Feet.

Gunther- Yes, Kelly-No Belot- No Williams-Yes Bradshaw-Yes Hogan- No Drennen-Yes
Motion Passed (4-3)

Council then voted on the original motion as amended:

To Adopt Ordinance No. 2021-1073 Relating to Housing and Regulatory Streamlining; Amending Orting Municipal Code Sections 12-2, 12-4, 13-2, 13-3, 13-5, 15-215-4 And 15-6t, increasing the staff recommended minimum lot size for duplexes in the RU zone by 25% to 9,075 Sq. Feet.

A roll call vote was taken:

Gunther- Yes Kelly-No Belot- No Williams- Yes Bradshaw- Yes Hogan- No Drennen- Yes
Motion passed (4-3)

4. CONSENT AGENDA

- A. Study Session Minutes of February 17th, 2021
- B. Regular Meeting Minutes of February 24th, 2021
- C. Payroll and Claims Warrants


Deputy Mayor Hogan Made A Motion To Approve Consent Agenda As Prepared. Second By Councilmember Belot. Motion Passed (7-0)


5. ADJOURNMENT

Councilmember Belot Made A Motion To Adjourn. Second by Councilmember Kelly. Motion Passed (7-0).

Mayor Penner recessed the meeting at 7:56pm.

ATTEST:


Jane Montgomery, City Clerk, CMC


Joshua Penner, Mayor