

ORIGINAL

CITY OF ORTING  
WASHINGTON  
RESOLUTION NO. 2020-11

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A RESOLUTION OF THE CITY OF ORTING,  
WASHINGTON, TO PROCEED WITH SELECTED 2020  
COMPREHENSIVE PLAN AMENDMENTS

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**WHEREAS**, The City, as a non-charter code city planning pursuant to the Growth Management Act, may amend its Comprehensive Plan no more than once per year; and

**WHEREAS**, Orting Municipal Code 15-2-5 sets out a procedure for submission, review and action on proposed amendments to the City's Comprehensive Plan; and

**WHEREAS**, The timeframe for accepting applications for the 2020 Amendment Cycle was January 1, 2020 to February 28, 2020; and

**WHEREAS**, staff reviewed each proposed amendment and conducted preliminary analysis pursuant to adopted procedures; and

**WHEREAS**, the City Council examined the applications, criteria, and analysis provided by staff; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORTING, WASHINGTON AS FOLLOWS:**

**Section 1. Recitals.** The foregoing recitals are incorporated herein by this reference.

**Section 2. Authorizes.** The Orting City Council authorizes staff to proceed with the review of selected amendments per oral motion (excluding Eldredge Avenue rezone, & Old Public Works Building Site) for the 2020 Comprehensive Plan amendment cycle.

**Section 3. Corrections.** The City Clerk is authorized to make necessary clerical corrections to this resolution including, but not limited to, the correction of scrivener's errors, references, numbering, section/ subsection numbers and any references thereto.

**Section 4. Effective Date.** This Resolution shall become effective immediately upon adoption and signature as provided by law.


**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 8<sup>TH</sup> DAY OF JULY, 2020.**

CITY OF ORTING

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Joshua Penner, Mayor

ATTEST/AUTHENTICATED:

  
Jane Montgomery, City Clerk, CMC

Approved as to form:

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



CITY OF ORTING

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

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

www.cityoforting.org

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<b>TO:</b>	Mayor Penner and City Councilmembers	<b>DATE:</b>	March 18, 2020
<b>FROM:</b>	Emily Adams, AICP Candidate City Planner	<b>PROJECT NO.:</b>	CP-2020-XX
		<b>PROJECT NAME:</b>	Comprehensive Plan Amendment Requests
<b>SUBJECT:</b>	210 Calistoga West – Map Amendment and Rezone		

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**Location:** 367000-0261/ 210 Calistoga West

**Acres/Sq.Ft.:** 0.31 ac/13,500 sf

**Owner:** Gerald Cowan

**Summary of Request:** This is a citizen initiated request by the parcel owner, for a rezone from the current Residential Urban (RU) zoning to Mixed-Use Town Center (MUTC). The citizen has submitted the required materials and fee.

**Request Analysis:**

1. *Whether the same area or issue was studied during the last amendment process and conditions in the immediate vicinity have significantly changed so as to make the requested change within the public interest.*

The same issue and site was not studied during the last amendment process.

2. *Whether the proposed amendment meets existing state and local laws, including the Growth Management Act (GMA).*

The proposed amendment meets existing state and local laws. It is contiguous with the same zoning designation to the northeast, and mirrors the zoning across Calistoga Street.

3. *In the case of text amendments or other amendments to goals or policies, whether the request benefits the city as a whole versus a selected group.*

N/A – this is not a text amendment.

*If the request meets the criteria set forth in 1-3 above, it shall be further evaluated according to the following criteria:*

4. *Whether the proposed amendment can be incorporated into planned or active projects.*

There are no planned or active projects for this to be incorporated into.

5. *Amount of analysis necessary to reach a recommendation on the request. If a large-scale study is required, a request may have to be delayed until the following year due to workloads, staffing levels, etc.*

This request will not require large-scale studies.

6. *Volume of requests received. A large volume of requests may necessitate that some requests be reviewed in a subsequent year.*

This is one of six requests, a manageable amount for staff this year.

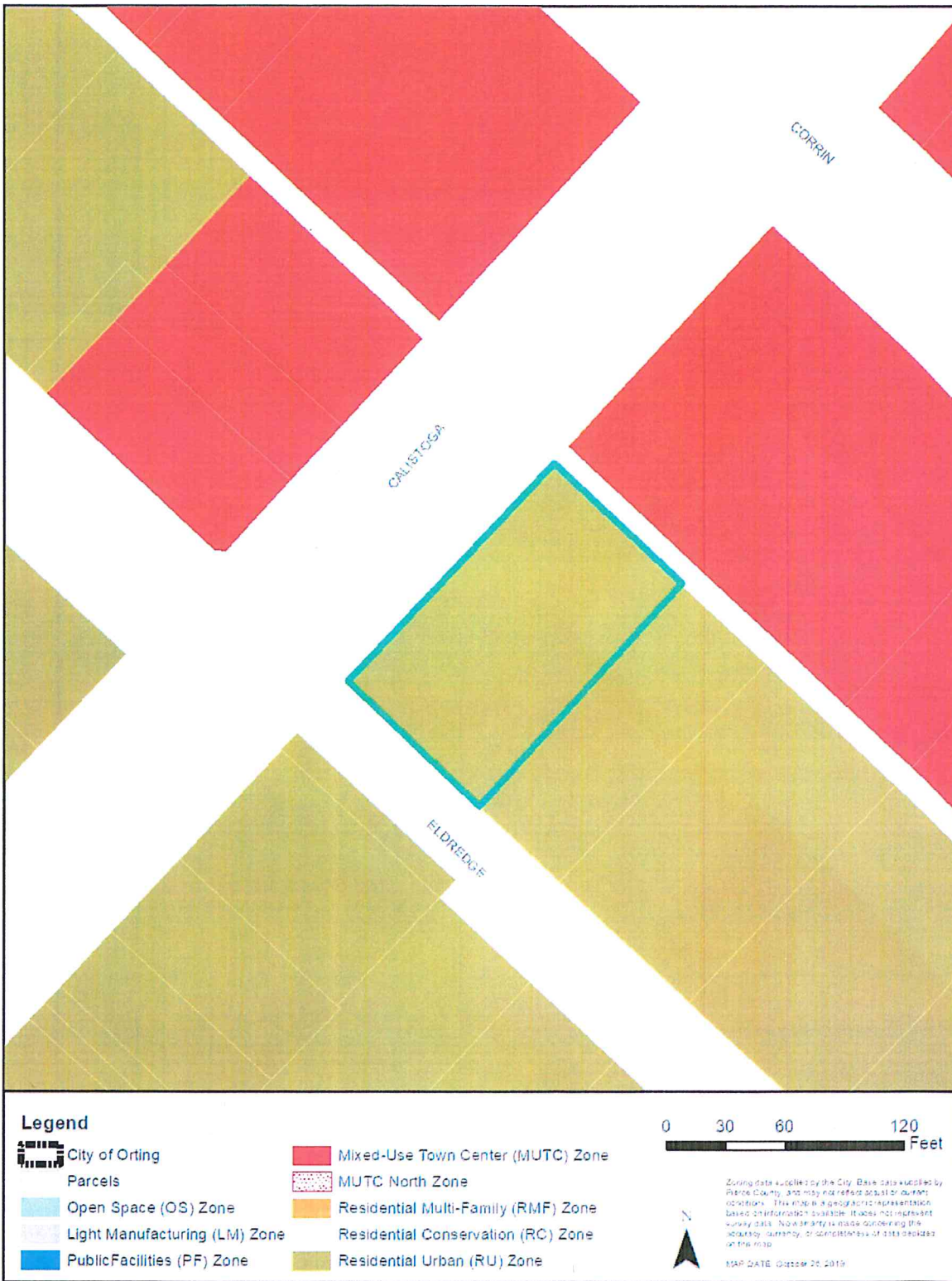
**Staff recommendation:** Carry this request forward in the amendment cycle. This is not an opinion regarding approval or denial.

**Maps:**

*Figure 1: Aerial, Pierce County Assessor*



Figure 2: Current Zoning





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<b>TO:</b>	Mayor Penner and City Councilmembers	<b>DATE:</b>	March 18, 2020
<b>FROM:</b>	Emily Adams, AICP Candidate City Planner	<b>PROJECT NO.:</b>	CP-2020-XX
<b>SUBJECT:</b>	City Hall Site – Map Amendment and Rezone	<b>PROJECT NAME:</b>	Comprehensive Plan Amendment Requests

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**Location:** 0519326010/ 102 Bridge St S

**Acres/Sq.Ft.:** 0.5449 ac/ 23,737 sf

**Owner:** City of Orting

**Summary of Request:** This site is the location of the new City Hall currently under construction. Staff has requested this site be rezoned to Public Facilities (PF) to align with the land use of the site. The site is currently zoned Mixed Use Town Center (MUTC) which is intended for a mix of commercial retail, office and residential, whereas the PF zone is intended for City owned uses.

**Request Analysis:**

1. *Whether the same area or issue was studied during the last amendment process and conditions in the immediate vicinity have significantly changed so as to make the requested change within the public interest.*  
The same issue and site was not studied during the last amendment process.
2. *Whether the proposed amendment meets existing state and local laws, including the Growth Management Act (GMA).*  
The proposed amendment is consistent with existing state and local laws. The rezone would be contiguous with the PF zoning of the adjacent parcel to the southwest which is the site of the Public Safety Building.
3. *In the case of text amendments or other amendments to goals or policies, whether the request benefits the city as a whole versus a selected group.*  
N/A – this is not a text amendment.

*If the request meets the criteria set forth in 1-3 above, it shall be further evaluated according to the following criteria:*

4. *Whether the proposed amendment can be incorporated into planned or active projects.*  
There are no planned or active projects for this to be incorporated into.
5. *Amount of analysis necessary to reach a recommendation on the request. If a large-scale study is required, a request may have to be delayed until the following year due to workloads, staffing levels, etc.*  
This request will not require large-scale studies.

6. *Volume of requests received. A large volume of requests may necessitate that some requests be reviewed in a subsequent year.*

This is one of six requests, a manageable amount for staff this year.

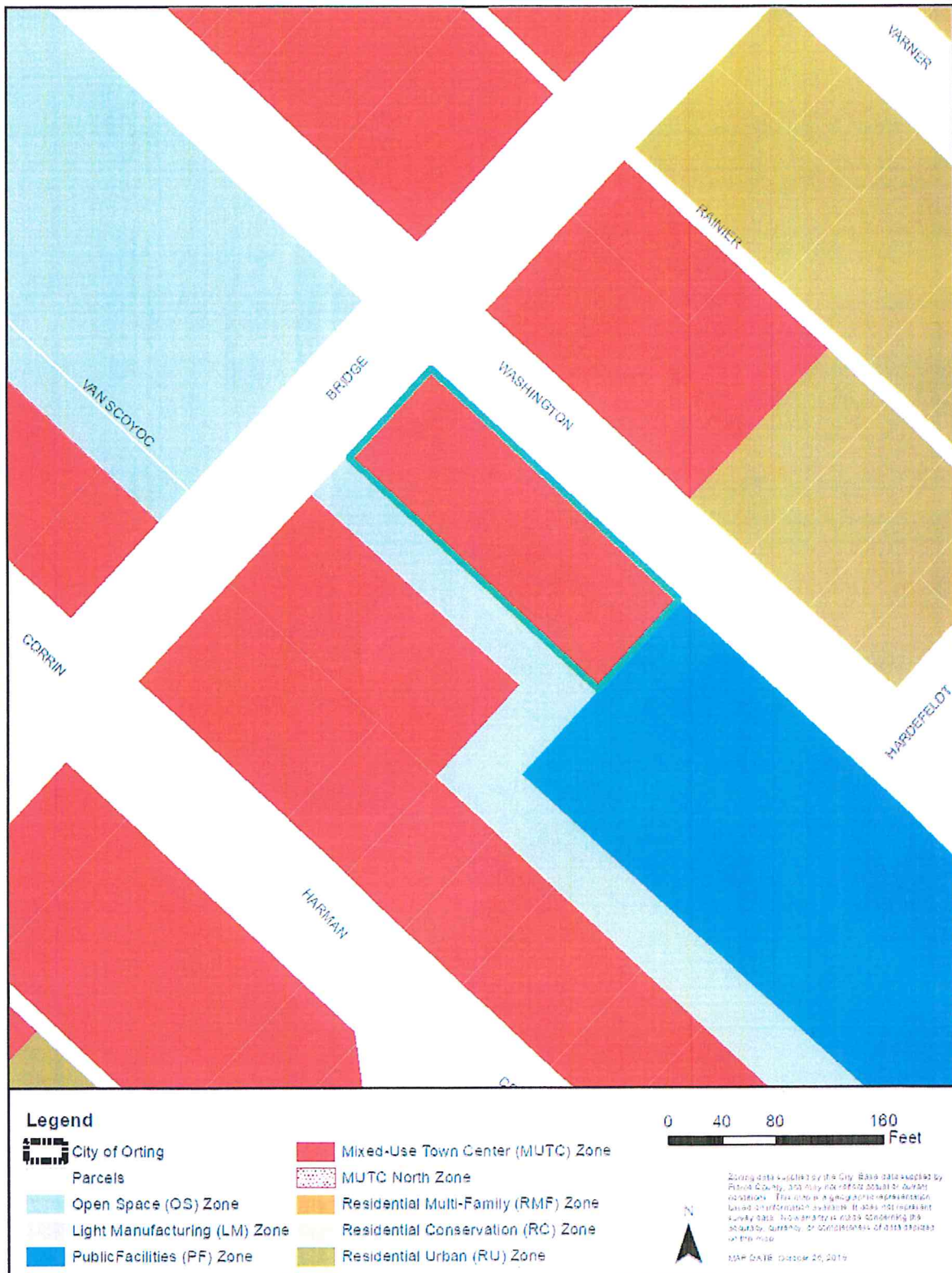
**Staff recommendation:** Carry this request forward in the amendment cycle. This is not an opinion regarding approval or denial.

**Maps:**

*Figure 1: Aerial, Pierce County Assessor*



Figure 2: Current Zoning







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<b>FROM:</b>	Emily Adams, AICP Candidate City Planner	<b>PROJECT NO.:</b>	CP-2020-XX
<b>SUBJECT:</b>	Housekeeping Items – Text Amendments	<b>PROJECT NAME:</b>	Comprehensive Plan Amendment Requests

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**Location:** n/a, these are text amendments.

**Owner:** n/a

**Summary of Request:** The proposed text amendments are generally considered housekeeping items. They are formatting, reference, or text amendments proposed to ensure the comprehensive plan is consistent with more recently adopted plans, such as the 2040 Transportation Plan and the 2019 Shoreline Master Plan (SMP), and code amendments. This prevents potential confusion for citizens and staff and removes conflicts within the City’s regulating documents.

**Request Analysis:**

1. *Whether the same area or issue was studied during the last amendment process and conditions in the immediate vicinity have significantly changed so as to make the requested change within the public interest.*  
 These issues were not studied during the last cycle and are a result of updates to plans adopted during the last cycle.
  
2. *Whether the proposed amendment meets existing state and local laws, including the Growth Management Act (GMA).*  
 The proposed text amendments meet existing state and local laws and increase internal consistency in the Comprehensive Plan and external consistency with other City adopted plans and regulations.
  
3. *In the case of text amendments or other amendments to goals or policies, whether the request benefits the city as a whole versus a selected group.*  
 The requests benefit the City as a whole by creating consistency and clarity for citizens, staff and applicants. The proposed amendments will not benefit a selected group.

*If the request meets the criteria set forth in 1-3 above, it shall be further evaluated according to the following criteria:*

4. *Whether the proposed amendment can be incorporated into planned or active projects.*  
 There are no planned or active projects for this to be incorporated into.

5. *Amount of analysis necessary to reach a recommendation on the request. If a large-scale study is required, a request may have to be delayed until the following year due to workloads, staffing levels, etc.*

This request will not require large-scale studies.

6. *Volume of requests received. A large volume of requests may necessitate that some requests be reviewed in a subsequent year.*

This is one of six requests, a manageable amount for staff this year.

**Staff recommendation:** Carry this request forward in the amendment cycle. This is not an opinion regarding approval or denial.

**Proposed Amendments:**

Location	Current text	Amended Text	Reasoning
I- 9	The Element seeks to maintain level of service (LOS) C/D	The Element seeks to maintain level of service (LOS) D	Updating text for consistency with 2040 Transportation Plan.
I- 9	A minor update of the SMP was adopted in 2013.	A minor update of the SMP was adopted in 2013, and again in 2019.	Reflect most recent update to SMP.
I- 14	Planning Commission reviews the docket and forwards its recommendations to the City Council for consideration. City Council decides which proposed amendments should be considered and establishes a plan amendment schedule.	Staff will perform an initial review of all timely submitted proposed amendments and prepare a report for submission to City Council. City Council decides which proposed amendments should be considered and establishes a plan amendment schedule.	Updating to eliminate conflict with Ordinance No. 2019-1055 which amended OMC 15-12-5 setting procedure for comprehensive plan amendment.
SM-1	As defined in this Shoreline Master Program, the Orting shorelands extend two hundred (200) feet from the ordinary high water mark (OHWM) and floodways associated with the Carbon and Puyallup Rivers, and include any wetlands associated with these two rivers.	As defined in this Shoreline Master Program, the Orting shorelands extend two hundred (200) feet from the ordinary high water mark (OHWM) and floodways associated with the Carbon and Puyallup Rivers, and include any wetlands associated with these two rivers, and lands necessary for buffers for critical areas.	Updating to reflect definition in the 2019 Shoreline Management Plan, page 4.
SM-2	Pol. SM 1 The City shall designate as Urban Conservancy those shoreline areas meeting one or more	Pol. SM 1 The City shall designate as Urban Conservancy those shoreline areas meeting one or more of the following criteria:	Consolidating four separate policies into one to fix formatting and creating

Location	Current text	Amended Text	Reasoning
	<p>of the following criteria:            Pol. SM 2 They are suitable for water-related or water-enjoyment uses;            Pol. SM 3 They are open space, floodplain or other sensitive areas that should not be more intensively developed; They have potential for ecological restoration; They retain important ecological functions, even though partially developed; or            Pol. SM 4 They have the potential for development that is compatible with ecological restoration.</p>	<ol style="list-style-type: none"> <li>1. They are suitable for water-related or water-enjoyment uses;</li> <li>2. They are open space, floodplain or other sensitive areas that should not be more intensively developed; They have potential for ecological restoration; They retain important ecological functions, even though partially developed; or</li> <li>3. They have the potential for development that is compatible with ecological restoration.</li> </ol>	<p>consistency with the 2019 SMP.</p>
SM-6	Habitat Restoration & Enhancement	Vegetative Conservation	Consistency with 2019 SMP
SM-7	<p>Pol. SM 10.4 The design and usage of native vegetation for prevention and control of shoreline erosion should be encouraged where:</p> <ol style="list-style-type: none"> <li>a. The length and configuration of the shoreline will accommodate the proposed design;</li> <li>b. Such protection is a reasonable solution to the needs of the specific site; and</li> <li>c. Shoreline restoration will accomplish the following objectives:</li> <li>d. Recreate natural shoreline conditions and habitat;</li> <li>e. Reverse otherwise erosional conditions; and</li> <li>f. Enhance access to the shore, especially to public shores.</li> </ol>	<p>Pol. SM 10.4 The design and usage of native vegetation for prevention and control of shoreline erosion should be encouraged where:</p> <ol style="list-style-type: none"> <li>a. The length and configuration of the shoreline will accommodate the proposed design;</li> <li>b. Such protection is a reasonable solution to the needs of the specific site; and</li> <li>c. Shoreline restoration will accomplish the following objectives:               <ol style="list-style-type: none"> <li>i. Recreate natural shoreline conditions and habitat;</li> <li>ii. Reverse otherwise erosional conditions; and</li> <li>iii. Enhance access to the shore, especially to public shores.</li> </ol> </li> </ol>	<p>Formatting fix to create consistency with the 2019 SMP.</p>

<b>Location</b>	<b>Current text</b>	<b>Amended Text</b>	<b>Reasoning</b>
SM-7	Wildlife Habitat	Salmon and Steelhead Habitats	Consistency with 2019 SMP
SM-8	Floodplain Management	Flood Hazard Management	Consistency with 2019 SMP
SM-9	Pol. SM 14.1 Public access to the Orting shorelines does not include the right to enter upon or cross private property, except for dedicated public easements. Public access provisions should be incorporated into all private and public developments, except for individual single family residences.	Pol. SM 14.1 Public access to the Orting shorelines does not include the right to enter upon or cross private property, except for dedicated public easements.  Pol. SM 14.2 Public access provisions should be incorporated into all private and public developments, except for individual single family residences.	Consistency with 2019 SMP
SM-12	Shoreline Protective Structures	Shoreline Stabilization	Consistency with 2019 SMP
SM-13	Transportation and Circulation	Transportation Facilities	Consistency with 2019 SMP
CF-4	The transportation system shall function at a service level of at least C/D.	The transportation system shall function at a service level of at least D.	Updating text for consistency with 2040 Transportation Plan.
LU. App-1	Last year, the City issued 100 single family residential building permits. So far as of the end of June, another 69 have been issued.	In 2016, the City issued 100 single family residential building permits. So far as of the end of June, another 69 have been issued.	Accurately reflect the date associated with building permit data.



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<b>FROM:</b>	Emily Adams, AICP Candidate City Planner	<b>PROJECT NO.:</b>	CP-2020-XX
<b>SUBJECT:</b>	Wellhead No. 3 Site – Map Amendment and Rezone	<b>PROJECT NAME:</b>	Comprehensive Plan Amendment Requests

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**Location:** 7001770850/ 101 Williams Blvd NE

**Acres/Sq.Ft.:** 0.75 ac/ 32,519 sf

**Owner:** City of Orting

**Summary of Request:** This property is used as a well site for the City. Staff has requested this site be rezoned to Public Facilities (PF) to align with the land use of the site. The site is currently zoned Residential-Urban (RU), which is intended for residential uses, whereas the PF zone is intended for City-owned uses.

**Request Analysis:**

1. *Whether the same area or issue was studied during the last amendment process and conditions in the immediate vicinity have significantly changed so as to make the requested change within the public interest.*  
The same issue and site was not studied during the last amendment process.
2. *Whether the proposed amendment meets existing state and local laws, including the Growth Management Act (GMA).*  
The proposed amendment meets existing state and local laws.
3. *In the case of text amendments or other amendments to goals or policies, whether the request benefits the city as a whole versus a selected group.*  
N/A – this is not a text amendment.

*If the request meets the criteria set forth in 1-3 above, it shall be further evaluated according to the following criteria:*

4. *Whether the proposed amendment can be incorporated into planned or active projects.*  
There are no planned or active projects for this to be incorporated into.
5. *Amount of analysis necessary to reach a recommendation on the request. If a large-scale study is required, a request may have to be delayed until the following year due to workloads, staffing levels, etc.*  
This request will not require large-scale studies.

6. *Volume of requests received. A large volume of requests may necessitate that some requests be reviewed in a subsequent year.*

This is one of six requests, a manageable amount for staff this year.

**Staff recommendation:** Carry this request forward in the amendment cycle. This is not an opinion regarding approval or denial.

**Maps:**

*Figure 1: Aerial, Pierce County Assessor*



Figure 2: Current Zoning

