

### **Commissioners**

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



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

December 6, 2021, Monday  
7:00pm  
Virtual Meeting

If joining virtually:

Phone Dial-in - Charges may apply  
+1.253.215.8782

To join the meeting on a computer or mobile phone:

<https://zoom.us/j/99707630489?pwd=dIpkVVlPU3djcnd>

Meeting ID: 997 0763 0489

Password: 133509

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

The Planning Commission is utilizing remote attendance for Commissioners and Staff. The meeting is available for the public by log-in or calling 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 [awilliams@cityoforting.org](mailto:awilliams@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 November 1, 2021 meeting correct and accurate?

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

### **F. NEW BUSINESS**

1. Orting Parks Plan Review—Planner Emily Adams

### **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, January 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**

**City of Orting**  
**PLANNING COMMISSION MINUTES**  
November 1, 2021

Chair Kelly Cochran called the meeting to order at 7:00 pm. Roll call found Commissioners Jeff Craig, Karen Wilson, Chris Rule, Erika Bartholomew, and Jennifer McKinney in attendance. There is one (1) Commissioner position that remains vacant. A quorum was present.

**ATTENDANCE:**

City	Commission Secretary Margaret O’Harra Buttz, Alison Williams
Professional Representatives	City Planner Emily Adams
Guests (including Virtual Log-in)	Mike Thomas

**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 October 4, 2021	Commissioner Craig moved to approve the October 4, 2021 minutes as amended.
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- Change “excuse3d” to “excused” under the Approval of Minutes for September 9, 2021.
- Change “Price Golen” to “Prince Golen” as owner of the Shell station proposing new signage under Architectural Design Review.
- Note that there was no Old Business discussed.

Commissioner Rule seconded the motion and it carried.

Approval of Minutes for October 18, 2021	Commissioner Craig moved to approve the October 4, 2021 minutes as amended.
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- Change “have” to “has” in the final sentence of the first paragraph under ADR 2021-09: Duplex.

Commissioner Rule seconded the motion and it carried.

**ARCHITECTURAL DESIGN REVIEW:**

ADR 2021-11: Orting Animal Hospital	The Commission reviewed the submitted Application and the Staff Report. Mike Thomas from Valley Sign provided additional information.
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Commissioner Craig moved to approve ADR 2021-11 as presented. Commissioner Rule seconded the motion and it carried.

**NEW BUSINESS:** None

**OLD BUSINESS:** None

**GOOD OF THE ORDER:**

Meeting Extension None

Planned Absences None

Report on Council Meetings Planner Adams gave a brief report: The Fee Schedule updates and Daycare code amendments passed as recommended; the landscaping code amendments will return to study session so root barrier requirements can be added in; and Council approved a roundabout at the Calistoga/Kansas intersection for the Whitehawk Boulevard Extension Project.

Agenda Setting At the December 6, 2021 meeting:

- Code Amendments: Specific code to be determined – City Planner Adams
- Presentation on the Parks Plan – City Planner Adams

Code Violations Signs on telephone poles are proliferating around town; Parkside Perk and the apartments across Bridge Street from Parkside Perk have been leaving their Dumpsters out, not in enclosures; Dumpsters have also been seen down the street from the back of Big J's.

Shell Station Follow-Up The Shell Station Food Mart has elected to keep its existing signage rather than continue to pursue new signage as discussed at the October 4, 2021 meeting.

**ADJOURNMENT:**

Meeting Adjournment Commissioner Craig moved to adjourn the meeting at 7:32pm. Commissioner Rule seconded the motion and it carried.

**ATTEST:**

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Kelly Cochran, Commission Chair

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Alison Williams, Commission Secretary

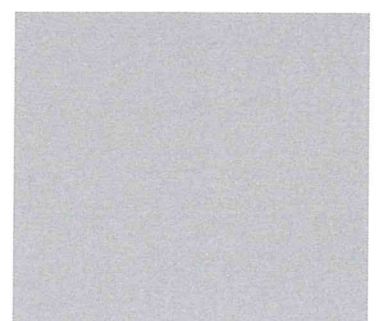
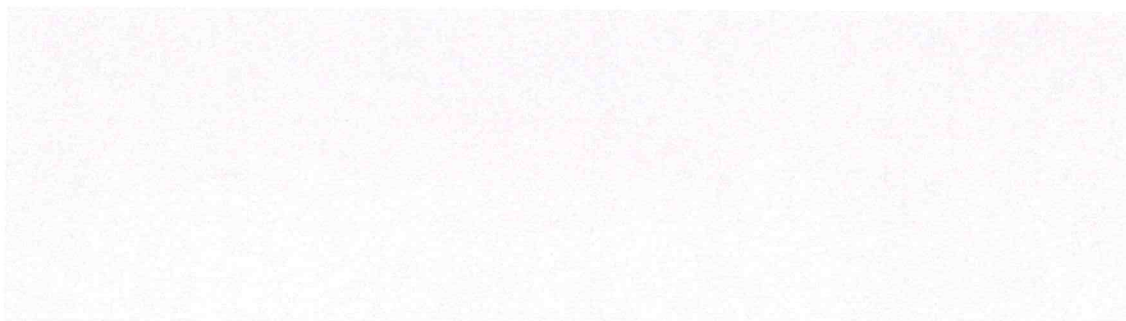
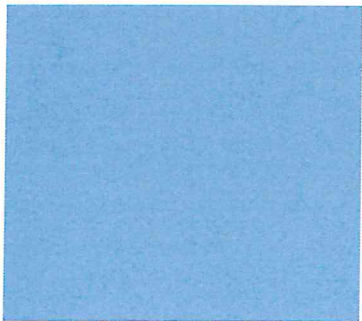
# Orting Parks Plan Update

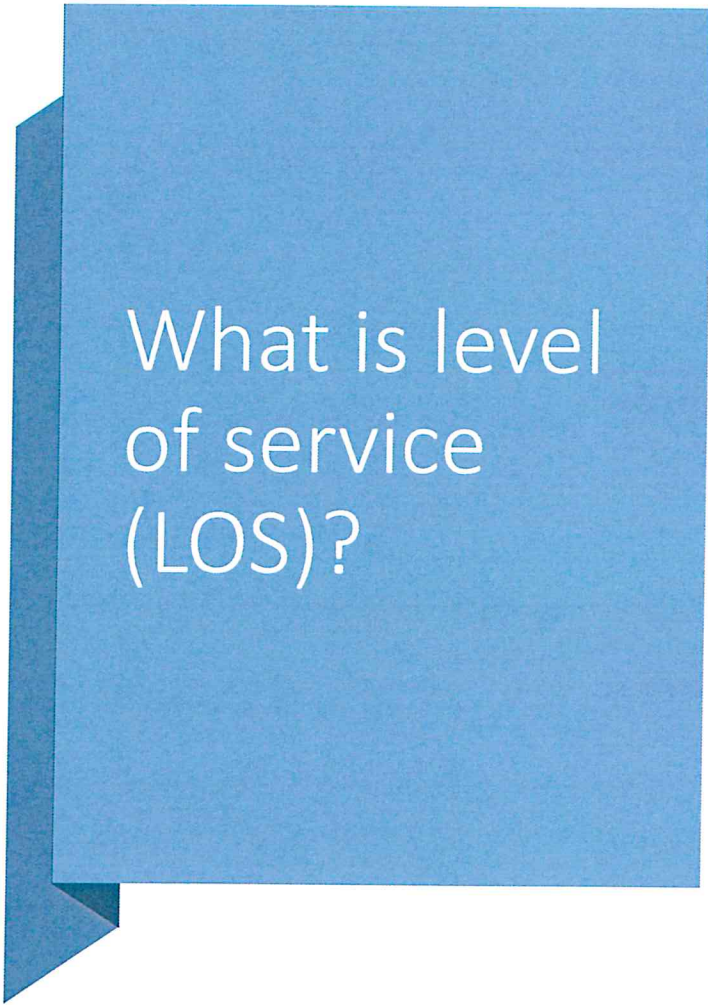
Parks Board Meeting – November 3, 2021

Planning Commission Meeting - December 6, 2021

Emily Adams, AICP

# Level of Service



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## What is level of service (LOS)?

- A “level-of-service” refers to the amount and quality of recreation facilities that are necessary to meet current and future needs.
- The RCO does not require, but it is strongly recommended, a determination of a level-of-service for park and recreation planning

## Current LOS for Orting

- Total Park Land – 8 acres per 1,000 population
  - Mini-Parks – 1 acre per 1,000 population
  - Neighborhood Parks – 2 acres per 1,000 population
  - Community Parks – 5 acres per 1,000 population
- Fields and Courts – 1 per 1,000 population (located in parks)
- Trails – 1 mile per 1,000 population
- Natural Resource Areas – 14 acres per 1,000 population

## Existing demand

Type of Park	Total Acreage/ Amount	Adopted LOS	Amount Required	Surplus/ Deficit
Mini-Park	2.13 acres	1 acre per 1,000 population	8.635	-6.505
Neighborhood Park	26.4 acres	2 acres per 1,000 population	17.27	9.13
Community Park	17.5 acres	5 acres per 1,000 population	43.175	-25.675
<b>Total Parks</b>	<b>46.03 acres</b>	<b>8 per 1,000 population</b>	<b>69.08</b>	<b>-23.05</b>
Natural Resource Area	126.6 acres	14 acres per 1,000 population	120.89	5.71
Fields and Courts	5.5	1 per 1,000 population	8.635	-3.135
Trails	2.3 miles	1 mile per 1,000 population	8.635	-6.335



## User Satisfaction

- The 2015 plan indicated that the community was satisfied with the quantity of available parks and open space but wanted to see overall enhancements to the park system in the form of added features and improvements to existing facilities.
- A similar trend has been seen with the 2021 survey responses. Current results (with 180 responses) indicate citizens most want to see the current parks upgraded (most popular response) and maintained (second most popular response).

# National Benchmarks

*Table 1: NRPA Park Metrics and the City of Orting's Current Level-of-service*

Park Metric	Orting	NRPA: All Agencies	NRPA: Less than 20,000 Residents
Residents Per Park	411	2,277	1,235
Acres of Parkland per 1,000 Residents	6.54	9.9	12.4
Miles of Trail	2.3	12	3

*Table 2: NRPA and Orting: Outdoor Park and Recreation Facilities – Population per Facility*

Type of Facility	Orting	NRPA: All Agencies	NRPA: Less than 20,000 Residents
Playgrounds	1,079	3,607	2,132
Basketball Courts	1,727	7,187	4,051
Tennis Courts	NA	5,089	2,748
Diamond fields: baseball and softball	1,233	6,763	3,000
Rectangular fields: multipurpose	2,878	8,750	3,895

# Community Benchmarks

*Outdoor Park and Recreation Facilities – Population per Facility (adopted level-of-service)*

Jurisdiction	Type of Facility (facilities/population)							
	Baseball/Softball Field		Soccer Fields		Tennis Courts		Basketball Courts	
	Adopted	Current	Adopted	Current	Adopted	Current	Adopted	Current
Bonney Lake (City + School facilities*)	1/1,500	0.81/1,500	1/3,000	0.56/3,000	1/3,000	0.97/3,000	1/3,000	2.5/3,000
Buckley (City + School facilities)	1 /2,000 (softball) 1 /2,000 (baseball)	0.43/2,000 (softball) 1.73/2,000 (baseball)	1/3,500	NA (0)	1/4,000	NA (0)	1/3,500	0.75/3,500
Eatonville (City + School facilities)	1 /4,000	6.9/4,000	1/3,000	2.07/3,000	1/ 1,700	2.9/1,700	NA	NA
Sumner (City + School facilities)	1 /2,000 (softball) 1 /5,000 (baseball)	1.46/2,000 (softball) 2.62/5000 (baseball)	1/3,000	0.62/3,000	1/3,000	2.5/3000	1/1,000	1.36/1,000

## Considerations

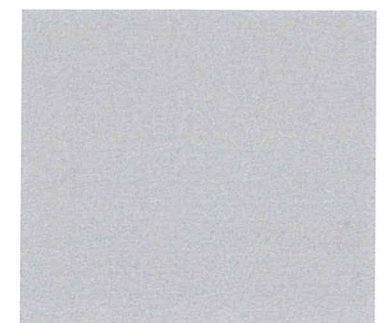
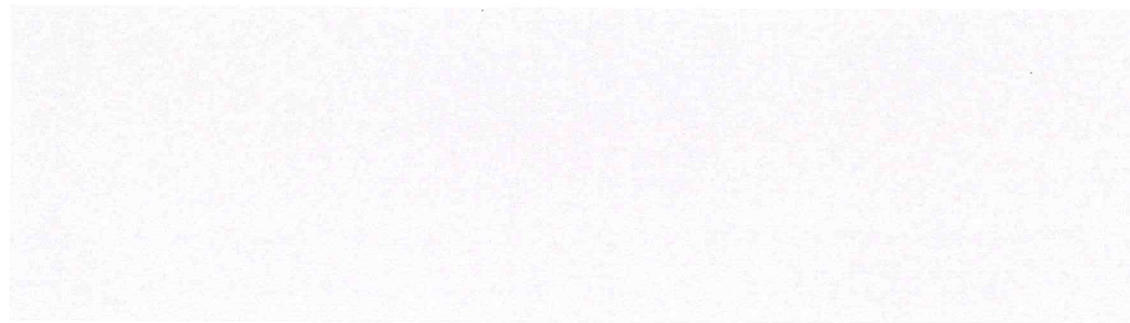
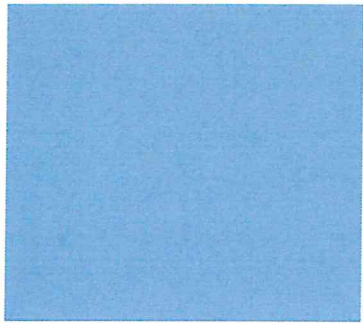
- As the City has limited space for additional parks it may be appropriate to focus on metrics associated with outdoor facilities rather than park acreage per 1,000 population.
- This does not require adding park acreage and reflects the needs of the community shown in the responses to the community survey.
- Evaluating a park system's level-of-service according to park classification (e.g., mini, neighborhood, regional, etc.) is based on an NRPA document that was last published in 1996.
  - The approach is simple but has inherent flaws.
  - This approach does not necessarily reflect how parks are used.

# LOS Recommendation

Type of Facility	Recommended LOS (facilities/population)
Baseball/Softball Field	1/2,000 (softball) 1/2,000 (baseball)
Multi-Use Rectangular Field (e.g. soccer, football, lacrosse)	1/3,500
Basketball Courts <sup>1</sup>	1/3,500
Tennis/ Pickle/ Racquetball Courts	1/4,000
Playground/ Big Toy	1/1,000
Special Facilities (e.g. skate park, splash park, BMX park)	1/5,000
Trails	.25 miles/1,000
Natural Resource Area/ Open Space	14 acres/ 1,000
Parkland	8 acres/1,000

<sup>1</sup>. Two half courts is equivalent to one court

# Park Impact Fee



A blue callout box with a folded edge effect, containing the text "Impact Fees".

## Impact Fees

Impact fees may only be imposed for “system improvements” - public capital facilities in the City’s capital facilities plan that are designed to provide service to the community at large (not private facilities), are reasonably related to the new development, and will benefit the new development.

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## Current Park Impact Fee

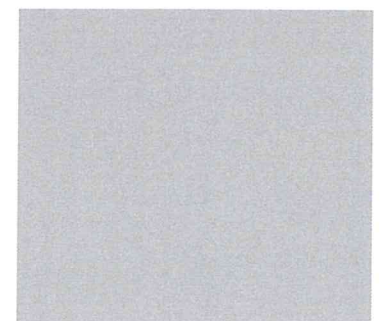
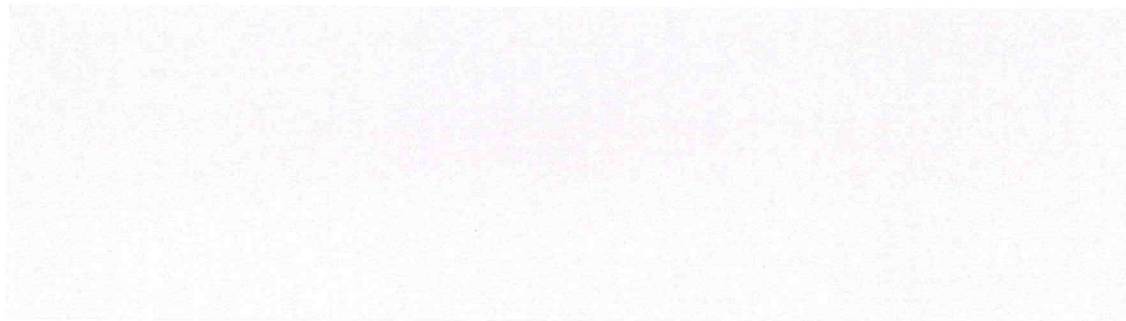
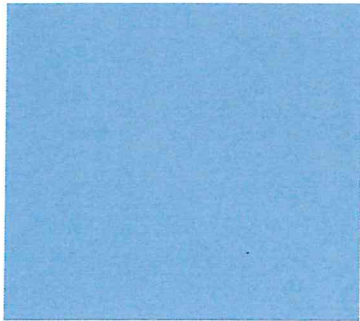
- Orting's park impact fee was established in 2003 and had not been updated since.
- The impact fee, per the adopting resolution, must be updated as part of the annual budget process.
- The formula that established the park impact fee is codified in OMC 15-6-7.
- The formula resulted in a park impact fee of \$830 per new household.



## New impact Fee

- Recommended changes in level of service result in impact fee changes.
- The park and trail land value numbers in the formula have been updated based on inflation from December 2003 (when the original impact fee was adopted) to September 2021 based on data from the Bureau of Labor Statistics.
- **New impact fee is \$1,492 per new household**

# Parks Capital Improvement Program (CIP)





## About Parks CIP

A capital improvement plan identifies projects, approximate timeline, costs, and potential funding sources for various investments in the acquisition, development, or improvement of parks and recreation facilities for the next six-years.

## Recommended Parks CIP

Project	Year	Cost Estimate	Funding
Emergency Evacuation Bridge	2022-2027	\$9,000,000	Grants, General Fund, REET
Gratzer Park Wetland Mitigation	2022	\$20,000	General Fund, REET, Impact Fees
City Park Gazebo Renovation	2022	\$3,000	General Fund, REET, Impact Fees
Fountain Improvements	2022-2024	\$15,000	General Fund, REET, Impact Fees
City Park Master Plan	2023	\$40,000	Grants, General Fund, REET
Whitehawk Boulevard Trail Spur	2024 - 2026	TBD	Grants, General Fund, REET, Impact Fees
City Park Parking Lot Paving	2024 - 2026	\$605,000	Grants, General Fund, REET, Impact Fees
PSE Power Line Easement Trail	TBD	\$800,000	Grants, Impact Fees, General Fund, REET
Splash Park	TBD	\$400,000	Impact Fees, Grants, Donations, General Fund, REET
Baseball Field	TBD	Range in process	Impact Fees, Grants, Donations, General Fund, REET
Pump Track	TBD	\$85,000 - \$175,000	Grants, Impact Fees, Donations, General Fund, REET