

**Commissioners**

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



**City of Orting  
Planning Commission Agenda**

January 3, 2022, 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/92935924820?pwd=eFIPako1UGVLb1N6QmhpWVFMNDEzdz09>

Meeting ID: 929 3592 4820

Password: 946431

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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 December 6, 2021 meeting correct and accurate?

**E. ARCHITECTURAL DESIGN REVIEW**

1. ADR 2021-12: Four-plex located at 213 Bridge St SW

**F. NEW BUSINESS**

1. Election of Chair and Co-Chair for 2022

**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, February 7, 2022**

**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**  
December 6, 2021

Chair Kelly Cochran called the meeting to order at 7:01 pm. Roll call found Commissioners Jeff Craig, Karen Wilson, Erika Bartholomew, and Jennifer McKinney in attendance. There is one (1) Commissioner position that remains vacant. A quorum was present.

Commissioner Chris Rule was absent from the meeting due to a medical situation. Commissioner Craig moved to excuse Commissioner Rule from the meeting. Commissioner Bartholomew seconded the motion and it carried.

**ATTENDANCE:**

|                                   |  |
|-----------------------------------|--|
| City                              | Commission Secretary Alison Williams, Margaret O’Harra Buttz |
| Professional Representatives      | City Planner Emily Adams                                     |
| Guests (including Virtual Log-in) | None   |

**AGENDA APPROVAL:**

|                 |  |
|-----------------|--|
| Agenda Approval | Commissioner Craig moved to approve the agenda as amended: <ul style="list-style-type: none"><li>• Add Firehouse Sandwich Board discussion to New Business.</li></ul> Commissioner Bartholomew seconded the motion and it carried. |
|-----------------|--|

**AUDIENCE PARTICIPATION:** The Secretary read public comments submitted via email by Kamber Good, Government Affairs Manager of the Master Builders Association of Pierce County, regarding the increase to the Park Impact Fee.

**MINUTES:**

|  |   |
|--|---|
| Approval of Minutes for November 1, 2021 | Commissioner Craig moved to approve the November 1, 2021 minutes as written. Commissioner Bartholomew seconded the motion and it carried. |
|--|---|

**ARCHITECTURAL DESIGN REVIEW:** None

**NEW BUSINESS:**

|                          |  |
|--------------------------|--|
| Orting Parks Plan Review | Planner Adams gave a presentation on the updates to the Parks Plan.  |
| Firehouse Sandwich Board | Margaret O’Harra Buttz presented a request from Troy Deimerly for a temporary sign permit for a sandwich board outside the L&M Firehouse, only to be put out on the days he is working as a DJ there. The Commissioners concluded that a temporary sign permit would be appropriate. |

**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 2022 Budget passed, along with the Landscape and Daycare code amendments. The Council has approved a roundabout for the Kansas/Calistoga intersection. |
| Agenda Setting             | None at present.   |
| Dumpster Code Violations   | Margaret O’Harra Buttz gave a brief report: The City’s Code Enforcement Officer is aware and has been addressing the issue with the property owners. Margaret will provide a DM Disposal contact for code enforcement. |

**ADJOURNMENT:**

|                     |   |
|---------------------|---|
| Meeting Adjournment | Commissioner Craig moved to adjourn the meeting at 7:58pm. Commissioner Bartholomew seconded the motion and it carried. |
|---------------------|---|

**ATTEST:**

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

\_\_\_\_\_  
Alison Williams, Commission Secretary

# City of Orting Staff Report Planning Commission

City of Orting  
ADR 2021-12 Bridge St Apartments

**APPLICANT / OWNER**

Daren Jones

**LOCATION OF PROPOSAL**

213 Bridge St SW

**DESCRIPTION OF PROPOSAL:** The applicant is proposing a four-plex 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. (See attached)
- The colors selected are the same ones as the Advance Physical Therapy building. Primary color is Miller Paint H0093; trim color is Kelly Moore KM855-L (numbers provided by City staff).
- Applicant provided photo of the exterior lighting to be used.
- Applicant is not going to have any signage.
- Applicant design indicates landscape plan on the north side of the building and by the entrance on the south side.
- Site plan does show the Dumpster enclosure on the southwest corner of the structure.
- Drawing does not indicate grids in any of the windows or doors.
- Applicant does not indicate materials to be used for the exterior of the structure.

**STAFF RECOMMENDATION:** Staff recommend approval of ADR-2021-12 as presented, given exterior materials are acceptable to the Commission.

**PREPARED BY:** Alison Williams

**\*\*PLANNING COMMISSION DECISION – January 3, 2022\*\***

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

\_\_\_\_\_  
Scott Larson, City Administrator

|   |   |                              |
|---|---|------------------------------|
| <b>City of Orting</b>   |   | File No. _____               |
| ARCHITECTURAL DESIGN REVIEW APPLICATION FORM  |   | App. Type _____              |
| Name of Project/Development:  |   | Fee Paid \$ _____            |
| <b>APPLICANT/CONTACT PERSON</b>   |   | Date Rec'd _____             |
| Name: Daren Jones   |   |                              |
| Address: PO Box 1021  |   |                              |
| City: Orting  | State: WA   | Zip: 98360 Phone: 2062615626 |
| <b>DESCRIPTION OF PROPOSED ACTION</b>   |   |                              |
| Build a fourplex  |   |                              |
| <b>PROPERTY DESCRIPTION</b>   |   |                              |
| Location of subject property: 213 Bridge St SW  |   |                              |
| Legal Description (attach additional pages as required): see attached   |   |                              |
| Tax Parcel No. 6565000773   | 1/4 Sec. 21   | Sec. 32 Tw. 19 R. 05         |
| Size (ac./sq. ft.) 4,872  | Comp. Plan designation MUTC   | Zone MUTC                    |
| Current Use: raw land   |   |                              |
| <b>AUTHORIZATION TO FILE:<br/>SIGNATURE OF ALL PERSONS WITH AN INTEREST IN THE PROPERTY</b>   |   |                              |
| Name Jennifer Rees  | Name  |                              |
| Signature    | Signature   |                              |
| Tax No or Lot & Subdivision 6565000773  | Tax No or Lot & Subdivision   |                              |
| <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Purchase<br><input type="checkbox"/> Option Purchaser*  | <input type="checkbox"/> Owner <input type="checkbox"/> Contract Purchase<br><input type="checkbox"/> Option Purchaser* |                              |
| Option Expiration Date _____  | Option Expiration Date _____  |                              |
| *Owners signature also required   | *Owners signature also required   |                              |
| <b>CERTIFICATION</b>  |   |                              |
| I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization. |   |                              |
| Signature:   |   | Date: 12/6/2021              |



## 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: The proposed fourplex will be accessed off the alley like the neighboring single families and duplex. The parking will be located in the building (i.e. carport/garage). The building height will be very compatible with the diagonally located building The Eagles Hall. The building size will be very in line with the apartment on the bordering property line.

#### 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: The building is pushed up to the "northern" most border which is exactly the same as the apartment on the same parcel boundary line. Keeping the placement of the structure consistent with the neighboring properties. The lines and mass of the structure are very similar. There are currently fences between the 2 adjoining properties. Neither of these properties has landscaping on the shared property lines.

#### 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: The structure will have inviting and stable walkability continuing the flow of the downtown core. There is existing fencing on the northern border. The topography is flat and will remain consistent with the neighboring properties. There will be no excessively bright colors and lighting will be pointed downward or shielded.

#### 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: The architect was chosen as he has designed other structures in town and understands the nature of the style. The project was designed keeping in mind materials, relationship of the natural setting and the surroundings of the city.

#### 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: There will be no signage.

#### 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: Exterior colors will be from the City of Orting ADR paint color list. H0093 for body and trim KM855-L.

7. LIGHTING

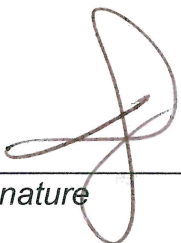
Exterior lighting shall be planned to reflect the architectural concept of the "Turn of the Century/Western-Victorian" style. All exterior lighting shall be characteristic of the early 1900's in size, material, color, lettering, location, number, and arrangement. All materials used must UL listed. In 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: All exterior lighting will be UL listed, placed appropriately to enhance the structure while not blinding any neighbors. An L&I permit will be used for electrical and the WASEC will be adhered to.

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: There will be no exterior structures or street furniture.

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

12/6/21  
\_\_\_\_\_  
*Date*

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



# Bridge St. Apartments

213 Bride Street SW Orting, WA 98360

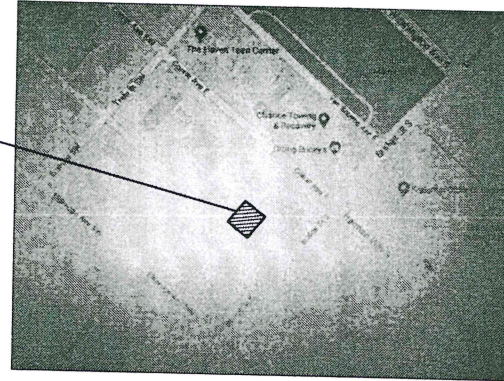
Parcel # 6565000772

### Legal Description

Per Stewart Title Guarantee Number G-8329-000005756 Dated April 18, 2019:

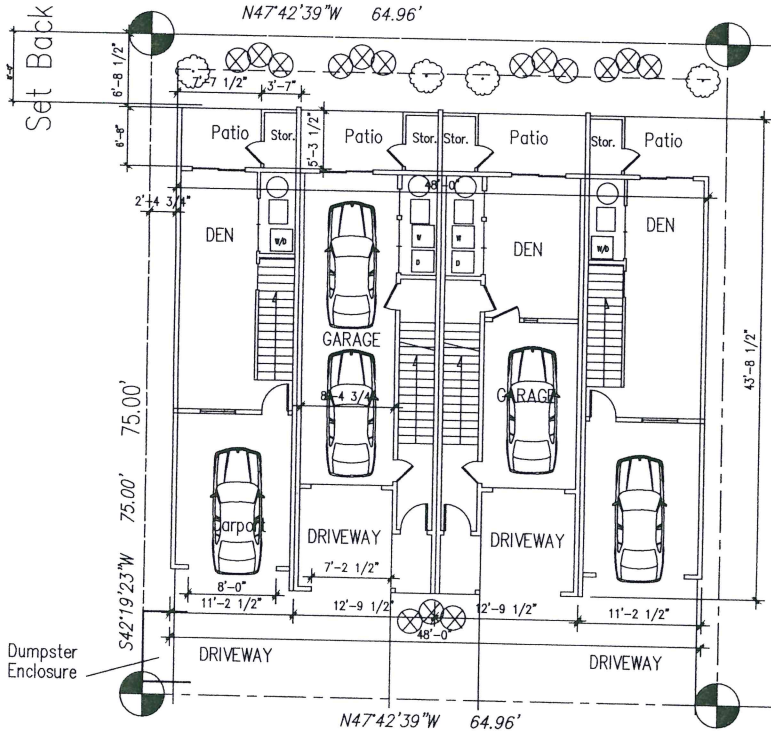
THE SOUTHWESTERLY 75 FEET OF THE SOUTHEASTERLY 10 FEET OF LOT 12, THE SOUTHWESTERLY 75 FEET OF LOTS 13 AND 14, BLOCK 11, AMENDATORY PLAT OF THE TOWN OF ORTING SHOWING J ED. BUCKLY'S ADDITION, ACCORDING TO THE PLAT THEREOF REDORDED IN BOOK 2 OF PLATS, AT PAGE 52, RECORDS OF PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.



SITE

North  
VICINITY PLAN  
SCALE: N.T.S.



### GENERAL INFORMATION:

CONSTRUCTION TYPE: V B  
LAND AREA: 4,872 S.F. (0.11 Acre)  
05-19-32-21  
MIXED USE TOWN CENTER  
MAIN BUILDING IMPERVIOUS AREA = 3,006 S.F.  
OTHER/DRIVEWAY IMPERVIOUS AREA = 646 S.F.  
Dumpster 8'x4' = 32 S.F.  
Proposed a Four Plex Units (3 Stories for each unit)  
MAIN BUILDING AREA = 3,006 S.F.

### COVERAGE CALCULATION

Total Lot Size = 4,872 S.F.  
BUILDING AREA = 3,006 S.F.  
OTHER IMPERVIOUS AREA = 646+32 S.F.  
Lot Coverage = 75.60%

All proposed surface stormwater drainage treatment plan, footing drain, water and tightlines connecting to municipal stormwater system

North  
SITE PLAN  
SCALE: 1" = 10'-0"

**Architectural Services, Inc.**  
Planning and Design Development

12181 - "C" Street South  
Tacoma, WA 98444  
Phone: 253-272-2276

Bridge St. Apartments  
213 Bridge Street SW  
Orting, WA 98360

5616 REGISTERED ARCHITECT  
Eric M. Wong  
STATE OF WASHINGTON

REVISION:  
▲ PERMIT SET  
SHEET NO.  
A2.1  
JOB NO:  
DRAWN: TW  
DATE: 11/15/18



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



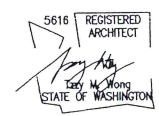
REAR ELEVATION

SCALE: 1/8" = 1'-0"

**Architectural Services, Inc.**  
**Planning and Design Development**

12181 - "C" Street South  
 Tacoma, WA 98444  
 Phone: 253-272-2276

Bridge St. Apartments  
 213 Bridge Street SW  
 Orting, WA 98360



|                |      |
|----------------|------|
| REVISION:      |      |
| △ PERMIT SET   |      |
| △ SHEET NO     | A2.1 |
| JOB NO:        | -    |
| DRAWN          | TW   |
| DATE: 11/15/18 | -    |



**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: 213 Bridge St SW, Orting WA 98360

Owner: Jennifer Rees

Tax Parcel #: 6565000772 Phone # 206 261 5626

Contractor: self

Address: \_\_\_\_\_

Contractor #: \_\_\_\_\_ Phone # \_\_\_\_\_

A) Primary color(s) for structure: Miller Paint H0093

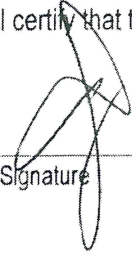
B) Trim color(s): Kelly Moore KM855-L

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.

A = Body  
B = trim

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

  
Signature \_\_\_\_\_

12/2/21  
Date \_\_\_\_\_

|                  |       |
|------------------|-------|
| <b>City Use:</b> |       |
| File #           | _____ |
| Fee Paid         | _____ |
| Date Rec'd       | _____ |



Oil Rubbed Bronze Finish