

Commissioners

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



City of Orting Planning Commission Agenda

Monday, May 2, 2022
7:00pm
City Hall Council Chambers

City Representation

Scott Larson, City Administrator
Kim Agfalvi, City Clerk, Acting Secretary
Emily Adams, Planner
JC Hungerford, Engineer

If joining virtually:

Phone Dial-in - Charges may apply
+1.253.215.8782

To join the meeting on a computer or mobile phone:

<https://us06web.zoom.us/j/88025810922?pwd=YkxCVkF2TXlZMlBzL2RwWlNoeStLZz09>

Meeting ID: 880 2581 0922
Password: 933056

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

The public may attend this meeting virtually via the platform Zoom by clicking the link above or by telephone, or in person at City Hall.

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 Acting Planning Commission Secretary kagfalvi@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 April 4, 2022 meeting correct and accurate?

E. ARCHITECTURAL DESIGN REVIEW

1. ADR 2022-02 – Hidden Lakes Signage
2. ADR 2022-03 – Gravity Coffee Siding Replacement

F. NEW BUSINESS

1. Manufactured Housing Code Amendments - Discussion

G. OLD BUSINESS

1. Supportive and Transitional Housing Code Amendments (E2SHB 1220): Deliberation & Action

H. GOOD OF THE ORDER

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

I. ADJOURN

NEXT PLANNING COMMISSION MEETING: Monday, June 6, 2022

City Council Meeting: 2nd & last Wednesday of each month at 7:00pm

City Council Study Session: 3rd Wednesday of each month at 6:00pm

Planning Commission: 1st Monday of each month at 7:00pm

City of Orting
PLANNING COMMISSION MINUTES
April 4, 2022

Chair Kelly Cochran called the meeting to order at 7:05 pm. Roll call found Commissioners Jeff Craig, Karen Wilson, and Dan Swanson in attendance. A quorum was present.

Commissioner Rule was absent from the meeting due to jury duty. Commissioner Bartholomew was absent due to a family function. Commissioner Craig moved to excuse Commissioners Rule and Bartholomew from the meeting. Commissioner Wilson seconded the motion and it carried.

Commissioner McKinney was also absent from the meeting.

ATTENDANCE:

City	Commission Secretary Alison Williams
Professional Representatives	City Planner Emily Adams
Guests (including Virtual Log-in)	None

AGENDA APPROVAL:

Agenda Approval	Commissioner Craig moved to approve the agenda with two additions: <ul style="list-style-type: none">• Welcoming new Commissioner Dan Swanson• Update on dumpsters and flutter flags Commissioner Wilson seconded the motion and it carried.
-----------------	---

AUDIENCE PARTICIPATION: None

WELCOME:

Welcoming Dan Swanson	The Commission welcomed the new Commissioner, Dan Swanson, and he stated his reasons for joining the Commission.
-----------------------	--

MINUTES:

Approval of Minutes for March 7, 2022	Commissioner Craig moved to approve the March 7, 2022 minutes as written. Commissioner Wilson seconded the motion and it carried.
---------------------------------------	---

ARCHITECTURAL DESIGN REVIEW: None

NEW BUSINESS:

Public Hearing: Supportive and Transitional Housing Code Amendments (E2SHB 1220)	Planner Adams presented the proposed permanent Amendments, highlighting the changes from those presented at the March meeting. <ul style="list-style-type: none">• The final sentence of Note 27 was added, limiting the number of individuals based on data about the homeless population of Orting and Pierce County• Staff recommended removing the buffers around schools and parks, replacing them with a limit on who can use the housing (no sex offenders or individuals under court supervision) The Commission accepted the Note 27 change but rejected staff's recommendation to remove the buffers. They asked for the following changes: <ul style="list-style-type: none">• Add a Whereas statement to the Ordinance stating Orting's reasons for the restrictiveness of its regulations
--	---

- Add in language limiting who can use the housing (no sex offenders or individuals under court supervision)

The Public Hearing was opened at 7:22pm and closed at 7:23, with no public testimony offered. Planner Adams will bring the revised Amendments to the May meeting.

OLD BUSINESS:

- | | |
|------------------------------|--|
| Dumpster Code Violations | Secretary Williams gave an update on her and the Code Enforcement Officer's actions and discussions on the issue of visible dumpsters around town. The Commissioners reiterated their desire to see the dumpsters properly screened. Secretary Williams will continue to work with the Code Enforcement Officer on this issue. |
| Flutter Flag Code Violations | Secretary Williams gave an update on her and the Code Enforcement Officer's actions and discussions on the issue of illegal flutter flags around town. She will continue to work with the Code Enforcement Officer on this issue. |

GOOD OF THE ORDER:

- | | |
|----------------------------|---|
| Meeting Extension | None |
| Planned Absences | None |
| Report on Council Meetings | Planner Adams gave a brief report: The interim regulations on Supporting and Transitional Housing were extended for another six months. An ordinance was passed updating the Park Impact Fee. There was discussion about the Whitehawk Boulevard Extension project. Recovery Café gave a presentation on their programs and services. |
| Agenda Setting | Planner Adams will bring the updated Supportive and Transitional Housing Code Amendments at the May meeting.
Planner Adams will have regulations regarding mobile and manufactured homes for the Commission to review at the May meeting. |

ADJOURNMENT:

- | | |
|---------------------|--|
| Meeting Adjournment | Commissioner Craig moved to adjourn the meeting at 8:28pm. Commissioner Wilson seconded the motion and it carried. |
|---------------------|--|

ATTEST:

Kelly Cochran, Commission Chair

Alison Williams, Commission Secretary

City of Orting Staff Report

Planning Commission

Hidden Lakes
ADR 2022-02 Signage

APPLICANT / OWNER:

Hidden Lakes HOA, Owner
Bruce Mildenerger, Orca Sign Company

LOCATION OF PROPOSAL:

Corner of Cardinal St SW & Orting-Kapowsin Hwy E

DESCRIPTION OF PROPOSAL: The applicant proposes new permanent signage for an existing housing development.

STAFF REPORT:

The property is located in the “Residential - Urban” (RU) zone. The proposed use of this property is subject to the regulations in OMC 13-6-7 “Architectural Design Review”.

- The applicant submitted a sign design with the application; the design is attached.
- The sign base’s dimensions are 4’ x 11’ equaling 44 square feet. The portion with lettering on it will be 34” x 8’ equaling 22.67 square feet. The lettering will be 10”-12” tall.
- The sign is replacing a small rock sign.
- The application and plans do not mention or show any lighting to be used.
- The plans appear to show landscaping (flowers) around the base of the sign.
- The sign will be constructed of stone-treated wood and metal, with PVC letters with brushed metal faces. The sign base will be constructed of treated posts and board with rock faces and concrete caps.
- The sign has a black background and silver-tone metal lettering.
- Applicant notes Orca Sign Company as the sign builder and installer.

STAFF RECOMMENDATION: Staff recommends approval of ADR 2022-02 as presented.

PREPARED BY: Alison Williams

****PLANNING COMMISSION DECISION – May 2, 2022****

Kelly Cochran, Planning Commission Chair

Scott Larson, City Administrator



CITY OF ORTING

ARCHITECTURAL DESIGN REVIEW

EXTERIOR SIGNAGE PERMIT APPLICATION

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 may only be illuminated by indirect lighting; internally illuminated signs are prohibited. All materials used for 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.

FILL IN THE FOLLOWING INFORMATION

Business Name: Orca Sign Company **Parcel #:** 7001991430

Site Address: HOA Owned Land Parcel 7001991430 Location: Corner of: CARDINAL ST SW & Orting
Kapowsin HWY E

Contact Person: Bruce Mildenberger **Phone #:** 206-433-8230

Sign Builder: Orca Sign Company **Phone #:** 206-433-8230

Sign Installer: Orca Sign Company **Phone #:** 206-433-8230

- A) **Twelve (12) copies** of an accurate representation of proposed sign, including color and its relationship to the structure or building (site map showing the sign on the building or on the property in relation to the building).
- B) Dimensions of sign: 30"x8'
- C) 1) Provide picture/drawing of lighting type proposed.
- 2) Provide drawing to scale showing the location of proposed lighting in relation to the sign and the structure.

3) Provide color samples for lighting structure(s) and/or fixture(s).

D) Select sign type (see OMC 10-15-2 for definitions):

Parapet Free Standing Canopy Under-Canopy
 Wall Reader Board Sandwich Board

E) Is this an existing sign, already in use? Yes No

If yes, provide picture showing signage and location.

F) Property frontage (lineal ft.) 525'
Building frontage (lineal ft.) N/A

G) Material used for sign construction Stone-Treated Wood and Metal

H) Size and font of lettering and graphics 10"-12"

Comments:

All areas clear of utilities. Small rock sign currently there to be removed

Please be advised that you will be required to obtain a Building Permit for demolition, construction, remodeling and installation of signage. In addition, all contractors and sub-contractors must obtain a City of Orting Business License.

I certify that I have read the ADR Application requirements and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.



Signature

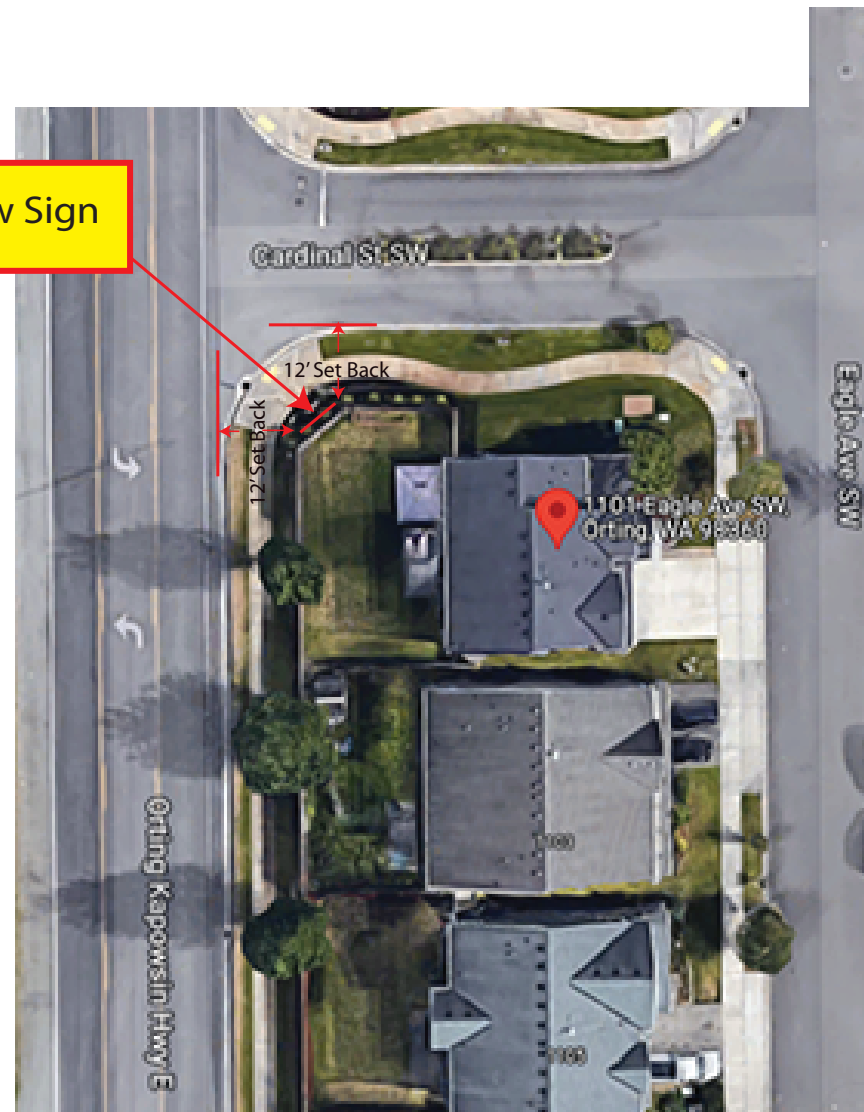
3-5-2022

Date

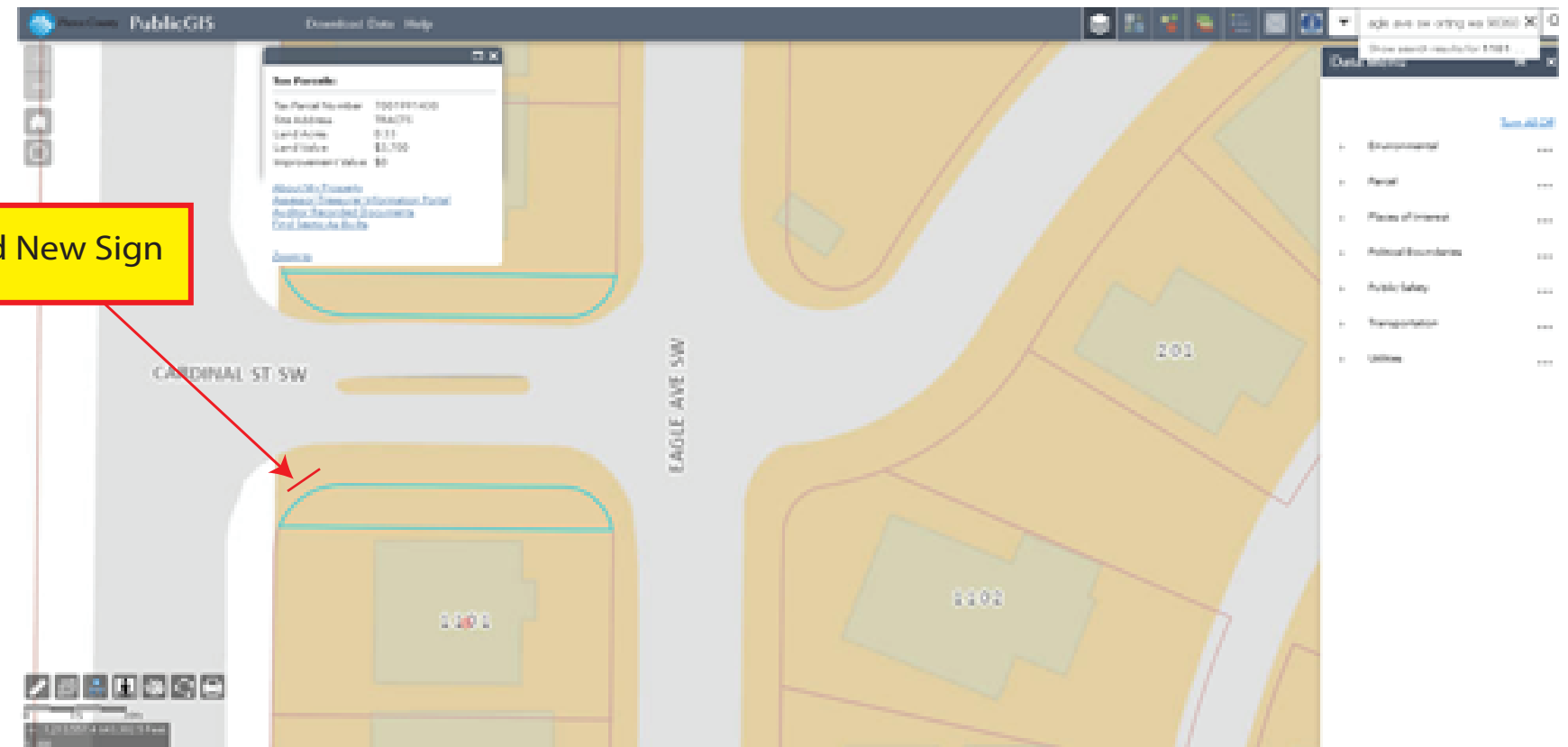
<i>City use only</i>	
ADR #:	<u>2022-02</u>
Date Received:	<u>3/31/2022</u>
Fee Paid:	<u>4/11/2022</u>
Review Date:	<u>5/2/2022</u>



Proposed New Sign



Proposed New Sign



Plat

Location: Corner of: CARDINAL ST SW & Orting Kapowsin HWY E



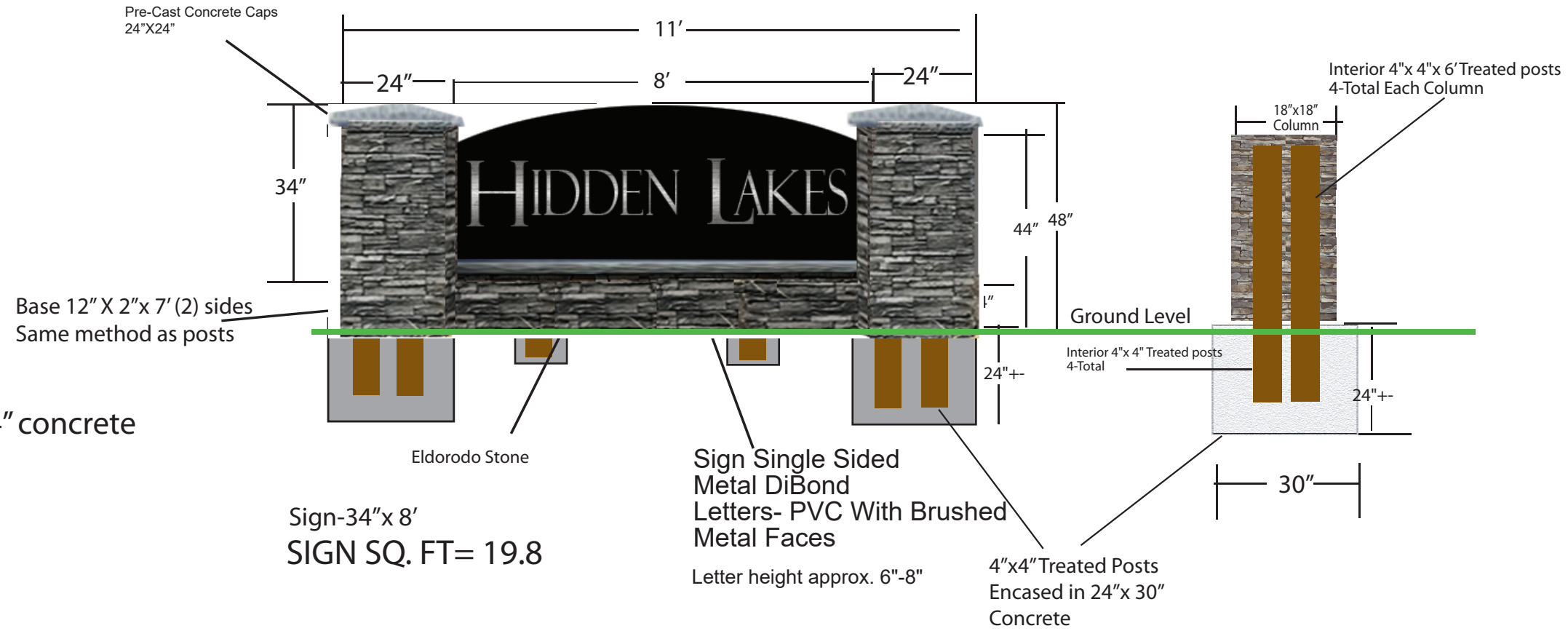
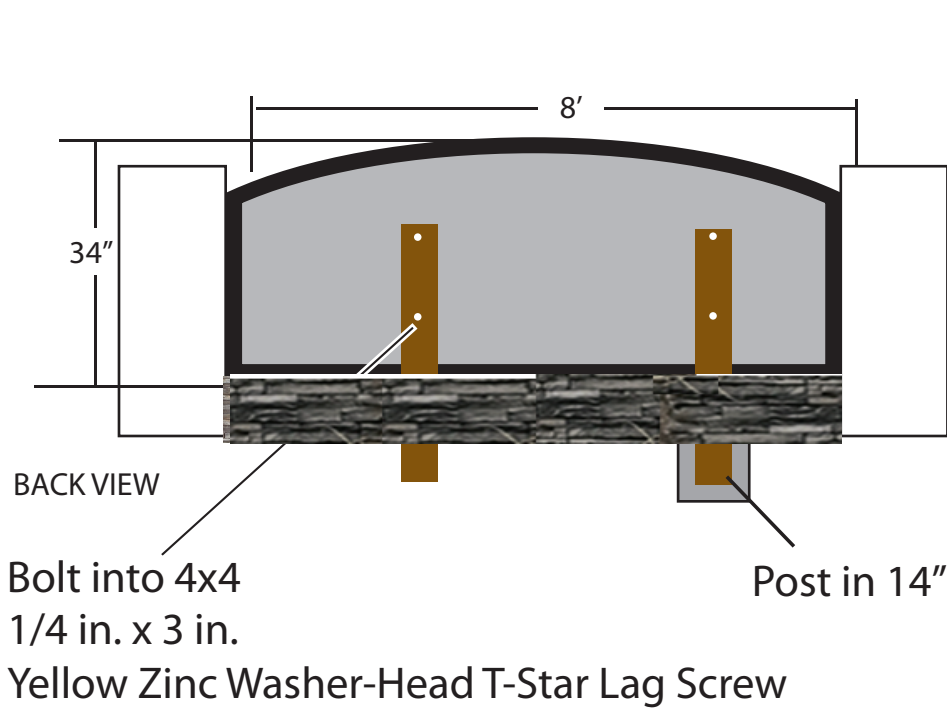
CLIENT	HIDDEN LAKES HOA	DATE	3-5-22
JOB	Monument Sign	MATERIAL	
TYPE		SIZE	

This is an original drawing created exclusively for you by Orca Sign Company. It is for your viewing purpose only in the planning of a project you propose. It shall not be shown or given to anyone without your organization's written permission from Orca Sign Company and said drawing remains the property of Orca Sign Company.



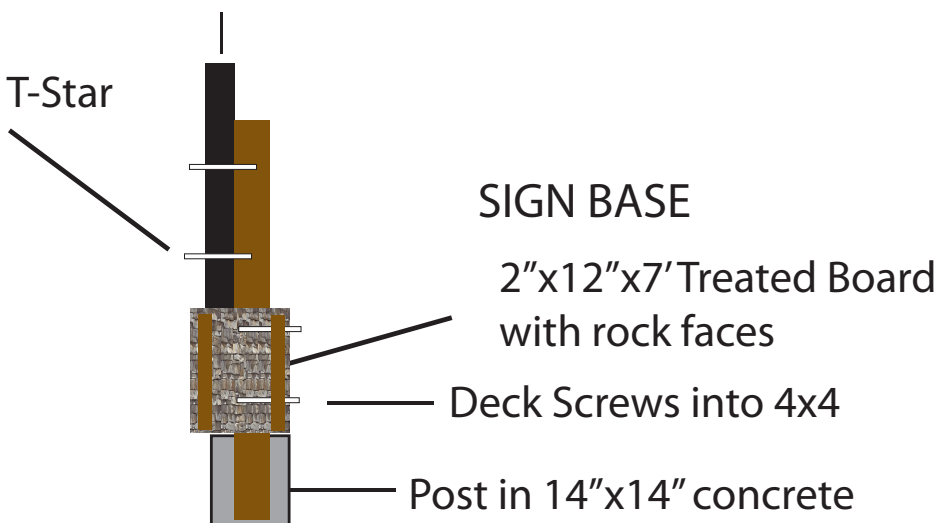
Phone: 206-433-8230
E-Mail: info@orcasigncompany.com

Sign Attachment

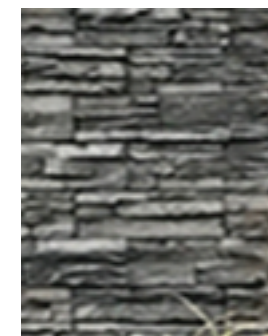
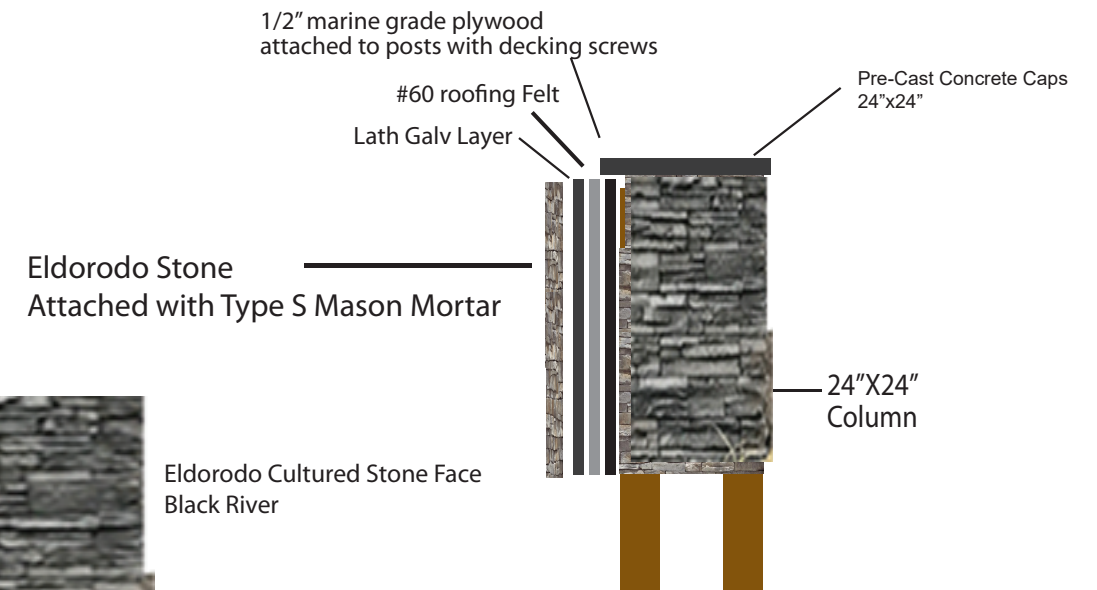


1/4 in. x 3 in.
Yellow Zinc Washer-Head T-Star Lag Screw
Bolt into 4x4

SIGN



Sign Attachment Side View



Stone Attachment Detail

CLIENT	Hidden Lakes HOA	DATE	3-2-2022
JOB	Main Sign Single Sided	MATERIAL	Eldorado Stone
METHOD		SIZE	SIGN- 30"x 8'

This is an original drawing created exclusively for you by Orca Sign Company. It is for your viewing purposes only in the planning of a project you propose. It shall not be shown or given to anyone outside your organization without written permission by Orca Sign Company and said drawing remains the property of Orca Sign Company.

City of Orting Staff Report

Planning Commission

Gravity Coffee
ADR 2022-03 Exterior Siding

APPLICANT / OWNER

Erin Minton, Building Consultant

LOCATION OF PROPOSAL

409 Washington Ave N

DESCRIPTION OF PROPOSAL: The applicant proposes replacement of the existing siding 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 regulations in OMC 13-6-7 “Architectural Design Review”.

- The existing failing cedar siding is to be replaced with maintenance-free Fast-Plank aluminum siding with the appearance of wood. The existing stone siding will remain in place.
- The applicant’s preferred color of the new siding is “Light Cherry”.
- The applicant has submitted a rendering of the exterior of the building.
- The applicant indicates there will be no changes to the existing lighting, signage, structure, or landscaping.
- Note: A Building Permit application has been submitted for this project.

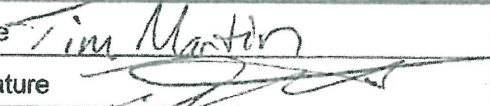
STAFF RECOMMENDATION: Staff recommends approval of ADR 2022-03 as presented, if the Commission is willing to grant an exception to the general prohibition against metal siding (OMC 13-6-7-D-4-a), considering this siding has the appearance of wood.

PREPARED BY: Alison Williams

****PLANNING COMMISSION DECISION – May 2, 2022****

Kelly Cochran, Planning Commission Chair

Scott Larson, City Administrator

City of Orting Department of Planning & Community Development ARCHITECTURAL DESIGN REVIEW APPLICATION FORM		File No. _____ App. Type _____ Fee Paid \$ _____ Date Rec'd _____
Name of Project/Development: <i>Siding Replacement</i>		
APPLICANT/CONTACT PERSON		
Name: <i>Erin Minton</i>		
Address: <i>PO Box 745</i>		
City: <i>Easton</i>	State: <i>WA</i> Zip: <i>98925</i>	Phone: <i>360-507-2240</i>
DESCRIPTION OF PROPOSED ACTION		
<i>Replace the existing wood siding that is failing, with a maintenance free product that looks similar in appearance</i>		
PROPERTY DESCRIPTION		
Location of subject property: <i>409 Washington Ave N Orting</i>		
Legal Description (attach additional pages as required): _____		
Tax Parcel No. <i>1260227439</i> 1/4 Sec. Sec. <i>30</i> Twn. <i>19</i> R. <i>05</i>		
Size (ac./sq. ft.) <i>340</i>	Comp. Plan designation _____	Zone _____
Current Use <i>Drive-thru coffee stand</i>		
AUTHORIZATION TO FILE: SIGNATURE OF ALL PERSONS WITH AN INTEREST IN THE PROPERTY		
Name <i>Tim Martin</i>	Name <i>Jan Greene</i>	
Signature 	Signature <i>See Attached</i>	
Tax No or Lot & Subdivision <i>1260227439</i>		Tax No or Lot & Subdivision _____
<input type="checkbox"/> Owner <input type="checkbox"/> Contract Purchase <input type="checkbox"/> Option Purchaser* Option Expiration Date _____ *Owners signature also required	<input type="checkbox"/> Owner <input type="checkbox"/> Contract Purchase <input type="checkbox"/> Option Purchaser* Option Expiration Date _____ *Owners signature also required	
CERTIFICATION		
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: <i>Erin Minton</i>		Date: <i>4/2/22</i>

Tim Martin

From: Jan Greene <jan.greene@kidder.com>
Sent: Friday, April 15, 2022 9:22 AM
To: Adrienne Harbourt; Tim Martin
Subject: RE: [External] ADR Application Orting

Please consider this my approval to proceed.

Jan M. Greene

Senior Vice President & Market Leader
Asset Services

KIDDER MATHEWS

1201 Pacific Ave, Suite 1400, Tacoma WA 98402
T 253 722 1446 | c 206.300 4964 |
24 HOUR 877 445 6782 | service@kidder.com
jan.greene@kidder.com | kidder.com

From: Adrienne Harbourt <adrienne.harbourt@kidder.com>
Sent: Friday, April 15, 2022 9:20 AM
To: Tim Martin <tmartin@gccoffee.com>
Cc: Jan Greene <jan.greene@kidder.com>
Subject: RE: ADR Application Orting

Good Morning Tim,

I have cc'd Jan Greene, the current property manager who can approve this work. Jan, please review and sign if approved.

Adrienne Harbourt

Operations Manager
Asset Services

KIDDER MATHEWS

1201 Pacific Avenue, Suite 1400, Tacoma, WA 98402
T 253-722-1414
24 HOUR 877 445 6782 | service@kidder.com
adrienne.harbourt@kidder.com

From: Tim Martin <tmartin@gccoffee.com>
Sent: Friday, April 15, 2022 8:42 AM
To: Adrienne Harbourt <adrienne.harbourt@kidder.com>
Subject: FW: ADR Application Orting

Adrienne,

We are wanting to replace the siding on our stand in Orting. We need signed approval on this form to submit to the city. We are wanting to replace the cedar with a maintenance free Fast-Plank material in Knotty Pine.



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 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 structure will remain the same

2. RELATIONSHIP OF BUILDING 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:

Landscaping is not going to change

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:

Lighting will not be altered

4. BUILDING 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 siding will be the only alteration

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 signs 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:

We plan to reuse the existing Gravity signs that already meet design standards and city approval.

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:

the siding is designed to give the appearance of wood
without the maintenance needs of wood

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:

We plan to reuse existing lighting that already
meets design standards and city approval.

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 change in exterior furniture

Signature


Tim Martin
Director of Development

4-7-2022
Date

City use only	
ADR #	_____
Fee Paid	_____
Date Received	_____



Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

Pierce County WA, Spatial Services

Date: 4/18/2022 11:34 AM

Sketches

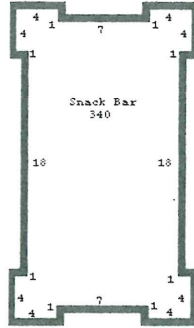
Site Address:
409 Washington Ave N
Orting, WA

0519308001

Gravity Parcel #
1200227439

Landlord Parcel

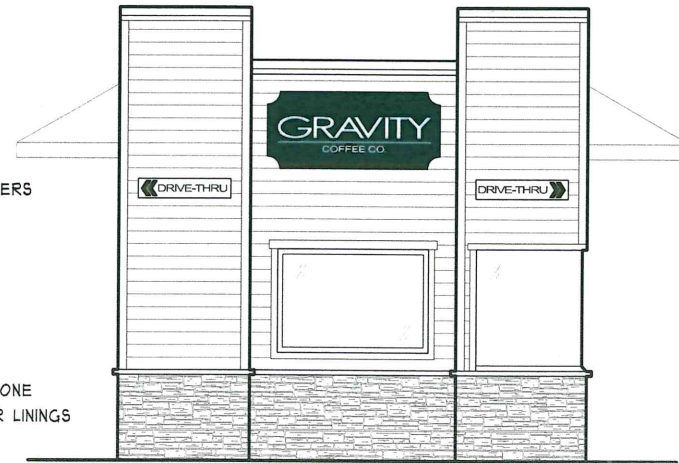
0519308001



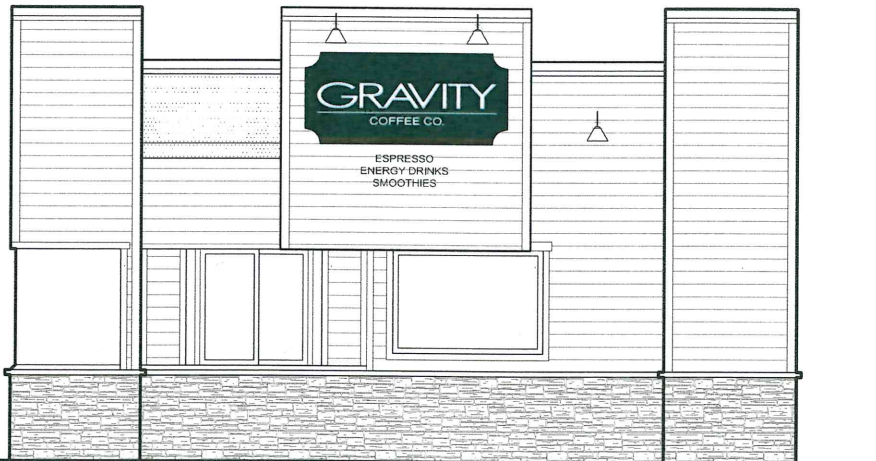
Sketched by Claire SH
03/27/2008
Sketch by Apex IV™



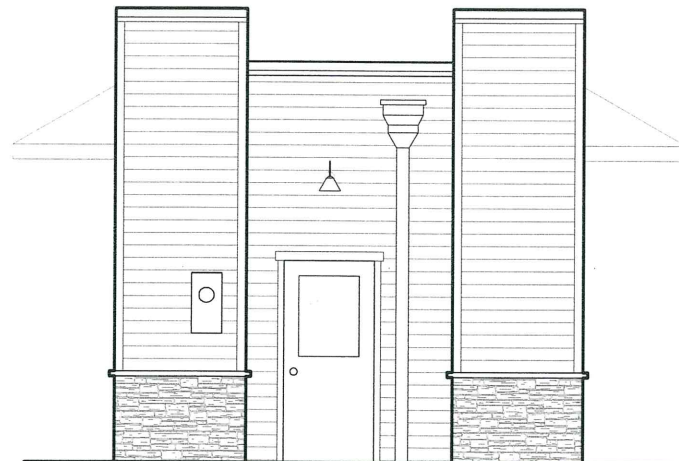
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

7520 Bridgeport Way West
Lakewood, WA 98499
Phone: (253) 581-6000
Website: www.jgarch.net

James Guerrero
Architects, INC.

PROJECT
GRAVITY COFFEE
409 WASHINGTON AVENUE, ORTING, WA
EXTERIOR ELEVATION EXHIBIT

DATE
04-15-2022

SHEET NO.
1 OF 1

Scope of Work:

The Gravity Coffee stand located at 409 Washington Ave Orting WA, needs to have the failing siding replaced. The current siding consists of cedar plank and stone. The stone will remain on the building; however, we want to replace the cedar with a maintenance free product that will last for years to come. The product we will be using is Fast Plank. It has the look of real wood but without the maintenance. It has a built-in moisture management system, fade resistant, and is non-combustible. I've attached a PDF of the product information.

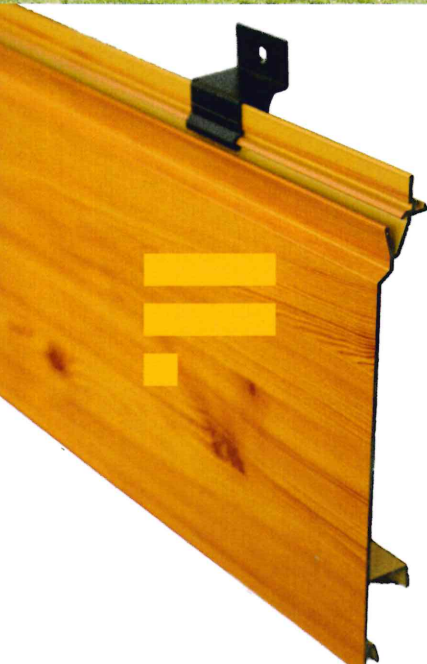
We will first remove the existing lighting and signs on the building that we will reuse. Then we will demo the old cedar siding and install the FastPlank system on the building. Once the siding is complete, we will reinstall the lighting and signs and the job will be complete. Nothing else will be disturbed on the property.



Contact your local sales representative to get your project started today

Aluminum Plank Siding

A COMPLETE CONCEALED FASTENER SYSTEM



The Marketing of Your Home Starts With the Exterior

FastPlank™ is an inexpensive way to draw attention to your home, make an impression, and demonstrate the quality and care that you put into your projects. New customers will be drawn to your home because of the beauty that you have affordably added to your exterior.

FastPlank™ is a fully concealed fastener system that creates a rainscreen air cavity to protect your structure from water infiltration and reduce heat transfer.

Our **FastPlank™** Clip System incorporates the most up to date building science technology, allowing you to give your customer the very best exterior available, while respecting your construction budget.

Protect and increase the value of your brand for years to come and partner with us today.

Start by contacting your local Engage Building Product rep.



Time is Money

We respect your business; we respect your time.

Our contractors and installers are what make the **FastPlank™** aluminum cladding system look beautiful on their customers' homes. The thoughtful design behind this complete system ensures that you can install quickly and make money.

The **FastPlank™ Clip & Slide™** attachment clips quickly secure the planks to the wall every 16 to 32 inches. Our 16' foot planks are durable and lightweight for easy handling, plus our extruded aluminum profiles cut easily (and dust-free!) with a non-ferrous carbide blade.

Try **FastPlank™** to see for yourself how quick and easy it is to install. This system can make money for your business.

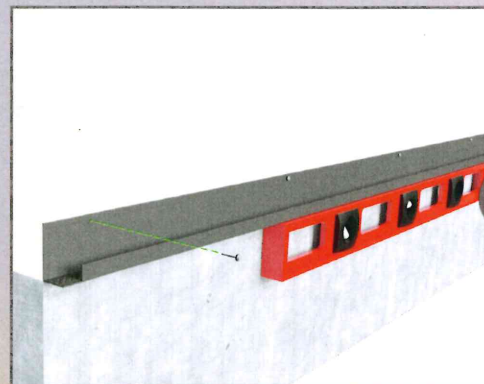
Contact your local Engage Building Materials representative to set up installation training and free **FastPlank™** job estimation.

How To

Elevate your building's aesthetics by following these five easy-to-follow steps:

STEP 1

Level and attach the starter trim to the base of the wall.



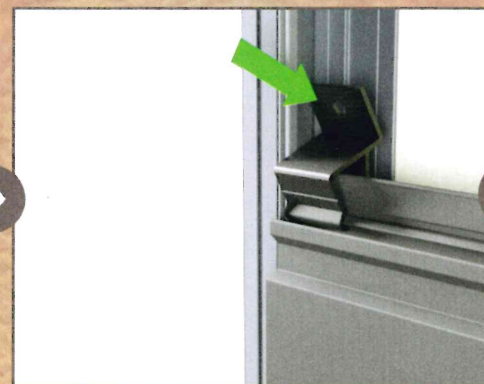
STEP 2

Attach the vertical backplates.



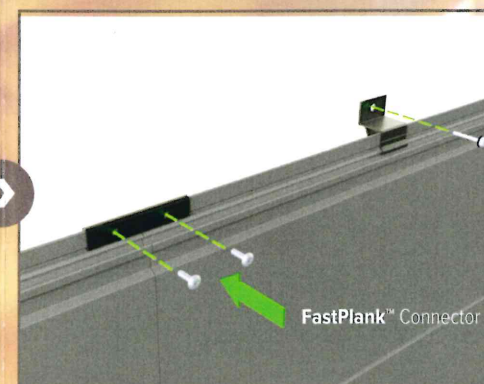
STEP 3

Snap and clip your planks into place.



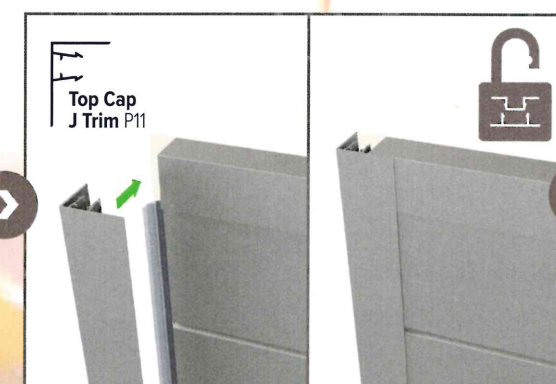
STEP 4

Slide clips and screw into wall every 32 inches.



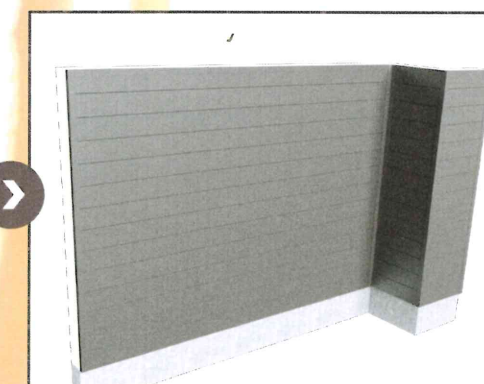
STEP 5

Snap and lock your top caps into place.



YOU'RE DONE!

Admire your stunning new wall.

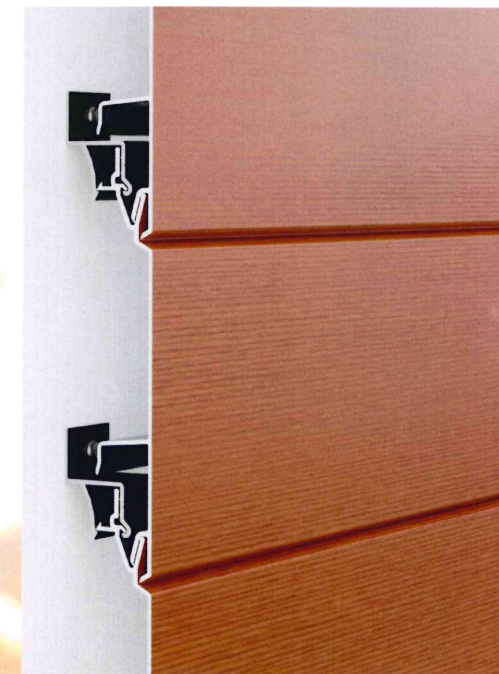
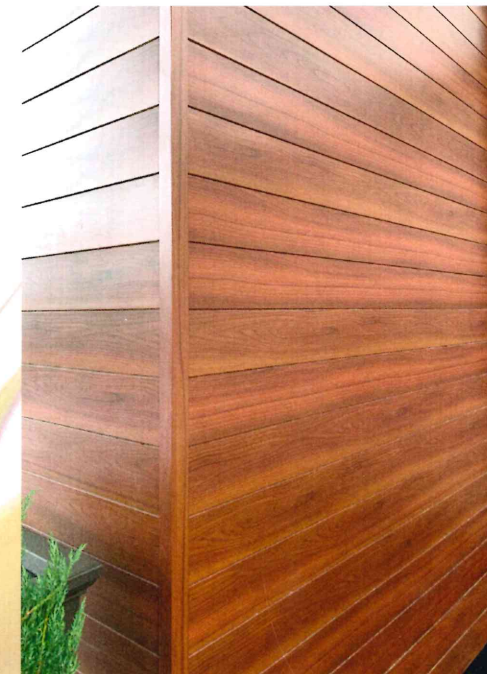


Contact your local sales representative to get your project started today

Innovative Installation

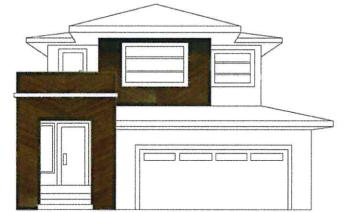
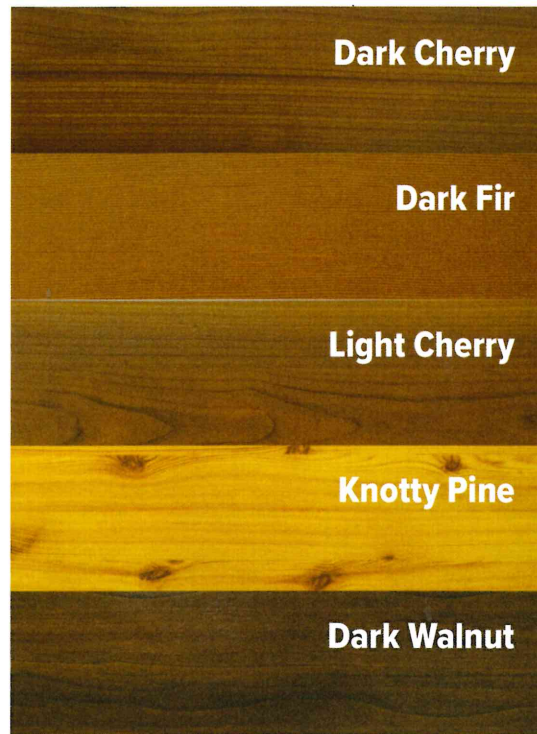
FastPlank™ Systems incorporates an innovative "Snap & Slide" clip system that streamlines installation, prevents gapping and buckling, and ensures long-term appeal and functionality of the building product.

- ✓ **Non Combustible**
- ✓ **Hail / Impact Resistant**



Modern. Affordable. Durable.®

- ✓ Complimentary Color Samples
- ✓ No obligation, Free Estimates
- ✓ Personalized Local Support
- ✓ Installation Support and Training
- ✓ Locally Stocked
- ✓ Mock-up Material Available at No Charge



✓ Backed by 50-year product and 15-year finish warranties, **FastPlank™** Systems is North America's premier choice for aluminum cladding systems.

[Samples](#) | [Estimates](#) | [Resources](#) | [Information](#)

FastPlank™ Systems

fastplank.com

(877) 973-8746

FP-MKTG-REF-1000-EN-0003

Comprehensive customer support throughout North America. Our team of industry professionals is equipped to assist you—regardless of location.



Contact your local sales representative for help getting your project started today



Staff Report

Project Name: Manufactured Homes Code Amendments

Applicant: City of Orting

Date of Staff Report: March 16, 2022

Date of Meeting: May 2, 2022

Staff Recommendation: Approval

City Staff Contact: Emily Adams, AICP Contract City Planner Tim Lincoln Building Official

Public Comment Period: Will occur prior to the public hearing.

Public Notice: Type 5 applications do not require notice of application per OMC 15-4-1. Notice of a public hearing will be published and posted online 10 days prior to the hearing per OMC 15-7-3.

Exhibits:

1. Staff Report
2. Proposed Ordinance

Background

In the City of Orting regulations are in place specifically for both mobile and manufactured homes . Per OMC 10-14-3 parking or occupying a mobile home outside an approved manufactured home park is not allowed, with a few exceptions. Exceptions include an unoccupied one in a private grange, a sale lot, or temporary parking per OMC 10-14-3.C.

Manufactured homes and mobiles homes are different uses. Per RCW 43.22A.010:

"Manufactured home" means a single-family dwelling built in accordance with the department of housing and urban development manufactured home construction and safety standards act, which is a national, preemptive building code.

"Mobile home" means a factory-built dwelling built prior to June 15, 1976, to standards other than the HUD code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since introduction of the HUD manufactured home construction and safety standards act.

In Orting, manufactured homes are permitted on legal lots in the Residential Conservation (RC), residential Urban (RU) and Residential Multi-Family (RMF) zones. They must be on a permanent foundation and meet the following definition: "A dwelling unit manufactured off-site in a factory, transported to the site and placed on a permanent foundation and bearing an insignia by a state or

federal regulatory agency indicating that the building complies with all applicable construction standards of the U.S. Department of housing and urban development's definition of a manufactured home." They must also meet all applicable development/zoning regulations (setbacks, coverage etc.) as well.

The City's Building Official requested that the City's code be looked at to potentially be amended to require manufactured homes placed on individual lots to be new (in compliance with item (1), below). This will mainly ensure the homes are up to current Codes and conform to the surrounding residential atmosphere.

In initial Council discussions, some Councilmembers expressed a desire to see any manufactured home that was placed on an individual lot in the City to be brought up to current code rather than be "new" and not used, or perhaps put an age requirement on them rather than requiring they be new.

A question was also posed about if typical stick-built housing could be moved into the City. This housing can be moved into the City, the foundation would be required to meet current adopted code, but the whole building would not be required to be brought up to current building code standards. The building must just be safe for human occupancy as determined by the International Fire Code and the International Property Maintenance Code. Any repair, alteration or change of occupancy undertaken within the moved structure shall comply with the requirements of the building code applicable to the work being performed and can be inspected to ensure that structural damage did not occur during the move.

Findings of Fact

State law allows manufactured homes to be further regulated, though the state legislature since 2004 has required cities and counties to regulate manufactured homes built to federal manufactured housing construction standards no differently than they regulate other types of homes.¹ However, under those regulations, cities may require that manufactured homes²:

- (1) be new manufactured homes³;
- (2) be set on a permanent foundation;
- (3) comply with any local design standards that may apply to all other homes in the neighborhood in which the manufactured home is to be located;
- (4) be thermally equivalent to the state energy code; and/or
- (5) otherwise meet requirements for a "designated manufactured home" in RCW 35.63.160.

Labor and Industries (L&I) permits manufactured homes and remodeling of manufactured homes. L&I was contacted to provide information regarding these code amendments. The L&I representative stated: *"Manufactured homes are built to 24 CFR MHCSS 3280 Federal HUD requirements. This code is unique for HUD built homes and you cannot establish they be brought up to the IRC requirements. The state of Washington nor the Building Code Council has adopted the section in the IRC outlining*

¹ <https://mrsc.org/Home/Explore-Topics/Planning/Housing/Local-Land-Use-Regulation-of-Manufactured-Housing.aspx>

² RCW 35A.21.312

³ Per RCW 35.63.160(2) "New manufactured home" means any manufactured home required to be titled under Title 46 RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW 82.45.032(2).

requirements for the installation of manufactured homes. Most of these requirements do match the manufacturer’s installation manuals and the Federal Manufactured Home Model Code 24 CFR 3285.”

Therefore, City code cannot mandate that manufactured homes placed on individual lots be brought up to current code that same as other single-family homes as they are controlled by L&I and any remodeling is permitted and controlled by L&I. The City can however put an age limitation on the manufactured homes , such as five years old, or require they be new, per the RCW above.

Proposal

13-2-14: M:

MANUFACTURED HOME: A dwelling unit manufactured off site in a factory, transported to the site and placed on a permanent foundation and bearing an insignia by a state or federal regulatory agency indicating that the building complies with all applicable construction standards of the U.S. department of housing and urban development's definition of a manufactured home.

13-3-3: USES:

Table 1: City of Orting Land Use

	Zones							
	RC	RU	RMF	MUTC	MUTCN	LM	OS	PF
Manufactured home park	C	C	C					
Mobile/manufactured home	p ⁷	p ⁷	p ⁷					
Multiple-family			P	p ³	P			

Notes:

1. Residential planned unit developments (PUD) may allow increases in underlying density except in the MUTCN.
2. All development subject to Master Development Plan and MUTCN Bulk and Dimensional Requirements. See sections 13-3-2 E2 and E5 of this code.
3. Subject to architectural design review.
4. As a binding site plan.
5. Not located along retail street frontages.
6. Housing more than 12 unrelated individuals.
7. On a legal lot with permanent foundation and no older than five years old on the date the home is placed on the lot.

Public Hearing

A public hearing will be held by the planning commission on June 6, 2022.

Staff Recommendation

Staff recommends approval the ordinance as proposed.

Appeal

Recommendations of the planning commission may be appealed, by applicants or parties of record, from the planning commission hearing, to the city council per OMC 15-10-2.



Planning Commission Staff Report

Project Name:	Supportive and Transitional Housing Code Amendments (E2SHB 1220)
Applicant:	City of Orting
Date of Staff Report:	April 4, 2022
Date of Meeting:	May 2, 2022
Staff Recommendation:	Approval
City Staff Contact:	Emily Adams, AICP Contract City Planner
Public Comment Period:	March 25 – April 4, 2022 following notice of public hearing for the permanent regulations.
Public Notice:	Type 5 applications do not require notice of application per OMC 15-4-1. Notice of a public hearing was published in the newspaper and on the City’s website on March 25, 2022 in accordance with OMC 15-7-3.

Exhibits:

1. Staff Report
2. Proposed Ordinance

Findings of Fact

E2SHB 1220 was signed into law in May 2021. Its purpose is to encourage cities to take active steps to accommodate transitional housing, emergency shelters, and similar homelessness-related facilities through local planning and changes to local development regulations. This signed bill contains new requirements related to:

- Comprehensive plan housing element updates;
- Adoption of moratoria or interim zoning controls; and
- Zoning and development regulations regarding indoor shelters, permanent supportive housing, and transitional housing.

The bill states: “A city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed” and “a city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed.” The bill does allow for reasonable occupancy, spacing and intensity of use requirements to be imposed on the uses.

When the bill was signed, the City’s current code had no regulations related to the development and operation of transitional housing or permanent supportive housing or shelters; and hotels/motels were

permitted in the MUTC and MUTCN zones. Without changes under the new law, emergency shelters, emergency housing, transitional housing, and permanent supportive housing would have been required to be permitted in the MUTC and MTUCN zones.

Interim Regulations

Interim regulations, which expire after 6 months, addressing the new law were adopted on September 29, 2021 and were extended another six months on March 30, 2022. Interim regulations were done as city staff did not had sufficient time to evaluate the needs to transitional housing or permanent supportive housing and develop regulations between the time that E2SHB 1220 was signed by the Governor and became law. The interim regulations were extended for another six months, to give staff time to work further on the permanent regulations and go through the appropriate process with the Planning Commission and City Council. These regulations adopted definitions for emergency shelters, emergency housing, transitional housing, and permanent supportive housing. Transitional housing and permanent supportive housing were added to the use table as conditional uses with the stipulations that the number of units allowed on any given property shall be no more than the number of standard dwelling units that would be allowed under the zoning of the property and that neither may be located within half a mile of another property than contains permanent supportive housing or transitional housing. Hotel and motel were removed as a permitted use as part of the interim regulations to give staff time to research and create permanent regulations for each of the uses.

Proposed Permanent Regulations

For clarity purposes the attached ordinance indicates amendments to the code passed as part of the interim regulations in blue, and new proposed amendments in red. This will be revised to just show the new amendments prior to adoption.

The main change from the interim regulations to the proposed permanent regulation is the permitting of emergency shelters and emergency housing. In order to allow hotels and motels within the City, as they were prior to the interim regulations, emergency shelters and emergency housing must be allowed in any zone that hotels and motels are.

Emergency shelters and emergency housing facilities are therefore proposed to be permitted as conditional uses, which means they must go through the conditional use permit process. Further stipulations attached to the list require that they be indoors, that only one of each use can be operating in the City at a time except in the case of disasters/emergencies (such as natural disaster, heating/cooling centers), must be at least 0.5 miles apart and 0.25 miles from a school, and that an operations plan must be submitted for the use. The limit on the number of people is based on Pierce County's point in-time count of homeless individuals in the County in January 2021 which counted 1,005 homeless individuals in the County and three homeless individuals in Orting. According to the 2020 decennial Census Pierce County has a population of 921,130 and Orting has a population of 9,041 accounting for approximately 1% (rounded up) of the County's population. 1% of the County's homeless would be 10 individuals. The proposal therefore is to permit 10 individuals in an emergency shelter and 10 in emergency housing. This ensures that Orting's homeless population is provided for no matter which emergency facility is established.

Public Hearing(s)

A public hearing was held by the Planning Commission on September 9, 2021 on the interim regulations. No comments were received.

A public hearing on the permanent regulations was held at the April 4, 2022 Planning Commission meeting. No comments were received.

Staff Recommendation

The ordinance and amendments as proposed meet the state requirements and include the revisions requested by the Planning Commission at its March 7, 2022 meeting.

Staff recommends approval of the amendments as proposed with one revision. Staff recommends removing the distance requirement from parks and schools. The park requirement effectively prohibits transitional and supportive housing in the MUTC and RMF zones, which may be a desired place for these uses to locate. The school buffer, as proposed, increase the distance between these facilities and schools. This may unwittingly impact families without cars who would be placed further from schools.

Reconsideration and Appeal

A party to a public hearing may seek reconsideration only of a final decision by filing a written request for reconsideration with the administrator within five (5) days of the oral announcement of the final decision. The request shall comply with OMC 15-10-4B.

**CITY OF ORTING
WASHINGTON
ORDINANCE NO. 2022-XXX**

**AN ORDINANCE OF THE CITY OF ORTING,
WASHINGTON, RELATING TO ZONING CONTROLS
PERTAINING TO PERMANENT SUPPORTIVE HOUSING,
TRANSITIONAL HOUSING, EMERGENCY HOUSING AND
EMERGENCY SHELTERS IN RESPONSE TO E2SHB 1220;
AMENDING ORTING MUNICIPAL CODE SECTIONS 13-2,
13-3-3 and 13-5-3; PROVIDING FOR SEVERABILITY; AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, in 2021 the state legislature enacted Engrossed Second Substitute House Bill (E2SHB) 1220 signed by Governor Inslee on May 12, 2021, became Chapter 254, Laws of 2021 and will take effect on partially on July 25, 2021 and partially on September 30, 2021; and

WHEREAS, Section 3 of E2SHB 1220 contains the following preemption of local zoning authority:

A code city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed. Effective September 30, 2021, a code city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit.; and

WHEREAS, the City of Orting had no regulations related to the development and operation of transitional housing or permanent supportive housing needed to protect the community and residents of these units; and

WHEREAS, the City had not had sufficient time to evaluate the needs associated with transitional housing or permanent supportive housing and develop regulations between the time that E2SHB 1220 was signed by the Governor and became law and enacted interim regulations; and

WHEREAS, Pierce County conducted an annual point in-time count of homeless individuals in the County in January 2021; and

WHEREAS, the homeless census counted 1,005 homeless individuals in the County; and

WHEREAS, the homeless census counted three homeless individuals in Orting; and

WHEREAS, according to the 2020 decennial Census Pierce County has a population of 921,130 and Orting has a population of 9,041 accounting for approximately 1% of the County's population; and

WHEREAS, the City of Orting is planning to accommodate its share of the homeless population which is calculated at 10 individuals; and

WHEREAS, the City of Orting wishes to implement E2SHB1220 with restrictions that fit the small-town context of the City, which has no public transit and limited resources; and

WHEREAS, in accordance with the requirement set forth in RCW 36.70A.106, the City provided the Washington State Department of Commerce notice of the City's intent to adopt the proposed ordinance for its 60-day review and comment period on March 8, 2022; and

WHEREAS, the City's Planning Commission considered the amendments on March 8, 2022 and held a public hearing on the proposed amendments on April 4, 2022 and forwarded a recommendation to the City Council to adopt the proposed OMC amendments; and

WHEREAS, the City Council, on May 11, 2022, considered the proposed code amendments and the entire record, including recommendations from the Planning Commission and had a closed record final decision; and

WHEREAS, in response to E2SHB 1220 the Orting City Council would like to make certain changes to its development regulations;

WHEREAS, the City Council has determined that the proposed regulations are in accord with the Comprehensive Plan, will not adversely affect the public health, safety, or general welfare, and are in the best interest of the citizens of the City;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ORTING, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are hereby adopted and incorporated as Findings of Fact and/or Conclusion of Law of the City Council. The City Council bases its findings and conclusions on the entire record of testimony and exhibits, including all written and oral testimony before the Planning Commission and the City Council.

Section 2. OMC Section 13-2, Amended. Orting Municipal Code Section 13-2 is hereby amended as follows:

13-2: DEFINITIONS

13-2-6: E

[EMERGENCY HOUSING: Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.](#)

EMERGENCY SHELTER: a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

13-2-17: P

PERMANENT SUPPORTIVE HOUSING: One or more subsidized, leased dwelling units with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in the Residential Landlord Tenant Act, chapter 59.18 RCW.

13-2-21: T

TRANSITIONAL HOUSING: A facility that is owner, operated, or managed by a nonprofit organization or governmental entity that provides housing and supportive services to homeless individuals or families for up to two (2) years and whose primary purpose is to enable homeless individuals or families to move into independent living and permanent housing.

Section 3. OMC Section 13-3-3, Amended. Orting Municipal Code Section 13-3-3 is hereby amended as follows:

13-3-3: USES

**TABLE 1
CITY OF ORTING LAND USE**

	Zones							
	RC	RU	RMF	MUTC	MUTCN ²	LM	OS	PF
Residential Uses ¹ :								
Cottage	P	P	P		P			
Cottage development		P ^{3,4}	P ^{3,4}		P			
Duplex		P ¹⁰	P	P	P ²⁵			
Group residences:		C	C ³	C ³				C ²²

Adult family homes	P	P	P	P	P			
Attached ground related residences					P			
Emergency Housing				C ^{27,28}	C ^{27,28}			
Emergency Shelter				C ^{27,28}	C ^{27,28}			
Permanent Supportive Housing	C ^{26,28}	C ^{26,28}	C ^{26,28}	C ^{3,26,28}	C ^{3,26,28}			
Single room occupancy sleeping units								C
Transitional Housing	C ^{26, 28}	C ^{26, 28}	C ^{26, 28}	C ^{3,26, 28}	C ^{3,26, 28}			
Other ⁶		C	P	C				
Manufactured home park	C	C	C					
Mobile/ manufactured home	P ⁷	P ⁷	P ⁷					
Multiple-family			P	P ³	P			
Single-family detached	P	P	P		P ²⁵			
Temporary Lodging								
Bed and breakfast	C	C	C	P ³				
Hotel/motel				P P ³	P P			
Rooming house			C	C ³				

Notes:

1. Residential planned unit developments (PUD) may allow increases in underlying density except in the MUTCN.
2. All development subject to Master Development Plan and MUTCN Bulk and Dimensional Requirements. See sections 13-3-2 E2 and E5 of this code.
3. Subject to architectural design review.
4. As a binding site plan.
5. Not located along retail street frontages.
6. Housing more than 12 unrelated individuals.
7. On a legal lot with permanent foundation.
8. On upper floors above ground floor commercial only.
9. On upper floors above ground floor commercial, or in freestanding residential buildings.
10. Duplexes and townhouses are not allowed on flag lots in the RU zone.
11. In planned retail centers when building area is less than 10,000 square feet.
12. See section 13-5-4 of this title.
13. On site sales of agricultural products allowed.
14. Food stores only.
15. On upper floors above ground floor retail.
16. Including outdoor display or sales yards.
17. Not including overnight kennels or treatment facilities.
18. Machine shops, incinerators, wrecking yards, and feedlots may be permitted subject to appropriate mitigation of impacts on surrounding nonindustrial areas. Significant adverse noise, air quality, or other impacts caused by manufacturing processes shall be contained within buildings.
19. When entirely located in a building, not producing adverse noise or air quality impacts, and not located along retail street frontage. Ground floor area limited to 10,000 square feet maximum.

20. Private facilities.
21. Subject to all other City regulations regarding livestock.
22. Redevelopment of the Orting Soldiers' Home subject to site plan and architectural design review approval.
23. Three or more units per building.
24. May not have frontage along SR 162/Washington Avenue N. Must be screened from all adjacent residences with sight obscuring landscaping, 6-foot tall solid fencing.
25. For Senior Housing (aged 55+) only.
26. The number of permanent supportive housing units and transitional housing units allowed on any given property shall be no more than the number of standard dwelling units that would be allowed under the applicable zoning of the property. No permanent supportive housing or transitional housing may be located within one (1) mile of another property than contains permanent supportive housing or transitional housing or a quarter (0.25) mile of any school or park.
27. Emergency housing and emergency shelters are required to be indoors. There shall be no more than one emergency shelter and one emergency housing facility in the city. This does not include indoor emergency shelter facilities that are needed to respond temporarily to a natural disaster or other similarly acute emergency (ex: heating and cooling centers). No permitted indoor emergency shelter may be located within a half (0.5) mile of a permitted indoor emergency housing facility or a quarter (0.25) mile of any school. An operations and security plan shall be required that addresses site management and neighborhood impacts. Each facility shall be limited to a total of 10 individuals.
28. No person under court supervision or under sex offender registration requirements can receive services from a provider, unless providing such services are consistent with the laws, regulations, and/or supervisory requirements related to such persons.

Section 4. OMC Section 13-5-3, Amended. Orting Municipal Code Section 13-5-3 is hereby amended as follows:

H. Uses Not Specified: In the case of a use not specifically mentioned in subsection I of this section, the requirements for off street parking facilities shall be determined by the Administrator. Such determination shall be based upon the requirements for the most comparable use specified in subsection I of this section and/or through a parking study as required by the Administrator or their designee.

Section 5. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 6. Codification. The City Council authorizes the City Clerk to correct any non-substantive errors herein, codify the above, and publish the amended code.

Section 7. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ___ DAY OF ____, 2022.

CITY OF ORTING

Joshua Penner, Mayor

ATTEST/AUTHENTICATED:

Kimberly Agfalvi, City Clerk, CMC

Approved as to form:

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

Filed with the City Clerk:
Passed by the City Council:
Date of Publication:
Effective Date: