

## Commissioners

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



## City of Orting Planning Commission Agenda

Thursday, September 8, 2022  
7:00pm  
City Hall Council Chambers

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/81918917722?pwd=Wmw4QVITSHo4ZGduRU5weHk5cVpNdz09>

Meeting ID: 819 1891 7722  
Password: 377322

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### 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 Planning Commission Acting Secretary Kimberly Agfalvi at [clerk@cityoforting.org](mailto:clerk@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 July 7, 2022 meeting correct and accurate?
2. Are the minutes of August 1, 2022 meeting correct and accurate?

### E. ARCHITECTURAL DESIGN REVIEW

1. ADR 2022-08 – 4-plex - 215 Corrin Ave NW – Ronhovde Architects LLC.
2. ADR 2022-09 – Exterior Lighting – 308 Kansas St SW – Orting Baptist Church

### F. NEW BUSINESS

None.

### G. OLD BUSINESS

1. Dumpsters.
2. Update on signage at Shell station and the two adult family homes north of Orting Cardinal Stadium.

### H. GOOD OF THE ORDER

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

### I. ADJOURN

**NEXT PLANNING COMMISSION MEETING: Monday, October 3, 2022**

**City of Orting**  
**PLANNING COMMISSION MINUTES**  
July 7, 2022

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

Commissioners Rule and Wilson were absent from the meeting. No motion was made to excuse their absences.

**ATTENDANCE:**

City Acting Commission Secretary Danielle Charchenko, City Administrator Scott Larson.

Visitor Mike Thomas

**AGENDA APPROVAL:**

Agenda Approval Co-Chair Craig moved to adopt the agenda.  
Commissioner McKinney seconded the motion and it carried.

**AUDIENCE PARTICIPATION:** None

**MINUTES:**

Approval of Minutes for June 6, 2022 No Minutes for previous meeting.

**ARCHITECTURAL DESIGN REVIEW:**

**A. ADR 2022-05 – Earthwise Pet – Mike Thomas, Valley Sign.**

Chair Cochran read the ADR 2022-05 staff report and staff recommendations. Recommendation of approval with the condition that the sign be resized so that it does not exceed (30) square feet per OMC 13-7-9 (B) (2). Mike Thomas stated the previous business’s sign was (40) square feet and Earthwise should match surrounding signs for aesthetic. City Administrator, Scott Larson, read OMC 13-7-9 for Retail and MUC “A maximum of 30 square feet of sign shall be permitted... No combination of signs shall exceed 10% of the façade to which they are attached.”

Co-chair Craig moved approval of ADR 2022-05 with the provision that they reduce their sign from (50) square feet to (40) square feet to take place of previous sign, granting a variance of the (30) square feet for OMC 13-7-9. Commissioner McKinney seconded the motion and it carried.

**B. ADR 2022-06 – Glacier West Storage – Mike Thomas, Valley Sign**

Chair Cochran read the ADR 2022-06 staff report and staff recommendations. Staff recommends the following: Grant a variance for the non-electronic portion of the freestanding commercial sign advertising Glacier West Storage, per OMC 13-7-9 (A). Do not recommend approval of the electronic sign, per OMC 13-7-4 (L) (8). Approval with the following variance per OMC 13-7-10 (D) should be granted for the “Entering Cardinal Country” sign to allow the top of the sign to be up to 6 feet tall per OMC 13-7-2. Mike Thomas stated, based on the information given for the LED board, they have decided to remove that feature from this proposal. The completed sign will have stacked stone, LED not included, wood sign moved down to eliminate (2) feet, measuring (6) feet total, with a possible gap to be left between sign and stone base. Mike stated that he added a decorative accent to the top of the sign. The base will be triangle with a façade built around the bottom to give a monument style sign. The base will consist of hollow boxes on the inside with custom manufactured caps to cover posts and keep rain from getting inside, with faux stone surrounding base. Chair Cochran stated she was concerned about people

messaging with hollow boxes. Mike Thomas stated the custom caps will permanently cover the hollow boxes. The “Entering Cardinal Country” sign will be replacing the current banner hanging on fence.

Co-chair Craig moved to adopt and approve ADR 2022-06 with understanding of variances needed, following the staff recommendations and delete the LED from signage. Commissioner McKinney seconded the motion and it carried.

**C. ADR 2022-04 – Big J’s – D&D Construction – Blake Collier.**

Chair Cochran read the ADR 2022-04 staff report and staff recommendations. Recommendation of approval with the conditions that the service area for siting of dumpster be out of the right of way and the dumpster will be stored inside the newly constructed bay until service area is complete. Co-chair Craig stated that D&D Construction answered questions about color and materials for proposal.

Co-Chair Craig moved to adopt and approve ADR 2022-04 with compliance of staff recommendations. Commissioner McKinney seconded the motion and it carried.

**NEW BUSINESS:**

None

**OLD BUSINESS:**

- |                          |                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dumpster Code Violations | City Administrator Scott Larson stated Big J’s and D&D Construction have resolved their dumpster issues and he has been in communication with Café Elite. Scott and Officer Joe Palombi will be meeting with Café Elite to discuss a solution. Corrin Ave Apartments has not responded to any communications sent out. Will continue to get in contact with Corrin Ave Apartments before escalating. |
| Signage Code Violations  | Orting Valley Adult Family Home (815 Old Pioneer Way) came in Tuesday for clarification on codes. They were given a copy of the OMC 13-7-5 and the design guidelines. They will reach out to Valley Sign. American Adult Family Home (1005 Old Pioneer Way) has not submitted an ADR application but has taken down temporary signage. Shell station is still working through signage issues.        |

**GOOD OF THE ORDER:**

- |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planned Absences           | Co-Chair Craig, Commissioner McKinney.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Report on Council Meetings | City Administrator Scott Larson gave a brief report: Council is currently working on house bill 1220 supportive and transitional housing code amendments. The council has made progress, but haven’t come to a final agreement. The council is still working on an issue with the language trying to narrow down setbacks. The council is also working on a Main Parks Master Plan. This item was sent back to committee for further discussion. Manufactured Home code amendments are accepted, but waiting for a comment from Commerce before the amendments can be adopted. The council has approved the purchase of an electronic reader board to replace current reader board. Lastly, the new City Planner has resigned. City Administrator Scott Larson will be meeting with a new one through AHBL on Monday. |
| Agenda Setting             | Commission asked that dumpster violations and sign violations be kept on the agenda.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

**ADJOURNMENT:**

Meeting Adjournment

Co-Chair Craig moved to adjourn the meeting at 8:06pm.  
Commissioner McKinney seconded the motion and it carried.

**ATTEST:**

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Kelly Cochran, Commission Chair

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Kim Agfalvi, Acting Commission Secretary

**City of Orting**  
**PLANNING COMMISSION MINUTES**  
August 1, 2022

Chair Kelly Cochran called the meeting to order at 7:00 pm. Roll call found Commissioners Jeff Craig, Chris Rule, Erika Bartholomew, and Dan Swanson in attendance. A quorum was present.

Commissioner McKinney was absent from the meeting. Commissioner Bartholomew moved to excuse Commissioner McKinney from the meeting. Co-Chair Craig seconded the motion and it carried.

Commissioner Wilson entered at 7:25pm.

**ATTENDANCE:**

City Planning Commission Secretary Danielle Charchenko, City Administrator Scott Larson, City Clerk Kim Agfalvi.

Professional City Planner Carmen Smith absent due to illness.  
Representatives

Guests (including Virtual Liz LeRoy - Owner's Rep for Orting School District.  
Log-in)

**AGENDA APPROVAL:**

Agenda Approval Co-Chair Craig moved to adopt the agenda as written.  
Commissioner Rule seconded the motion and it carried.

**AUDIENCE PARTICIPATION:** None

**MINUTES:**

Approval of Minutes for Co-Chair Craig moved to approve the June 6, 2022 minutes with the following  
June 6, 2022 correction:

- Under ADR 2022-04 change the word "form" to "from".

Approval of Minutes for Corrections for July 7, 2022 minutes:  
July 7, 2022

- Header on second page has incorrect date. Change to July 7, 2022.
- Under ADR 2022-06, remove extra "the" from sentence referencing the base of the sign.
- On page two change "Co-Chair" to "Co-Chair Craig".
- On page one note no motion made for absences and no public comments received.

July 7, 2022 minutes will be re-presented for approval at next meeting.

**ARCHITECTURAL DESIGN REVIEW:**

- A. ADR 2022-07 – Duplex – 514 Deeded Lane SW – Ryann Stennes.  
Planning Commission Secretary Danielle Charchenko read the ADR staff report for ADR 2022-07 and stated that staff recommendation was approval as presented. Planning Commission discussion followed.

Co-chair Craig made a motion to approve ADR 2022-07 as presented. Commissioner Swanson seconded the motion and it carried.

**B. ADR 2022-08 – Fourplex – 215 Corrin Ave NW – Les Seifert.**

The Planning Commission Secretary Danielle Charchenko read the ADR staff report for ADR 2022-08 and stated that staff recommendation was approval with clarification on trash screening. Chair Cochran stated that the structure needs more detail to fit the Western theme such as gridded windows, gable trim and trim on porch posts.

Co-chair Craig moved to table ADR 2022-08 until they provide details on Western theme and clarify trash area screening. Commissioner Bartholomew seconded the motion and it carried.

**NEW BUSINESS:**

Comprehensive Plan  
Amendments

Orting School District representative, Liz LeRoy, briefed on what the Orting School District is intending to do with the parcel that the school district had purchased north of the high school after re-zone from the current Mixed-Use Town Center North zoning to Public Facilities zoning, if approved. She stated the primary goal is to build a new elementary school in the north portion of the parcel to provide for an increase in student enrollments. Ms. LeRoy stated other school district needs are high school expansion, a district building, a maintenance facility, tennis courts, sport fields, and to mitigate and relocate wetlands. Planning Commission discussion followed.

City Administrator Scott Larson briefed on incorporating the updated Parks, Trails, and Open Spaces plan into the Capital Facilities Chapter of the Comprehensive Plan and briefed that the plan was adopted by Council in February of 2022. He stated the updates are being made to stay consistent with the City's planning documents.

Public Hearing will be held Thursday, September 8, 2022.

Informational item only. No action taken.

Sign Code Amendments

The Planning Commission extensively discussed possible revisions to OMC 13-7-9 B2 for the maximum size of signs in Retail and Mixed Use Centers. The Planning Commission decided to leave as written and change the maximum sign area from (30) square feet to (40) square feet.

City Administrator Scott Larson stated an updated ordinance will be presented to the Planning Commission and action will be taken at next meeting.

**OLD BUSINESS:**

Dumpster Code Violations

City Administrator Scott Larson stated there has been no update on dumpsters as it has not been a priority at this time.

At 8:28pm Co-Chair Craig made a motion to extend the meeting until 9:00pm. Commissioner Swanson seconded the motion and it carried.

Signage Code Violations

City Administrator Scott Larson stated the City received a signage request from Orting Valley Adult Family Home. He briefed the request was for a nonconforming sign, additional questions will need to be answered and if the applicant wants to move forward with the current proposal, Planning Commission will need to hold a Public Hearing on a variance.

Scott Larson briefed there is no update on Shell station signage or Adult Family Home signage.

**GOOD OF THE ORDER:**

Planned Absences

Co-Chair Craig may not be attending the next meeting due to conflict.

Report on Council Meetings

City Administrator Scott Larson gave a brief report and stated that Council approved a landscape architect to start working on a Main Park Master Plan. He briefed that the company hired was MacLeod Reckord and stated that they will be looking at how the Main Park is used and what will need to be updated to produce a cohesive Main Park.

City Administrator Scott Larson stated the Council is anticipating receiving a PUD request in the next couple of months for the Schoenbachler parcel. He briefed that the property owners have mentioned they are willing to add a feature to the park at their expense to mitigate some of the impacts they will be creating. Ideas for these features include building tennis courts and pickle ball court and that the City has a contractor who is able to install a pickle ball court for a fraction of the cost. He stated that fence near the trail on the parcel is encroaching on City property and will be moved back to be parallel with the fence at Rainier Meadows. City Administrator Scott Larson states that the Parks Advisory Board had also been talking about redoing the pump track and adding exercise equipment along the trail.

City Clerk Kim Agfalvi stated the City will have several events coming back this year such as Red Hat Days, Orting Pumpkin Festival, Home for the Holidays, and Summerfest.

City Administrator Scott Larson briefed the Planning Commission that the City has received a \$25,000 grant for right-of-way and construction for the SR162 Bridge from the Port of Tacoma.

Agenda Setting

The Planning Commission will have a Public Hearing on the Comprehensive Plan Amendments (2 pieces) at the September meeting. The Planning Commission will review the Sign Code Amendment ordinance. The Planning Commission asked that the following topics be added to the September meeting: ADR 2022-08, dumpster violations, and sign violations.

**ADJOURNMENT:**

Meeting Adjournment

Co-Chair Craig moved to adjourn the meeting at 8:50pm. Commissioner Rule seconded the motion and it carried.

**ATTEST:**





# City of Orting Staff Report

## Planning Commission

City of Orting  
ADR 2022-08 Fourplex

**APPLICANT / OWNER:**

Les Seifert - Architect  
Multani Townhomes - Owner

**LOCATION OF PROPOSAL:**

215 Corrin Ave NW, Orting, WA 98360

**DESCRIPTION OF PROPOSAL:** The applicant is building a fourplex and is seeking an Architectural Design approval of the 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 13-6-7A “Architectural Design Review”.

- The applicant submitted a building design with the application; see attached.
- The applicant has chosen three (3) Sherman Williams Historical Colors for the exterior of the structure. Colors confirmed on Sherman Williams web-site.
- Applicant has submitted an updated rendering to appear more Western themed. Wood braces were added to each of the posts and at the deck support. The overhang at the gable ends has been reduced. Color scheme has been muted to be more consistent with Western theme.
- The design shows a 2-car garage for each unit which meets the on-site parking requirement.
- Applicant’s intent for trash service is for each unit to store garbage cans in their garage and place on the street for pick up day.
- The Building Official, Tim Lincoln has received one of the ADR packets submitted.

**STAFF RECOMMENDATION:** Staff recommends approval of ADR 2022-08 as presented.

**PREPARED BY:** Danielle Charchenko

**\*\*PLANNING COMMISSION DECISION – August 1, 2022\*\***

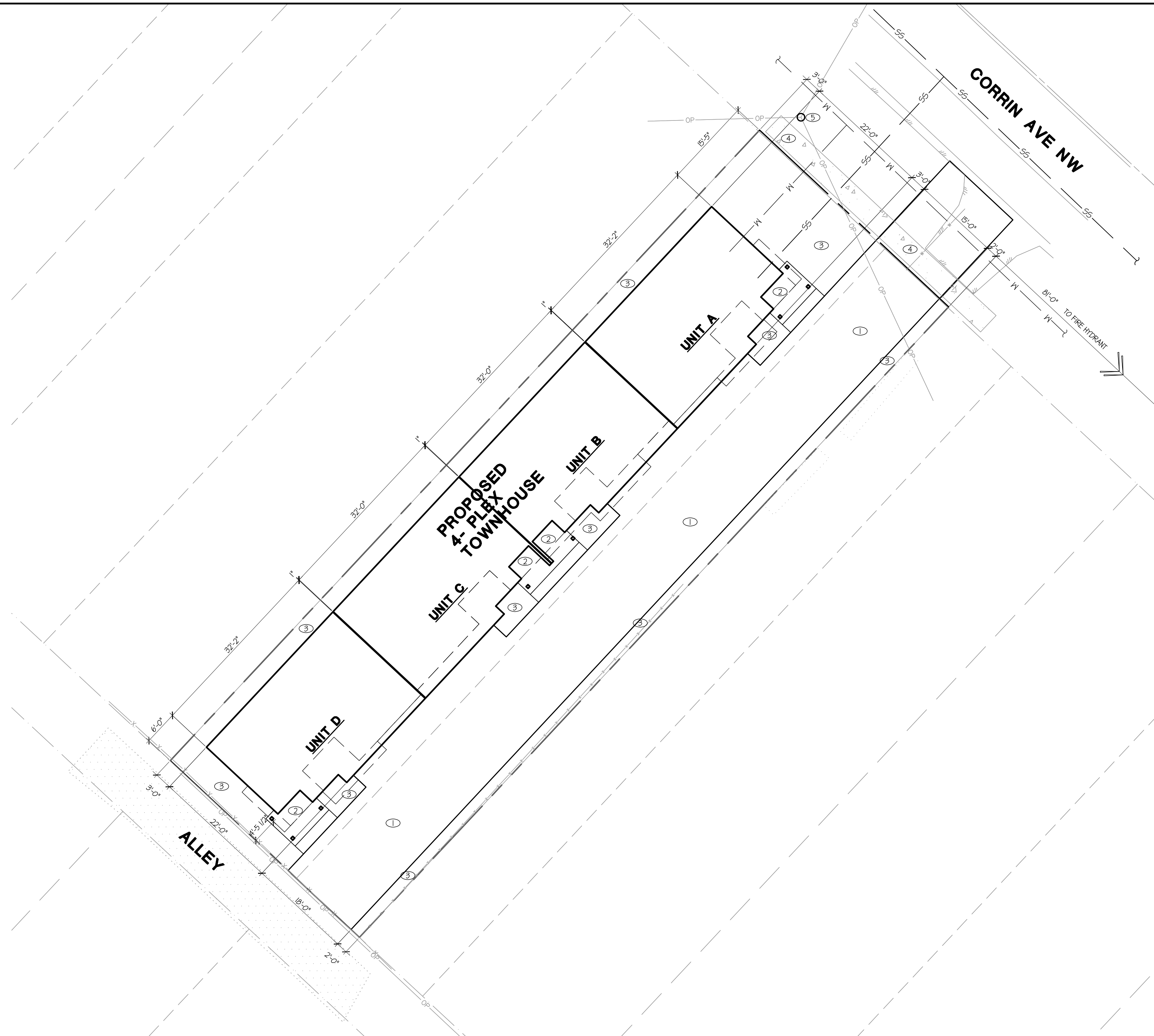
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Kelly Cochran, Planning Commission Chair

Scott Larson, City Administrator

<b>City of Orting</b> Department of Planning & Community Development ARCHITECTURAL DESIGN REVIEW APPLICATION FORM		File No. _____ App. Type _____ Fee Paid \$ _____ Date Rec'd _____
Name of Project/Development: <b>Multani Townhomes</b>		
<b>APPLICANT/CONTACT PERSON</b>		
Name: <b>Ronhovde Architects LLC - Les Seifert</b>		
Address: <b>14900 Interurban Ave S; Suite 138</b>		
City: <b>Tukwila</b>	State: <b>WA</b> Zip: <b>98168</b>	Phone: <b>(206)859-5500</b>
<b>DESCRIPTION OF PROPOSED ACTION</b>		
<b>The project consists of providing a 4-plex townhouse building on a single family lot. See Pre-Application Notes dated 3/11/21</b>		
<b>PROPERTY DESCRIPTION</b>		
Location of subject property: <b>215 Corrin Ave NW</b>		
Legal Description (attach additional pages as required): <b>ELDREDGES ADD TO ORTING L 21 &amp; W 1/2 OF 22 B 14</b>		
Tax Parcel No. <sup>3670000650</sup> <b>1/4 Sec. 33 Sec. 29 Twn. 19 R. 05</b>		
Size (ac./sq. ft.) <b>0.155/6,750</b> Comp. Plan designation		Zone <b>MUTC</b>
Current Use <b>Vacant</b>		
<b>AUTHORIZATION TO FILE: SIGNATURE OF ALL PERSONS WITH AN INTEREST IN THE PROPERTY</b>		
Name	Name	
Signature	Signature	
Tax No or Lot & Subdivision	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	
<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:	



**REN SITE PLAN**  
SCALE: 1/8"=1'-0"  
PROJECT ACTUAL

**PROJECT INFO**

ZONING: MITG (MIXED USE TOWN CENTER)  
 PARCEL NO(S) : 3610000650  
 SITE AREA: 6,750 S. F. (0.155 ACRES)  
 BUILDING FOOTPRINT AREA: 2,665 SQ. FT. (TOTAL) (39.48%)  
 COMMON SPACE: 551 SQ. FT. / 4 = 137.75 SQ. FT. PER UNIT

**CONTACT INFO**

**OWNER:** MULTANI CUSTOM HOMES  
 13426 SE 230TH ST  
 KENT WA 98042  
 (206)501-6467  
 PAUL MULTANI  
 paulmultani@hotmail.com

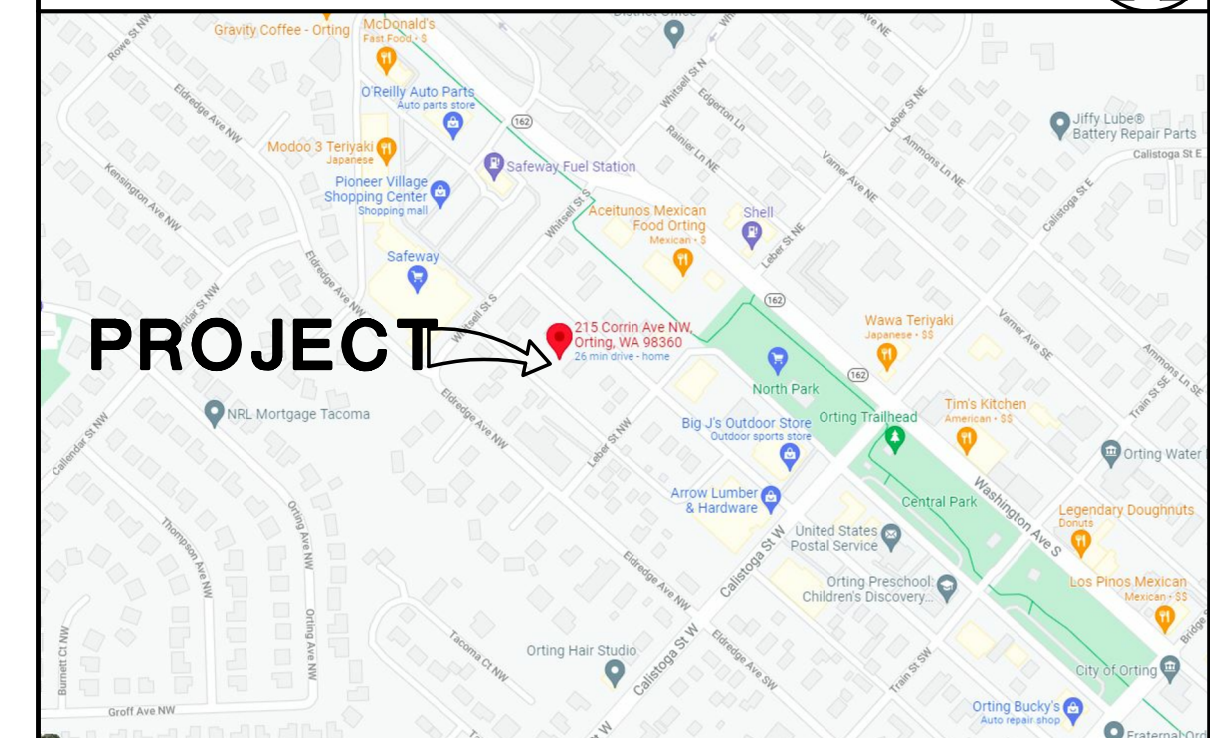
**ARCHITECT:** RONHOVDE ARCHITECTS LLC  
 14900 INTERURBAN AVE 5  
 TUKWILA WA 98168  
 TORJAN RONHOVDE  
 torjan@ronhovdearchitects.com  
 (206)854-5500

**CONTRACTOR:** MULTANI CUSTOM HOMES  
 13426 SE 230TH ST  
 KENT WA 98042  
 (206)501-6467  
 PAUL MULTANI  
 paulmultani@hotmail.com

**KEYNOTES**

- ① ASPHALT DRIVE
- ② COVERED CONCRETE ENTRY PORCH
- ③ LANDSCAPE AREA
- ④ EXISTING (EX) SIDEWALK
- ⑤ EX POWER POLE
- ⑥
- ⑦
- ⑧
- ⑨
- ⑩
- ⑪
- ⑫
- ⑬
- ⑭
- ⑮
- ⑯

**VICINITY MAP**



**LEGAL DESCRIPTION**

Section 24 Township 14 Range 05 Quarter 33 ELDRIDGE ADD TO ORTING L 21 & W 1/2 OF 22 B 14

**THE RONHOVDE ARCHITECTS LLC**

14900 INTERURBAN AVE SOUTH SUITE 138  
 TUKWILA, WASHINGTON 98168  
 (206) 854-5500 ■ FAX (206) 854-5501  
 ronhovdearchitects.com

4344 REGISTERED ARCHITECT  
 STATE OF WASHINGTON

**MULTANI TOWNHOMES**  
 215 CORRIN AVE NW  
 ORTING WA  
 PIERCE COUNTY WA  
 JURISDICTION: ORTING WA

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1	12/10/21	Design Review Submittal
NO.	DATE	DESCRIPTION

REVISIONS

SHEET CONTENTS:  
**SITE PLAN**

JOB NO.:	2021.60	SHEET NO.:
DRAWN BY:	LXG	<b>A0.1</b>
CHECKED BY:	TJR	
DATE:	12-10-21	

**MULTANI TOWNHOMES**  
215 CORRIN AVE NW  
ORTING WA  
PIERCE COUNTY WA  
JURISDICTION: ORTING WA

PROJECT:

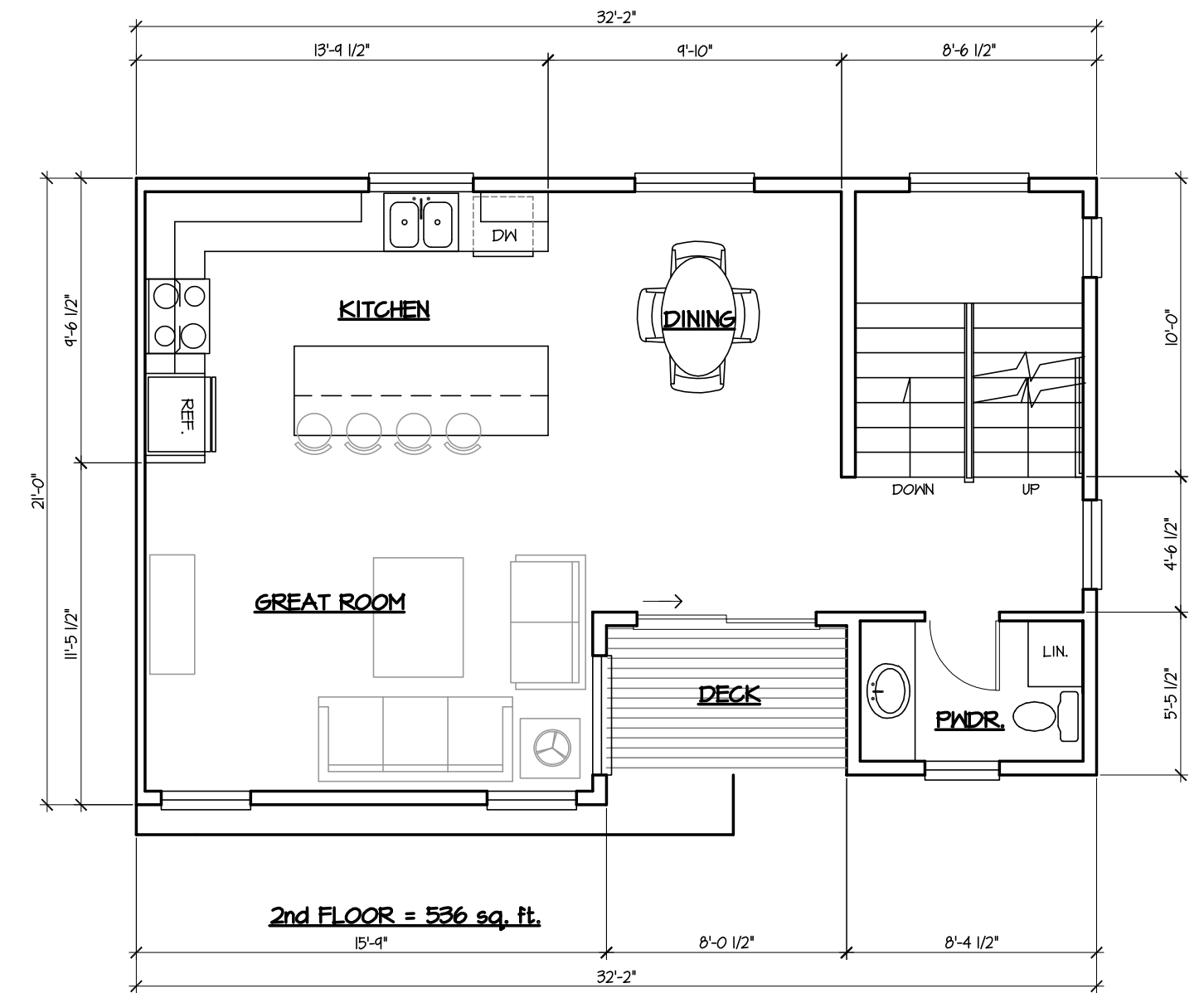
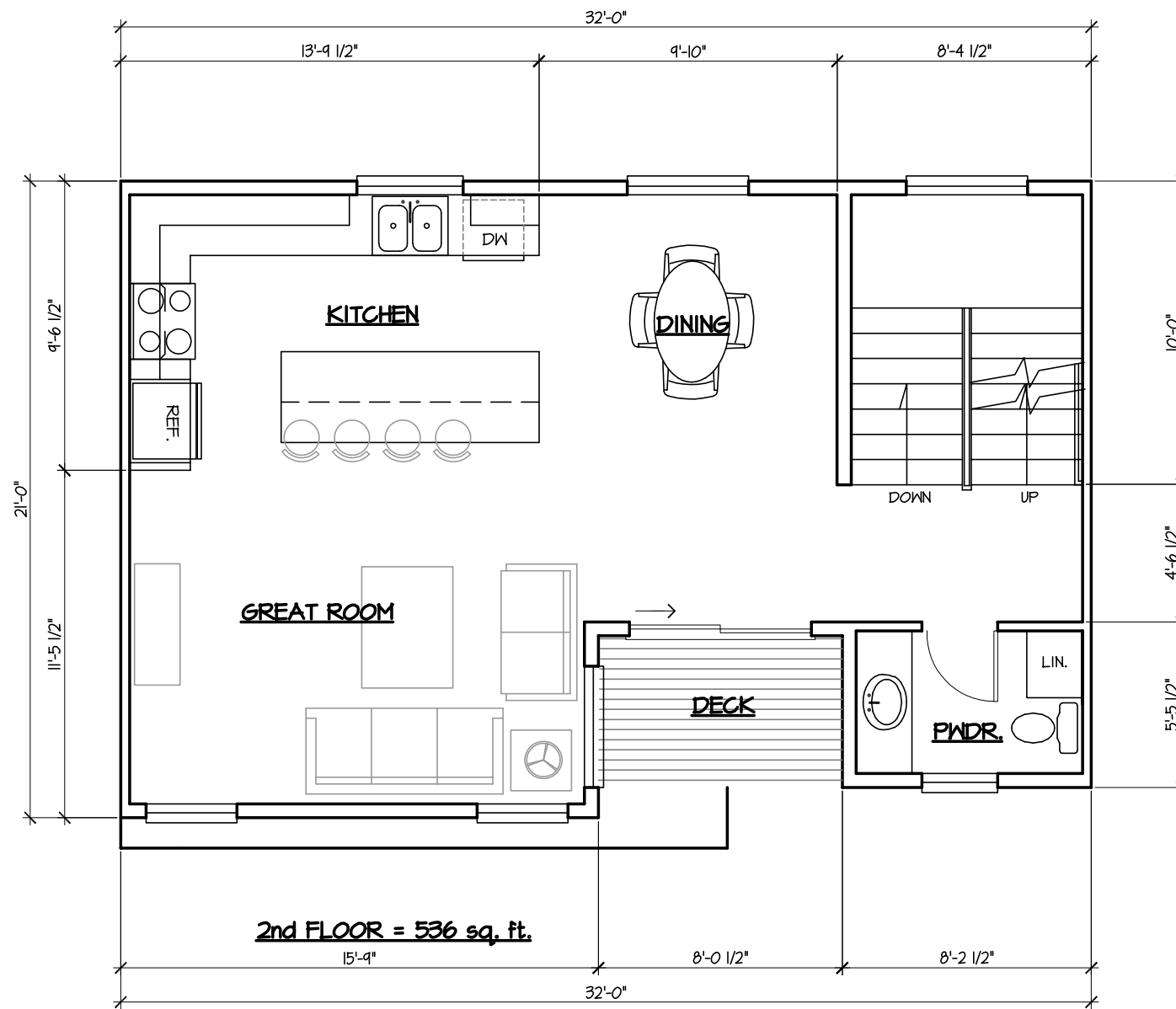
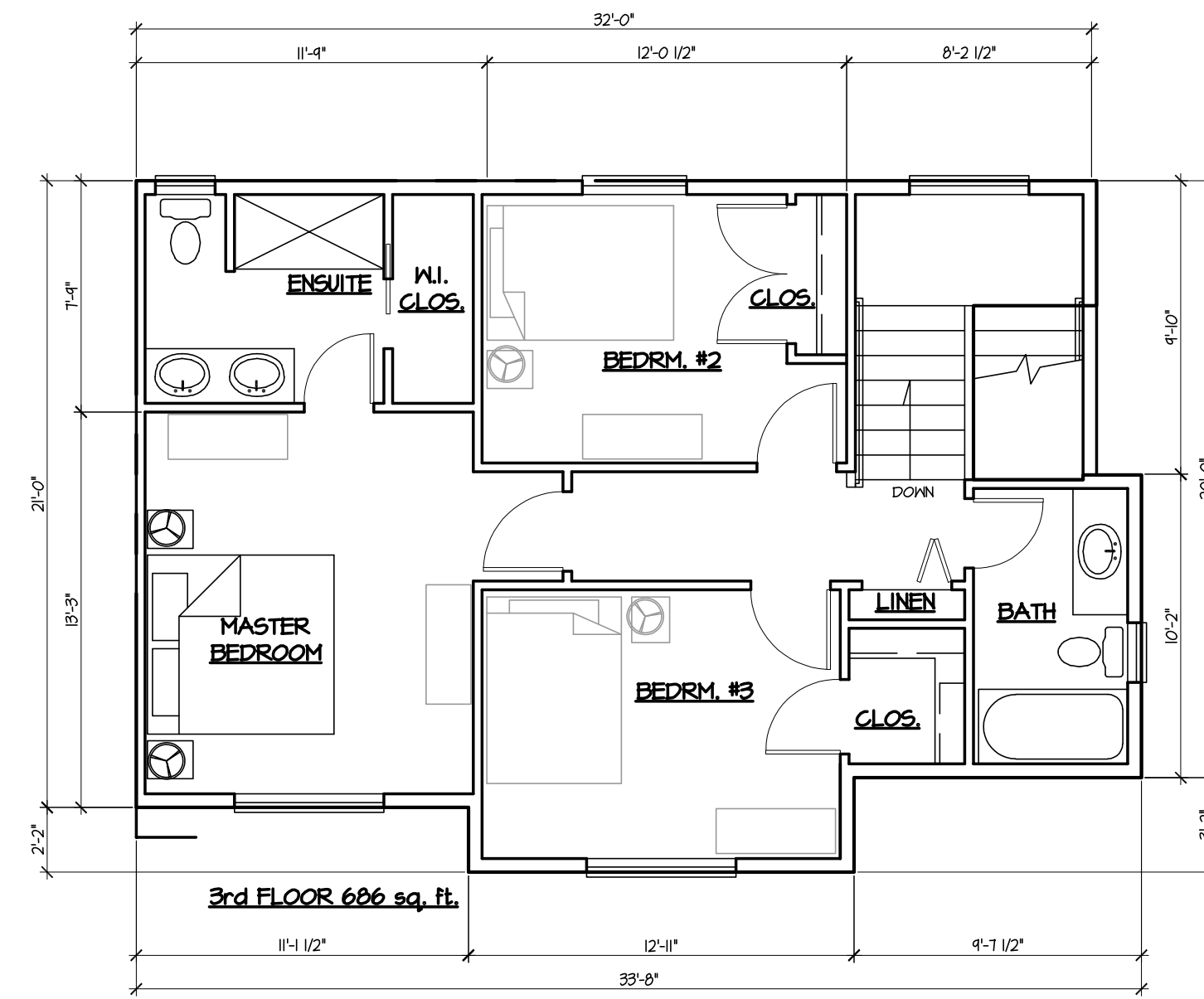
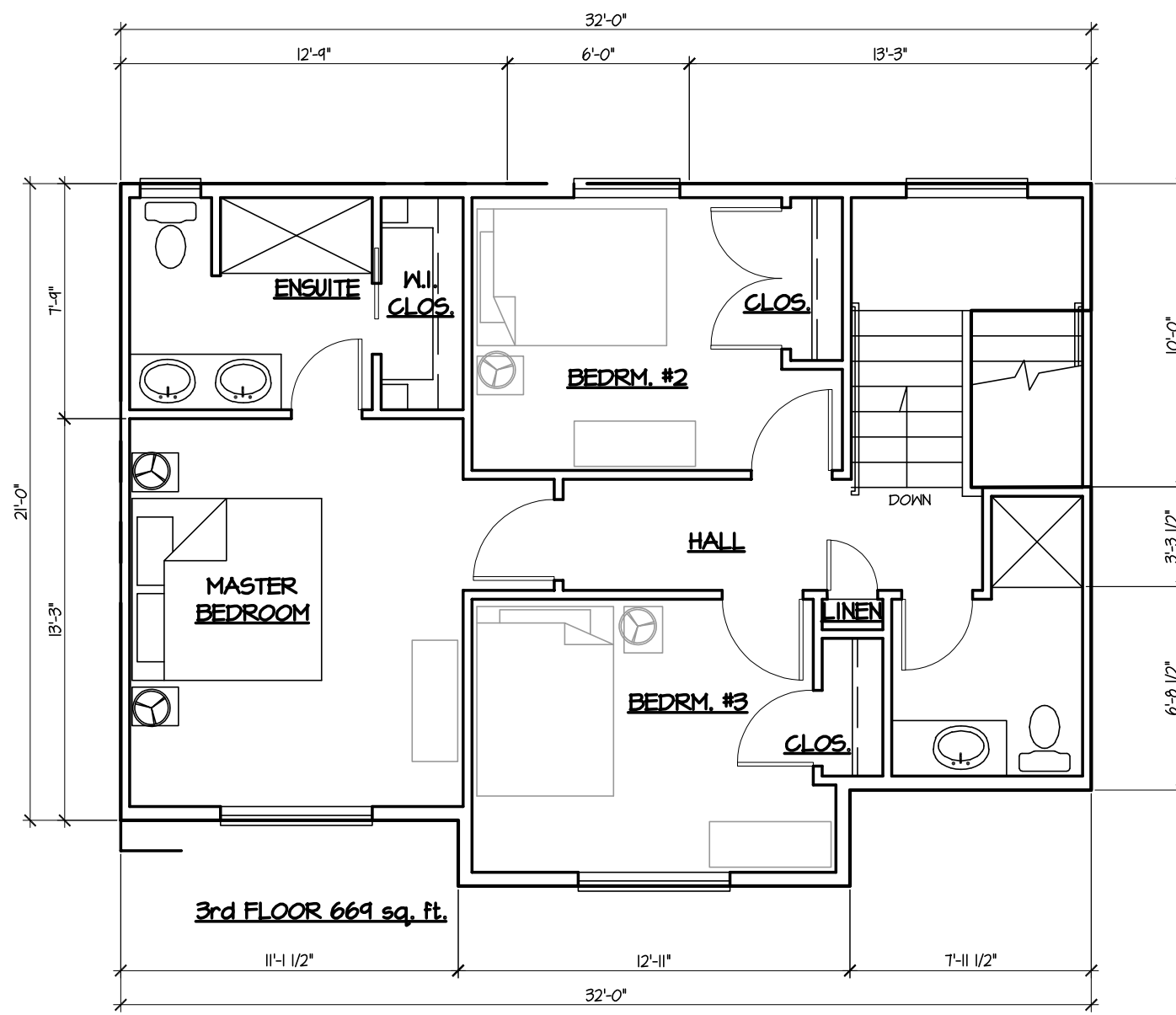
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1	12/10/21	Design Review Submittal
NO.	DATE	DESCRIPTION

REVISIONS

SHEET CONTENTS:  
**FLOOR PLAN  
CONCEPT(S)**

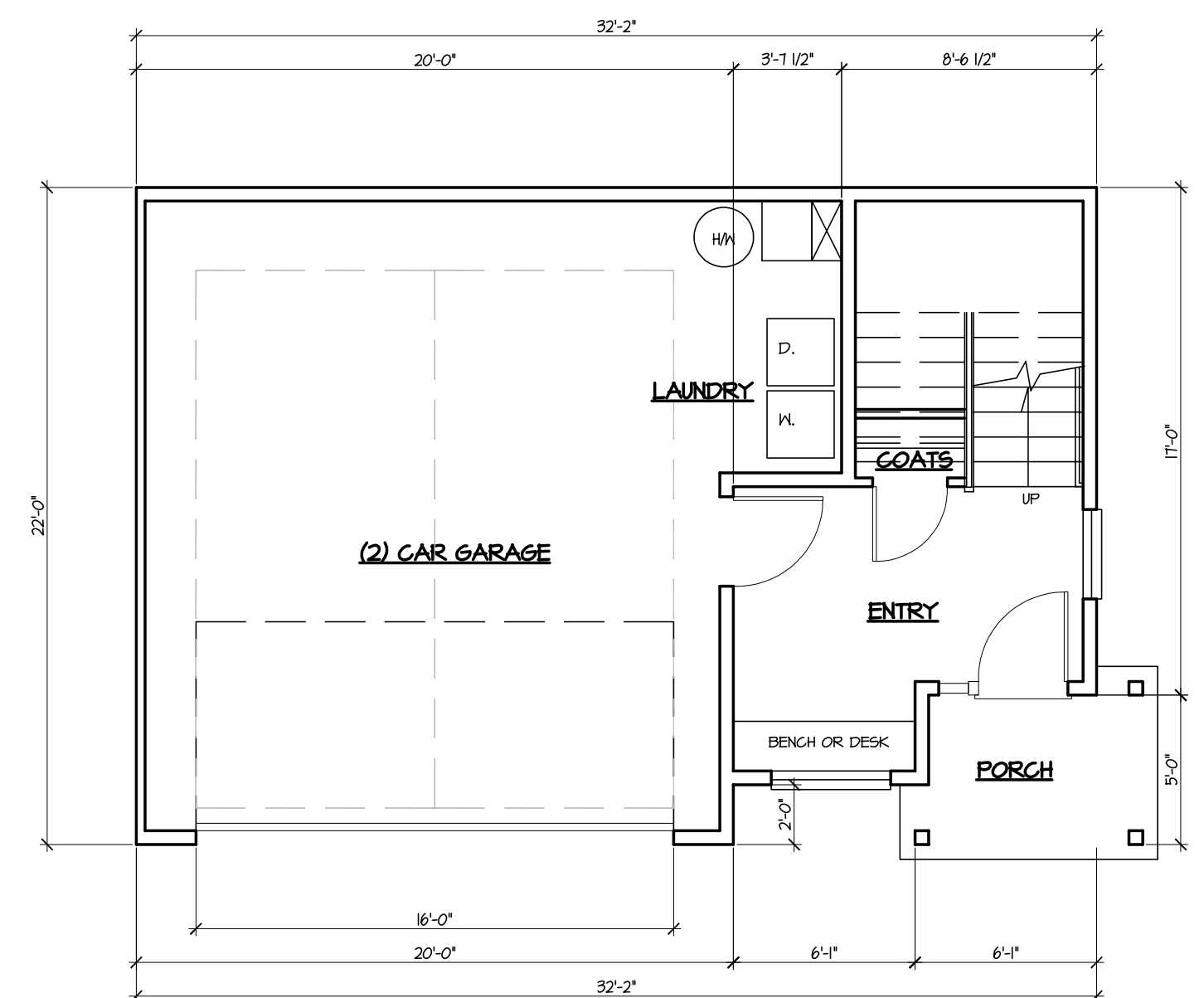
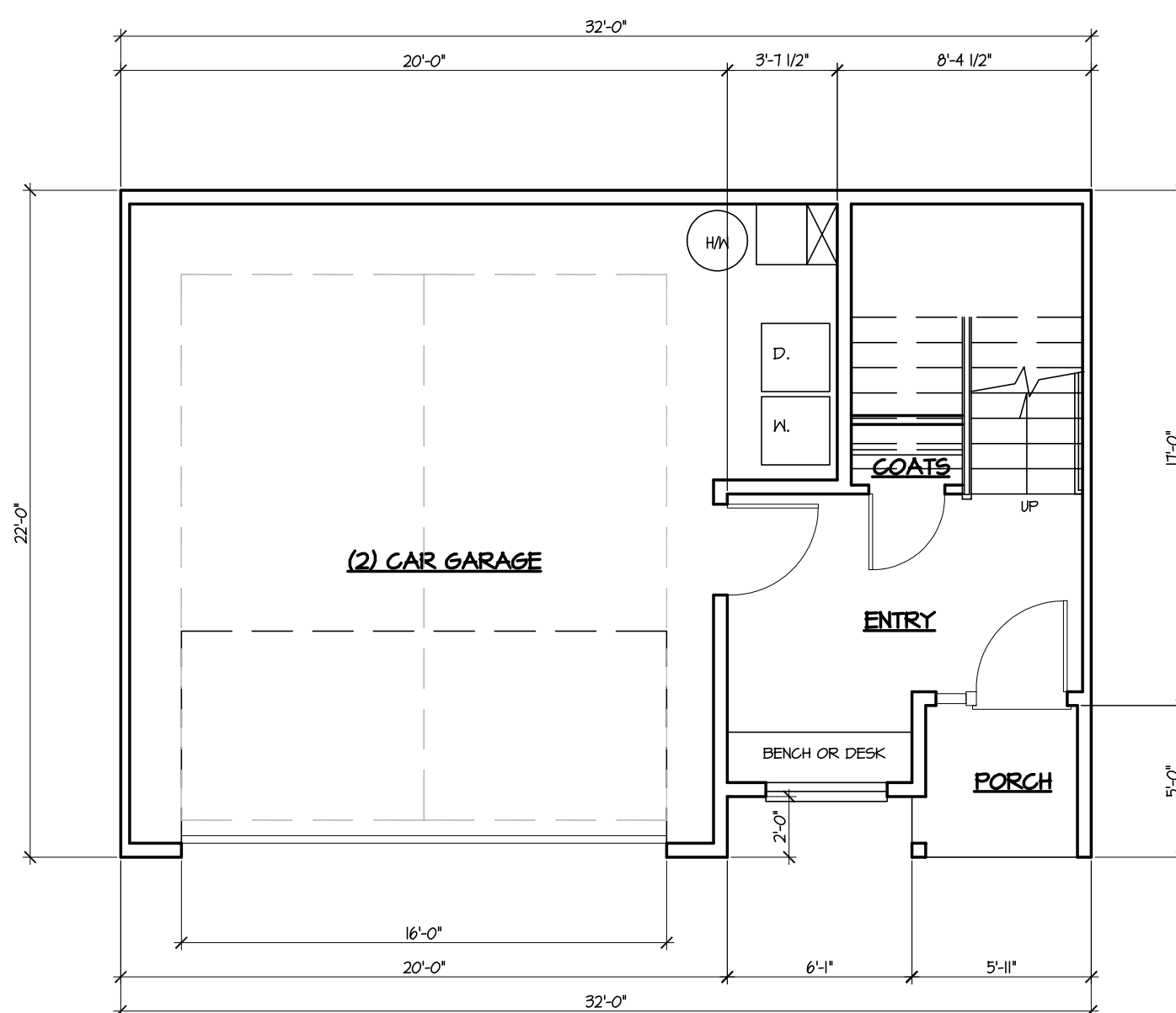
JOB NO.: 2021.60  
DRAWN BY: LYG  
CHECKED BY: TJR  
DATE: 12-10-21

SHEET NO.  
**A1.1**



**MIDDLE UNIT**  
3/16" = 1'-0"

**END CONDITION**  
3/16" = 1'-0"



ENTRY AREA = 144 sq. ft.  
GARAGE 470 sq. ft. TOTAL LIVING AREA = 1344 sq. ft.

ENTRY AREA = 144 sq. ft.  
GARAGE 470 sq. ft. TOTAL LIVING AREA = 1416 sq. ft.



**SOUTH ELEVATION**

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

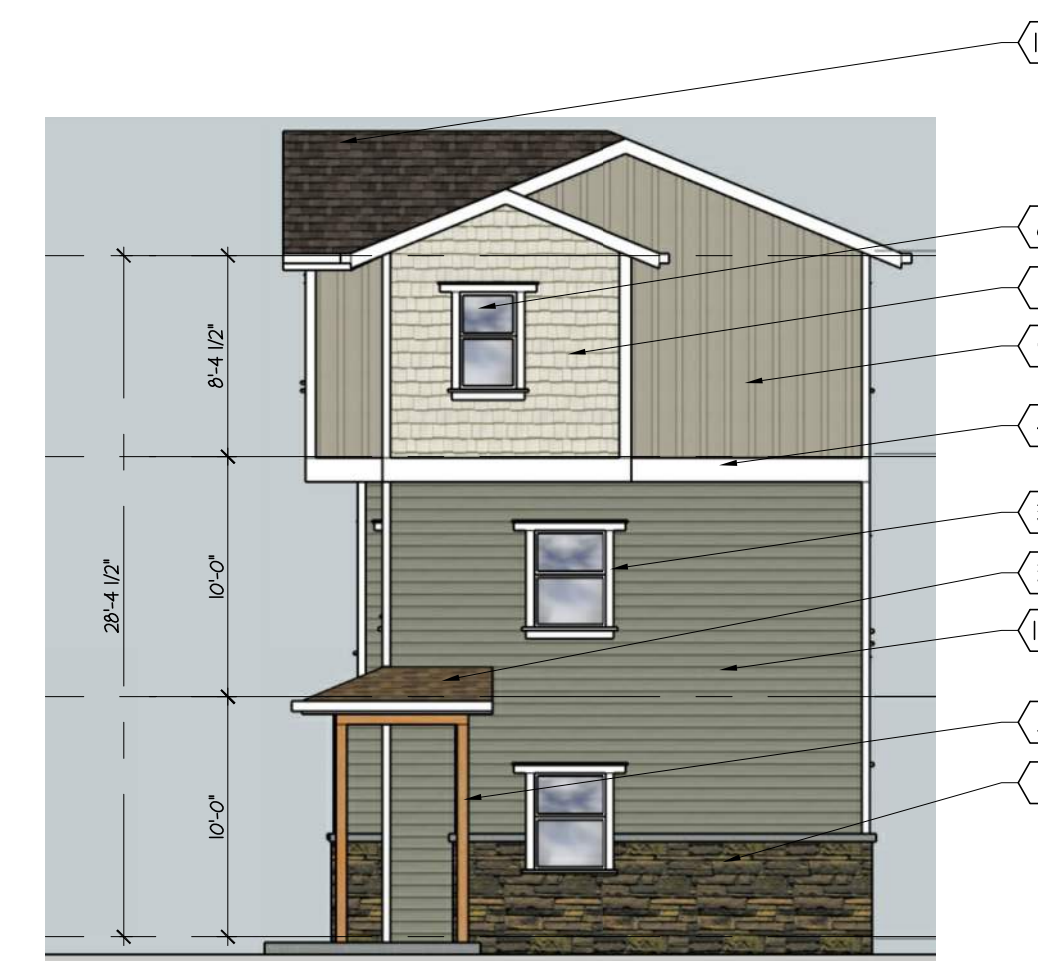
**FLAG NOTES**

- 1 CULTURED STONE
- 2 STAINED WOOD COLUMNS - SEE RENDERING
- 3 WHITE WOOD OR CEDAR TRIM - WHITE COLOR - SEE RENDERING
- 4 WHITE WOOD OR CEDAR 'BELLY-BAND' TRIM - WHITE COLOR - SEE RENDERING
- 5 SLOPE AWNING WITH WOOD SHAKE ROOFING
- 6 WOOD DECK RAILING
- 7 WOOD LIKE OVERHEAD SECTIONAL GARAGE DOORS
- 8 VINYL WINDOWS
- 9 VERTICAL BOARD AND BATTEN SIDING PAINTED TO MATCH BRICK - MEDIUM COLOR
- 10 HORIZONTAL LAP SIDING - PAINTED DARKER COLOR
- 11 HARDIE SHAKE SIDING - LIGHT COLOR - SEE RENDERING
- 12 FLOOR LINE
- 13 COMPOSITION ROOFING FOR UPPER ROOF
- 14 PEDESTRIAN SCALE DECORATIVE SCONCE LIGHT
- 15 WOOD STAINED ENTRY DOOR



**WEST ELEVATION**

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



**EAST ELEVATION**

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



**NORTH ELEVATION**

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

**MULTANI TOWNHOMES**  
**215 CORRIN AVE NW**  
**ORTING WA**  
**PIERCE COUNTY WA**  
**JURISDICTION: ORTING WA**

PROJ.ECT.

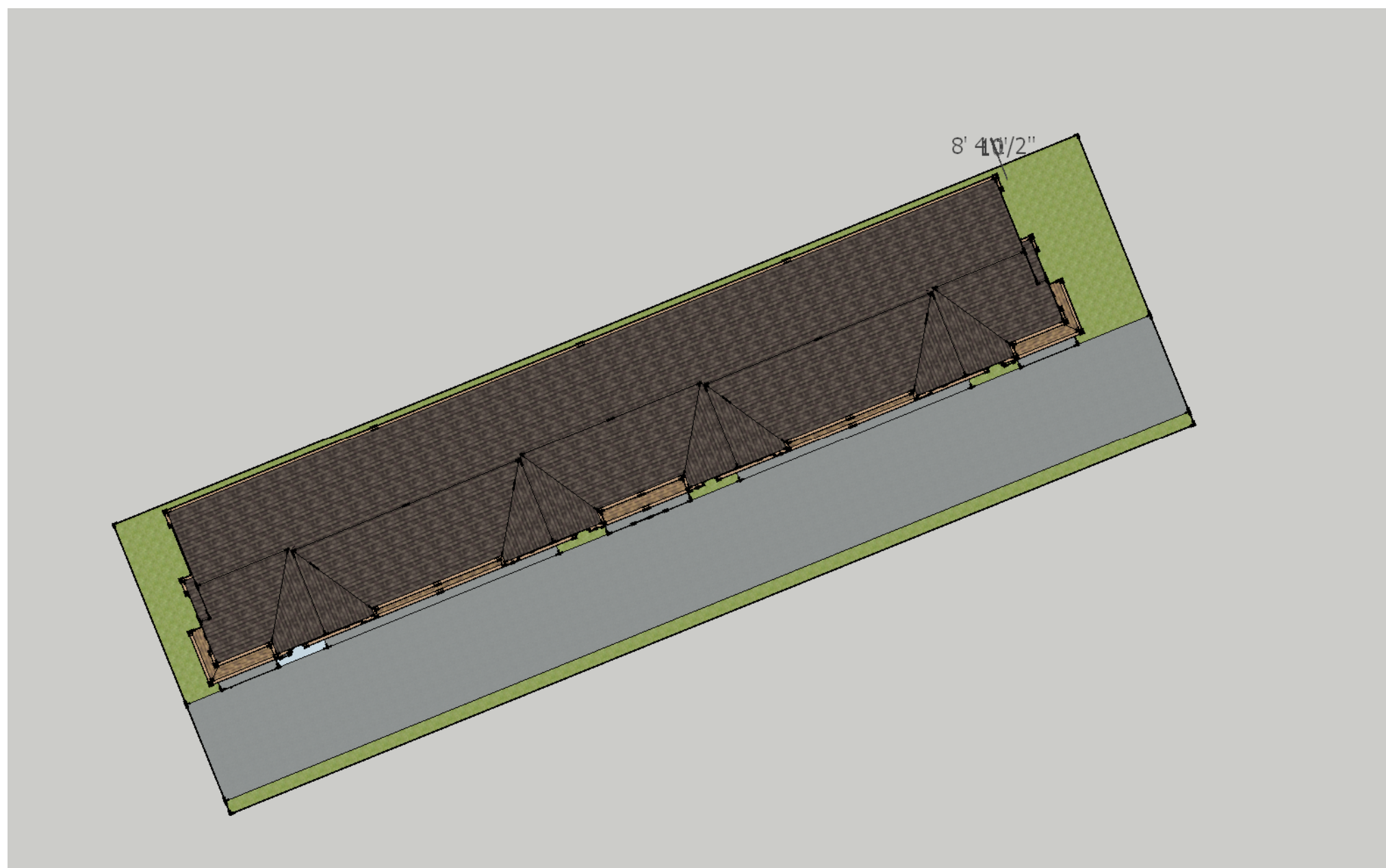
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1	12/10/21	Design Review Submittal
NO.	DATE	DESCRIPTION

REVISIONS

SHEET CONTENTS:  
**EXTERIOR ELEVATIONS**

JOB NO.: 2021.60  
DRAWN BY: LKS  
CHECKED BY: TJR  
DATE: 12-10-21

SHEET NO.  
**A4.1**



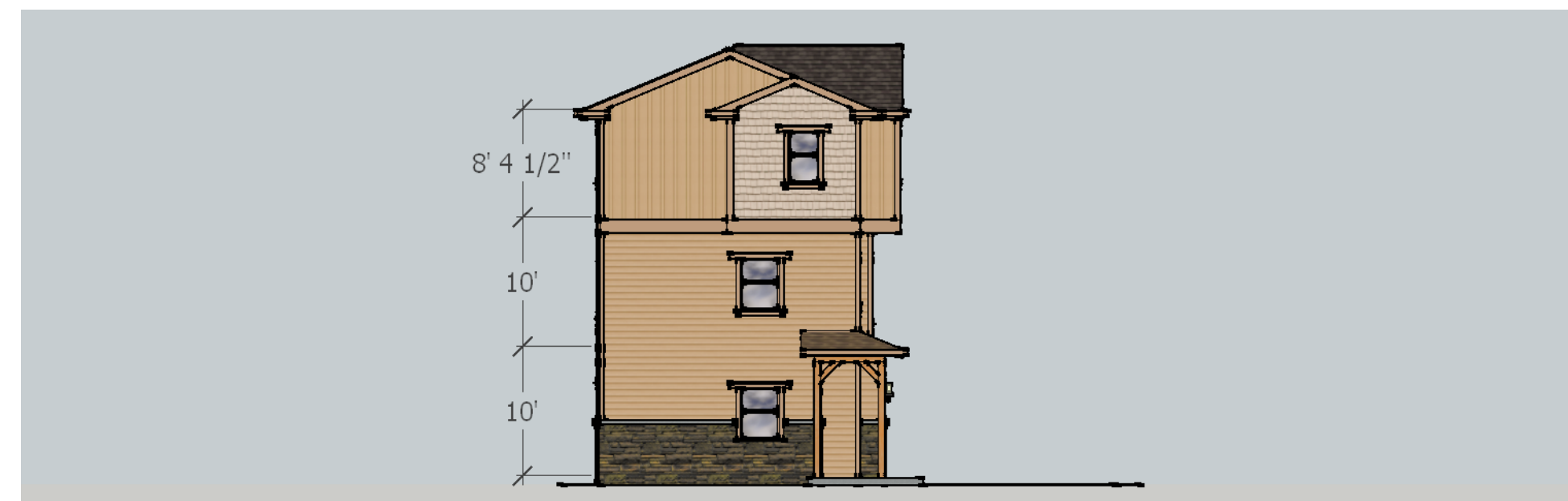
AERIAL VIEW SITE PLAN - NORTH IS UP OF PLAN



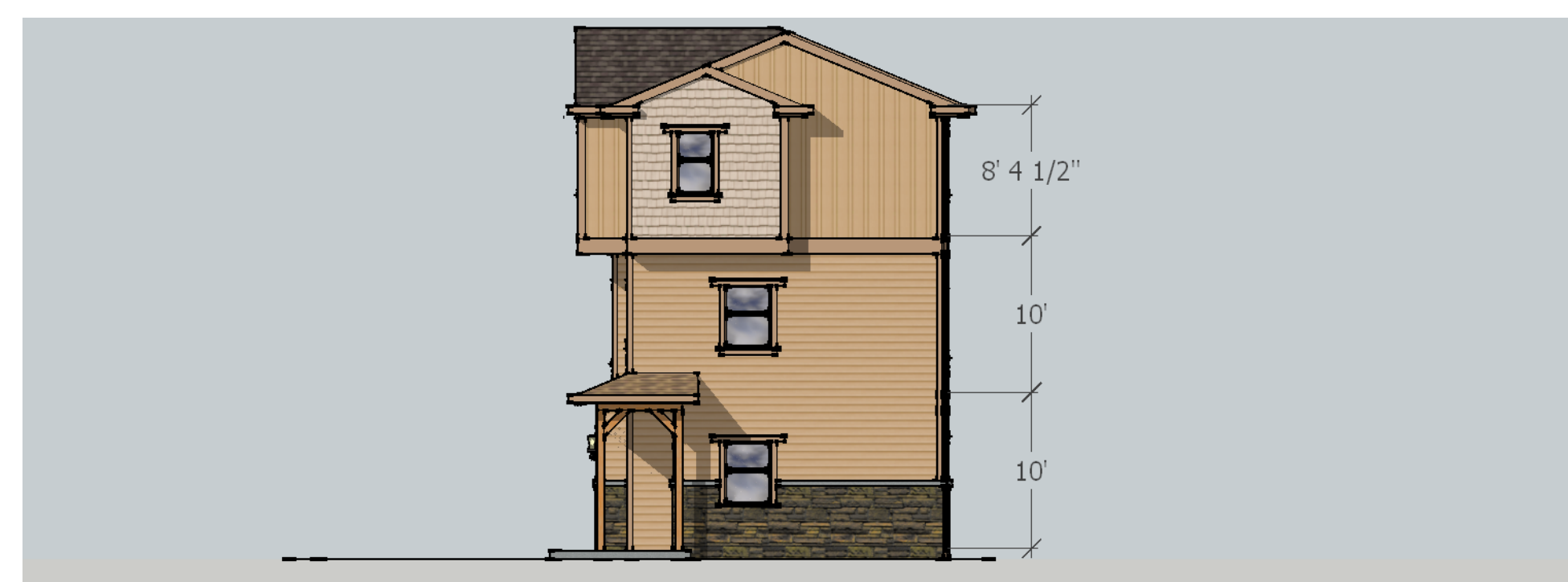
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



AERIAL VIEW LOOKING NORTH - WEST



VIEW LOOKING SOUTH - EAST

**T H E  
RONHOVDE  
ARCHITECTS  
L L C**

14900 INTERURBAN AVE SOUTH  
SUITE 138  
TUKWILA, WASHINGTON 98168  
(206)859-5500 | FAX (206)859-5501  
ronhovdearchitects.com

**MULTANI TOWNHOMES**

**ORTING, WA  
MASSING STUDY  
(more Western style)**

**ARCHITECTURAL  
RENDERINGS**

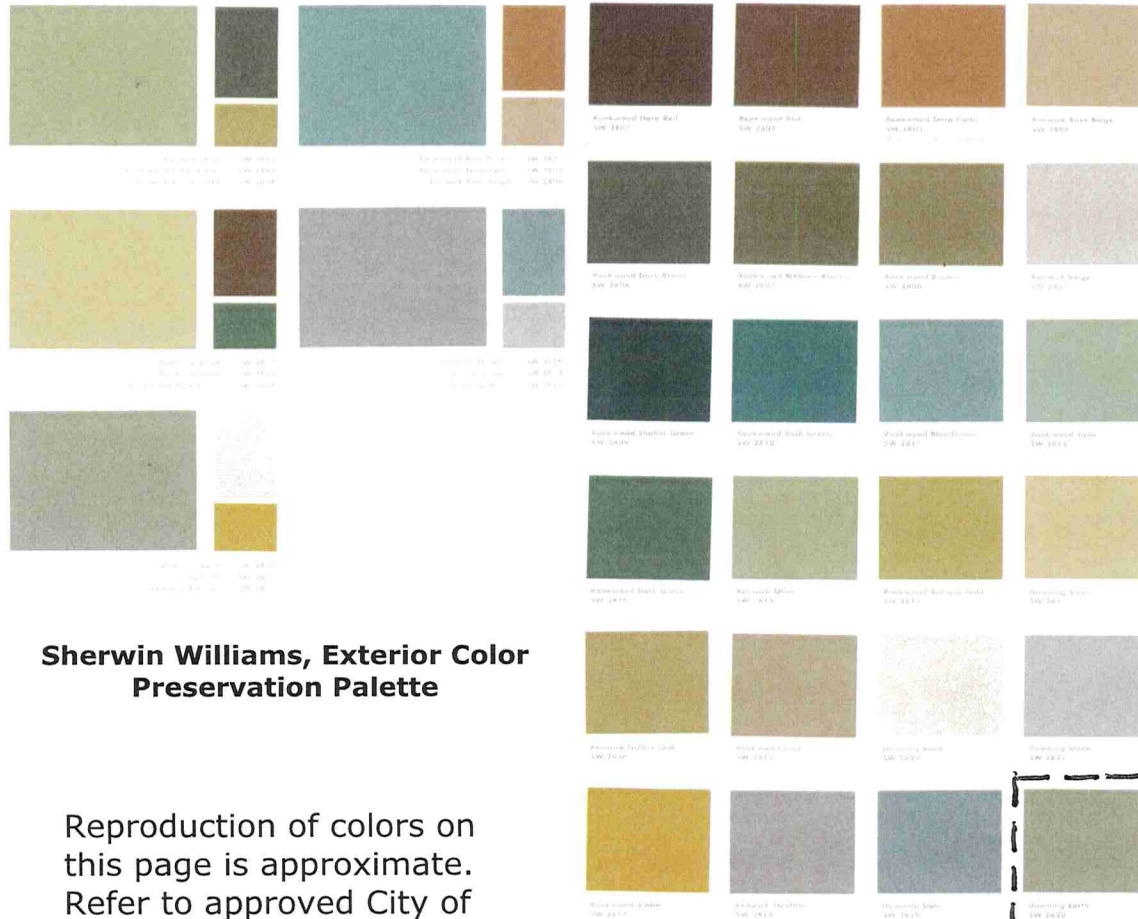
JOB NO: 2021.60  
DRAWN BY: LWS  
CHECK'D BY: TJR  
DATE: 8/02/22

**AR1.1**

# COLORS FOR MULTANI TH'S

## Building Design

Use colors that are harmonious with adjacent buildings and characteristics of colors used in the early 1900s.



**Kelly-Moore, Historical Color**



# City of Orting Staff Report

## Planning Commission

### City of Orting ADR 2022-09 Exterior Lighting

**APPLICANT / OWNER:**

Chris Rule - Applicant  
Orting Community Baptist Church - Owner

**LOCATION OF PROPOSAL:**

308 Kansas St SW

**DESCRIPTION OF PROPOSAL:** The applicant is installing light poles in their parking lot and is seeking an Architectural Design approval of the design.

**STAFF REPORT:**

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

- The applicant submitted a lighting design and light overlay with the application; see attached.
- There will be (8) neutral brown 25’ tapered round steel base mount poles.
- Light fixture dimensions are 14.03” Width x 23.58” Length x 3.03” Thickness.
- The color of light fixtures will be bronze.
- Light fixture designs are not “turn of the century” but are consistent with similar facilities in town (Safeway, High School, Middle School, and Elementary School, new City Hall).
- LED lights are 239 watts, 35,316 lumens, and the total luminaire lumens is 23,300, with 3K, 4K, or 5K color temperature options.
- Specified parking lot brightness is 1.78 Fc (foot candle).
- Staff reviewed various websites to determine foot candle ranges for parking lots and two representative ranges are attached below as Staff Report Exhibit A. Lighting vendors recommend a range of 2-5 foot candles while the Illuminating Engineering Society, from which the second table is derived, recommend a lower range of 0.5 – 2 foot candles for a suburban zone.
- The Building Official, Tim Lincoln has received one of the ADR packets submitted.

**STAFF RECOMMENDATION:** Staff recommends approval of ADR 2022-09 with the following conditions:

1. Applicant is required to use residence side shields to lessen impact of surrounding neighbors and should make reasonable efforts to mitigate direct visibility of the light emitting portions of the fixtures.
2. Applicant shall use 3K color temperature light setting to achieve a warm tone color and avoid excessive brightness.
3. The two lights on the east side of the property shall be shut off except for when the field is in use and these two lights shall not be on past 10 pm.
4. The directly lit area shall not exceed past the property lines.



**PREPARED BY:** Danielle Charchenko/Scott Larson

**\*\*PLANNING COMMISSION DECISION – August 1, 2022\*\***

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Kelly Cochran, Planning Commission Chair

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Scott Larson, City Administrator

## Staff Report Exhibit A

Websites reviewed for parking lot foot candle range:

<https://www.ledlightingsupply.com/blog/recommended-foot-candle-chart>

### Recommended Foot Candles for Outdoors and Exterior Parking

Entrances	5 fc
Parking Garage – Basic	1 fc
<b>Parking Garage</b> – Ramps	1-2 fc
<b>Parking Lots</b>	2-5 fc
Vehicle Storage	2-5 fc

[https://www.lightingdesignlab.com/sites/default/files/pdf/Footcandle\\_Lighting%20Guide\\_Rev.072013.pdf](https://www.lightingdesignlab.com/sites/default/files/pdf/Footcandle_Lighting%20Guide_Rev.072013.pdf)

Building Area & Task	Average Maintained Footcandles (Horizontal) (FC)	Range of Maintained Footcandles (Horizontal) (FC)	Average Maintained Footcandles (Vertical) (FC)	Range of Maintained Footcandles (Vertical) (FC)	Comments
<b>INDUSTRIAL/MANUFACTURING</b>					
<b>Assembly</b>					
Simple (Large Item)	30	15 - 60	30	15 - 60	
Difficult (fine)	100	50 - 200	100	50 - 200	
<b>Component Manufacturing</b>					
Large	30	15 - 60	30	15 - 60	
Medium	50	25 - 100	50	25 - 100	
<b>EXTERIOR</b>					
Parking (Covered)	5				1FC min, 10:1 Max to Min Uniformity
<b>Parking (Open) (Medium Activity)</b>					
Lighting Zone 3 (Urban)	1.5	.75 - 3	.8	.4 - 1.6	
Lighting Zone 2 (suburban)	1	<b>0.5 - 2</b>	.6	.3 - 1.2	
Gas Station Canopy	12.5	10 - 15			
Safety (Building Exterior)	1	0.5 - 2			If security is an issue—raise average level to 3

**City of Orting**  
 Department of Planning & Community Development  
 ARCHITECTURAL DESIGN REVIEW APPLICATION FORM

File No. 2022-09  
 App. Type Ext. Lighting  
 Fee Paid \$ 50.00  
 Date Rec'd 8/29/22

Name of Project/Development:

**APPLICANT/CONTACT PERSON**

Name: Chris Kule / Orting Baptist Church

Address: 308 Kansas Street SW

City: Orting

State: WA Zip: 98360

Phone: 925.785.7250

**DESCRIPTION OF PROPOSED ACTION**

Installing 25' light poles for safety, property use at night, and parking lot visibility

**PROPERTY DESCRIPTION**

Location of subject property: 308 Kansas St. SW

Legal Description (attach additional pages as required):

Tax Parcel No.      1/4 Sec.      Sec.      Twn.      R.

Size (ac./sq. ft.)      Comp. Plan designation      Zone

Current Use

**AUTHORIZATION TO FILE:  
 SIGNATURE OF ALL PERSONS WITH AN INTEREST IN THE PROPERTY**

Name	Name
Signature	Signature
Tax No or Lot & Subdivision	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: [Handwritten Signature]

Date: 8/27/22



**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:**

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N/A

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**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:**

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N/A

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**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:

N/A

#### 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:

N/A

#### 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:

N/A

#### 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:

N/A

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 have chosen neutral brown color for the poles & light heads. Very similar to Zookwood Med. Brown SWL 7807. The poles are tapered. Light heads will be angled towards our property.

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.

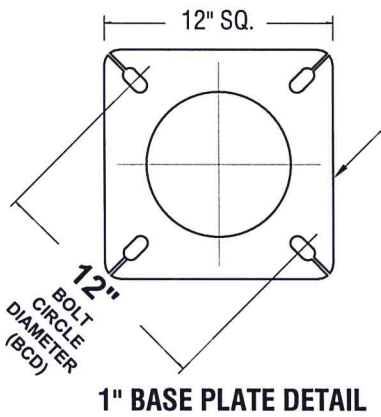
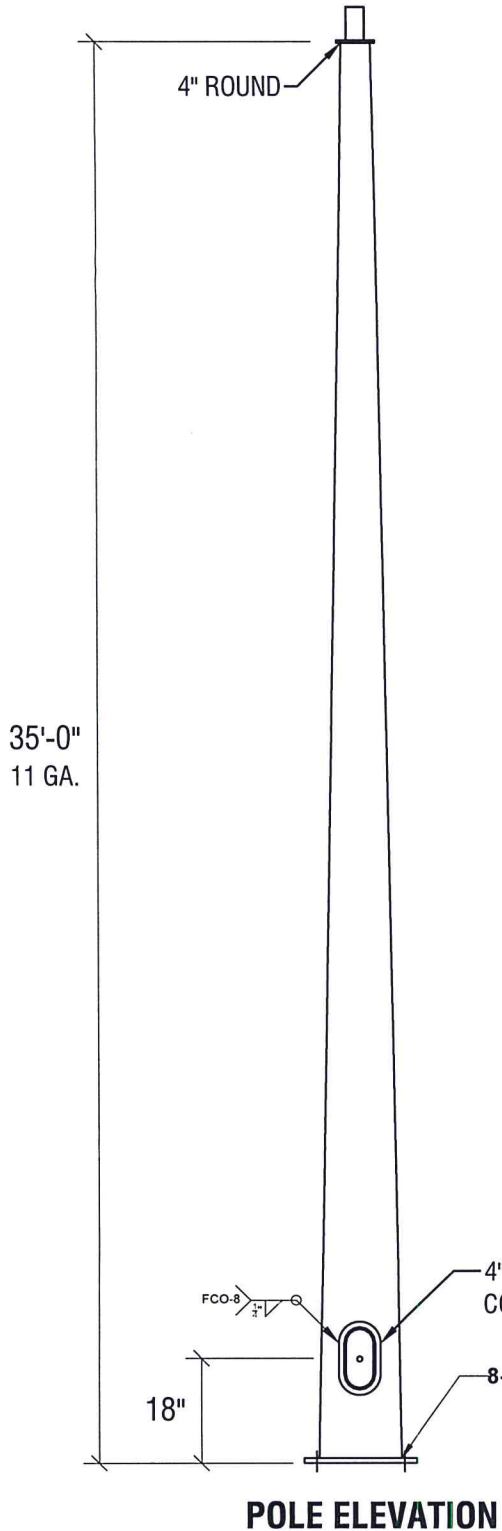
DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

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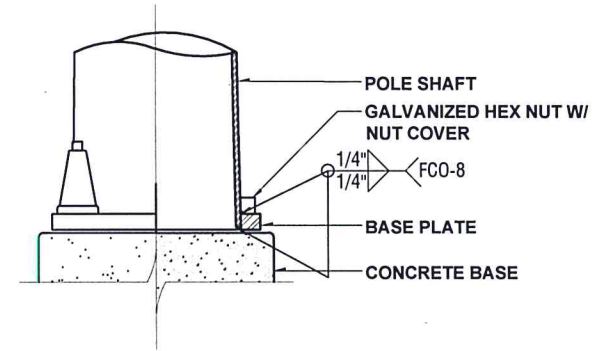
  
Signature

8/27/22  
Date

City use only	
ADR #	2022-09
Fee Paid	\$50
Date Received	08/29/22



4 - 1-<sup>1</sup>/<sub>4</sub>" x 1-<sup>3</sup>/<sub>4</sub>" HOLES  
ON 12" B.C.D.  
FOR 1" x 36" LG ANCHOR BOLTS



**BASE PLATE WELD DETAIL**

**MATERIAL:** STEEL  
SHAFT - 50 000 PSI MIN. YIELD  
ANCHOR BOLTS - 50 000 PSI MIN. YIELD

**MAXIMUM LOADING E.P.A. / WEIGHT:** 12.0 FT<sup>2</sup> / 275 LBS.  
@ 80 M.P.H. WITH 1.3 GUST

**WELDING STDS:** CSA W47.1 & W59

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MISSISSAUGA ON L5S 1H1  
Tel. (905)671-1507 Fax (905)671-4606

DRAWING TITLE:			
35' TAPERED ROUND STEEL BASE MOUNT POLE			
DRAWN FOR:		RAB DESIGN	
DRAWING NUMBER:	TRS-35	SCALE:	N.T.S
		DATE:	18 NOV 21

# RDA<sup>®</sup>

LIGHTING

## HELIX2-LED240

LED Area Light

### SPECIFICATIONS

Watts	239
Lumens	35316
Efficacy	148 lm/W
Replaces Up To	750W MH
Color Temp	3K, 4K, 5K
Operating Temp	-40°C to +50°C
Voltage	120-277V, 480V
LED Life	100,000 Hrs (L90)
Certification	cULus, Suitable for wet locations
Housing Material	Die Cast Aluminum
Lens	Polycarbonate
Power Factor	>0.9
Mounting	Slip fitter, Direct mount for round or square poles, Trunnion mount, Yoke mount
Accessories	Motion sensor, Photocell
Beam Distribution	T3 (standard), T4, T5



House side shield

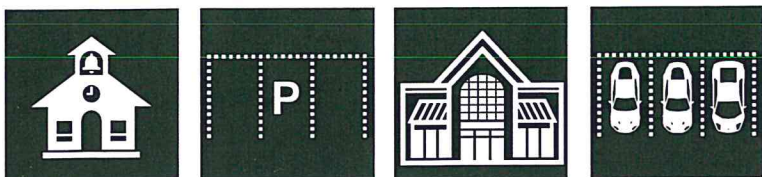
### MOUNTING:



## DESCRIPTION

The Helix-LED Series is a sleek, modern looking area light with high performance optics ideal for use in parking lots, commercial plazas, schools and general area lighting applications.

## APPLICATIONS



Schools

Parking Lots

Commercial  
Plazas

Car Dealerships












## FEATURES

- Rugged die cast aluminum housing with a polycarbonate lens.
- Tool less entry to access driver/wiring compartment. 3 ft cab tire cable included for external wiring.
- Universal mounting with options for slipfitter, yoke, trunnion, direct mount for round/square poles. Purchase mounting option separately.
- Fixture can be tilted with any mounting system to direct light where needed.
- Rotating optics in 90° segments to redirect light in any direction. (factory adjusted)





## COLOR OPTIONS


**Standard Colours**

 bronze 19E632 / G5512M17	 matte black 103849 / 39/B00920	 black sandtex (textured) 194288 / P-2128-1T	 mirror black (shiny) 103849 / PS1119A	 white 103847 / P-1771-9	 dove grey 000047 / SCP-409	 blue 103865 / SCP-910	
 red 103866 / P-6015-B	 yellow 195595 / RAL 1018 (TIGER)	 green 103854 / SCP-651	 garden green 194070 / TD01032-F-FILE#116F6				

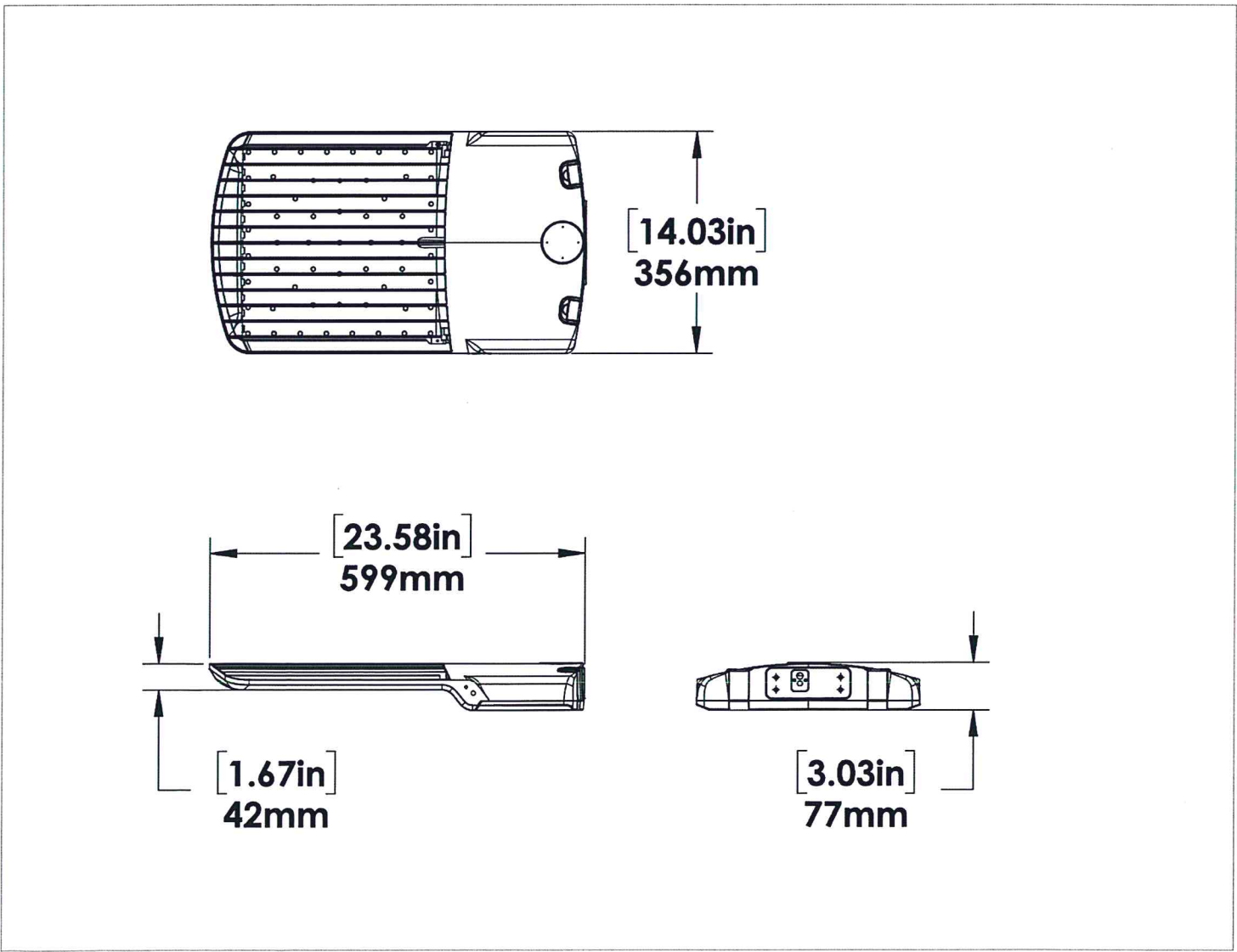
**Metallic Colours**

 hammerstone 194290 / TGIC DCLF5900-0793-MM1	 sparkle silver 194260 / PM2115-11
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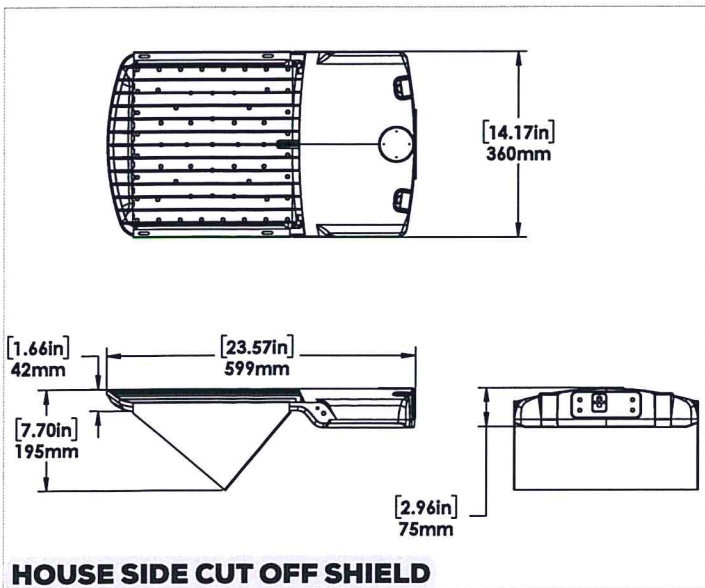
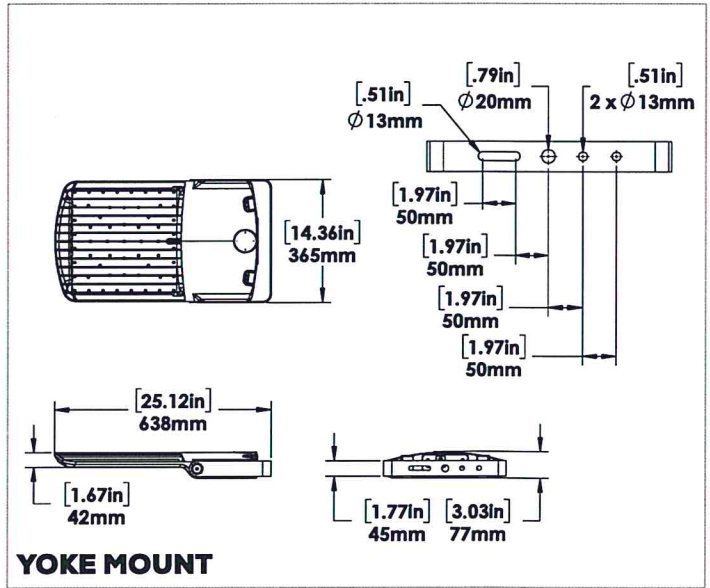
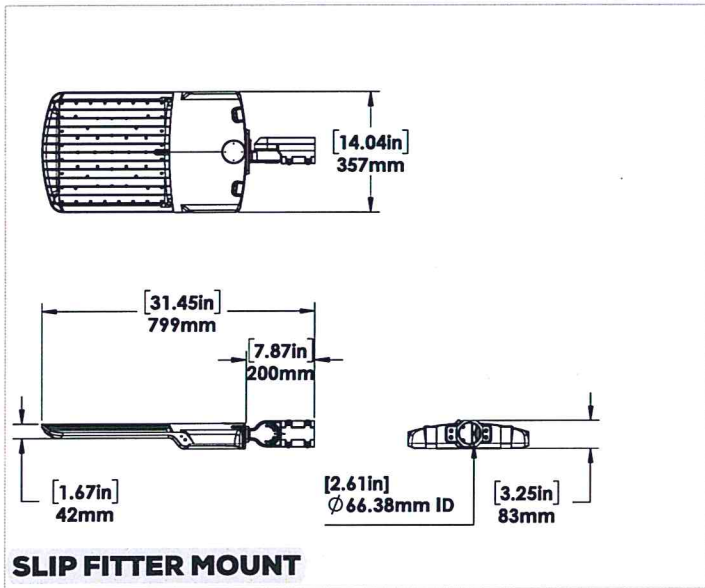
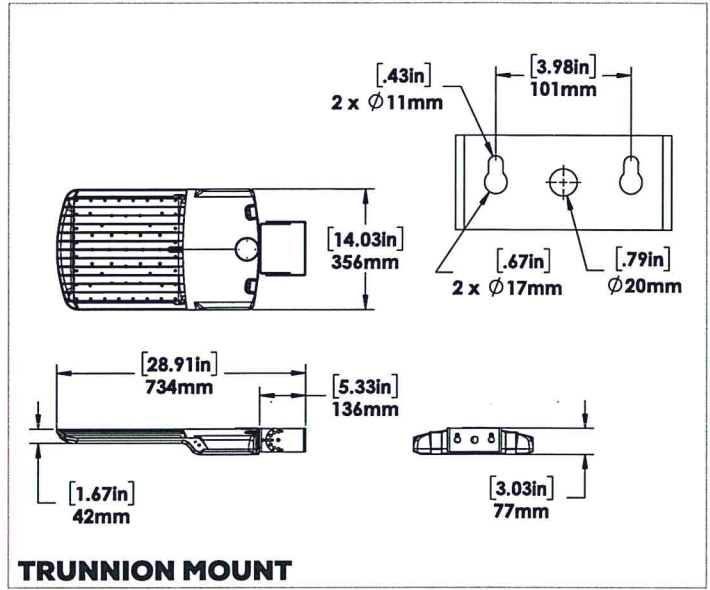
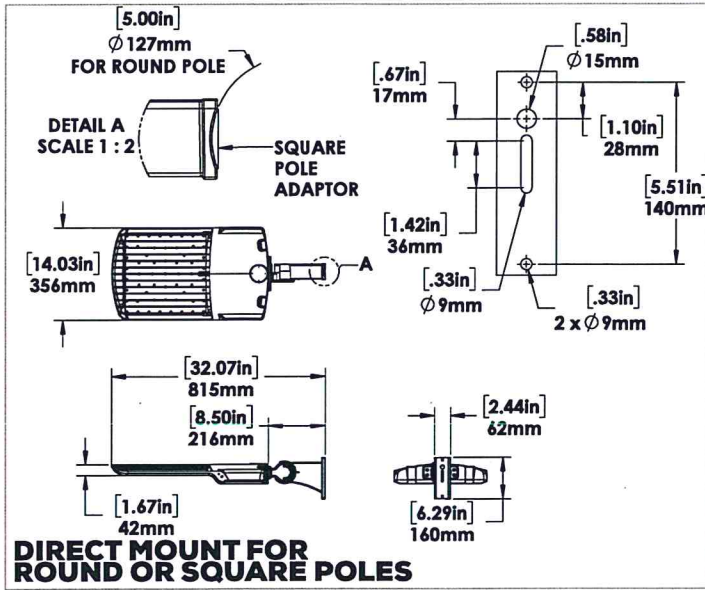
**Custom Colours**



## FIXTURE DIMENSIONS



**ACCESSORY DIMENSIONS**



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	8	P1-HCO	Single	HELIX2-LED240-B-5K-T3-DIM-HCO	0.900	23300	241.4	1931.2

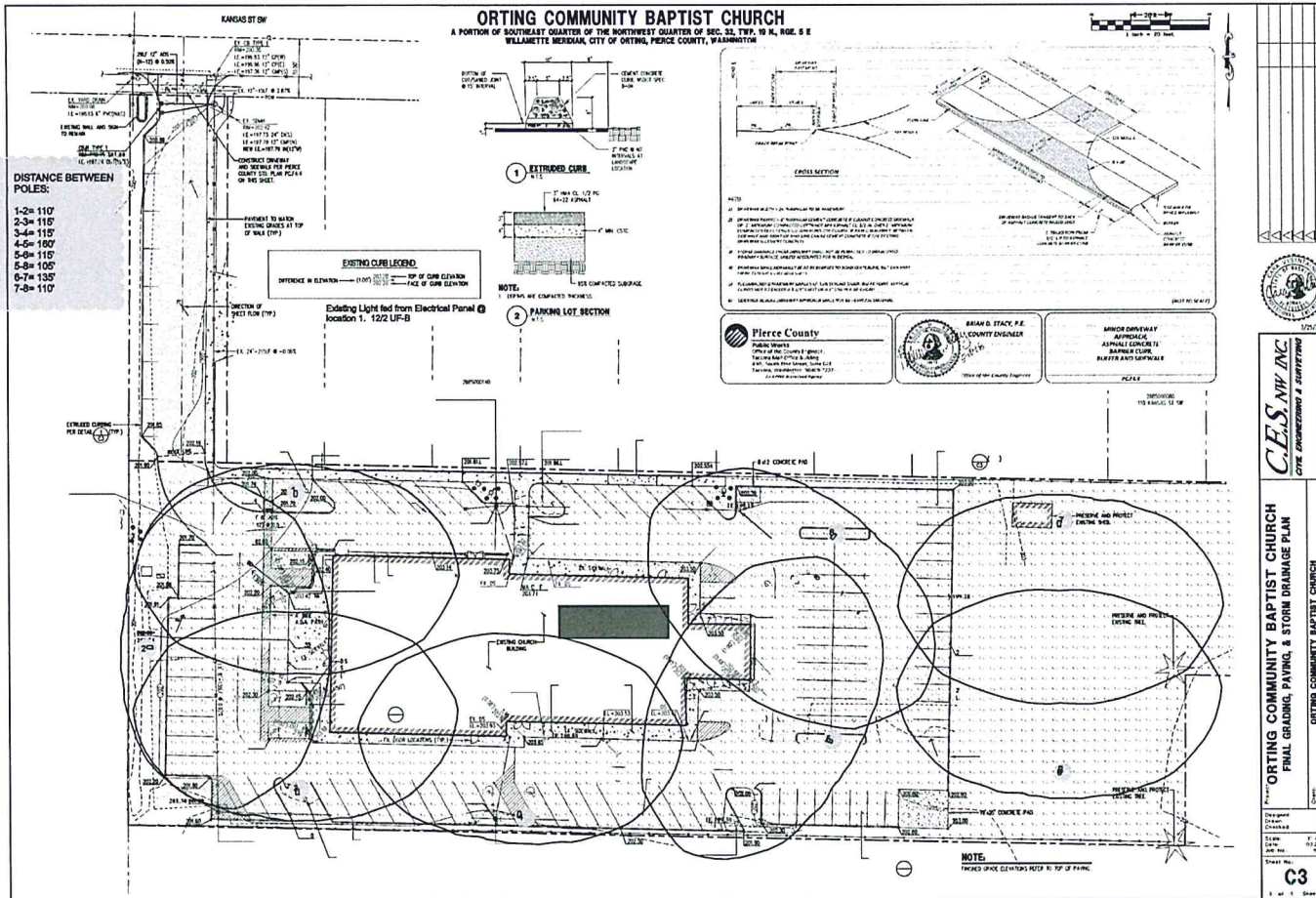
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	1.78	7.0	0.0	N.A.	N.A.

Expanded Luminaire Location Summary						
LumNo	Label	Insertion Point			Orient	Tilt
		X	Y	Z		
1	P1-HCO	276	52	25	88.152	20
2	P1-HCO	169	63	25	90	20
3	P1-HCO	97	134	25	0	20
4	P1-HCO	169	209	25	270	20
5	P1-HCO	537	73	25	90	20
6	P1-HCO	537	194	25	270	20
7	P1-HCO	427	88	25	153.404	20
8	P1-HCO	429	188	25	234.689	20

Project Details line 2 line 3 line 4	<b>Company name</b> Company address Address 2 Voice Number : Voice # Email
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Your Logo Goes Here



View of point by point

<p>Project Details line 2 line 3 line 4</p>	<p>Company name Company address Address 2 Voice Number : Voice # Email</p>
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