

**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, December 5<sup>th</sup>, 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/81857128152?pwd=ZzhrYXRvTW9hZ0RLVj9pT0h4N1BzZz09>

Meeting ID: 818 5712 8152  
Password: 719086

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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 November 7<sup>th</sup>, 2022 meeting correct and accurate?

**E. ARCHITECTURAL DESIGN REVIEW**

None.

**F. NEW BUSINESS**

1. Sign Code Amendments – City Planner Carmen Smith
2. Comprehensive Plan Amendments – City Planner Carmen Smith

**G. OLD BUSINESS**

1. Dumpsters.
2. Sign Code Violations.

**H. GOOD OF THE ORDER**

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

**I. ADJOURN**

**NEXT PLANNING COMMISSION MEETING: Thursday, January 5<sup>th</sup>, 2022**

**City of Orting**  
**PLANNING COMMISSION MINUTES**  
November 7<sup>th</sup>, 2022

Chair Kelly Cochran called the meeting to order at 7:00pm. Co-Chair Craig led the pledge of allegiance. Roll call found Commissioners, Jeff Craig, Karen Wilson, Chris Rule, Erika Bartholomew, Jennifer McKinney, and Dan Swanson in attendance. A quorum was present.

**ATTENDANCE:**

City	Planning Commission Secretary Danielle Charchenko and City Administrator Scott Larson.
Professional Representatives	City Planner Carmen Smith.
Guests (including Virtual Log-in)	None.

**AGENDA APPROVAL:**

Agenda Approval	Co-Chair Craig moved to adopt the agenda as written. Commissioner Rule seconded the motion and it carried.
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**AUDIENCE PARTICIPATION:** None.

**MINUTES:**

Approval of Minutes for October 3 <sup>rd</sup> , 2022	Co-Chair Craig moved to approve the October 3 <sup>rd</sup> , 2022 minutes as presented. Commissioner Wilson seconded the motion and it carried.
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**ARCHITECTURAL DESIGN REVIEW:**

- A.** ADR 2022-10 – Legendary Doughnuts – Chris Moore, Carbon River Builders.  
Planning Commission Secretary Danielle Charchenko read the ADR staff report for ADR 2022-10 and stated that the staff recommendation was approval as presented. Planning Commission discussion followed.
- Co-Chair Craig made a motion to approve ADR 2022-10 as presented.  
Commissioner Rule seconded the motion and it carried.

**NEW BUSINESS:**

Sign Code Amendments	City Planner Carmen Smith briefed on the progression of Sign Code Amendments. She stated the issues addressed are sign area for permanent signs, how to determine right-of-way frontage, sandwich board signs being removed from the Architectural Design Review, updated definitions, and limitations on permanent signs. City Planner Carmen Smith presented the Planning Commission with markup draft amendments.  Planning Commission discussion followed.  City Planner Carmen Smith stated she will draft an ordinance for the Department of Commerce to review, notice a Public Hearing for the next planning Commission on December 5 <sup>th</sup> , 2022, and then the ordinance will be sent to City Council for approval once the Department of Commerce has finalized their review.
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**OLD BUSINESS:**

Dumpster Code Violations City Administer Scott Larson briefed that City Council had approved a new job description for a Code Enforcement Officer. He stated when the City hires a Code Enforcement Officer dumpster and sign code violations will be addressed.

Signage Code Violations

**GOOD OF THE ORDER:**

Planned Absences Commissioner Rule may not be attending the next Planning Commission meeting.

Report on Council Meetings City Administrator Scott Larson gave a brief report on the City budget and stated that City Council should have the 2023 budget approved by the end of November 2022. He stated that City Council had updated the Code Enforcement Officer position. City Administrator Scott Larson announced three Planning Commission terms are ending December 31<sup>st</sup>, 2022. He stated Mayor Penner has requested the City provide applications for anyone who may be interested in applying for a commission seat.

Agenda Setting The Planning Commission will have a Public Hearing on the Comprehensive Plan Amendments (2 pieces) at the December meeting.  
The Planning Commission will have a Public Hearing on the Sign Code Amendments at the December meeting.  
The Planning Commission requested to leave dumpsters and sign code violations under Old Business.

**ADJOURNMENT:**

Meeting Adjournment Co-Chair Craig moved to adjourn the meeting at 8:29pm. Commissioner Rule seconded the motion and it carried.

**ATTEST:**

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Kelly Cochran, Commission Chair

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Danielle Charchenko, Planning Commission Secretary



## Planning Commission Staff Report

<b>Project Name:</b>	Sign Code Amendments
<b>Date of Staff Report:</b>	November 29, 2022
<b>Date of Meeting:</b>	December 5, 2022
<b>Staff Recommendation:</b>	Approval
<b>City Staff Contact:</b>	Carmen Smith Contract City Planner
<b>Public Notice:</b>	November 18 – December 2 following SEPA DNS issuance and notice of Planning Commission public hearing.
<b>Public Notice:</b>	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. Draft Ordinance
3. Published Notice of Planning Commission Public Hearing
4. Posted Notice of Planning Commission Public Hearing
5. SEPA Environmental Checklist
6. SEPA Determination of Nonsignificance
7. Notice of SEPA Determination of Nonsignificance

### Background

Orting Municipal Code 13-7 establishes regulations governing the installation, alteration, relocation, maintenance, use, and removal of signs in the City in a manner that recognizes the importance of signage for the economic well-being of businesses within the City while promoting a quality visual environment and protecting views and vistas. These regulations are further intended to balance the need to protect the public safety and welfare, the need for a well-maintained and attractive community, the need for adequate identification, communication, and advertising, and to protect free expression.

Orting Municipal Code 13-7-9 outlines the regulations for number, height, size, and type for all signs in the City. The number of signs permitted, type of signs permitted, total aggregate limit of all signs, and the maximum height of signs are determined by the frontage (in feet) on a public right of way. Currently, there are not different regulations for different types of signs.

## **Proposal**

In an effort to create a cohesive aesthetic for signs in the City, provide opportunity for adequate identification and advertising, and to create consistency in the sign code, the following amendments to the sign code are proposed:

### Sign Area for Permanent Signs

Staff recognized a need to separate the maximum sign area allowances for wall signs and freestanding signs, opposed to the current approach to maximum allowed sign area, which provides one total aggregate limit for all signs. Carving out these separate maximums for the two different sign types promotes a more cohesive aesthetic for signs in the City and provides opportunity for adequate identification and advertising as businesses are able to have a proportionately sized wall sign. The proposal is to amend 13-7-9(A) to create a separate maximum sign area for wall signs and a maximum sign area for freestanding signs.

### Frontage

The number of signs permitted, types of signs permitted, maximum sign area, and maximum sign height are determined by the frontage (in feet) on a public right of way. Planning Commission identified a need for the sign code to identify how right of way frontage is to be determined for buildings that do not front on a right of way and for buildings that front on two right of ways. The proposal is to amend the sign code to add provisions for how frontage is calculated for both aforementioned scenarios.

### Sandwich Board Signs

Staff outreach with local business owners revealed the review and approval process for sandwich board signs can be onerous. In response, the proposal is to remove the requirement for architectural design review for sandwich board signs, but to add a provision requiring that sandwich board signs adhere to the City's color palette to ensure that they are consistent with the established aesthetic for signs in the City.

### Definitions

Staff and Planning Commission found a need to review OMC 13-7-2 'Definitions' to ensure all sign types are defined and that definitions are clear to all users of the code. The proposal is to amend the sign code to provide new and revised definitions for terms defined, as well as remove terms to provide greater clarity.

### Limitations on Permanent Signs

The proposal includes housekeeping edits to 13-7-9(A) to provide consistency with the rest of OMC 13-7.

## **SEPA Determination**

After review of the environmental checklist, a SEPA Determination of Nonsignificance (DNS) was issued November 18, 2022, with a 14-day comment period ending at 5:00pm on December 2, 2022.

## **Public Hearing**

A public hearing will be held by Planning Commission on December 5, 2022.

## **Staff Recommendation**

Staff recommends approval of all amendments 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.

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

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**AN ORDINANCE OF THE CITY OF ORTING,  
WASHINGTON, RELATING TO SIGNS; AMENDING  
ORTING MUNICIPAL CODE CHAPTER 13-7; PROVIDING  
FOR SEVERABILITY; AND ESTABLISHING AN  
EFFECTIVE DATE**

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**WHEREAS**, the City of Orting is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the state of Washington; and

**WHEREAS**, the City desires to update its regulations for signs to create a cohesive aesthetic for signs in the City, provide opportunity for adequate identification and advertising, and to create consistency and predictability in the sign code; and

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

**WHEREAS**, the City's Planning Commission will held a public hearing on the proposed amendments on December 5, 2022 and proposed a recommendation and forwarded it to the City Council to adopt the proposed OMC amendments; and

**WHEREAS**, the City Council held a public hearing on the proposed OMC amendments on February \_\_\_\_, 2022, considered the proposed code amendments and the entire record, including recommendations from the Planning Commission; and

**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 13-7-2, Amended.** Orting Municipal Code Section 13-7-2 is hereby amended as follows:

### 13-7-2 DEFINITIONS

BANNER SIGN: A ~~permanent temporary~~ sign constructed ~~of a rectangular shape~~ of fabric or other suitable material which is attached or suspended at two (2) ends or continuously across the long side. Attachment or suspension may be from buildings and/or poles. Flags, insignias, canopy signs, and posters are not considered "banner signs".

CANOPY SIGN: Any permanent sign that is part of or attached to a canopy, or a non-rigid, retractable or non-retractable, protective covering located at the entrance to a structure. ~~Canopy, under canopy, projected, and wall signs are considered wall signs for the purpose of determining sign area. Canopy signs must comply with the architectural design review process stated in 13-6-7 of this code.~~

~~CENTER, SHOPPING. A multi-tenant building with one or more stories used for retail and service uses with a shared building and/or parking area.~~

FAÇADE: The entire building front, or street wall face, including grade to the top of the parapet or eaves, and the entire width of the building elevation. ~~Façade is calculated by multiplying the width of the building front by the height of the building façade.~~

FLAG LOT: A large lot not meeting minimum street frontage requirements where access to the street is provided by a narrow, private driveway. Development on flag lots created after November 1, 2005, shall be subject to review and approval standards.

FREESTANDING SIGN: A permanent sign, not attached to any building or structure, which is securely and permanently attached to the ground or a built-up landscaped area. The height of a freestanding sign shall be measured from the crown of the road adjacent to the location of the sign or from the ground at the base of the sign supports to the top of the sign, whichever is higher in elevation. ~~Freestanding signs must comply with the architectural design review process stated in 13-6-7 of this code.~~

FRONTAGE: The measurement, in linear feet, of the length of the property line for a single-tenant building or length of leased building frontage for multitenant buildings or multi building complexes ~~that abuts a public or private street right-of-way. If the building abuts a public or private right of way on more than one side, the right of way which the building addresses off of will be used to determine frontage.~~

~~MONUMENT SIGN: A permanent freestanding sign, not attached to any building or structure, having the appearance of a solid base of landscape construction materials such as brick, stucco, stonework, textured wood, tile, or textured concrete that are harmonious with the materials of the primary structure on the subject property.~~

PROJECTING SIGN: A permanent wall sign that is attached to the perpendicularly to the façade of the building. ~~Canopy, under canopy, projected, and wall signs are considered wall signs for the purpose of determining sign area. Projecting signs must comply with the architectural design review process stated in 13-6-7 of this code.~~



RETAIL OR MIXED USE CENTER: A shopping center or other mixed use property having four or more tenants.

UNDER CANOPY SIGN: Any permanent sign that is mounted underneath a canopy or a non-rigid, retractable or non-retractable, protective covering located at the entrance to a structure. Canopy, under canopy, projected, and wall signs are considered wall signs for the purpose of determining sign area. Under canopy signs must comply with the architectural design review process stated in 13-6-7 of this code.

WALL SIGN: Any permanent sign attached directly to and supported by the wall of a building or permanent structure. Canopy, under canopy, projected, and wall signs are considered wall signs for the purpose of determining sign area. Wall signs must comply with the architectural design review process stated in 13-6-7 of this code.

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**Section 3. OMC Section 13-7-4, Amended.** Orting Municipal Code Section 13-7-4 is hereby amended as follows:

#### **13-7-4: GENERAL REGULATIONS**

##### J. Sign Area Determinations:

1. Sign area for freestanding signs ~~other than monument signs~~ shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.
2. Sign area for letters or symbols painted or mounted directly on wall or ~~monument freestanding~~ signs shall be calculated by measuring the smallest single rectangle which will enclose the combined letters and symbols.
3. Sign area for signs contained entirely within a cabinet and mounted on a wall or ~~monument freestanding sign~~ shall be calculated by measuring the entire area of the cabinet.

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##### I. Right of Way Frontage Determination for Flag Lots:

1. The maximum sign area for freestanding signs is determined by the frontage on a public right of way. Frontage for flag lots is determined by the length, in linear feet, of the building which contains the primary entrance to the uses within the building.

##### J. Wall Sign Area Determination:

1. 1. Canopy, under canopy, projected, and wall signs are considered wall signs for the purpose of determining sign area.

**Section 4. OMC Section 13-7-7, Amended.** Orting Municipal Code Section 13-7-7 is hereby amended as follows:

#### **13-7-7: SANDWICH BOARD SIGNS**

A. Sandwich board signs are a type of temporary sign permitted by the City in accordance with this Chapter. ~~but are subject to the permitting process for permanent signs., including architectural design review process stated at section 13-6-7 of this code. Applicants must provide all information required in sections 13-6-7 and 13-7-5 of this code to the City of Orting Building Department and must also provide the City with proof of continuous liability insurance for any harm attributable to the sign in an amount established by the City at the time of permit issuance.~~

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10. Sandwich board signs shall meet the City's color palette.

**Section 5. OMC Section 13-7-9, Amended.** Orting Municipal Code Section 13-7-9 is hereby amended as follows:

**13-7-9: LIMITATIONS ON PERMANENT SIGNS:**

A. Number, Type, Size, And Height Limitations: All signs subject to regulation under this chapter are subject to the following limitations upon number, height, size, and type:

Frontage On A Public Right of Way In Feet	Number of Signs Permitted	Type of Signs Permitted	Total-Aggregate Limit-Of-All-Signs Maximum Sign Area for Wall Signs	Maximum Sign Area for Freestanding Signs	Maximum Height of Signs
Less than 50	2	Canopy, wall, under canopy, and projected	Maximum of 10% of square footage of building facade	--	<del>Building</del> Signs shall not extend above the roofline. Projected signs and under canopy signs must provide a minimum 7'6" vertical clearance from sidewalk
At least 50 but less than 100	2	<del>Parapet signs,</del> Canopy, wall, under canopy, projected, and freestanding	Maximum of 10% of square footage of building façade	72 sf (both faces) 36 sf (per face)	<del>Building</del> Signs shall not extend above the roofline. <del>Freestanding signs shall not exceed 5 feet and must be set back a minimum of 5' from any property lines.</del> Projected signs and under canopy signs must provide a minimum 7'6" vertical clearance from sidewalk
At least 100 but less than 200	2	<del>Parapet signs,</del> Canopy, wall, under canopy, projected, and freestanding	Maximum of 10% of square footage of building façade	100 sf (both faces) 50 sf (per face)	<del>Building</del> Signs shall not extend above the roofline. <del>Freestanding signs shall not exceed 5 feet and must be set back a minimum of 5' from any property lines.</del> Projected signs and under canopy signs must provide a minimum 7'6" vertical clearance from sidewalk
At least 200 but less than 300	3	<del>Parapet signs,</del> Canopy, wall, under canopy, projected, and freestanding	Maximum of 10% of square footage of building facade	130 sf (both faces) 65 sf (per face)	Freestanding signs shall not exceed 5 feet and <del>building</del> signs shall not extend above the roofline. <del>Freestanding signs must be set back a minimum of 5' from any property lines.</del> Projected signs and under canopy signs must provide a minimum 7'6" vertical clearance from sidewalk.
Greater than 300	3	<del>Parapet signs,</del> Canopy, wall, under canopy and freestanding	Maximum of 10% of square footage of building facade	160 sf (both faces) 80 sf (per face)	Freestanding signs shall not exceed 8 feet and <del>building</del> signs shall not extend above the roofline. <del>Freestanding signs must be set back a minimum of 5' from any property lines.</del> Projected signs and under canopy signs must provide a minimum 7'6" vertical clearance from sidewalk.

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**Section 6. 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 97 Codification.** The City Council authorizes the City Clerk to correct any non-substantive errors herein, codify the above, and publish the amended code.

**Section 8. 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:

\_\_\_\_\_  
Kim 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:

**THANK YOU for your legal submission!**

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

**ORDER DETAILS**

**Order Number:**  
IPL0098803  
**Order Status:**  
Submitted  
**Classification:**  
Legals & Public Notices  
**Package:**  
TAC - Legal Ads  
**Final Cost:**  
326.41  
**Payment Type:**  
Account Billed  
**User ID:**  
IPL0019818

**ACCOUNT INFORMATION**

CITY OF ORTING IP  
PO BOX 489  
ORTING, WA 98360-0489  
360-893-2219  
fbingham@cityoforting.org  
CITY OF ORTING

**TRANSACTION REPORT**

**Date**  
November 16, 2022 1:11:10 PM EST  
**Amount:**  
326.41

**SCHEDULE FOR AD NUMBER IPL00988030**

November 18, 2022  
The News Tribune (Tacoma)

**PREVIEW FOR AD NUMBER IPL00988030****NOTICE IS HEREBY GIVEN**

the City of Orting Planning Commission will be holding two Public Hearings. The purpose of these hearings is to receive public testimony regarding: (1) Comprehensive Plan amendments and (2) Sign Code Amendments. The Comprehensive Plan Amendments include a site-specific request for a Comprehensive Plan amendment and rezone for the properties at 510 Washington Ave N and 710 Washington Ave N from Mixed Use Town Center North (MUTCN) and a text amendment to the Capital Facilities Chapter to ensure consistency to the Parks, Trails, and Open Space Plan and to adopt the Parks, Trails, and Open Space Plan by reference as the Parks and Recreation chapter. Proposed sign code amendments are to 13-7-2 Definitions, 13-7-4 General Provisions, 13-7-7 Sandwich Board Signs, and 13-7-9 Limitations on Permanent Signs. **The hearing will be held at a regular Planning Commission Meeting on December 5th , 2022 at 7:00pm.** The City is utilizing in person and remote attendance for the hearing. Comments can be made by the public attending the meeting in person in City Council Chambers at 104 Bridge St S or by a log in or call in number and then entering the Meeting ID. To join the meeting/hearing on a computer or mobile phone:  
<https://us06web.zoom.us/j/81857128152?pwd=ZzhrYXRvT-W9h70RIVi9nT0h4N1Rz7709>

W000000000  
Phone Dial-in: +1 253 215 8782 then  
enter Meeting ID: 818 5712 8152 and  
Passcode: 719086

If you are unable to join the hearing written comments may be submitted to City Planner Carmen Smith electronically, no later than 1:00pm on December 5, 2022 at **planner@cityoforting.org**. Written comments will be sent to the Commission prior to the hearing and will become part of the public record. Further information may be obtained by emailing Carmen Smith at the email above or by phone at 206-731-7807.

W000000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

# NOTICE OF ORTING PLANNING COMMISSION PUBLIC HEARING

**Monday, December 5th, 2022 – 7:00 pm**

NOTICE IS HEREBY GIVEN the Orting Planning Commission will be holding two Public Hearings. The purpose of these hearings is to receive public testimony regarding the following:

(1) Comprehensive Plan Amendments:

A site-specific request for a Comprehensive Plan amendment and rezone for the properties at 510 Washington Ave N and 710 Washington Ave N from Mixed Use Town Center North (MUTCN) to Public Facilities (PF)

A text amendment to the Capital Facilities Chapter to ensure consistency with the Parks, Trails, and Open Space (PTOS) Plan and to adopt the PTOS Plan by reference as the Parks and Recreation Chapter.

(2) Sign Code Amendments— Proposed code amendments to OMC 13-7-2 Definitions, 13-7-4 General Regulations, 13-7-7 Sandwich Board Signs, and 13-7-9 Limitations on Permanent Signs.

The City is utilizing remote attendance for the hearing. Comments made be made by the public attending the meeting in person in City Council Chambers at **104 Bridge Street South** or by a log in or call in number and then entering the Meeting ID.

**To join the meeting/hearing on a computer or mobile phone:**

<https://us06web.zoom.us/j/81857128152?pwd=ZzhrYXRvTW9hZ0RLVi9pT0h4N1BzZz09>

Phone Dial-in: +1 253 215 8782 then enter Meeting ID: 818 5712 8152 and Passcode: 719086

If you are unable to join the hearing written comments may be submitted to City Planner Carmen Smith electronically, no later than 1:00pm on December 5th at [planner@cityoforting.org](mailto:planner@cityoforting.org) or by mail to the Planning Commission secretary at PO Box 489, Orting, WA, 98360.

Written comments will be sent to the Commission prior to the hearing and will become part of the public record. Further information may be obtained by emailing Carmen Smith at the email above or by phone at 206-731-7807.



# **SEPA ENVIRONMENTAL CHECKLIST**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background [\[HELP\]](#)**

1. Name of proposed project, if applicable:

### ***Sign Code Amendments***



2. Name of applicant:

**Carmen Smith, City Planner  
City of Orting**

3. Address and phone number of applicant and contact person:

**Mailing Address: PO Box 489, Orting, WA 98360  
Phone: 206-731-7807**

4. Date checklist prepared:

**November 16, 2022**

5. Agency requesting checklist:

**City of Orting**

6. Proposed timing or schedule (including phasing, if applicable):

**The sign code amendments are a nonproject action undergoing public review. Amendments are anticipated to be adopted by City Council by February 2023.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**The code amendments would be subject to review as needed in the future. Any new amendments will require separate environmental review.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**Not applicable.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**None.**

10. List any government approvals or permits that will be needed for your proposal, if known.

**The proposed amendments would require approval by the Orting City Council and the Washington State Department of Commerce.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

***The proposed code amendments are in response to staff and Planning Commission identified changes to create a cohesive aesthetic for signs in the City, provide an opportunity for adequate identification and advertising, and to create consistency within the code. Proposed amendments include creating a separate maximum sign area allowance for wall signs and for freestanding signs, providing provisions for how frontage is determined, removing the requirement for sandwich board signs to go through architectural design review, updating, adding to, and deleting definitions, and housekeeping edits to ensure consistency across the sign code.***

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

***The City of Orting is located between the Puyallup and Carbon Rivers in Pierce County, generally within Township 18N and 19N, Range 5E. This is a non-project action that would affect multiple parcels in the City of Orting.***

## **B. Environmental Elements**

### **1. Earth**

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

***Topography within the City is generally flat across the valley floor, with steeper slopes surrounding the developed areas. The valley floor slopes gently from south (300 feet NAVD 88) to north (140 feet NAVD 88).***

b. What is the steepest slope on the site (approximate percent slope)?

***Not applicable (N/A), there is not a development proposal associated with the proposed amendments. Slopes throughout the City vary and will be assessed at the time of future site-specific permit applications.***

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

***N/A. There is not a development proposal associated with the proposed amendments.***

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

***N/A. There is not a development proposal associated with the proposed amendments. Soil studies will be conducted in conjunction with future site-specific permit applications in the City.***

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

***N/A. There is not a development proposal associated with the proposed amendments. Filling, excavation, and grading activities will be assessed at the time of future site-specific permit applications in the City.***

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

***N/A. There is not a development proposal associated with the proposed amendments. Erosion impacts will be assessed at the time of future site-specific permit applications in the City.***

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

***N/A. There is not a development proposal associated with the proposed amendments. Impervious surface coverage will be addressed at the time of future site-specific permit applications in the City.***

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

***N/A. No development activity is proposed in conjunction with this non-project action; measures to reduce and control erosion caused by site development will be assessed at the time of future site-specific permit applications in the City .***

## **2. Air**

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

***N/A. There is not a development proposal associated with the proposed amendments. Emissions to the air would be assessed at the time of future site-specific permit applications in the City.***

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

***N/A. There is not a development proposal associated with the proposed amendments. Off-site sources of emissions will be assessed at the time of future site-specific permit applications in the City.***

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

***N/A. No development activity is proposed in conjunction with this non-project action; measures to reduce or control air emissions will be addressed at the time of future site-specific permit applications in the City.***

### **3. Water**

#### **a. Surface Water:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

***N/A. This is a non-project action that would affect multiple parcels throughout the City. There are surface water bodies on or near some parcels.***

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

***N/A. This is a non-project action that does not require work over, in, or adjacent to surface water bodies. Surface water impacts will be assessed at the time of future site-specific permit applications in the City.***

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

***N/A. There is not a development proposal associated with the proposed amendments. Fill and dredge material will be assessed at the time of future site-specific permit applications in the City.***

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

***N/A. There is not a development proposal associated with the proposed amendments. Surface water impacts will be assessed at the time of future site-specific permit applications in the City.***

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

***N/A. The proposal is a non-project action affecting multiple parcels throughout the City. There may be some parcels that lie within a 100-year floodplain which would be assessed at the time of a site-specific proposal in the City.***

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

***N/A. There is not a development proposal associated with the proposed amendments. Waste material discharge will be assessed at the time of future site-specific permit applications in the City.***

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

***The proposed nonproject action would not cause direct impacts to groundwater within the City of Orting. Well water uses will be assessed at the time of future site-specific permit applications in the City.***

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

***The proposed nonproject action would not cause direct impacts to groundwater within the City of Orting. Any future site-specific development proposals with potential to impact groundwater would be subject to the provisions of further environmental review.***

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

***N/A. There is not a development proposal associated with the proposed amendments. Sources of water runoff will be assessed at the time of future site-specific permit applications. In the City***

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

***N/A. There is not a development proposal associated with the proposed amendments. Waste material disposal will be assessed at the time of future site-specific permit applications in the City.***

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

***N/A. There is not a development proposal associated with the proposed amendments. Impacts to drainage patterns will be assessed at the time of future site-specific permit applications in the City.***

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

***N/A. No development activity is proposed in conjunction with this non-project action; measures to control/reduce runoff water and reduce impacts to drainage patterns will be assessed at the time of future site-specific permit application in the City.***

#### 4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

***The City of Orting supports a wide variety of vegetation types including deciduous, evergreen, wetland, and others. The proposed nonproject action would not directly impact plants.***

b. What kind and amount of vegetation will be removed or altered?

***N/A. There is not a development proposal associated with the proposed amendments. Impacts to existing vegetation will be assessed at the time of future site-specific permit applications in the City.***

c. List threatened and endangered species known to be on or near the site.

***N/A. There is not a development proposal associated with the proposed amendments. Threatened and endangered plant species near the site will be identified at the time of future site-specific permit applications in the City.***

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

***N/A. There is not a development proposal associated with the proposed amendments. Landscape design and vegetation retention will be assessed at the time of future site-specific permit applications in the City.***

e. List all noxious weeds and invasive species known to be on or near the site.

***N/A. There is not a development proposal associated with the proposed amendments. Landscape design and vegetation retention will be assessed at the time of future site-specific permit applications in the City.***

#### 5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

***The proposed nonproject action would not directly impact animal species within the City and birds and other animals will be identified at the time of future site-specific permit applications.***

b. List any threatened and endangered species known to be on or near the site.

***N/A. There is not a development proposal associated with the proposed amendments. Threatened and endangered species will be assessed at the time future site-specific permit applications in the City.***

c. Is the site part of a migration route? If so, explain.

***Anadromous fish, migratory birds, and other wildlife use the Puyallup and Carbon Rivers and the general vicinity of the Orting shoreline area as a migration route; however, effects to migratory birds or anadromous fish are not anticipated as a result of this nonproject action and will be assessed at the time of permit applications.***

d. Proposed measures to preserve or enhance wildlife, if any:

***N/A. No development activity is proposed in conjunction with this non-project action, any necessary measures to preserve or enhance wildlife will be assessed at the time of future site-specific permit applications in the City.***

e. List any invasive animal species known to be on or near the site.

***N/A. There is not a development proposal associated with the proposed amendments. Threatened and endangered species will be assessed at the time of future site-specific permit applications in the City.***

## **6. Energy and Natural Resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

***N/A, there is no development activity associated with proposed code amendments. Energy needs will be assessed at the time of future site-specific permit application.***

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

***N/A, there is no development activity associated with proposed code amendments. Impacts to solar energy will be assessed at the time of future site-specific permit application in the City.***

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

***N/A, no development activity is proposed in conjunction with this non-project action; energy conservation features will be assessed at the time of future site-specific permit applications in the City.***

## 7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

***N/A, there is no development activity associated with the proposed code amendments. The potential for environmental health hazards will be assessed at the time of future site-specific permit applications in the City.***

- 1) Describe any known or possible contamination at the site from present or past uses.  
***N/A, there is no development activity associated with proposed code amendments. Site contamination will be assessed at the time of individual development permit applications in the City.***
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

***N/A, site contamination and hazardous pipelines will be assessed at the time of future site-specific permit applications in the City.***

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

***N/A, toxic or hazardous chemical storage will be assessed at the time of future site-specific permit applications in the City.***

- 4) Describe special emergency services that might be required.

***N/A, special emergency services are not required for a non-project action.***

- 5) Proposed measures to reduce or control environmental health hazards, if any:

***N/A, no development activity is proposed in conjunction with this non-project action; proposed measures to reduce or control environmental health hazards will be assessed at the time of future site-specific permit applications in the City.***

### b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

***N/A. There is not a development proposal associated with the proposed amendments. Noises will be assessed at the time of future site-specific permit applications City.***



2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

***N/A. There is not a development proposal associated with the proposed amendments. Noises will be assessed at the time of future site-specific permit applications City.***

3) Proposed measures to reduce or control noise impacts, if any:

***N/A. There is not a development proposal associated with the proposed amendments. Proposed measures to reduce or control noises will be assessed at the time of future site-specific permit applications in the City.***

## **8. Land and Shoreline Use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

***N/A. There is not a development proposal associated with the proposed amendments. Site use and adjacent property use will be assessed at the time of future site-specific permit applications in the City.***

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

***N/A. There is not a development proposal associated with the proposed amendments. Previous site use will be assessed at the time of future site-specific permit applications in the City.***

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

***N/A. There is not a development proposal associated with the proposed amendments. Surrounding uses will be assessed at the time of future site-specific permit applications in the City.***

c. Describe any structures on the site.

***N/A. There is not a development proposal associated with the proposed amendments. Site structures will be assessed at the time of future site-specific permit applications in the City.***

d. Will any structures be demolished? If so, what?

***N/A. There is not a development proposal associated with the proposed amendments. Site structures will be assessed at the time of future site-specific permit applications in the City.***

e. What is the current zoning classification of the site?

***The City of Orting has multiple different zoning districts, including mixed use, light manufacturing, public facilities, residential, open space and recreation, and water bodies. The proposed nonproject action would not change zoning within the City.***

f. What is the current comprehensive plan designation of the site?

***The City of Orting has multiple different comprehensive plan designations, including mixed use, light manufacturing, public facilities, residential, open space and recreation, and water bodies. The proposed nonproject action would not change land uses within the City.***

g. If applicable, what is the current shoreline master program designation of the site?

***There are sites within the City with shoreline master program designations. The proposed nonproject action would not change these designations within the City. Such designations will be assessed at the at the time of future site-specific permit applications in the City.***

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

***Portions of the City contain wetlands, fish and wildlife habitat, floodplains, and steep slopes. This nonproject action would not affect any currently designated environmentally critical areas within the City of Orting.***

i. Approximately how many people would reside or work in the completed project?

***N/A. There is not a development proposal associated with the proposed amendments. This will be addressed at the time of future site-specific permit applications within the City.***

j. Approximately how many people would the completed project displace?

***N/A. There is not a development proposal associated with the proposed amendments. This will be addressed for future site-specific permit applications within the City.***

k. Proposed measures to avoid or reduce displacement impacts, if any:

***N/A. There is not a development proposal associated with the proposed amendments. Proposed measures to avoid or reduce displacement impacts will be assessed at the time of future site-specific permit applications in the City.***

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

***N/A. There is not a development proposal associated with the proposed amendments. Proposed measures to ensure compatibility will be assessed at the time of future site-specific permit applications in the City.***

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

***N/A. There is not a development proposal associated with the proposed amendments. Proposed measures to reduce or control impacts to agricultural and forest lands will be assessed at the time of future site-specific permit applications in the City.***

## **9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

***Since this is a non-project action, no housing units would be created. Project specific actions would be evaluated under separate analysis. The number of units will be assessed at the time of future site-specific permit applications.***

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

***N/A, since this is a non-project action, no housing units would be eliminated***

c. Proposed measures to reduce or control housing impacts, if any:

***N/A, since this is a non-project action, no housing units would be affected; therefore, no mitigation is proposed.***

## **10. Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

***N/A, since this is a non-project action, no structures will be constructed, building height(s) and material(s) will be assessed at the time of future site-specific permit applications in the City.***

b. What views in the immediate vicinity would be altered or obstructed?

***N/A, since this is a non-project action with no proposed development no views will be impacted.***

c. Proposed measures to reduce or control aesthetic impacts, if any:

***No development activity will occur in conjunction with this non-project action; therefore, no mitigation measures are proposed. Aesthetic impacts will be assessed at the time of future site-specific permit applications in the City.***

## **11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

***N/A, no development activity will occur in conjunction with this non-project action; therefore, no new sources of light or glare will be produced. Light and glare will be assessed at the time of future site-specific permit applications in the City.***

b. Could light or glare from the finished project be a safety hazard or interfere with views?

***N/A. There is not a development proposal associated with the proposed amendments. Light or glare impacts will be assessed at the time of future site-specific permit applications in the City.***

c. What existing off-site sources of light or glare may affect your proposal?

***N/A. There is not a development proposal associated with the proposed amendments. Off-site light or glare will be assessed at the time of future site-specific permit applications in the City.***

d. Proposed measures to reduce or control light and glare impacts, if any:

***N/A, no development activity is proposed in conjunction with this non-project action; proposed measures to reduce or control light or glare will be assessed at the time of future site-specific permit applications in the City.***

## **12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

***There are many designated and informal recreational opportunities in the City of Orting, ones in the immediate vicinity of a proposal will be assessed at the time of future site-specific permit applications in the City.***

b. Would the proposed project displace any existing recreational uses? If so, describe.

***N/A. There is not a development proposal associated with the proposed amendments. Recreational displacement will be assessed at the time of future site-specific permit applications in the City.***

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

***N/A, no development activity is proposed in conjunction with this non-project action; measures to reduce or control recreational impacts will be assessed at the time of future site-specific permit applications in the City.***

## **13. Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

***N/A. There is not a development proposal associated with the proposed amendments. Historical structures or sites will be assessed at the time of future site-specific permit applications in the City.***

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

***N/A. There is not a development proposal associated with the proposed amendments. Evidence of Indian or historic use will be assessed at the time of future site-specific permit applications in the City.***

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

***N/A. There is not a development proposal associated with the proposed amendments. Methods to assess potential impacts to cultural and historic resources will be determined at the time of future site-specific permit applications in the City.***

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

***N/A. There is not a development proposal associated with the proposed amendments. Measures to avoid, minimize or compensate resource impacts will be assessed at the time of future site-specific permit applications in the City.***

#### **14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

***The City of Orting is served by a regional transportation system that includes State Route 162 and several local roadways. No direct impacts to the transportation system would result from the proposed nonproject action.***

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

***The City of Orting is not served by public transit.***

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

***N/A. There is not a development proposal associated with the proposed amendments. Parking will be assessed at the time of future site-specific permit applications in the City.***

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

***N/A. There is not a development proposal associated with the proposed amendments. Transportation facility improvements will be assessed at the time of future site-specific permit applications in the City.***

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

***N/A. There is not a development proposal associated with the proposed amendments. Impacts to water, rail, or air transportation will be assessed at the time of future site-specific permit applications in the City.***

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

***N/A. There is not a development proposal associated with the proposed amendments. Vehicular trips will be assessed at the time of future site-specific permit applications in the City.***

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

***N/A. There is not a development proposal associated with the proposed amendments. Impacts to/from the movement of agricultural and forest products will be assessed at the time of future site-specific permit applications in the City.***

- h. Proposed measures to reduce or control transportation impacts, if any:

***N/A, no development activity is proposed in conjunction with this non-project action; measures to reduce or control transportation impacts will be assessed at the time of future site-specific permit applications in the City.***

## **15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

***This non-project action will not result in an increased need for public services. This will be further assessed at the time of future site-specific permit applications in the City.***

- b. Proposed measures to reduce or control direct impacts on public services, if any.

***N/A, no development activity is proposed in conjunction with this non-project action; measures to reduce or control public service impacts will be assessed at the time of future site-specific permit applications in the City.***

## **16. Utilities**

- a. Circle utilities currently available at the site:  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

**All listed utility services are provided within the City.**

- d. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**N/A, exact utilities provided will be determined at the time of future site-specific permit applications.**

### **C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Carmen Smith  
Name of signee Carmen Smith  
Position and Agency/Organization City Planner, City of Orting  
Date Submitted: November 16, 2022

## **D. Supplemental sheet for nonproject actions**

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

***The proposed code amendments are not expected to have any impact on air emissions, the production, storage, or release of toxic or hazardous substances or noise.***

Proposed measures to avoid or reduce such increases are:

***Any future development in the City will be subject to the City of Orting requirements for drainage; air emissions; production, storage, or release of toxic or hazardous substances; and noise. OMC Title 5 provides specific regulations related to noise control, air quality, and storage and disposal of toxic or hazardous substances. OMC Title 9 provides regulations for water quality and stormwater management.***

***Stormwater-related impacts from future development in the City will be mitigated through adherence with the City's adopted stormwater design manual (2012 Ecology Stormwater Management Manual for Western Washington, as amended in 2014, together with the 2019 City of Orting Stormwater Management Manual Amendment); the 2012 Low Impact Development Technical Guidance Manual for the Puget Sound; and the 2013 Rain Garden Handbook for Western Washington as measures to help avoid increases in discharge to water.***

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

***The City of Orting Municipal Code Title 11 governs the protection and uses allowed within critical areas and their buffers. These standards include management practices deemed by the Washington State Department of Ecology and the Washington State Department of Commerce to incorporate best available science. The protection of critical areas will not diminish or change under the proposed code amendments.***

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

***Development proposals will be required to comply with the standards found in Title 11 – Critical Areas, Title 14 – Flood Control, and Title 13-5-2-C – Preservation of Significant Trees and Vegetation, in order to protect or conserve plants, animals, and fish. The City will require landscape plans (including significant trees) and critical areas reports for project-level SEPA environmental review for proposals as required under OMC 11-2-1 and OMC 13-5-2, respectively. The City's Critical Areas Code (Title 11) requires applicants proposing to develop sites***



**containing or adjacent to critical areas have a qualified professional submit a critical areas special study for City review and approval.**

3. How would the proposal be likely to deplete energy or natural resources?

**The proposed code amendments would not result in the depletion of energy or natural resources.**

Proposed measures to protect or conserve energy and natural resources are:

**The retention of native vegetation and significant trees is a required stormwater management technique within the City of Orting which aids in the conservation of natural resources. The City of Orting has also adopted a suite of building codes adopted by the Washington State Building Code Council WAC Title 15 to aid in the conservation of energy and resources. These include:**

- 1. The International Building Code, published by the International Code Council, Inc.;**
  - 2. The International Residential Code, published by the International Code Council, Inc.;**
  - 3. The International Mechanical Code, published by the International Code Council, Inc., including the International Fuel Gas Code and the National Fuel Gas Code, published by the International Code Council, Inc., except that the standards for liquefied petroleum gas installations shall be NFPA 58 (storage and handling of liquefied petroleum gases) and ANSI Z223.1/NFPA 54 (national fuel gas code);**
  - 4. The International Fire Code, published by the International Code Council, Inc., including those standards of the National Fire Protection Association specifically referenced in the International Fire Code;**
  - 5. Except as provided in Revised Code Of Washington 19.27.170, the uniform plumbing code and uniform plumbing code standards, published by the International Association Of Plumbing And Mechanical Officials; provided that, any provisions of the uniform plumbing code and uniform plumbing code standards affecting sewers or fuel gas piping are not adopted; and**
  - 6. The rules adopted by the council establishing standards for making buildings and facilities accessible to and usable by the physically disabled or elderly persons as provided in Revised Code Of Washington 70.92.100 through 70.92.160, as now or hereafter amended.**
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

**The proposed code amendments would not directly affect environmentally sensitive areas or areas designated (or eligible or under study) for government protection. The City's Critical Areas Code (Title 11) has the purpose of limiting development and alteration of critical areas and requires applicants proposed to develop sites containing or adjacent to critical areas have a qualified professional submit a critical areas special study for City review and approval. The application of the City's critical areas regulations is applied equally to properties in all zones.**

Proposed measures to protect such resources or to avoid or reduce impacts are:

**Impacts to critical areas will not increase as a result of the proposed code amendments. The proposed amendments will not alter how Title 11 – Critical Areas, Title 14 – Flood Control, and Title 13-5-2-C – Preservation of Significant**

**Trees and Vegetation, are applied to sites in order to protect or conserve plants, animals, floodplains, and critical areas.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

**The proposed code amendments would change how sign size is allocated in Orting. Instead of one total aggregate size allocation based on building façade, there will be a maximum sign size for wall signs and a maximum sign size for freestanding signs. The proposed code amendments do not increase the number of signs that a building may have, but the total amount of signage (in sf) may be increased. Additionally, the proposed code amendments allow freestanding signs for buildings with frontages of 'at least 50 but less than 100' and 'at least 100 but less than 200'. This increases the number of buildings that may have freestanding signs as the current code is written to allow only buildings with frontages of at least 200' to have a freestanding sign.**

Proposed measures to avoid or reduce shoreline and land use impacts are:

**All permanent signs must comply with the City's Architectural Design Review process stated in OMC 13-6-7. Additionally, the proposed code amendments require that all freestanding signs must be set back 5' from a property line. The height of freestanding signs are also limited by OMC 13-7-9. These proposed amendments do not amend the height restriction.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

**This is a non-project action and will not increase demands on transportation or public services/utilities since there is no construction associated with the proposal.**

Proposed measures to reduce or respond to such demand(s) are:

**Any new development in the City would have to pay impact fees, and traffic studies will be required as applicable to site specific uses. New development will be required to share in the cost of any necessary utility infrastructure upgrades or capacity improvements through City-identified funding mechanisms.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**The proposed amendments to the City's municipal code are not known to conflict with any local, state or federal laws relating to the protection of the environment.**



## CITY OF ORTING

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104 Bridge St S, PO BOX 489, ORTING WA 98360  
Phone: (360) 893-2219 FAX: (360) 893-6809  
www.cityoforting.org

### SEPA Determination of Non-Significance (DNS)

- Name of Proposal:** Sign Code Amendments
- Proponent:** City of Orting
- Responsible Official:** Scott Larson, City Administrator  
Orting City Hall, 104 Bridge Street South, Orting, WA 98360/ PO Box 489
- Description:** The proposed code amendments are in response to staff and Planning Commission-identified changes to create a cohesive aesthetic for signs in the City, provide an opportunity for adequate identification and advertising, and to create consistency within the code. Proposed amendments include creating a separate maximum sign area allowance for wall signs and for freestanding signs, providing provisions for how frontage is determined, removing the requirements for sandwich board signs to go through architectural design review, updating, adding to, and deleting definitions, and housekeeping edits to ensure consistency across the sign code.
- Location:** The City of Orting is located between the Puyallup and Carbon Rivers in Pierce County, generally within Township 18N and 19N, Range 5E. This is a non-project action that would affect multiple parcels in the City of Orting.
- Lead Agency:** City of Orting.
- Determination:** The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The information is available to the public on request.
- Appeals:** The City of Orting's environmental determination may be appealed by filing an application with the Orting City Planner within ten (10) days of the end of the final SEPA comment period pursuant to OMC 15-14-7-5.

*This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the issue date (issue date: November 18, 2022. Comments must be submitted by 5:00 pm on December 2, 2022). Please submit written comments to Scott Larson at the address above, or by email to Carmen Smith, City Planner at [planner@cityoforting.org](mailto:planner@cityoforting.org).*

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Scott Larson, City Administrator

November 16, 2022

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Date

**THANK YOU for your legal submission!**

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

**ORDER DETAILS**

**Order Number:**  
IPL0098915  
**Order Status:**  
Submitted  
**Classification:**  
Legals & Public Notices  
**Package:**  
TAC - Legal Ads  
**Final Cost:**  
368.63  
**Payment Type:**  
Account Billed  
**User ID:**  
IPL0019818

**ACCOUNT INFORMATION**

CITY OF ORTING IP  
PO BOX 489  
ORTING, WA 98360-0489  
360-893-2219  
fbingham@cityoforting.org  
CITY OF ORTING

**TRANSACTION REPORT**

**Date**  
November 16, 2022 5:32:46 PM EST  
**Amount:**  
368.63

**SCHEDULE FOR AD NUMBER IPL00989150**

November 18, 2022  
The News Tribune (Tacoma)

**PREVIEW FOR AD NUMBER IPL00989150**

**SEPA Determination of  
Non-Significance (DNS)  
Name of Proposal: Sign Code  
Amendments**

**Proponent:** City of Orting

**Description:** The City of Orting is proposing changes to OMC 13-7 Sign Code. The proposed code amendments are in response to staff and Planning Commission-identified changes to create a cohesive aesthetic for signs in the City, provide an opportunity for adequate identification and advertising, and to create consistency within the code. Proposed amendments include creating a separate maximum sign area allowance for wall signs and for freestanding signs, providing provisions for how frontage is determined, removing the requirements for sandwich board signs to go through architectural design review, updating, adding to, and deleting definitions, and housekeeping edits to ensure consistency across the sign code.

**Location:** The City of Orting is located between the Puyallup and Carbon Rivers in Pierce County, generally within Township 18N and 19N, Range 5E. This is a non-project action that would affect multiple parcels in the City of Orting.

**Lead Agency:** City of Orting. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required

Impact Statement (EIS) is not required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The information is available to the public on request.

**Responsible Official:** Scott Larson, City Administrator, City of Orting, 104 Bridge St South, Orting, WA 98360 / PO Box 489 Please submit written comments to Scott Larson at the address above, or by email to Carmen Smith, City Planner at [planner@cityoforting.org](mailto:planner@cityoforting.org)

*This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the issue date (issue date: November 18, 2022. Comments must be submitted by 5:00 pm on December 2nd) to the email or address above listed.)*

W00000000

Publication Dates

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## CURRENT DRAFT AMENDMENTS

### **13-7-2: DEFINITIONS:**

The following definitions shall apply to this Chapter:

**ABANDONED SIGN:** A sign that no longer correctly identifies, exhorts, or advertises any person, business, lessor, owner, product, or activity conducted or available on the premises where such sign is located and which has not been changed or removed within one hundred eighty (180) days of a tenancy change; or an on-premises sign which is damaged, in disrepair, or vandalized and not repaired within sixty (60) days of the damaging event.

**ANIMATED SIGN:** Any permanent sign that flashes or simulates motion with an electronic or manufactured source of supply or contains wind actuated motion (excluding flags or banners). Animated signs may include a sign that meets the definition for revolving signs, or changing message centers.

**BANNER SIGN:** A temporary sign constructed of a rectangular shape of fabric or other suitable material which is attached or suspended at two (2) ends or continuously across the long side. Attachment or suspension may be from buildings and/or poles. Flags, insignias, canopy signs, and posters are not considered "banner signs".

**BILLBOARD SIGN:** A large permanent sign which directs attention to a business, profession, product, activity, or service which is not conducted, sold, or offered on the premises where the sign is located. The approximate size of the billboard faces ranges from twelve to fourteen feet (12' to 14') in height and twenty four to forty eight feet (24' to 48') in width.

**CANOPY SIGN:** Any permanent sign that is part of or attached to a canopy, or a non-rigid, retractable or non-retractable, protective covering located at the entrance to a structure. Canopy, under canopy, projected, and wall signs are considered wall signs for the purpose of determining sign area. Canopy signs must comply with the architectural design review process stated in 13-6-7 of this code.

**CENTER, SHOPPING.** A multi-tenant building with one or more stories used for retail and service uses with a shared building and/or parking area.

**CHANGING MESSAGE SIGN:** An exterior, electrically controlled permanent sign that displays different copy changes on the same lamp bank which change at intervals of thirty (30) seconds or greater. This includes electronic reader boards.

**COPY:** The linguistic or graphic content of a sign.

**DIRECTIONAL SIGN:** A permanent non-commercial sign used to direct pedestrian or vehicular traffic to a facility, service, or business.

**DISPLAY CASE:** A permanent, freestanding sign with changeable copy.

**ELECTRICAL SIGN:** A permanent sign or sign structure in which electrical wiring, connections, and/or fixtures are used as part of the sign proper.

**EXTERNAL ILLUMINATED SIGN:** A permanent sign illuminated by an external light source.

**FAÇADE:** The entire building front, or street wall face, including grade to the top of the parapet or eaves, and the entire width of the building elevation.

**FESTOON (GARLAND):** A temporary strip or string of lights or other decorations.

**FLAG.** A temporary sign composed of a fabric sheet of square, rectangular or triangular shape which is mounted on a pole, cable or rope at one (1) end, including by way of example and not limitation, feather flags, bow flags, flutter and such similar flags.

**FLASHING SIGN:** An electrical permanent sign or a portion thereof which changes light intensity in a sudden transitory burst, or which switches on and off in a constant pattern in which more than one-third of the non-constant light source is off at any one time.

**FLOATING SIGN:** A permanent sign that is air or gas filled that floats or has movement in the air.

**FLUTTER SIGN:** A sign made of cloth, plastic or similar material affixed to a pole that is located outdoors. Flutter or flutter signs are "temporary signs," securely anchored for safety but not permanently anchored to a structure, or weighted base. This type of sign is prohibited.

**FREESTANDING SIGN:** A permanent sign, not attached to any building or structure, which is securely and permanently attached to the ground or a built-up landscaped area. The height of a freestanding sign shall be measured from the crown of the road adjacent to the location of the sign or from the ground at the base of the sign supports to the top of the sign, whichever is higher in elevation. Freestanding signs must comply with the architectural design review process stated in 13-6-7 of this code.

**FRONTAGE:** The measurement, in linear feet, of the length of the property line for a single-tenant building or length of leased building frontage for multitenant buildings or multi building complexes that abuts a public or private street right-of-way. If the building abuts a public or private right of way on more than one side, the right of way which the primary entrance of the building faces will be used to determine frontage.

**GRADE:** The relative existing ground level in the immediate vicinity of the sign.

**GOVERNMENT FLAG.** Any flag or badge or insignia of the United States, State of Washington, Pierce County, or City of Orting.

**INCIDENTAL SIGN:** A permanent sign, generally informational, that has a purpose secondary to the use of the property on which it is located, and which is used to do one or more of the following:

- A. Direct traffic flow, vehicular or pedestrian, i.e., "one-way", "crosswalk", "do not enter", etc.
- B. Clearly indicates location of ingress and egress points, i.e., "entrance", "exit";
- C. Direct certain activities to certain areas, i.e., "parking", "no parking", "waiting", "loading", etc.; or
- D. Provide other similar incidental information, i.e., "no trespassing", "no hunting", "phone", "ATM", "no dumping", "no loitering".

**INTERNAL ILLUMINATED SIGN:** A permanent sign with an internal light source shining through the face of the sign. Exposed neon signs are internally illuminated.

**OFF-PREMISES SIGN:** A sign relating, through its message and content, to a business activity, use, product or service not available on the premises upon which the sign is erected.

**ON-PREMISES SIGN:** A sign which carries a message and content incidental to a lawful use of the premises on which it is located, including signs indicating the business transacted, services rendered, goods sold or produced on the premises, name of the person, firm or corporation occupying the premises.

**PERMANENT SIGN.** Any sign which is intended to be lasting and is constructed from an enduring material such as masonry and metal which remains unchanged in position, character, and condition (beyond normal wear), and is permanently affixed to the ground, wall or building, provided the sign is listed as a permanent sign in the ordinance.

**PORTABLE SIGN:** A temporary sign made of any material, including paper, cardboard, wood or metal, which is capable of being moved easily and is not permanently affixed to the ground, structure or building. This also includes sidewalk or sandwich board signs.

**PROJECTING SIGN:** A permanent wall sign that is attached to the perpendicularly to the façade of the building. Canopy, under canopy, projected, and wall signs are considered wall signs for the purpose of determining sign area. Projecting signs must comply with the architectural design review process stated in 13-6-7 of this code.

**READER BOARD:** A permanent sign face designed to allow copy changes either by manual or electronic means in which the message is static and can only be changed physically by the owner and/or operator.

**REAL ESTATE SIGN:** Any temporary or permanent sign, which is used to offer property for sale, lease, or rent.

**RESIDENTIAL DEVELOPMENT SIGN:** A permanent sign which identifies a residential development upon which the sign is located.

**RETAIL OR MIXED USE CENTER:** A shopping center or other mixed use property having four or more tenants.

**REVOLVING SIGN:** Any permanent sign that rotates or turns in motion by electrical or mechanical means in a circular pattern.

**SANDWICH BOARD/SIDEWALK SIGN:** A portable sign consisting of two (2) sign faces hinged at the top and separated at the bottom to make it self-standing.

**SEARCH LIGHT:** An apparatus for projecting light: an apparatus for projecting a high intensity beam of light in any direction.

**SIGN:** Any writing, video projection, pictorial representation, number, illustration, decoration, flag, banner, pennant, emblem, or other device which is displayed for informational or communicative purposes. The term "sign" shall include the structure, including all associated brackets, braces, supports, lighting and wires, specifically intended for supporting a sign, whether the sign is free standing or attached or affixed to a building.

**SIGN, COMMERCIAL.** A permanent or temporary sign erected for a business transaction or advertising the exchange of goods and services.

**SIGN HEIGHT:** The vertical distance measured from the adjacent grade to the highest point of the sign, except the height of a freestanding sign shall be measured from the crown of the road adjacent to the location of the sign or from the ground at the base of the sign supports to the top of the sign, whichever is higher in elevation.

**SIGN, NONCOMMERCIAL.** Any permanent or temporary sign that is not a commercial sign. This definition also includes signs regarding fund raising or membership drive activities for noncommercial or nonprofit entities or groups and political signs.

**SIGN STRUCTURE:** Any structure that supports or is capable of supporting any sign as defined in this Chapter. A sign structure may be a single pole or may or may not be an integral part of the building or structure.

**TEMPORARY SIGN:** Any sign, banner, pennant, or valance constructed of cloth, canvas, light fabric, cardboard, wallboard or other like materials. Any sign not permanently attached to the ground, wall or building, intended to be displayed for a short period of time only.

**UNDER CANOPY SIGN:** Any permanent sign that is mounted underneath a canopy or a non-rigid, retractable or non-retractable, protective covering located at the entrance to a structure. Canopy, under canopy, projected, and wall signs are considered wall signs for the purpose of determining sign area. Under canopy signs must comply with the architectural design review process stated in 13-6-7 of this code.

**WALL SIGN:** Any permanent sign attached directly to and supported by the wall of a building or permanent structure. Canopy, under canopy, projected, and wall signs are considered wall signs for the purpose of determining sign area. Wall signs must comply with the architectural design review process stated in 13-6-7 of this code.

#### **13-7-4: GENERAL REGULATIONS:**

A. Conflict: Where regulations conflict within the provisions codified in this Chapter or with other ordinances, the most stringent regulation shall apply.



B. Visibility: No sign shall be erected that interferes with the visibility of traffic control devices or street name signs nor shall any sign be placed so as to cause visual obstruction of a public right of way.

C. Permanent Sign Structure And Installation: The structure and installation of all signs shall comply with this Chapter, Titles 13 and 10 of the OMC, and the latest adopted edition of the City's building code.

D. Architectural Details: Signs shall be located so as to complement the original architecture features and character of the building. Permanent signs are subject to the requirements of section 13-6-7 of this title. All signs may not cover or obscure important architectural details of a building such as stair railings, turnings, windows, doors, decorative louvers, or similar elements intended to be decorative features of a building design. All signs must appear to be a secondary and complementary feature of the building facade. Wall signs must be located within architectural sign bands or other blank spaces which visually frame the sign. Blank wall sections above or between windows and doors, for example, may provide an effective location for signage. Signs hanging between pillars and archways may also be an effective design solution.

E. Owner Shall Maintain: All signs shall be maintained by the owner of the sign to show no signs of deterioration, including, but not limited to, rust, holes, discoloration, peeling paint, trash, or overgrowing weeds.

F. Illumination: Indirect illumination is preferred and shall be lighted in such a manner that glare from the light source is not visible to pedestrian or vehicle traffic. Internally illuminated signs must adhere to the standards in subsection L. Internally illuminated signs shall be designed to emphasize the lighting of the sign text, message and/or symbols, while minimizing the lighting of the background of the sign face. Temporary signs shall not be illuminated.

G. Permanent Freestanding Signs: Permanent freestanding signs are considered structures for purposes of compliance with required setbacks. Landscaping shall be used in conjunction with all permanent freestanding signs and may utilize shrubs and plantings or decorative features such as concrete bases, planter boxes, or ornaments.

H. Ownership And Removal Of Signs:

1. Private Property: The property owner or lessee is responsible for all signs on private property and compliance with this Chapter and all other applicable regulations. The property owner or lessee shall immediately remove all illegal, damaged, vandalized or abandoned signs. Signs on private property in violation of this Chapter shall be abated by the City pursuant to the process set out in this Chapter.

2. Public Right Of Way: Except as otherwise provided in this Chapter, no permanent signs shall be placed in the public right of way. Temporary non-commercial signs may be placed in the public right of way with a permit issued by the City, and are subject to the regulations set forth in this Chapter. The permittee shall remove permitted temporary sign(s) placed in the public right of way, pursuant to the terms of the permit. The City or its agents may summarily remove any sign placed in the right-of-way or public property in violation of the terms of this Chapter and is entitled to recover the costs of abatement from the permittee, in accordance with the process set out in this Chapter.

I. Directional Signs: On premises permanent directional signs not exceeding four (4) square feet in area may be permitted for each entrance or exit to a surface parking lot. Permanent directional signs may be permitted within the public right of way with the permission of the immediately adjacent property owner, pursuant to the permit process stated in this Chapter. Off premises permanent directional signs, whether on private or public property, shall only identify the facility or site and its distance and direction from the sign.

J. Sign Area Determinations:

1. Sign area for freestanding signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.

2. Sign area for letters or symbols painted or mounted directly on wall or freestanding signs shall be calculated by measuring the smallest single rectangle which will enclose the combined letters and symbols.

3. Sign area for signs contained entirely within a cabinet and mounted on a wall or freestanding sign shall be calculated by measuring the entire area of the cabinet.

4. Perimeter of all other signs shall be established by the smallest rectangle enclosing the extreme limits of the letter module or advertising message being measured.

K. Installation Prohibited:

1. No sign shall be installed, attached to, supported by or propped up against any utility pole, light standard, traffic sign, tree, fire hydrant, or any other public facility located within the public right of way.

2. No sign shall be mounted above the roofline and/or on the roof of a building.

L. Internally Illuminated Signs:

1. Internally illuminated signs are only permitted as a secondary, permanent sign, supplementary to a business's primary sign which shall not be internally illuminated or be a changing message sign.

2. The text that changes in a changing message sign is limited to a single color and must be a warm-toned off-white or similar color and the background must be a dark toned color as approved by the planning commission in compliance section 13-6-7 design review standards. The colors of the sign, letters, and background shall remain fixed.

3. Signs shall have a maximum luminance of not more than 0.2 foot-candles over ambient lighting conditions.

4. Changing message signs shall have dimming capability to allow adjustment of sign brightness when required by the City to accommodate local ambient conditions.

5. An electronic message may not change more frequently than every thirty (30) seconds;

6. Rotating, traveling, pulsing, flashing or oscillating light sources, lasers, beacons, searchlights or strobe lighting shall not be permitted.

7. Electronic signs shall not exceed the number, type, size, and height requirements set forth in section 13-7-9;

8. Electronic signs shall be permitted only in the MUCTN, MUTC, and PF zones.

9. The sign structure must comply with the architectural design review standards found in section 13-6-7. (Ord. 2019-1041, 5-29-2019; Ord. 2021-1081, 9-8-2021)

I. Right of Way Frontage Determination:

1. The maximum sign area for freestanding signs is determined by the frontage on a public right of way which the primary entrance of the building faces. In the case where the building does not front a right of way, frontage is determined by the length, in linear feet, of the building which contains the primary entrance to the uses within the building.

J. Wall Sign Area Determination:

1. 1. Canopy, under canopy, projected, and wall signs are considered wall signs for the purpose of determining sign area.

**13-7-7: SANDWICH BOARD SIGNS:**

A. Sandwich board signs are a type of temporary sign permitted by the City in accordance with this Chapter.

B. Sandwich board signs are allowed subject to the following restrictions:

1. Sandwich board signs are limited to thirty-six inches (36") in height and thirty inches (30") in width. They must be constructed of durable materials.

2. Sandwich board signs may be located on public sidewalks or adjacent areas in a manner so as to allow adequate pedestrian circulation allowing a minimum of three (3) feet of available sidewalk path, including safe and unconstrained access to parked vehicles. Sandwich board signs shall be placed adjacent to the sign owner's business or premises except when the applicant can demonstrate a need for placement up to one hundred feet (100') from the business or premises and with the permission of the immediately adjacent property owner(s).

3. No sandwich board sign shall be placed within thirty feet (30') of another sandwich board sign.

4. Under no circumstances may a sandwich board sign be placed on the portion of the public right of way upon which vehicles regularly traverse or park. No sign shall be placed in median strips, planter/traffic islands, or in the roadway, including on vehicles. The City shall determine, at its sole discretion, the approved location of sandwich board signs to ensure pedestrian safety and vehicle circulation. Sandwich board signs shall not be located within thirty feet (30') of street intersections or where they inhibit motorist sight distances.

5. No single business or other party shall site more than one sandwich board sign within the City.

6. Sandwich board signs may only be displayed during the hours the premises or business is open to the general public, provided non-commercial sandwich board signs may be placed in the public right of way for a maximum period of twelve (12) hours per each twenty-four (24) hour period.

7. Sandwich board signs that are not permitted or are otherwise out of compliance with this Chapter shall be abated by the City, pursuant to the process set out in this Chapter.

8. The sign owner shall maintain the sign in the condition originally approved.

9. Sandwich board signs are not subject to the time limits as stated in section 13-7-8 C-1-iii.

10. Sandwich board signs shall meet the City's color palette.

**13-7-9: LIMITATIONS ON PERMANENT SIGNS:**

A. Number, Type, Size, And Height Limitations: All signs subject to regulation under this chapter are subject to the following limitations upon number, height, size, and type:

<b>Frontage On A Public Right of Way In Feet</b>	<b>Number of Signs Permitted</b>	<b>Type of Signs Permitted</b>	<b>Total Aggregate Limit Of All Signs Maximum Sign Area for Wall Signs</b>	<b>Maximum Sign Area for Freestanding Signs</b>	<b>Maximum Height of Signs</b>
Less than 50	2	Canopy, wall, under canopy, and projected	Maximum of 10% of square footage of building facade	--	Signs shall not extend above the roofline. Projected signs and under canopy signs must provide a minimum 7'6" vertical clearance from sidewalk
At least 50 but less than 100	2	Canopy, wall, under canopy, projected, and freestanding	Maximum of 10% of square footage of building façade	72 sf (both faces) 36 sf (per face)	Signs shall not extend above the roofline. Freestanding signs must be set back a minimum of 5' from any property lines. Projected signs and under canopy signs must provide a minimum 7'6" vertical clearance from sidewalk
At least 100 but less than 200	2	Canopy, wall, under canopy, projected, and freestanding	Maximum of 10% of square footage of building façade	100 sf (both faces) 50 sf (per face)	Signs shall not extend above the roofline. Freestanding signs must be set back a minimum of 5' from any property lines. Projected signs and under canopy signs must provide a minimum 7'6" vertical clearance from sidewalk
At least 200 but less than 300	3	Canopy, wall, under canopy, projected, and freestanding	Maximum of 10% of square footage of building facade	130 sf (both faces) 65 sf (per face)	Freestanding signs shall not exceed 5 feet and signs shall not extend above the roofline. Freestanding signs must be set back a minimum of 5' from any property lines. Projected signs and under canopy signs must provide a minimum 7'6" vertical clearance from sidewalk.
Greater than 300	3	Canopy, wall, under canopy and freestanding	Maximum of 10% of square footage of building facade	160 sf (both faces) 80 sf (per face)	Freestanding signs shall not exceed 8 feet and signs shall not extend above the roofline. Freestanding signs must be set back a minimum of 5' from any property lines. Projected signs and under canopy signs must provide a minimum 7'6" vertical clearance from sidewalk.

B. Retail Or Mixed Use Centers:

1. One freestanding sign shall be permitted for each street frontage of each center, subject to architectural design review and permitting under sections 13-6-7 and 13-7-11 of this code. The maximum sign area permitted is one hundred sixty (160) square feet for the total of all faces, and no one face shall exceed eighty (80) square feet. The maximum height of a freestanding sign shall be eight feet (8').
2. A maximum of forty (40) square feet of wall sign area shall be permitted for each individual establishment in a center, subject to architectural design review and permitting under sections 13-6-7 and 13-7-11 of this code.

C. Other Permitted Permanent Signs:

1. Permanent Residential Development Signs: One sign at each entrance into the development from each abutting street is permitted, subject to architectural design review and permitting under sections 13-6-7 and 13-7-11 of this code. The sign may be a single sign with two (2) faces of equal size or may be two (2) single faced structures of equal size located on each side of the entrance. Sign faces shall not exceed thirty-two (32) square feet in area. Signs may be externally illuminated.

a. Development signs shall be maintained perpetually by the developer, the owner of the sign, the homeowners' association, or some other entity who is authorized in accordance with the permit.

2. Permanent Residential Home Based Business Signs: Home based businesses may display a limit of one sign. The sign shall be no more than six (6) square feet in size and requires a city permit. The sign will not require Architectural Design Review. The sign can be placed on the home or in the yard. If the sign is placed in the yard it must be at least one (1) foot away from sidewalks and/or the property line. The sign cannot be more than 3' high from the ground. No lighting allowed of any type. In neighborhoods with Home Owners Association Covenants and Restrictions, home based business signs may not be allowed.

D. Projected And Under Canopy Permanent Signs: Projected and under canopy signs are subject to architectural design review and permitting under sections 13-6-7 and 13-7-11 of this code. A projected sign or under canopy sign may encroach within, upon or over the public right of way, including any public sidewalk, provided that, such sign meets the requirements of this Chapter, the proposed sign is designed and constructed so as not to interfere with the sight distance of, or otherwise present a hazard to, motorists proceeding on or approaching on adjacent streets, alleys, driveways, or parking areas, or of pedestrians proceeding on or approaching on adjacent sidewalks or pedestrian ways, and the sign meets the provisions of section 13-7-8 of this code.



## Planning Commission Staff Report

<b>Project Name:</b>	Comprehensive Plan Amendments and Rezones
<b>Date of Staff Report:</b>	November 29, 2022
<b>Meeting Date:</b>	December 5, 2022
<b>Staff Recommendation:</b>	Approval of all amendments
<b>City Staff Contact:</b>	Carmen Smith Contract City Planner
<b>Public Comment Period:</b>	November 18 – December 2 following SEPA DNS issuance and notice of the Planning Commission public hearing.
<b>Public Notice:</b>	Type 5 applications do not require notice of application per OMC 15-4-1. Notice of a public hearing was published and posted 10 days prior to the hearing per OMC 15-7-3.

### Exhibits:

- A. Staff Report
- B. Site Specific Amendment Location and Current Zoning Map
- C. Comprehensive Plan Text Amendments
- D. Draft Ordinance
- E. Amended Zoning Map
- F. SEPA Environmental Checklist
- G. SEPA Determination of Nonsignificance
- H. Published Notice of SEPA DNS Issuance
- I. Published Notice of Planning Commission Public Hearing
- J. Posted Notice of Planning Commission Public Hearing

### I. Background Information

The City, as a non-charter code city planning pursuant to the Growth Management Act, may amend (but is not required to) its Comprehensive Plan no more than once per year. Orting Municipal Code 15-2-5 sets out a procedure for submission, review and action on proposed amendments to the City's Comprehensive Plan.

The timeframe for accepting applications for the 2022 Amendment Cycle was January 3 through February 28, 2022 and two applications were received. Following application closure, staff reviewed each amendment request according to the six criteria established in December 2019, when the Comprehensive Plan Amendment Procedures were adopted. Upon deliberation, City Council decided both proposed amendments merited additional review by City staff and the Planning Commission. Resolution 2022-06 directed the Administrator to proceed with review of the selected amendments during the current cycle.

During Commerce review for unrelated amendments to the Parks, Trails, and Open Space (PTOS) Plan, the City was made aware that the current comprehensive plan is missing a Parks and Recreation chapter, which is an element required by the Growth Management Act. Commerce recommended adopting the PTOS Plan by reference as the Parks and Recreation chapter as part of the 2022 Comprehensive Plan Amendment cycle.

Each proposed amendment subsequently underwent analysis by City staff, as outlined in this Staff Report. The Planning Commission will now review the record, hold a hearing to consider the amendments, and make a recommendation to Council. The City Council will then review the record and hold a hearing to consider the amendments. Following the hearing, the City Council will take action on the proposed amendments.

**II. Comprehensive Plan Amendment Requests:**

**1. Site Specific Request – Orting School District**

**Applicant/Owner:** Orting School District (OSD)

<b>Parcel Number</b>	<b>Address</b>	<b>Size</b>
0519301018	710 Washington Ave N	16.36 acres
0519301703	510 Washington Ave N	48.72 acres

**A. Findings of Fact:** This is a citizen-initiated request by the current parcel owner, for a comprehensive plan amendment and rezone from the current Mixed-Use Town Center (MUTCN) zoning to Public Facilities (PF) zoning. Mixed Use Town Center North (MUTCN) is intended for a mix of commercial retail, office and residential, whereas the PF zone is intended for cultural, educational, recreational, and public service needs of the community.

The proposed re-zone would change the zoning designation to Public Facilities in order to accommodate the Orting School District’s future development of a new elementary school to provide for an increase in student enrollment and other educational and public support uses. Preliminary site development included in the traffic report submitted by OSD shows an approximately 100,000 sf K-5

elementary school with a capacity for up to 720 students. Though not proposed currently, OSD noted the site design may accommodate a future expansion, which would increase total capacity to 770 students by adding two early-learning classrooms. OSD estimates the elementary school would have between 70-80 employees and would include a community access playfield, parking for 100 vehicles, school bus loading area with room for 12 full-size buses and three smaller special education buses.

OSD's planning for the new elementary school is further along than for the other support uses that they intend to develop on the site. OSD presented a preliminary mix of uses that represent the most intense level of development that they envision at this time for the site:

- New 10,000 sf district administration office building
- Three new athletic fields (softball, baseball, potentially soccer/lacrosse)
- New tennis facility with six tennis courts
- Overflow parking for Orting High School

According to the traffic report submitted, access to the two parcels is anticipated to occur primarily from Washington Avenue North N using a new site access roadway to be located opposite Whitehawk Boulevard NW. The City of Orting and Washington State Department of Transportation have initiated plans to reconstruct the Washington Avenue N / Whitehawk Boulevard NW intersection as a three-leg roundabout. The new Orting School District access roadway would be constructed as a fourth leg of that roundabout intersection. A secondary access may also be provided to the north via a new connection to Rocky Road NE at or near Daffodil Avenue NE. The overflow parking for the high school may be accessed directly from the high school site to the south and is not currently expected to have a vehicular connection to the larger site or directly to Washington Avenue N.

Construction of the new elementary school is expected to begin early 2024 with completion and occupancy in late 2025 or early 2026. Timing for the development of the other support facilities mentioned is not known at this time.

*i. Previous Analysis:*

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

**The same issue and site were not studied during the last (2021) amendment process. The parcels were studied during the 2019 comprehensive plan amendment cycle. Conditions have changed due to the change in ownership, and recent analysis by the applicant that**



**indicated a likely smaller useable area on site than previously anticipated.**

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

**The proposed amendment meets existing state and local laws. It is contiguous with the same zoning designation to the northeast (Public Works Building), southeast (school property), and mirrors the zoning across SR-162 (school property).**

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

**N/A – this is not a text amendment.**

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

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

**There are no planned or active projects for this to be incorporated into. This could be incorporated into the planned periodic update of the comprehensive plan, though that would not be adopted until 2024.**

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

**Extra studies are required from the applicant, such as preliminary traffic memos and/or critical area delineations/studies. No large-scale studies would be performed by the City that would affect workloads.**

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

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

***ii. Consistency with Development Code***

This amendment and rezone are consistent with the following, applicable development code:

OMC 13-3-2.H: “The intent of the Public Facilities Zone is to be applied to major parcels of land serving the cultural, educational, recreational and public service needs of the community, such as, but not limited to schools,

water and wastewater facilities, City buildings, City parking lots, and other City owned uses. This zone shall only apply to lands owned by governmental agencies.”

OMC 13-3-3, Table 1 City of Orting Land Use:

- The use “K – 12 schools” is a permitted use in the PF Zone.
- The use “Athletic fields” is a permitted use in the PF Zone.
- The use “Government offices” is a permitted use in the PF Zone.
- The use “School support facilities” is a permitted use in the PF Zone.

The comprehensive plan amendment and rezone would not create a nonconforming structure or use and is consistent with City of Orting’s practice of zoning land used for operating public facilities as PF.

**iii. Consistency with Comprehensive Plan**

This amendment and rezone are consistent with the following, applicable goals and policies from Orting’s Comprehensive Plan:

Goal LU 12: The Public Facility district is for areas devoted to public facilities such as schools, water and wastewater facilities, city buildings, state and federal properties, city-owned parking lots to acknowledge and reserve sites that have been planned for public purposes.

Goal LU 13.1: Coordinate new development with the provision of an adequate level of services and facilities, such as schools, water, transportation and parks, as established in the capital facilities element.

Goal ED 2: Promote the creation of family-wage jobs that will serve the residents of Orting.

**2. Comprehensive Plan Text Amendment – Capital Facilities Chapter**

**Applicant:** City of Orting  
**Project Address:** City-wide  
**Parcel Number:** N/A

- A. **Findings of Fact:** The proposed text amendment is a text amendment to the Capital Facilities Chapter of Orting’s Comprehensive Plan to ensure the Comprehensive Plan is consistent with the recently adopted Parks, Trails, and Open Space Plan (adopted February 2022). The proposed amendments include revising the level of service standards for parks and adopting two new policies. This prevents potential confusion for citizens and staff and removes conflicts with the City’s regulating documents.

The proposed text amendment also includes adopting the City’s Parks, Trails, and Open Space (PTOS) Plan by reference as the parks and recreation element. As the current Comprehensive Plan does not have a Parks and Recreation chapter, this amendment ensures that Orting is meeting all elements required by the Growth Management Act. This amendment includes adding a new chapter to the Comprehensive Plan, Parks and Recreation, which will adopt the PTOS Plan by reference.

**Proposed Amendments:**

Location	Current text	Amended Text	Reasoning
Pol CF 3.3	Total Park Land – 8 acres per 1,000 population  <i>Consisting of:</i> Mini-Parks – 1 acre per 1,000 population  Neighborhood Parks – 2 acres per 1,000 population  Community Parks – 5 acres per 1,000 population  Fields/Courts – 1 per 1,000 population  Trails – 1 mile per 1,000 population  Natural Resource Areas – 14 acres per 1,000 population	Type of Facilities LOS (facilities/population)  Baseball/Softball Field 1/2,000 (softball) 1/2,000 (baseball)  Multi-Use Rectangular Field (e.g., soccer, football, lacrosse) 1/3,500  Basketball Courts (Two half courts are equivalent to one court) 1/3,500  Tennis/Pickle/Racquetball Courts 1/4,000  Playground/Big Toy 1/1,000  Special Facilities (e.g., skate park, splash park, BMX park) 1/5,000  Trails .25 miles/1,000 Natural Resource Areas/Open Space 14 acres/1,000  Parkland 8 acres/1,000	Updating text for consistency with 2022 Parks, Trails, and Open Space Plan.
Pol CF 6.5	n/a – this amendment is new text.	Future park plans or remodels should prioritize barrier-free equipment additions, such as wheelchair swings,	Updating text for consistency with

Location	Current text	Amended Text	Reasoning
		adaptive spinners, or the like – where none currently exist.	2022 Parks, Trails, and Open Space Plan.
Pol CF 6.6	n/a – this amendment is new text.	Create and periodically review and update a Master Plan for City Park to provide for cohesive development of the park that serves the community.	Updating text for consistency with 2022 Parks, Trails, and Open Space Plan.
Pol CF 6.7	n/a – this amendment is new text.	Work with Pierce County and applicable agencies to identify and help mitigate impacts to Calistoga Park.	Updating text for consistency with 2022 Parks, Trails, and Open Space Plan.
PR	n/a – this amendment is new text.	The City of Orting Parks, Trails, and Open Space (PTOS) Plan and Appendix, as approved by Orting City Council pursuant to Resolution 2022-03, are hereby adopted by this reference.	Adding a Parks and Recreation chapter to be in compliance with the Growth Management Act.

*i. Previous Analysis:*

1. Whether the same area or issue was studied during the last amendment process and conditions in the immediate vicinity have significantly changed so as to make the requested change within the public interest.  
**These issues were not studied during the last cycle and are a result of updates to plans adopted and new information gleaned since during the last cycle.**
  
2. Whether the proposed amendment meets existing state and local laws, including the Growth Management Act (GMA).  
**The proposed text amendments meet existing state and local laws. The proposed text amendments increase consistency with the 2022 Parks, Trails, and Open Space Plan.**
  
3. In the case of text amendments or other amendments to goals or policies, whether the request benefits the city as a whole versus a selected group.  
**The requests benefit the City as a whole by creating consistency and clarity for citizens, staff and applicants. The proposed amendments will not benefit a selected group.**

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

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

**There are no planned or active projects for this to be incorporated into. This could be incorporated into the planned periodic update of the comprehensive plan, though that would not be adopted until 2024.**

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

**This request will not require large-scale studies.**

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

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

***ii. Consistency with Development Code***

These amendments provide consistency between adopted City plans. The amendments will eliminate conflict and prevent confusion for staff and the public, as well as remove conflicts within the City's regulating documents.

***iii. Consistency with Comprehensive Plan***

The proposed amendments ensure that goals and policies from updated plans, such as the Orting Parks, Trails, and Open Space Plan are accurately reflected within the Orting Comprehensive Plan. These amendments will create consistency between the adopted plans and ensure the Comprehensive Plan is up to date with proper references and procedures. Additionally, these proposed amendments ensure that Orting's Comprehensive Plan meets all elements required by the Growth Management Act.

**SEPA Determination**

After review of the environmental checklist, a SEPA Determination of Nonsignificance (DNS) was issued November 18, 2022, with a 14-day comment period ending at 5:00pm on December 2, 2022.

**Public Hearing**

A public hearing will be held by Planning Commission on December 5, 2022.

**Staff Recommendation**

Staff recommends approval of the Comprehensive Plan amendments and rezone.

**Appeal**

Recommendations of the Planning Commission may be appealed, by applicants or parties of record from the Planning Commission, to the City Council per OMC 15-10-2.



## Site Specific Request Location and Current Zoning Map

Site Specific Request – Orting School District

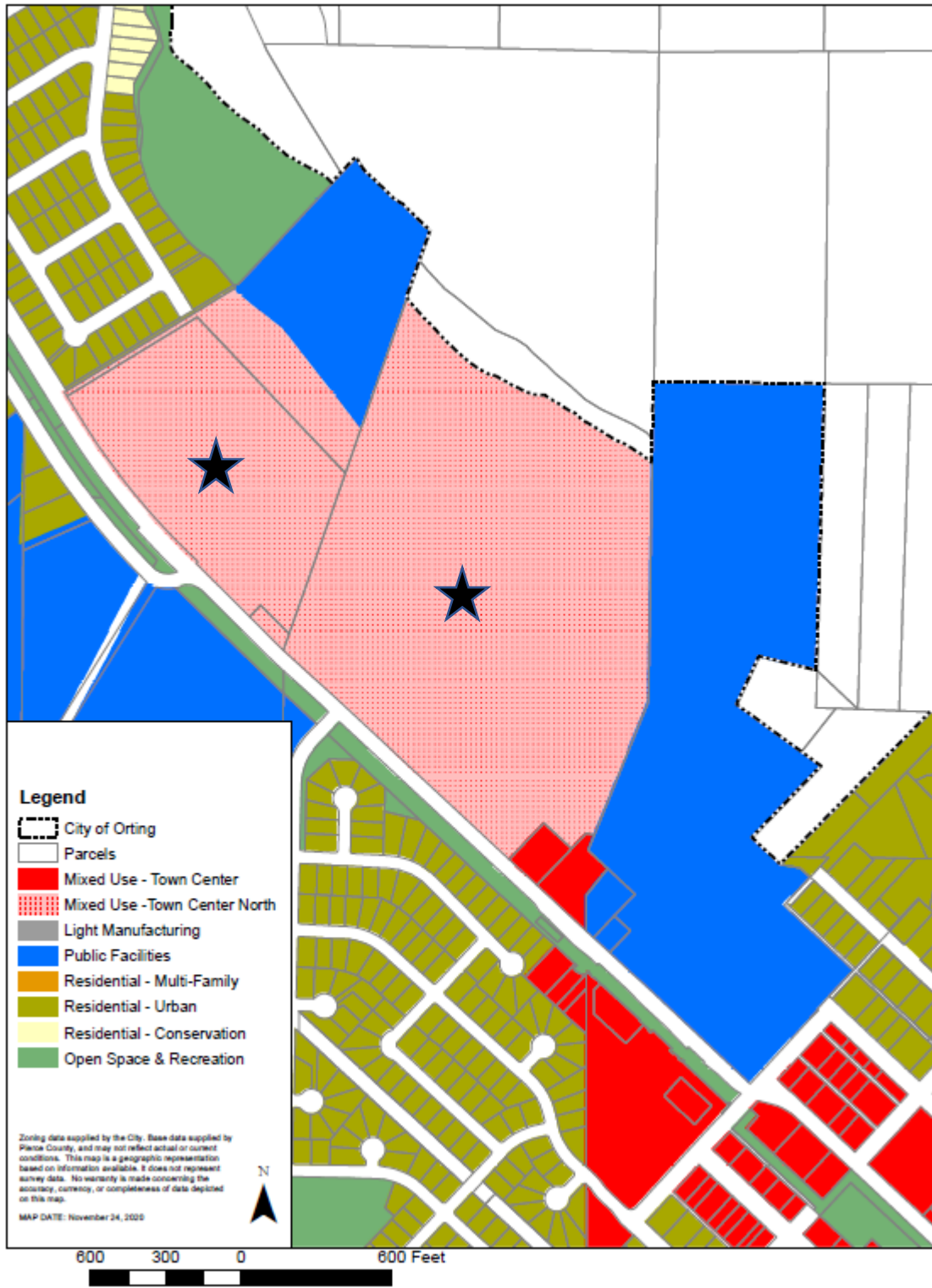
710 Washington Ave N

510 Washington Ave N

Figure 1.1: Site Specific Request Location



Figure 1.2: Site Specific Request Current Zoning





# CAPITAL FACILITIES ELEMENT

## PURPOSE

The Growth Management Act requires cities to prepare a capital facilities element consisting of:

1. An inventory of current capital facilities owned by public entities, showing the locations and capacities of the public facilities;
2. A forecast of the future needs for such capital facilities;
3. The proposed locations and capacities of expanded or new capital facilities;
4. At least a six-year plan that will finance capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes, and;
5. A requirement to reassess the land use element if probably probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.

## ORGANIZATION

The Capital Facilities Element establishes the level of service standards the City is obligated to provide, along with strategies for maintaining those standards. The Element is based on the goals and policies of the other elements, and incorporates the facilities needs and standards identified in the Transportation Element. The Capital Facilities Appendix provides detailed information on the inventory of facilities and projected future needs that the Plan must anticipate over the next 20 years. The Appendix incorporates capital facilities plans for the Orting School District and for the Pierce County Library.

## MAJOR ISSUES

With recent improvements to the wastewater treatment plant and water system, major utility issues now involve continued resolution of the sewer collection system inflow and infiltration problems as financial resources permit. Transportation issues are described in the Transportation Element. Other capital facilities issues revolve around the need maintain effective concurrency management to ensure that utility capacity is available to match the demands of growth and development.

## GOALS AND POLICIES

- Goal CF 1     Assure that capital improvements necessary to carry out the comprehensive plan are provided when they are needed.**

Pol. CF 1.1 The City shall coordinate its land use and public works planning activities with an ongoing program of long-range financial planning, in order to identify fiscal resources necessary to implement the capital facilities plan.

Pol. CF 1.2 Management of capital facilities should emphasize the following concepts:

- a. Providing preventive maintenance and cost-effective replacement of aging elements;
- b. Planning for the orderly extension and upgrading of capital systems while recognizing that system extensions associated with new development should be the responsibility of those desiring service;
- c. Inspecting systems to ensure conformance with design standards; and,
- d. Reducing the potential for drastic rate increases through effective fiscal management and rate structures that reflect the LOS and CIP's.



*City Hall; 110 Train St SE.*

Pol. CF 1.3 Determine which services are most cost-effectively delivered by the city and which services should be contracted out to be delivered by other jurisdictions. Where appropriate, joint facilities with adjacent service purveyors should be used to provide the most efficient and cost-effective service to customers.

**Goal CF 2 Ensure that the continued development and implementation of the Capital Improvement Program (CIP) reflects the policy priorities of the City Council.**

Pol. CF 2.1 High priority of funding shall be accorded to projects which are consistent with the adopted goals and policies of the City Council.

Pol. CF 2.2 Projects shall be funded only when incorporated into the City budget, as adopted by the City Council, unless emergency warrants funding.

Pol. CF 2.3 Capital projects that are not included in the six-year Capital Facilities Plan and which are potentially inconsistent with the comprehensive

plan shall be evaluated by means of the comprehensive planning process prior to their inclusion into the City's annual budget.

Pol. CF 2.4 The six-year Capital Facilities Plan shall be updated annually prior to the City budget process.

Pol. CF 2.5 All City departments shall review changes to the CIP and shall participate in the annual review.

**Goal CF 3 Manage growth and the related development of city facilities and services to direct and control land use patterns and intensities.**

Pol. CF 3.1 Development shall be allowed only when and where all public facilities are adequate and only when and where such development can be adequately served by essential public services without reducing levels of service elsewhere.

Pol. CF 3.2 The City shall continue upgrading the sanitary sewer system to ensure adequate capacity for future growth and development.

Pol. CF 3.3 The following level of service guidelines shall be used to evaluate whether existing public facilities are adequate to accommodate the demands of new development:

Water (Source Capacity and Reliability) LOS: Maintain the existing source capacity of approximately 1.73 MGD for adequate household use and fire protection. The minimum fire flow requirements are based on Pierce County's Ordinance No. 17C.60:

<u>Development Classification</u>	<u>Minimum Fire Flow Requirement</u>
Residential	750 gpm for 45 minutes
Commercial & Multi-Family	1500 gpm for 60 minutes
Industrial	2,000 gpm for 120 minutes

Water Quality LOS: The water system quality shall be in compliance with Washington Administrative Code requirements for water quality.

Sewer LOS: Maximum month average daily flows for the City's wastewater gravity collection system and wastewater treatment facility shall not exceed the Washington Department of Ecology's MGD limit.

Stormwater LOS: Stormwater management shall comply with the Washington Department of Ecology's requirements.

Fire LOS: Design – Coordinate land use planning, development review and fire protection facility planning to ensure that: a) adequate fire protection and emergency medical service can be provided; and b) project designs minimize the potential for fire hazard.

Fire LOS: Rating – Orting Valley Fire and Rescue (Pierce County Fire District 18) shall maintain and make efforts to improve its current insurance rating of "7".

Police LOS: Design – Coordinate land use planning, development review, and police protection facility planning to ensure that: a) adequate police protection can be provided; and b) project designs discourage criminal activity.

Police LOS: Response Time – The Orting Police Department shall have as a goal to maintain a 3 to 4 minute response time for emergency calls.

Parks, Trails and Open Space LOS: The following level of service standards shall apply to land and facilities:

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

Transportation LOS:

Pol. CF 3.4 Transportation and land use planning should be coordinated so that adequate transportation facilities can be built concurrent with growth. The following level of service standards should be used to evaluate whether existing transportation facilities are adequate to accommodate the demands of new development:

The transportation system shall function at a service level of at least D.

Pol. CF 3.5 A development shall not be approved if it causes the level of service on a capital facility to decline below the standards set forth in CF Policy 3.3 and 3.4, unless capital improvements or a strategy to accommodate the impacts are made concurrent with the development for the purposes of this policy. "Concurrent with the development" shall mean that

improvements or strategy are in place at the time of the development or that a financial commitment is in place to complete the improvements or strategies within six years.

Pol. CF 3.6 If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense, or pay impact fees in order to develop. If the probable funding falls short of meeting the capital facility needs of the anticipated future land uses and population, the type and extent of land uses planned for the City must be reassessed.

Pol. CF 3.7 Require that development proposals are reviewed by the various providers of services, such as school districts, sewer, water, and fire departments, for available capacity to accommodate development and needed system improvements.

Pol. CF 3.8 New or expanded capital facilities should be compatible with surrounding land uses; such facilities should have a minimal impact on the natural or built environment.

Pol. CF 3.9 Maintain the water quality of the Carbon and Puyallup Rivers by complying with Washington Department of Ecology guidelines.

**Goal CF 4 Ensure that financing for the city's needed capital facilities is as economical, efficient, and equitable as possible.**

Pol. CF 4.1 The burden for financing capital facility improvements should be borne by the primary beneficiaries of the facility.

Pol. CF 4.2 General Fund revenues should be used only to fund projects that provide a benefit to the entire community or to accommodate unmet facility needs beyond those created by new growth.

Pol. CF 4.3 Long term borrowing for capital facilities should be considered as an appropriate method of financing large facilities that benefit more than one generation of users.

Pol. CF 4.4 Where possible, special assessment, revenue and other self-supporting bonds and grants will be used instead of tax supported general obligation bonds.

**Goal CF 5 Provide the most cost-effective and efficient water, stormwater and sewer service to residents within Orting and its service area.**

Pol. CF 5.1 Expansion of sewer service shall be coordinated among Orting, the Washington State Department of Ecology, and Pierce County, and shall give priority to infill within the city limits and existing urbanized unincorporated areas within the urban growth area.

- Pol. CF 5.2 Phasing of sewer expansion shall follow the city’s urban growth area established in the comprehensive plan, unless sewer service will remedy groundwater contamination and other health problems or the city arranges to provide services to other urban growth areas established by the Pierce County Comprehensive Plan.
- Pol. CF 5.3 New industrial development shall not be allowed to utilize on-site sewage systems. New industrial development shall be served by the City's treatment facilities.
- Pol. CF 5.4 Require sewage gravity collection system connections for all new development including single-family subdivisions unless otherwise approved by the Council and consistent with the Pierce Countywide policies.
- Pol. CF 5.5 Identify, prioritize and gradually replace existing sewer lines in poor condition to reduce inflow and infiltration to increase the capacity of the sewage treatment system.
- Pol. CF 5.6 Provide an adequate water supply and distribution system for all domestic use, fire flow and fire protection at all times. Fire flow capabilities can be increased and Fire Insurance Rating Classifications improved by upgrading water pipeline sizes, creating additional pipe networks, and increasing water storage capacities. Require transfer of private water rights to the city as part of all development permit approvals.



*Mt. Rainer from Whitehawk Park.*

**Goal CF 6      Develop a system of parks and recreation facilities that is attractive, safe, and available to all segments of the population.**

- Pol. CF 6.1 Mitigate impacts on parks, trails, and the recreation system from new growth based on impact fees, land dedication, and/or facility donations based on the level of service standards.

- Pol. CF 6.2 Cooperate and coordinate with the school district, other public agencies and private groups through the use of interlocal agreements and contracts to meet the recreation needs of the City.
- Pol. CF 6.3 Support Pierce County development of the Foothills Trail, and related links and parks, for bicycles, pedestrians and equestrians, running through Pierce County to Mount Rainier National Park.
- Pol. CF 6.4 Improve the network of parks, open space and trails throughout the city for pedestrians, bicycles and equestrians, with priority on:
  - a. The dedication and development of lands which would link with the Foothills Trail, the downtown parks, the Puyallup and Carbon River waterfront corridors and a linkage across the Carbon River to the Cascadia trail system,
  - b. Maintaining and improving the accessibility, usability, and safety of Orting’s sidewalks, parks and trails, and
  - c. Sustaining community-wide efforts to improve public access to the Carbon and Puyallup Rivers at those points along the banks which best fulfill the criteria for education, accessibility and restoration as outlined in the 2009 Shoreline Master Program.
- Pol. CF 6.5 Future park plans or remodels should prioritize barrier-free equipment additions, such as wheelchair swings, adaptive spinners, or the like — where none currently exist.
- Pol. CF 6.6 Create and periodically review and update a Master Plan for City Park to provide for cohesive development of the park that serves the community.
- Pol. CF 6.7 Work with Pierce County and applicable agencies to identify and help mitigate impacts to Calistoga Park.

**Goal CF 7 Cooperate in the siting of essential public facilities in Orting.**

- Pol. CF 7.1 The site selection process for essential public facilities on the list maintained by the Office of Finance and Management shall include the following components:
  - a. The state must provide a justifiable need for the public facility and its location in Orting based upon forecasted needs and a logical service area;
  - b. The state must establish a public process by which residents of Orting have an opportunity to meaningfully participate in the site selection process.

- Pol. CF 7.2 Public facilities shall not be located in designated resource lands, critical areas, or other areas where the siting of such facilities would be incompatible.
- Pol. CF 7.3 Multiple use of corridors for major utilities, trails, and transportation rights-of-way is encouraged.
- Pol. CF 7.4 Siting of public facilities shall be based upon criteria including, but not limited to:
- a. Specific facility requirements (acreage, transportation access, etc.);
  - b. Land use compatibility;
  - c. Potential environmental impacts;
  - d. Potential traffic impacts;
  - e. Fair distribution of such public facilities throughout the County;
  - f. Consistency with state law and regulations.
- Pol. CF 7.5 City plans and development regulations should identify and allow for the siting of essential public facilities. Design standards shall be required to ensure compatibility with adjacent land uses and mitigate any adverse impacts. The City's siting process may include requirements that facilities provide amenities or incentives to the neighborhood as a condition of approval. At least one public hearing shall be required to ensure adequate public participation.
- Pol. CF 7.6 Cooperatively work with surrounding municipalities including Pierce County during the siting and development of facilities of regional significance. The City shall seek an agreement with neighboring jurisdictions, state or county agencies to mitigate any disproportionate financial and other burdens which may fall on the City due to the siting.
- Pol. CF 7.7 Essential public facilities that are county-wide or state-wide in nature (e.g., solid waste and/or hazardous waste facilities), must meet existing state law and regulations requiring specific siting and permitting requirements.
- Goal CF 8 Manage stormwater runoff in such a manner as to:**
1. Protect property from flooding and erosion;
  2. Protect streams and shorelines from erosion and sedimentation to avoid the degradation of environmental quality and natural



system aesthetics;

3. Protect the quality of groundwater and surface water; and
4. Provide recharge of groundwater where appropriate.

Pol. CF 8.1 Manage the stormwater utility to:

- a. Identify existing and potential problems at the drainage basin level;
- b. Propose solutions to those problems;
- c. Recognize the importance of natural systems and receiving waters and their preservation and protection;
- d. Set design and development guidelines; and
- e. Provide a strategy for implementation and funding.

Pol. CF 8.2 Encourage either regional or low impact development approaches to managing stormwater to provide improved performance, maintenance and cost efficiency. Wherever possible, regional facilities should be considered as a multi-functional community resource which provides other public benefits such as recreational, habitat, cultural, educational, open space and aesthetic opportunities.

Pol. CF 8.3 The City should require new development to provide onsite storm drainage and all off-site improvements necessary to avoid adverse downstream impacts.

Pol. CF 8.4 Where appropriate and feasible, infiltration of stormwater is preferred over surface discharge to downstream system. The return of precipitation to the soil at natural rates near where it falls should be encouraged through the use of detention ponds, grassy swales and infiltration.

Pol. CF 8.5 Development should be designed to minimize disruption and/or degradation of natural drainage systems, both during and after construction. Development design which minimizes impermeable surface coverage by limiting site coverage and maximizing the exposure of natural surfaces should be encouraged.

Pol. CF 8.6 Industries and businesses should use best management practices to prevent erosion and sedimentation from occurring, and to prevent pollutants from entering ground or surface waters.

Pol. CF 8.7 Sites that have been cleared, graded or filled in violation of current or prior standards should be fully restored before construction permits are issued.

# PARKS AND RECREATION ELEMENT

The City of Orting Parks, Trails, and Open Space (PTOS) Plan and Appendix, as approved by Orting City Council pursuant to Resolution 2022-03, are hereby adopted by this reference.

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

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**AN ORDINANCE OF THE CITY OF ORTING,  
WASHINGTON, RELATING TO LAND USE AND ZONING;  
ADOPTING AMENDMENTS TO THE COMPREHENSIVE  
PLAN; PROVIDING FOR SEVERABILITY; AND  
ESTABLISHING AN EFFECTIVE DATE**

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**WHEREAS**, as required by the Growth Management Act (Chapter 36.70A RCW), the City adopted a comprehensive plan for the community on November 29, 2004, (the “Comprehensive Plan”), which is updated frequently; and

**WHEREAS**, in accordance with RCW 36.70A.130, an adopted Comprehensive Plan shall be subject to continuing evaluation and review, and amendments to the Comprehensive Plan shall be considered no more frequently than once every year; and

**WHEREAS**, in January 2022, the City initiated a review of the Comprehensive Plan to address plan elements that require updating, and requested amendment proposals from citizens; and

**WHEREAS**, The timeframe for accepting applications for the 2022 Amendment Cycle was January 3, 2022 to February 28, 2022; and

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

**WHEREAS**, the City Council examined the applications, criteria, and analysis provided by staff and adopted Resolution 2022-06 directing the Administrator to proceed with review of the two requested amendments during the current cycle; and

**WHEREAS**, the City has undertaken a public involvement process and provided for early and continuous public participation opportunities including a study session on the selected amendments with the Planning Commission on August 1, 2022, a public hearing on the selected amendments on December 5, 2022 before the Planning Commission, a study session on the selected amendments with the City Council on January \_\_, 2022, and a public hearing before the City Council on February \_\_, 2022; and

**WHEREAS**, in accordance with WAC 365-196-630, a notice of intent to adopt the proposed Comprehensive Plan amendments was sent to the State of Washington Department of Commerce and to other state agencies with acknowledgement by the Department on October 5, 2022, for a 60-day review and comment period; and

**WHEREAS**, an environmental review of the proposed Comprehensive Plan amendments has been conducted in accordance with the requirements of the State Environmental Policy Act (“SEPA”), and a SEPA determination of non-significance was issued on November 18, 2022; and

**WHEREAS**, on December 5, 2022, the Planning Commission, after considering the public comments received and other information presented at the aforementioned public hearings and public meetings, voted to recommend the adoption of the proposed amendments to the Comprehensive Plan summarized in Exhibit A to this Ordinance to the City Council; and

**WHEREAS**, having considered, among other things, the public testimony, the minutes of the Planning Commission meetings, the preliminary and final staff reports, and the Planning Commission recommendations, the City Council finds that the proposed amendments to the Comprehensive Plan are consistent with and would serve to further implement the planning goals of the adopted Comprehensive Plan and the Growth Management Act, bear a substantial relation to the public health, safety or welfare, and promote the best long term interests of the Orting community;

**NOW, THEREFORE**, the City Council of the City of Orting, Washington, do ordain as follows:

**Section 1. Incorporation of Recitals.** The above stated recitals are incorporated as though fully set forth herein.

**Section 2. Adoption of Amendments to Comprehensive Plan.** The City Council adopts the proposed 2022 text amendments to the Comprehensive Plan, “Exhibit C”, which is incorporated by reference herein.

**Section 3. Adoption of a Corrected Land Use Map, Figure LU-1 2019.** The City Council adopts the amended zoning and land use map, Figure LU-1, “Exhibit E”, which is incorporated by reference herein.

**Section 4. 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 5. 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:

---

Kim Agfalvi, City Clerk

Approved as to form:

---

Charlotte A. Archer, City Attorney

Filed with the City Clerk:

Passed by the City Council:

Ordinance No.

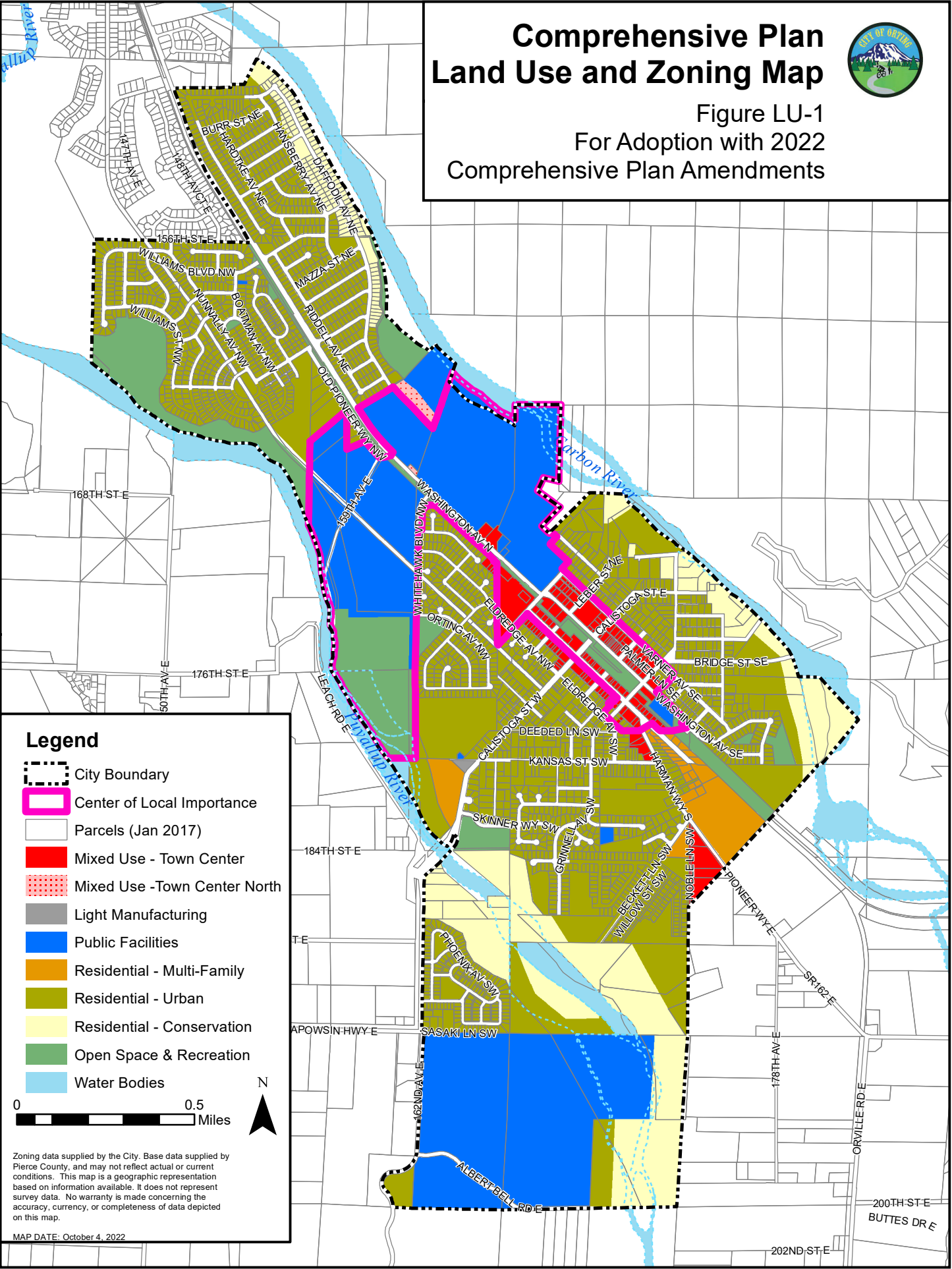
Date of Publication:

Effective Date:

# Comprehensive Plan Land Use and Zoning Map



Figure LU-1  
For Adoption with 2022  
Comprehensive Plan Amendments



## Legend

-  City Boundary
-  Center of Local Importance
-  Parcels (Jan 2017)
-  Mixed Use - Town Center
-  Mixed Use - Town Center North
-  Light Manufacturing
-  Public Facilities
-  Residential - Multi-Family
-  Residential - Urban
-  Residential - Conservation
-  Open Space & Recreation
-  Water Bodies



Zoning data supplied by the City. Base data supplied by Pierce County, and may not reflect actual or current conditions. This map is a geographic representation based on information available. It does not represent survey data. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.

MAP DATE: October 4, 2022

# **SEPA ENVIRONMENTAL CHECKLIST**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background***

1. Name of proposed project, if applicable:

**City of Orting 2022 Comprehensive Plan Amendments**



2. Name of applicant:

**Carmen Smith, City Planner  
City of Orting**

3. Address and phone number of applicant and contact person:

**Mailing Address: PO Box 489, Orting, WA 98360  
Phone: 206-731-7807**

4. Date checklist prepared:

**November 16, 2022**

5. Agency requesting checklist:

**City of Orting**

6. Proposed timing or schedule (including phasing, if applicable):

**The Comprehensive Plan Amendments are nonproject actions undergoing public review. Action on the amendments is anticipated by January 2023.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**The City of Orting considers applications received to amend the City of Orting Comprehensive Plan on an annual basis. Individual site-specific requests for changes to the Comprehensive Plan map and zoning changes are incorporated into the comprehensive plan update.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**Text Amendment**

- **None**

**Site Specific Amendment**

- **Preliminary critical areas memo**
- **Preliminary traffic report**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**None known.**

10. List any government approvals or permits that will be needed for your proposal, if known.

**The proposed amendments require approval by the Orting City Council.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The City of Orting is considering annual Comprehensive Plan Amendments.  
Amendments include:**

- 1. Text Amendment – A staff-initiated request for a Comprehensive Plan Text Amendment would ensure the Comprehensive Plan is consistent with the recently adopted Parks, Trails, and Open Space Plan. The proposed amendments are to the Capital Facilities Chapter and include amending the level of service standards for parks and adopting two new policies. This prevents confusion for citizens and staff and removes conflicts within the City’s regulating documents. The text amendment also includes adopting the City’s Parks, Trails, and Open Space Plan by reference as the Comprehensive Plan’s Parks and Recreation Element. This ensures that the Comprehensive Plan is meeting all requirements of the Growth Management Act.**
- 2. Site Specific Request – A citizen-initiated request by the current and future parcel owners, for a comprehensive plan amendment and rezone from the current Mixed-Use Town Center (MUTCN) zoning to Public Facilities (PF) zoning. If approved, this amendment will allow for the existing land use the match the zoning as the PF zone is intended for publicly owned uses.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The City of Orting is located between the Puyallup and Carbon Rivers in Pierce County, generally within Township 18N and 19N, Range 5E.**

**The text amendment is a non-project proposal that applies to scattered sites throughout the entire City of Orting.**

The site-specific request includes the following two tax parcels:

Pierce County Parcel Number	Address	Size
0519301018	710 Washington Ave N	16.36 acres
0519301703	510 Washington Ave N	48.72 acres



## ***B. Environmental Elements***

***No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235.3.b.***

### **C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Carmen Smith

Name of signee: Carmen Smith

Position and Agency/Organization: Orting City Planner

Date Submitted: November 16, 2022

## ***D. Supplemental sheet for nonproject actions***

**(IT IS NOT NECESSARY to use this sheet for project actions)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

**The text amendment will not increase discharges to water.**

**The site-specific request is not likely to increase discharge to water as it does not change the allowed maximum coverage as Mixed Use Town Center North (the current zoning) allows for 100 percent coverage for buildings or hard surfaces, while the Public Facilities zone (the proposed zoning) has no limit on building or hard surface coverage. The site is currently undeveloped, so any future development on the site would increase the volume of water discharged. However, all new development shall be designed in accordance with the 2019 Stormwater Management Manual for Western Washington and will likely trigger flow control and treatment standards.**

**The comprehensive plan text amendment and site-specific rezone proposal are not expected to have any impact on air emissions or the production, storage, or release of toxic or hazardous substances or noise.**

Proposed measures to avoid or reduce such increases are:

**Any future development proposals will be subject to the City of Orting requirements for drainage; air emissions; production, storage, or release of toxic or hazardous substances; and noise. OMC Title 5 provides specific regulations related to noise control, air quality, and storage and disposal of toxic or hazardous substances. OMC Title 9 provides regulations for water quality and stormwater management.**

**Depending on applications for future uses within the amendment area, the City may require the applicant to evaluate project emissions to air, production, storage, or release of toxic or hazardous substances; and noise impacts if the proposals are inconsistent with the likely impacts associated from development analyzed within the amendment areas.**

**Stormwater-related impacts will be mitigated through adherence with the City's adopted stormwater design manual (2019 Ecology Stormwater Management Manual for Western Washington) as measures to help avoid increases in discharge to water.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

**The text amendment will not affect plants, animals, fish, or marine life.**

**The site-specific request to rezone the site from MUTCN to PF is not likely to affect plants, animals, fish, or marine life. The same regulations affecting the protection of plants, animals, fish, and marine life apply whether the site is zoned as MUTCN or PF.**

**The City of Orting Municipal Code Title 11 governs the protection and uses allowed within critical areas and their buffers. These standards include management practices deemed by the Washington State Department of Ecology and the Washington State Department of Commerce to incorporate best available science. The City's Critical Areas Code (Title 11) requires applicants proposing to develop sites containing or adjacent to critical areas have a qualified professional submit a critical areas special study for City review and approval. The protection of critical areas will not diminish or change if these sites are rezoned.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

**Any future development proposals will be required to comply with the standards found in Title 11 – Critical Areas, Title 14 – Flood Control, and Title 13-5-2-C – Preservation of Significant Trees and Vegetation, in order to protect or conserve plants, animals, and fish. The City will require landscape plans (including significant trees) and critical areas reports for project-level SEPA environmental review for proposals as required under OMC 11-2-1 and OMC 13-5-2, respectively.**

3. How would the proposal be likely to deplete energy or natural resources?

**The text amendment will not deplete energy or natural resources.**

**The site-specific request is to rezone the site from MUTCN to PF. The PF zone allows for educational, recreational, and public service uses, rather than the residential and commercial uses permitted in the MUTNC zone. The same suite of building and energy codes that would apply to development proposals in the MUTCN zone would also apply to the property if the rezone was approved.**

Proposed measures to protect or conserve energy and natural resources are:

**The retention of native vegetation and significant trees is a required stormwater management technique within the City of Orting which also aids in the conservation of natural resources. The City of Orting has also adopted a suite of building codes adopted by the Washington State Building Code Council WAC Title 15 to aid in the conservation of energy and resources. These include:**

- 1. The International Building Code, published by the International Code Council, Inc. (ICC);**
  - 2. The International Residential Code, published by the ICC;**
  - 3. The International Mechanical Code, published by the ICC, including the International Fuel Gas Code and the National Fuel Gas Code, published by the ICC, except that the standards for liquified petroleum gas installations shall be NFPA 58 (storage and handling of liquified petroleum gases) and ANSI Z223.1/NFPA 54 (national fuel gas code);**
  - 4. The International Fire Code, published by the ICC, including those standards of the National Fire Protection Association specifically referenced in the International Fire Code; provided that, notwithstanding any wording in this code, participants in religious ceremonies shall not be precluded from carrying hand held candles;**
  - 5. Except as provided in Revised Code of Washington 19.27.170, the Uniform Plumbing Code and Uniform Plumbing Code standards, published by the International Association of Plumbing and Mechanical Officials; provided that, any provisions of the Uniform Plumbing Code and Uniform Plumbing Code standards affecting sewers or fuel gas piping are not adopted; and**
  - 6. The rules adopted by the ICC establishing standards for making buildings and facilities accessible to and usable by the physically disabled or elderly persons as provided in Revised Code of Washington 70.92.100 through 70.92.160, as now or hereafter amended.**
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

**The text amendment will not affect environmentally sensitive areas or areas designated for governmental protection.**

**The site-specific request would not directly affect environmentally sensitive areas or areas designated for government protection. The City's Critical Areas Code (Title 11) has the purpose of limiting development and alteration of critical areas and requires applicants proposing to develop sites containing or adjacent to critical areas have a qualified professional submit a critical areas special study for City review and approval. The application of the City's critical areas regulations is applied equally to properties in all zones.**



Proposed measures to protect such resources or to avoid or reduce impacts are:

**Impacts to critical areas will not increase because of the proposed site-specific amendment to the City's Comprehensive Plan and concomitant zoning amendment. The proposed amendment to the City's Comprehensive Plan and concomitant zoning amendment will not alter how Title 11 – Critical Areas, Title 14 – Flood Control, and Title 13-5-2-C – Preservation of Significant Trees and Vegetation, are applied to sites to protect or conserve plants, animals, floodplains, and critical areas.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

**The text amendment will not impact land and shoreline use.**

**The site-specific request would alter planned land uses from the existing zoning, Mixed Use Town Center North, (which allows a mix of commercial and residential uses) to Public Facilities zoning (which allows educational, recreational and public service uses). The rezone would decrease the number of allowed uses that are permitted on the site, thereby limiting future development types.**

Proposed measures to avoid or reduce shoreline and land use impacts are:

**Impacts to adjacent land uses from any future development proposals will be mitigated by the City's development standards (Title 13, Chapter 5 OMC). This includes bulk regulations (setbacks, height, lot coverage, and density), as well as landscaping and parking lot screening to aid in diminishing impacts on adjacent properties.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

**The text amendment will not increase demands on transportation or public services and utilities.**

**The site-specific request is to reclassify the site from MUTCN to PF. The PF zone allows for educational, recreational, and public service uses, rather than the residential and commercial uses permitted in the MUTC zone. A preliminary traffic report submitted by the Orting School District provided trip generation estimates for a new elementary school on the site with a capacity of 770 students (the new school is expected to have a capacity of 720 students, but, while currently not proposed, a future addition of two early-learning classrooms could increase total enrollment to 770 students). The traffic report also included a 10,000sf district administration building, three new athletic fields, tennis facility with six courts, and overflow parking for Orting High School as part of the development program for the site. Though these additional uses are not as advanced in their planning as the elementary school, they were chosen to represent the most intense level of development envisioned at the site.**

**The traffic report provided trip generation estimates for a mix of land uses provided by City staff to represent site development that could occur under the site's current zoning. These estimates were derived using rates and equations published in ITE's Trip Generation Manual. The traffic report also included trip generation estimates for the proposed zoning scenario to**

reflect the development anticipated by Orting School District. These estimates were derived using rates and equations published in ITE’s Trip Generation Manual and counts from Ptarmigan Ridge Elementary School, an elementary school across Washington Ave N from the site.

The traffic report concluded that the site is expected to generate fewer trips (daily, AM peak hour, and PM peak hour) with the rezone than with the existing zoning. See below table:

Table 9. Trip Generation Comparison – Existing and Proposed Zoning Scenarios

Site Condition	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
With Proposed Public Facilities Zoning	2,290	347	286	633	105	112	217
With Existing MUTCN Zoning <sup>1</sup>	5,960	373	271	644	281	339	620
<b>Difference with Proposed Rezone</b>	<b>-3,670</b>	<b>-26</b>	<b>15</b>	<b>-11</b>	<b>-176</b>	<b>-227</b>	<b>-403</b>

Source: Heffron Transportation, Inc., October 2022 using rates published in ITE’s Trip Generation Manual (11th Ed., Sept. 2021).

1. Trip estimates for existing zoning scenario exclude pass-by trips that would occur at the site driveways, but not be new to adjacent roadways and intersections.

**Public services and utilities are available, or can be extended at the applicant’s expense, to accommodate future development that may occur due to the rezone of the site.**

Proposed measures to reduce or respond to such demand(s) are:

**Future site-specific development applications will be subject to SEPA environmental review and code requirements. Traffic impacts will be required at the time of building permit for any future development, consistent with OMC 15.6 (Impact Fees). Additional point impacts may also require mitigation.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**The text amendment and the site-specific request are not anticipated to conflict any local, state, or federal laws or requirements for the protection of the environment. Any future project specific development applications will be subject to SEPA environmental review and code requirements in place at the time of application.**



## CITY OF ORTING

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104 Bridge St S, PO BOX 489, ORTING WA 98360  
Phone: (360) 893-2219 FAX: (360) 893-6809  
[www.cityoforting.org](http://www.cityoforting.org)

### SEPA Determination of Non-Significance (DNS)

- Name of Proposal:** 2022 Comprehensive Plan Amendments
- Proponent:** City of Orting
- Responsible Official:** Scott Larson, City Administrator  
Orting City Hall, 104 Bridge Street South, Orting, WA 98360/ PO Box 489
- Description:** The City of Orting is performing its annual Comprehensive Plan Amendments. One of the two amendments has a concurrent rezone. Amendments include:
- Site Specific Request – A citizen-initiated request for a Comprehensive Plan Amendment and Rezone for the properties located at 710 Washington Ave N and 510 Washington Ave N from Mixed Use Town Center to Public Facilities.
  - Text Amendment – A staff-initiated request for a Comprehensive Plan Text Amendment to ensure the Comprehensive Plan is consistent with the newly adopted Parks, Trails, and Open Space (PTOS) Plan. The text amendment also adopts the PTOS Plan by reference as the Parks and Recreation chapter.
- Location:** The City of Orting is located between the Puyallup and Carbon Rivers in Pierce County, generally within Township 18N and 19N, Range 5E. This is a non-project action that would affect multiple parcels in the City of Orting.
- Lead Agency:** City of Orting.
- Determination:** The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The information is available to the public on request.
- Appeals:** The City of Orting’s environmental determination may be appealed by filing an application with the Orting City Planner within ten (10) days of the end of the final SEPA comment period pursuant to OMC 15-14-7-5.

*This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the issue date (issue date: November 18, 2022). Comments must be submitted by 5:00 pm on December 2, 2022). Please submit written comments to Scott Larson at the address above, or by email to Carmen Smith, City Planner at [planner@cityoforting.org](mailto:planner@cityoforting.org).*

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

\_\_\_\_\_  
November 16, 2022  
Date

**THANK YOU for your legal submission!**

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

**ORDER DETAILS**

**Order Number:**  
IPL0098875  
**Order Status:**  
Submitted  
**Classification:**  
Legals & Public Notices  
**Package:**  
TAC - Legal Ads  
**Final Cost:**  
368.73  
**Payment Type:**  
Account Billed  
**User ID:**  
IPL0019818

**ACCOUNT INFORMATION**

CITY OF ORTING IP  
PO BOX 489  
ORTING, WA 98360-0489  
360-893-2219  
fbingham@cityoforting.org  
CITY OF ORTING

**TRANSACTION REPORT**

**Date**  
November 16, 2022 4:00:10 PM EST  
**Amount:**  
368.73

**SCHEDULE FOR AD NUMBER IPL00988750**

November 18, 2022  
The News Tribune (Tacoma)

**PREVIEW FOR AD NUMBER IPL00988750****SEPA Determination of Non-Significance (DNS)**

**Name of Proposal:** 2022 Comprehensive Plan Amendments

**Proponent:** City of Orting

**Description:** The City of Orting is performing its annual Comprehensive Plan **Amendments**. One of the two amendments has a concurrent rezone. Amendments include:

Site Specific Request – A citizen-initiated request for a Comprehensive Plan Amendment and Rezone for the properties located at 710 Washington Ave N and 510 Washington Ave N from Mixed Use Town Center North (MUTCN) to Public Facilities (PF).

Text Amendment – A staff-initiated request for a Comprehensive Plan Text Amendment to ensure the Comprehensive Plan is consistent with the Parks, Trails, and Open Space Plan. The text amendment also adopts the Parks, Trails, and Open Space Plan by reference as the Parks and Recreation chapter.

**Location:** The City of Orting is located between the Puyallup and Carbon Rivers in Pierce County, generally within Township 18N and 19N, Range 5E. This is a non-project action that would affect multiple parcels in the City of Orting.

**Lead Agency:** City of Orting. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required

Impact Statement (EIS) is not required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The information is available to the public on request.

**Responsible Official:** Scott Larson, City Administrator, City of Orting, 104 Bridge St South, Orting, WA 98360 / PO Box 489 Please submit written comments to Scott Larson at the address above, or by email to Carmen Smith, City Planner at [planner@cityoforting.org](mailto:planner@cityoforting.org)

*This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the issue date (issue date: November 18, 2022. Comments must be submitted by 5:00 pm on December 2, 2022) to the email or address above listed.)*

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Publication Dates

[<< Click here to print a printer friendly version >>](#)

**THANK YOU for your legal submission!**

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

**ORDER DETAILS**

**Order Number:**  
IPL0098803  
**Order Status:**  
Submitted  
**Classification:**  
Legals & Public Notices  
**Package:**  
TAC - Legal Ads  
**Final Cost:**  
326.41  
**Payment Type:**  
Account Billed  
**User ID:**  
IPL0019818

**ACCOUNT INFORMATION**

CITY OF ORTING IP  
PO BOX 489  
ORTING, WA 98360-0489  
360-893-2219  
fbingham@cityoforting.org  
CITY OF ORTING

**TRANSACTION REPORT**

**Date**  
November 16, 2022 1:11:10 PM EST  
**Amount:**  
326.41

**SCHEDULE FOR AD NUMBER IPL00988030**

November 18, 2022  
The News Tribune (Tacoma)

**PREVIEW FOR AD NUMBER IPL00988030****NOTICE IS HEREBY GIVEN**

the City of Orting Planning Commission will be holding two Public Hearings. The purpose of these hearings is to receive public testimony regarding: (1) Comprehensive Plan amendments and (2) Sign Code Amendments. The Comprehensive Plan Amendments include a site-specific request for a Comprehensive Plan amendment and rezone for the properties at 510 Washington Ave N and 710 Washington Ave N from Mixed Use Town Center North (MUTCN) and a text amendment to the Capital Facilities Chapter to ensure consistency to the Parks, Trails, and Open Space Plan and to adopt the Parks, Trails, and Open Space Plan by reference as the Parks and Recreation chapter. Proposed sign code amendments are to 13-7-2 Definitions, 13-7-4 General Provisions, 13-7-7 Sandwich Board Signs, and 13-7-9 Limitations on Permanent Signs. **The hearing will be held at a regular Planning Commission Meeting on December 5th , 2022 at 7:00pm.** The City is utilizing in person and remote attendance for the hearing. Comments can be made by the public attending the meeting in person in City Council Chambers at 104 Bridge St S or by a log in or call in number and then entering the Meeting ID. To join the meeting/hearing on a computer or mobile phone:  
<https://us06web.zoom.us/j/81857128152?pwd=ZzhrYXRvT-W9h70RIVi9nT0h4N1Rz7709>

W00000000  
Phone Dial-in: +1 253 215 8782 then  
enter Meeting ID: 818 5712 8152 and  
Passcode: 719086

If you are unable to join the hearing written comments may be submitted to City Planner Carmen Smith electronically, no later than 1:00pm on December 5, 2022 at **planner@cityoforting.org**. Written comments will be sent to the Commission prior to the hearing and will become part of the public record. Further information may be obtained by emailing Carmen Smith at the email above or by phone at 206-731-7807.

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Publication Dates

[<< Click here to print a printer friendly version >>](#)

# NOTICE OF ORTING PLANNING COMMISSION PUBLIC HEARING

**Monday, December 5th, 2022 – 7:00 pm**

NOTICE IS HEREBY GIVEN the Orting Planning Commission will be holding two Public Hearings. The purpose of these hearings is to receive public testimony regarding the following:

(1) Comprehensive Plan Amendments:

A site-specific request for a Comprehensive Plan amendment and rezone for the properties at 510 Washington Ave N and 710 Washington Ave N from Mixed Use Town Center North (MUTCN) to Public Facilities (PF)

A text amendment to the Capital Facilities Chapter to ensure consistency with the Parks, Trails, and Open Space (PTOS) Plan and to adopt the PTOS Plan by reference as the Parks and Recreation Chapter.

(2) Sign Code Amendments— Proposed code amendments to OMC 13-7-2 Definitions, 13-7-4 General Regulations, 13-7-7 Sandwich Board Signs, and 13-7-9 Limitations on Permanent Signs.

The City is utilizing remote attendance for the hearing. Comments made be made by the public attending the meeting in person in City Council Chambers at **104 Bridge Street South** or by a log in or call in number and then entering the Meeting ID.

**To join the meeting/hearing on a computer or mobile phone:**

<https://us06web.zoom.us/j/81857128152?pwd=ZzhrYXRvTW9hZ0RLVi9pT0h4N1BzZz09>

Phone Dial-in: +1 253 215 8782 then enter Meeting ID: 818 5712 8152 and Passcode: 719086

If you are unable to join the hearing written comments may be submitted to City Planner Carmen Smith electronically, no later than 1:00pm on December 5th at [planner@cityoforting.org](mailto:planner@cityoforting.org) or by mail to the Planning Commission secretary at PO Box 489, Orting, WA, 98360.

Written comments will be sent to the Commission prior to the hearing and will become part of the public record. Further information may be obtained by emailing Carmen Smith at the email above or by phone at 206-731-7807.

