

City of Orting
PLANNING COMMISSION MINUTES
October 3rd, 2022

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

Commissioner McKinney was absent from the meeting.

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 with addition of Tahoma Village & Belfair Street – Sidewalk as item G3. Commissioner Rule seconded the motion and it carried.
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AUDIENCE PARTICIPATION: None.

MINUTES:

Approval of Minutes for September 8 th , 2022	Co-Chair Craig moved to approve the September 8 th , 2022 minutes with the following corrections: <ul style="list-style-type: none">• At top of page 2 - 1st sentence, addition of "and left the chambers".• Change ("") inches to (') feet on page 2 & 3. Commissioner Wilson seconded the motion and it carried.
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ARCHITECTURAL DESIGN REVIEW: None.

NEW BUSINESS:

Sign Code Amendments	City Planner Carmen Smith introduced herself and stated she would be briefing on sign code amendments as staff has identified a few areas for potential amendments. She stated that she will be discussing the OMC 13-7-9 table, which outlines sign regulations and that currently this table is based on right-of-way frontage for the signs to include how many signs are allowed, the height of signs, and total aggregate sign allocation. She stated that currently different types of signs are not treated differently or broken out in the code. City Planner Carmen Smith provided examples with pictures of freestanding and façade signs of local businesses. The first example shown was of the Shell gas station having a large freestanding gas sign and a very small façade sign. She stated the large gas station sign consumes so much of the aggregate signage allowed that the business is only then allowed a very small façade sign. She also mentioned that with this particular case, the current owner has no room to add another sign due to the large freestanding sign. The second example provided was a picture of the Safeway complex
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and gas station. City Planner Carmen Smith stated Safeway has many signs; two free standing signs, one façade sign on the store building, and one façade sign on the gas station building. She stated that this property is being allocated more signage due to the size of the store frontage. She then briefed the items for discussion; distinguishing between different types of signs (i.e. façade and freestanding) for size regulations, sizing based on right-of-way frontage (freestanding) and square footage of building façade (façade sign), and also stated that the proposed amendments would establish a maximum size regardless of right-of-way frontage and building façade. She also gave examples of sign codes from other cities to show that sizing signs based on the type of sign is a common approach. She stated the main point of this discussion is to see if the City can establish separate sign sizing for different types of signs instead of having one aggregate sign allowance. She then suggested amending table 13-7-9 to split the column "total aggregate limit of all signs" into two separate columns, one with a maximum size for freestanding signs and one with a maximum size for façade signs.

The Planning Commission discussion followed.

Chair Cochran addressed the conflict between OMC 13-7-9 B(1) and 13-7-4 J(1). OMC 13-7-9 B(1): "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." OMC 13-7-4 J(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." Chair Cochran stated OMC 13-7-4 J(1) implies someone could use 160sqft on both sides, because it states specifically the view from "any single vantage point".

Chair Cochran also addressed the term "frontage" and how it applies to buildings that are facing a parking lot and not a street. Stating the City needs to determine the correct language to make this code clearer.

Chair Cochran also requested that a definition for "parapet" be added to the code.

Carmen Smith briefed she would draft the following for the next Planning Commission meeting, in November: language for splitting the two types of signs (freestanding and façade), looking at how to reconcile the conflict between OMC 13-7-9 B(1) and OMC 13-7-4 J(1), determining how to address businesses that are not fronting an actual street, adding a definition for "parapet sign", and overall cleaning up the labeling of signs to be used consistently throughout the code.

OLD BUSINESS:

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| Dumpster Code Violations | Planning Commission Secretary Danielle Charchenko gave a status update on the residents and businesses that the City has reached out to for dumpster code violations. |
| Signage Code Violations | City Administer Scott Larson stated the Shell station's signage will be addressed once the sign code amendments have been finalized. Co-Chair Craig stated he was updated on the status of Glacier Storage and it is estimated to be complete by the end of October. Commissioner Swanson addressed the three new temporary banners on the L&M Firehouse building. |
| Tahoma Village & Belfair Street - Sidewalk | Chair Cochran stated she received an email from Sam Colorossi with pictures of a concerning ledge to a sidewalk. Chair Cochran stated her concern is the depth of the drop off and the safety of the children. The location of the concern is also one of Orting's school bus stops. Chair Cochran addressed that the Commission is past the point of action since the plans have already been approved, but now is the Commission's chance to go on record as a body to state their thoughts on this potential issue. Chair Cochran stated the Commission agrees there should be some type of |

safety feature along the sidewalk. Chair Cochran gave examples of other developments in town who use entry signs and fencing to act as a safety feature for attractive nuisances. Co-Chair Craig asked if we can determine where the easement and property responsibility ends. Commissioner Wilson then asked if the City can be liable if someone does fall off the ledge. City Administer Scott Larson stated if DR Horton doesn't meet the code requirements they would be held liable, but the City's understanding is that what is built does meet the code. Chair Cochran reiterated the point of bringing up this topic was to see if the Commission wanted to go on record as not being happy with the finished portion of the aforementioned sidewalk and being concerned with the safety of the school children.

GOOD OF THE ORDER:

Planned Absences	None.
Report on Council Meetings	City Administrator Scott Larson gave a brief report on the budget retreat and stated that City Council is continuing to move through the process. He stated Red Hat Days happened over the previous weekend and the City set up a booth to engage with the public for the Main Parks Master Plan. He stated last year the Parks, Trails, and Open Space plan was approved and the purpose was to identify what the community wants to see throughout the parks. The Main Parks Master Plan purpose is to take the community input and see how it can fit within the main park. He stated the Main Parks Master Plan puts the City in a position to ask State Legislature and the Recreation Conservation Office (RCO) for grant funds to invest in the parks. City Administrator Scott Larson also briefed on the approval of adopting the Pierce County Solid & Hazardous Waste Management Plan.
Agenda Setting	The Planning Commission will have a Public Hearing on the Comprehensive Plan Amendments (2 pieces) at the November meeting. The Planning Commission will review the Sign Code Amendment ordinance. 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.
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ATTEST:



Kelly Cochran, Commission Chair



Danielle Charchenko, Planning Commission Secretary