

Commissioners

Kelly Cochran, Chair
Jeff Craig, Co-Chair
Chris Rule
Erika Bartholomew
Dan Swanson
Joe Pestinger
Jeff Sproul



ORTING PLANNING COMMISSION

Planning Commission Meeting Minutes
104 Bridge Street S, Orting, WA
Zoom – Virtual
October 2, 2023
7:00 p.m.

1. CALL MEETING TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL.

Chair Kelly Cochran called the meeting to order at 7:00pm. Co-Chair Craig led the pledge of allegiance.

Commissioners present: Chair Kelly Cochran, Co-Chair Jeff Craig, Commissioners Chris Rule, Erika Bartholomew, Dan Swanson, Joe Pestinger, and Jeff Sproul.

Staff present: City Administrator Scott Larson, Planning Commission Secretary Danielle Charchenko, City Planner Josh Kubitzka, AHBL.

Virtual: City Planner MillieAnne VanDevender, AHBL, Craig Deaver, C.E.S NW, Evan Mann, C.E.S NW.

2. AGENDA APPROVAL.

Co-Chair Craig made a motion to adopt the agenda as prepared. Seconded by Commissioner Pestinger.

Motion passed (6-0).

3. PUBLIC COMMENTS.

No public comments were made.

4. PUBLIC HEARING

Chair Cochran laid out the rule for the public hearing.

Chair Cochran opened the public hearing at 7:02pm.

A. Public Hearing – Rainier Meadows Division 2 – Preliminary Plat and Planned Unit Development.

City Planner MillieAnne VanDevender gave a presentation on the application materials for Rainier Meadows Division 2, submitted by Craig Deaver, C.E.S NW Inc. City Planner MillieAnne VanDevender started the presentation by briefing the review and approval process for a Planned Unit Development (PUD). She stated the Planning Commission's role is to make a recommendation to City Council based on the findings and conclusions. City Planner MillieAnne VanDevender gave an overview of the proposal stating the site is located at 303 Meadow Lane SE, the parcel size is 10.8 acres, and the applicant is proposing 41 lots. She stated there will also be 206,430 square foot tract for open space and critical area protection. The project has gone through a SEPA Environmental review and the City issued a Determination of Non-Significance (DNS). City Planner MillieAnne VanDevender briefed the comments received for the project and provided a response matrix to the Planning Commission. She then gave a critical area review briefing wetland buffers and averaging on the parcel. She stated the applicants are not proposing development in the floodplain or in the shoreline management jurisdiction. City Planner MillieAnne VanDevender briefed the PUD proposed standards and proposed amenities stating the applicants are requesting a reduced lot size for 34 of the 41 lots resulting in an average lot size of 5,068sqft. She stated the proposed setbacks for interior lots is a 5ft side setbacks, 10ft front

Next Planning Commission Meeting: Monday, November 6th, 2023 7:00pm

setbacks for corner lots, with a 10ft rear setback. In return the applicant is proposing to reroute a portion of the foothills trail and to add improvements within charter park by adding a public parking lot, a pickleball court, and a stormwater detention pond. City Planner MillieAnne VanDevender stated City Staff is recommending conditional approval of the PUD. She briefed that the proposal meets all of the findings of fact requirements per OMC 13-6-4. She stated staff is also recommending conditional approval of the preliminary plat which meets all the finding of facts requirements per OMC 12-5-3.

Planning Commission discussion followed.

Chair Cochran closed the public hearing at 8:15pm.

Co-Chair Craig made a motion to forward a recommendation of conditional approval based on the findings of fact and conclusions, subject to the recommended conditions of approval (as listed on page 18-20 of the staff report) with the addition of “No Parking” signs added as condition number 28. Seconded by Commissioner Rule.

Motion passed (6-0).

Co-Chair Craig made a motion, per OMC 8-12-1C, to recommend that Road A continues as Brown Way SE and Road B is named after the Stevenson family. Seconded by Commissioner Rule.

Motion passed (6-0).

5. APPROVAL OF MINUTES

Co-Chair Craig made a motion to approve the September 7th, 2023 minutes with the following corrections:

• Change “overhang” to overhanging” and “buses” to “bushes” on bottom of second page. Seconded by Commissioner Pestinger.

Motion passed (6-0).

6. ARCHITECTURAL DESIGN REVIEW

None.

7. NEW BUSINESS.

None.

8. OLD BUSINESS.

1. Dumpster Violations

City Administrator Scott Larson stated the Code Enforcement Officer has been out of the office the last few weeks and no progress has been made on dumpster violations.

2. Sign Code Violations

City Administrator Scott Larson stated he spoke with the owner of the Shell Station who said when the manlift was delivered to install the sign they determined the sign was cut incorrectly. The sign is being re-cut and is expected to be complete in the next two weeks. Planning Commission Secretary Danielle Charchenko gave a brief update on the status of Tugboat Willy’s stating he reached out after receiving a nonconforming letter from the City and information is being gathered to create an updated staff report. Co-Chair Craig asked if there is an update to the status of the two sandwich board signs at Journeyman Grappling. City Administrator Scott Larson stated the information was passed on to the Code Enforcement Officer and there is no update yet. City Administrator Scott Larson stated he has looked into the Better Properties signage and confirmed their window signs are located on the outside of the

Next Planning Commission Meeting: Monday, November 6th, 2023 7:00pm

window. He stated he is going to do a code review to determine the basis of providing notice. Commissioner Swanson stated the Fire House has taken down their temporary signs and replaced them with new ones. Co-Chair Craig mentioned the speed cycle on the LED lights at Los Pinos are a distraction for the intersection. City Administrator Scott Larson will look in to the structure lighting code to address the lights at Los Pinos.

Co-Chair Craig made a motion to extend the meeting to 8:45pm. Seconded by Commissioner Bartholomew.

Motion passed (6-0).

9. GOOD OF THE ORDER.

1. Planned Absences.

None.

2. Report on Council Meetings.

City Administrator Scott Larson gave a general update for the September Council meetings. He stated Council has approved a contract for sidewalk abatement for sidewalks that are beyond repair. He stated Council approved City Hall to close from 12pm-1pm for lunch to help manage lunches and break times. City Administrator Scott Larson stated there are City sponsored events coming up, Red Hat Days on October 7th and Orting Pumpkin Fest on October 14th. The City has applied for an RCO Grant for deferred parks maintenance and there is about \$100,000 available per jurisdiction. He stated the City has received a grant from the Puget Sound Regional Council (PSRC) for multi-modal funding for the design and construction for the realignment of the trail in the main park. He stated Murrey's is having Fall Cleanup Days on October 27th and 28th for extra garbage, yard waste, and disposal of one appliance. City Administrator Scott Larson informed the Planning Commission that there are four terms expiring on December 31st, 2023, applications will need to be submitted by mid-November for review.

Chair Cochran asked for an update on the 222 Washington Ave N project. City Administrator Scott Larson stated there is no update for the project, the applicants need to address right-of-way issues and intersection concerns.

3. Agenda Setting.

The Planning Commission requested to leave dumpsters and sign code violations under Old Business.

10. ADJOURNMENT.

Co-Chair Craig made a motion to adjourn. Seconded by Commissioner Rule.

Motion passed (6-0).

Chair Cochran adjourned the meeting at 8:40pm.

ATTEST:



Kelly Cochran, Commission Chair



Danielle Charchenko, Planning Commission Secretary