

Commissioners

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



ORTING PLANNING COMMISSION
Planning Commission Meeting Minutes
104 Bridge Street S, Orting, WA
Zoom – Virtual
September 5th, 2024
7:00 p.m.

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

Chair Cochran called the meeting to order at 7:00pm. Commissioner Swanson led the pledge of allegiance.

Commissioners present: Chair Cochran, Commissioners Tom Bush, Dan Swanson, and Joe Pestinger.

Absent: Co-Chair Jeff Craig, Commissioner Chris Rule, and Commissioner Erika Bartholomew.

Commissioner Bush made a motion to excuse Co-Chair Jeff Craig, Commissioner Erika Bartholomew, and Commissioner Chris Rule. Seconded by Commissioner Swanson.

Motion passed (3-0).

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

Virtual: Public Works Director Ryan McBee, AHBL Planner MillieAnne VanDevender, Jennifer Cannon and Oscar Saucedo-Andrade with ECONorthwest.

2. AGENDA APPROVAL.

Commissioner Pestinger made a motion to approve the agenda as prepared. Seconded by Commissioner Swanson.

Motion passed (3-0).

3. PUBLIC COMMENTS.

None.

4. APPROVAL OF MINUTES

Commissioner Bush made a motion to approve the August 5th, 2024 minutes with the correction of a scrivener's error. Seconded by Commissioner Swanson.

Motion passed (3-0).

5. ARCHITECTURAL DESIGN REVIEW

A. ADR 2024-08 – City of Orting – Street Light Conversion

Planning Commission Secretary Danielle Charchenko read the staff report for ADR 2024-06 and stated that recommendation was approval as presented.

Next Planning Commission Meeting: Monday, October 7th, 7:00pm

Planning Commission discussion followed.

The existing Acorn Globe street lights in the downtown core have already been reviewed for compliance to the ADR Code and approved. The proposed street lights are being submitted for subdivision lighting only, similar to fixtures already used in the Village Green development. They are approved for residential areas outside the downtown core.

Commissioner Swanson made a motion for approval of ADR 2024-08 as submitted. Seconded by Commissioner Bush.

Motion passed (3-0).

B. ADR 2024-09 – The Wellness Shop - Signage

Planning Commission Secretary Danielle Charchenko read the staff report for ADR 2024-09 and stated that recommendation was approval as presented.

Commissioner Pestinger made a motion for approval of ADR 2024-09 as submitted. Seconded by Commissioner Swanson.

Motion passed (3-0).

6. NEW BUSINESS.

A. Public Hearing – RV Code Amendments

Chair Cochran laid out the rule for the public hearing.

Chair Cochran opened the public hearing at 7:20pm.

AHBL Planner MillieAnne VanDevender gave a presentation to brief the proposed RV code amendments. She stated the code changes are needed if the City desires to allow occupancy outside of RV parks and to create a permitting process to allow very short-term RV occupancy. The building code currently allows temporary occupation of RVs in certain circumstances however, the zoning code repeatedly says that RVs may not be occupied outside of RV parks.

Planning Commission discussion followed.

Chair Cochran closed the public hearing at 7:53pm.

Commissioner Bush made a motion to forward a recommendation of approval on the draft ordinance and code amendments as proposed. Seconded by Commissioner Swanson.

Motion passed (3-0).

7. OLD BUSINESS

A. Safe Parking

AHBL Planner MillieAnne VanDevender briefed the presentation from the previous meeting and posed questions for guidance to provide direction to staff on rules that should be applied to religious organizations hosting safe parking and whether the rules applicable to religious organizations should extend to non-religious organizations.

Planning Commission discussion followed.

Next Planning Commission Meeting: Monday, October 7th, 7:00pm

Public Comments:

Marlene Bartram, Orting Resident - in favor of Safe Parking.

Commissioner Swanson made a motion to extend the meeting to 9:00pm. Seconded by Commissioner Pestinger.

Motion passed (3-0).

B. Comprehensive Plan Updates

i. Transportation Element and OMC Title 13

Parametrix Engineer JC Hungerford briefed the transportation element stating this element explains the existing conditions of roadways and identifies deficiency locations. He stated the goals and policies have been updated to reflect current planning updates for projects including Kansas Street SW Reconstruction, Whitehawk Boulevard Bypass, and the SR 162 Pedestrian Bridge.

AHBL Planner Wayne Carlson briefed the proposed amendments to Title 13 of the Orting Municipal Code. He stated the updates include removing unused and redundant definitions, revisions made to the accessory use table in OMC 13-3-3 to be consistent with state law, and removing a requirement from OMC 13-5-4 home occupations, that is prohibitive to multiple business types. AHBL Planner Wayne Carlson posed the following questions for the Planning Commission to consider, regarding Title 13:

- Would the Planning Commission support codifying an Administrative Parking Waiver to ease parking regulations in the downtown core?
- Does the Planning Commission support Accessory Dwelling Units (ADUs) being allowed on nonconforming sized lots? If so, how many ADUs shall be allowed and what standards should the ADUs be held against?
- Would the Planning Commission support the consideration of allowing tiny houses as ADUs?

ii. Economic Development Element

Jennifer Cannon and Oscar Saucedo Andrade with ECONorthwest gave a presentation briefing the proposed economic development element amendments. They stated the key changes and improvements to the economic development element include a fully updated economic baseline analysis with new analysis such as; additional race, ethnicity, and equity analysis, commuting analysis, remote worker trends, and employment projections and land demand.

Commissioner Swanson made a motion to extend the meeting to 9:30pm. Seconded by Commissioner Bush.

Motion passed (3-0).

C. Dumpster Violations

The Planning Commission requested that dumpster violation updates are briefed during the October meeting.

D. Sign Code Violations

The Planning Commission requested that sign code violation updates are briefed during the October meeting.

Next Planning Commission Meeting: Monday, October 7th, 7:00pm

9. GOOD OF THE ORDER.

1. Planned Absences.

None.

2. Report on Council Meetings.

City Administrator Scott Larson stated there are currently no relevant updates to provide.

3. Agenda Setting.

The Planning Commission requested to bring back Comprehensive Plan Updates, Safe Parking, Dumpsters Violations, and Sign Code Violations under Old Business.

10. ADJOURNMENT.

Commissioner Bush made a motion to adjourn. Seconded by Commissioner Swanson.

Motion passed (3-0).

Chair Cochran adjourned the meeting at 9:33pm.

ATTEST:



Kelly Cochran, Commission Chair



Danielle Charchenko, Planning Commission Secretary