

**City of Rainier
Rainier Planning Commission
February 20, 2018
7 p.m.**

Call to Order

Meeting was called to order by Scott Garrison at 7 p.m.
Flag salute led by Commissioner Elliott

Roll Call

Those present were Commissioners Garrison, Turner, Elliott, McVey and Foster
Staff present was Katrina Van Every and Brandy Rhodes.

Approval of Agenda

Motion to approve the 02/20/2018 Planning Commission agenda. McVey/Elliott 5/0

Approval of Minutes

Motion to approve 11/21/2017 Planning Commission minutes. Elliott/Turner 5/0

New Business

Public Hearing for the 2018 Comprehensive Plan Amendment Docket

Katrina gave a presentation on the 2018 Comprehensive Plan Amendment Docket. The only proposal is for a change to the future land use map from Residential to Commercial for 20 properties near Alaska Street. The proposal also includes a zoning map change for the same properties from Residential 8-25 to Service Commercial. The City notified affected property owners and those within 300 feet of the proposal; there were no written public comments. Commissioner Elliott was opposed to changing the future land use and zoning from residential to commercial because it would make any future residential development more difficult. Commissioner Elliott also believes the City has enough commercial land as it is. Commissioner Foster wants the future land use and zoning changed to make it easier for new businesses to move into the areas along Binghampton Street. Commissioner McVey believed the Comprehensive Plan Amendment could be very good for future growth in Rainier. Commissioner Garrison opened the meeting to public comment and two members of the public spoke. The first speaker was the owner of the mobile home park, one of properties affected by the proposal. She believed the City shouldn't look so far into the future in this area and should focus on the commercial land that already exists elsewhere. Commissioner Foster also added that making this area commercial instead of residential would be easier on a new small business so they don't have to bear the cost of developing and starting from the "ground up". The speaker also agreed, but felt that if her properties were to be made commercial that it would be better for development if the 2-acre parcel behind the mobile home park and the parcel just to the west was included as well. The next speaker was Mr. Montoya who wants to see Rainier grow and expand and become livelier. Mr. Montoya also agreed with the first speaker that, to be more developable, the 2-acre parcel behind the mobile park should be included in the proposed amendment. Commissioner Elliott wanted to be clear that the Commission cannot base its decision on what benefits one specific party. He was then assured that the concern was solely on future use of the area and not the benefit of the individual property owners.

After a lively discussion between the Commissioners and all the members of the public who were present. Katrina explained that the action to be taken by the Commission is a

recommendation to the City Council on if the proposed Comprehensive Plan Amendment should be included on the 2018 docket. The Planning Commissioners can choose to recommend the proposal be included on the docket, modify the proposal, or recommend that the proposal be excluded from the docket. The Commissioners then discussed modifying the proposed comprehensive plan amendment and came up with four options in addition to the original proposal. Commissioner Elliott proposed including only properties with frontage along Binghampton (except the larger parcel on the corner of Binghampton and Alaska) and include the property to the west of the mobile home park. Commissioner Foster suggested including only the 5 single family properties along Binghampton as a test case for making it more flexible for new businesses to locate in Rainier. Commissioner McVey made a second proposal to remove all properties east of Alaska from the amendment area and include the parcel to the west of the mobile home park.

Motion to continue the Public Hearing to the next Planning Commission meeting Elliott/McVey 5/0

Old Business

Adjournment

Meeting was adjourned at 8:30 p.m. Elliott/McVey 5/0

A handwritten signature in cursive script, appearing to read "Scott Garrison", written over a horizontal line.

Scott Garrison, Commissioner