

**City of Rainier**  
**Rainier Planning Commission**  
**March 19<sup>th</sup>, 2019**  
**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, Foster, McVey and Elliot. Commissioner Turner was an excused absence. Staff present was Brandy Rhodes and Katrina VanEvery

**Approval of Agenda**

Motion to approve the 03/19/2019 Planning Commission agenda. McVey/Foster 4/0

**Approval of Minutes**

Motion to approve 02/19/2019 Planning Commission minutes McVey/Foster 4/0

**New Business**

- Bichler-Storage units/zoning questions  
Katrina briefed the Planning Commission on zoning questions she's received about storage facilities. Mr. Bichler explained what he would like to do with his property (309 Binghampton St); his vision is to have a bark yard in the front lot of the property and an RV/boat storage facility on the back lot. Commissioner Elliott shared his concern about changing zoning whenever a request to do something not allowed comes in. Commissioner McVey also shared his discontent with how the property has been used in the past. The property in question is zoned highway commercial so an RV/boat storage facility would not be an allowed use, but a bark yard is allowed with an administrative use permit. Katrina informed Mr. Bichler that in order to allow RV/Boat Storage on his property, he would have to pursue either a text amendment to allow storage in the HC zone or a rezone to change from HC to a zone that allows storage. In either case, a public hearing before the Planning Commission would be required, and ultimately the City Council would make the decision. Based on feedback provided by the Planning Commission, Katrina did not recommend pursuing such an option but indicated Mr. Bichler has every right to apply should he so choose.

**Old Business**

- Discussion for landscaping requirements  
Katrina has identified 6 cities similar in size to Rainier and asked for feedback from the commissioners if they would like Katrina to create a chart with pieces of these cities landscape codes to decide if we want to use any of it in our codes or if they want Katrina to just make up a draft and go from there. The commissioners agreed that they would like to look at the other cities landscape codes moving forward.
- Discussion on Rezone/Comp Plan amendment  
Katrina had no new information to share at this time.
- Discussion on Murphy Subdivision. Katrina gave a brief overview of how the five lots on Tipsoo Loop, developed by Mr. Murphy, came to be and why the private road serving them is not paved. Katrina explained that the city has adopted Thurston County's road

standards, which allows private roads to be unpaved. Commissioner McVey and Commissioner Elliott both had concerns with this. Katrina indicated that she is working with Ron Gibson and Jon Hinton to hold a workshop with the City Council at the end of April on other related matters and that this might be a good time to discuss the road standards. Katrina suggested that it could be a joint workshop with the City Council and the Planning Commission.

**Adjournment**

Meeting was adjourned at 7:38 p.m. McVey/Elliott 4/0

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

Scott Garrison, Commissioner