

**City of Rainier
Rainier Planning Commission
April 17, 2018
7 p.m.**

Call to Order

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

Roll Call

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

Approval of Agenda

Motion to approve the 04/17/2018 Planning Commission agenda. McVey/Garrison 4/0

Approval of Minutes

Motion to approve 03/20/2018 Planning Commission minutes. McVey/Foster 4/0

New Business

- **Public Hearing for CUP2018-01 – Rainier Learning Tree Preschool**

The Public Hearing was opened at 7:02 p.m.

The City Planner Katrina went over the proposal, a request for approval of a Conditional Use Permit for a preschool at 205 Centre St S. The property is zoned Core Commercial which is intended to create a vibrant, walkable downtown. Katrina believes this will still be achieved even with the preschool instead of a conventional business. Having been able to make all requires findings (5 for approval of a Planning Commission Decision and 14 for approval of a Conditional Use Permit), staff's recommendation is for approval of the request with 3 conditions

1. Prior to expanding operations of the preschool, the business must apply for a zoning determination to determine if a new conditional use permit is required. Having more than 48 students on the premises any given day shall constitute an expansion requiring such review.
2. Prior to issuing the conditional use permit, the applicant must provide the City with a copy of a parking agreement that adequately addresses parking needs for the preschool's teachers.
3. Prior to issuing the Conditional Use Permit, a change of use shall be required.

The first condition is to ensure that if the preschool expands operations, the City can review the expansion and determine if the increased intensity of use requires a new conditional use permit. The second condition ensures there is adequate parking for the business as there is not enough room on site. The third condition ensures that the building official can ensure the safety of the occupants with the proposed change from a hair salon to a preschool. Kym Drehle, one of the business owners, provided a copy of the parking agreement with the Rainier School District. Considering all the findings were met and the proposal is consistent with the Comp Plan, the Commissioners approved the Conditional Use with the three conditions proposed by staff.

A motion was made to approve CUP2018-01 McVey/Turner 4/0 the Public Hearing was closed at 7:46 p.m.

- **David Artz – Discussion on Annexing Property**

David Artz owns property down 133rd adjacent to the Fire House and wants to be annexed into the Cities Urban Growth. Mr. Artz attempted to get his property annexed in years prior but nothing ended up getting done and so the property has sat but now he would like to develop and bring revenue into the City. Commissioner McVey was on the Council at that time and remembered the situation well, he let the land owner know that the City doesn't have the right to annex it in that he would need to go through Growth Management for approval. Commissioner Garrison also recommended that one of their next steps should be to go to the Council because the Planning Commission doesn't have the authority to move them forward.

- **Discussion of Rainier's Annex to the Regional Hazard Mitigation Plan**

Katrina showed the Commissioners a draft of a new Hazards Mitigation Plan to help lessen the impact of a natural hazard. Katrina had a few priorities for the Mitigation Plan and Suggested that the Commissioners be thinking of any other priorities they would like to include.

Old Business

Adjournment

Meeting was adjourned at 8:46 p.m. McVey/Turner 4/0

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

Scott Garrison, Commissioner