

City of Rainier
Rainier Planning Commission
July 21, 2020
7 p.m.

- Call to Order:** Meeting was called to order by Mike Elliott at 7:00p.m.
Flag salute was not conducted as the meeting was held via Zoom.
- Roll Call:** Those present were Commissioners Elliott, Turner, Foster, Carpenter. Commissioner Bengtson was an excused absence.
Staff present was Katrina Van Every and Beth Spurr.
- Approval of Agenda:** Motion to approve the 07/21/2020 Planning Commission agenda.
Turner/Carpenter 4/0
- Approval of Minutes:** Motion to approve 03/17/2020 Planning Commission minutes.
Turner/Carpenter 4/0
- Appointment of officers:** Motion to elect Commissioner Mike Elliott as Chair.
Elliott/Foster 4/0
Motion to elect Commissioner Wendy Carpenter as Vice-Chair.
Elliott/Foster 4/0

New Business

Public Hearing – Text Amendment TXT2019-01, landscape regulations

Public Hearing opened at 7:11pm.

Continuation of the Public Hearing opened at the last meeting on March 17, 2020. Katrina provided a presentation discussing the text amendment; the purpose is to simplify, clarify, consolidate and make the landscape regulations more flexible for businesses while keeping consistent with existing zoning.

The commissioners discussed establishing an in-between category for landscape requirements dependent on the size of the building i.e. having separate requirements for each SFR, 2-4 units, and 5+ units. The requirements will become more expansive as the size of the building grows. They would also like to soften the requirements on having a Landscape Architect and requested that staff do more research on similarly sized communities and their regulations. The goal is to encourage growth in Rainier and with the proposed regulations as they stand, it is proving to make development very expensive.

Commissioner Elliott made a motion to continue public hearing for at least 60 days to allow for more discussion on what is going to be best for Rainier. Elliott/Turner 4/0

Public Hearing – Text Amendment TXT2019-02, storage and bark yards

Public Hearing opened at 7:50pm.

Katrina provided a presentation on the proposal to update RMC Chapters 18.42 (Nonresidential Zones), 18.44 (Allowed Uses), and 18.45 (parking and loading

standards) to ensure that storage facilities and landscape supply yards do not have a negative impact on adjacent properties and the Rainier community.

Storage Facilities

- Allowed in Service Commercial and Industrial zones (requires administrative use permit).
- Parking and Loading: allow for an independent parking calculation.
- No other business actives are allowed i.e. running a business out of a rented unit
- Maximum of 40,000 square feet of storage area (indoor and outdoor).
- All new units must be on a permanent foundation.
- Minimum building size of 400 square feet with administrative flexibility.

Landscape Supply Yards (bark yards)

- Allowed in Industrial zones; no use permit required
- Parking/Loading is 0.5 spaces per employee plus 1 space per company vehicle.

Commissioner Elliott made a motion to recommend the City Council approve TXT2019-02, updating the allowed uses, as presented by Staff; finding that the proposed amendment is consistent with the applicable provisions of the Comprehensive Plan; bears a substantial relationship to the welfare of the public; and is in the best interest of the residents of the city. Foster/Turner 4/0

Old Business

Adjournment

Meeting was adjourned at 8:09pm p.m. Foster/Turner 4/0



Mike Elliott, Chair