

**City of Rainier
Rainier Planning Commission
August 18, 2020
7 p.m.**

- Call to Order:** Meeting was called to order by Mike Elliott at 6:58p.m.
Flag salute was not conducted as the meeting was held via Zoom.
- Roll Call:** Those present were Commissioners Elliott, Foster, Carpenter, and Bengtson. Commissioner Turner was an excused absence. Staff present was Katrina Van Every and Beth Spurr.
- Approval of Agenda:** Motion to approve the 08/18/2020 Planning Commission agenda.
Carpenter/Bengtson 4/0
- Approval of Minutes:** Motion to approve 07/21/2020 Planning Commission minutes.
Carpenter/Bengtson 4/0

New Business

Public Hearing – Text Amendment TXT2019-01, landscape regulations

Public Hearing opened at 7:01pm (continued from 8/18/2020 meeting)

Commissioners discussed the primary concerns with the proposed landscape regulations draft brought up in the last meeting: overall cost of landscaping, flexibility for applicants, required use of a Landscape Architect, options for different sets of requirements for different sized projects, and phased landscape development.

The cost of landscaping that the applicant must bear was a concern brought up during public comment in the last meeting. The draft is similar to current regulations that encourage the use of native plants and ground cover that will minimize the cost of watering to the landowner however, there is no requirement as to which species of plants that must be used. General consensus states that bark beds will not be allowed as ground cover.

Commissioners discussed the possibility of allowing for flexibility on applications as long as they meet the intent of the regulations. If the client is proposing a change from what is stated in the regulations, they may apply for an Administrative Variance. This will incur additional costs as it will require additional review by city staff and may slow down the review/approval process however it will allow for more flexibility. The final plan should still meet the intent and all standards stated in the regulations. Phasing landscaping for projects could be considered with an administrative variance.

The current regulations require most projects be designed by a Landscape Architect, state certified Nurseryman or Landscaper. The only state certified professional is a Landscape Architect. The proposed draft states that a Landscape Architect is required; it is very common to require a Landscape Architect when doing larger projects. The specific duties of a Landscape Architect are currently being researched by the City

Planner so the Commissioners can make a more informed decision on if they still want to require a Landscape Architect or if a Landscape Designer will work.

Public hearing will be continued onto the next meeting on September 15, 2020.

Old Business

Adjournment

Meeting was adjourned at 8:25pm p.m. Foster/Carpenter 4/0

A handwritten signature in black ink, appearing to read "Mike Elliott", is written over a horizontal line.

Mike Elliott, Chair