

**City of Rainier  
Rainier Planning Commission  
September 15, 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, 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 09/15/2020 Planning Commission agenda.  
Carpenter/Foster 4/0

**Approval of Minutes:** Motion to approve 08/18/2020 Planning Commission minutes.  
Bengtson/Carpenter 4/0

**Public Comment**

**New Business**

***Public Hearing – Text Amendment TXT2019-01, landscape regulations***

Public Hearing opened at 7:02pm (continued from 8/18/2020 meeting)

The City Planner presented the updated draft based off of the previous comments from the Planning Commission and asked if there were any final items that the commission wanted to discuss and/or add prior to approving the amendment and sending it to City Council for final approval.

Planning Commissioners discussed the requirement for a Landscape Architect on all projects and allowed flexibility for submitted landscape plans.

Further research done by City Planner and City Engineer was not clear on if a Landscape Architect should be required for every project however it is beneficial for larger projects that require large amounts of landscaping and dirt work i.e. parks. The commissioners decided that the amendment should allow for the flexibility to waive the requirement for a Landscape Architect for all projects under 5-units or 25,000 sq ft.

If a submitted plan meets the landscape standards outlined in the landscape regulations, they will be accepted for review. However, if submitted plans knowingly do not meet the standards, an Administrative Variance will be required prior to review at the cost of \$660.00 and may result in a longer review process.

The next topic of discussion was the allowance of flexibility for residential units such as duplexes, triplexes and fourplexes. The streetscapes for these types of buildings are to be kept consistent: one or more trees to adhere to the streetscape requirements, a fence and trees for side and rear buffers, require a 6 ft solid fence (i.e. sight barrier made of wood, slatted chain-link, masonry fence, etc.).

Planting requirements for side, rear, and zoning buffers for residential zones. The minimums are trees and a 6ft tall fence (solid or see-through). The updates took away the requirement for ground cover, shrubbery, and/or mulch.

**Public Comment for Public Hearing:**

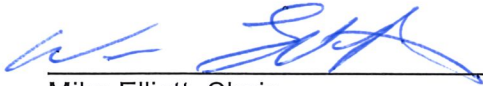
**Carrie Ooms:** Mrs. Ooms is building new storage units in town. She asked if there were any changes to the screening buffer requirements. This is correct, no changes have been made. As long as it is a solid fence, the materials that make up the solid fence are not regulated.

Public hearing will be continued to September 21, 2020 at 7:00pm for a final vote on the Text Amendment.

**Old Business**

**Adjournment**

Meeting was adjourned at 7:48pm Bengtson/Carpenter 4/0



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Mike Elliott, Chair