



CITY of RAINIER
Incorporated 1947

RAINIER PLANNING COMMISSION

December 19, 2023

REGULAR MEETING

6:00 PM

Call to Order: Meeting was called to order by Commissioner Mike Elliott at 6:01 p.m.

Flag Salute: Flag salute was foregone.

Roll Call: Those present were Commissioners Elliott, Foster, and Turner. Commissioner Carpenter was an excused absence. Staff present was Jim Gibson, PE and Beth Spurr.

Also present were Dienna and Shea Daugherty of Wayne's Propane.

Approval of Agenda: Motion to approve the 12/19/2023 Planning Commission agenda. **Elliott/Turner 3/0**

Approval of Minutes: Motion was made and seconded to amend the minutes to correct error made on page two, under "Discussion: 203 & 205 Binghampton St E – Front Yard Fence Request". Minutes stated 205 and 205 Binghampton; should have read 203 and 205 Binghampton. Error corrected. Motion made to approve amended 11/21/2023 Planning Commission minutes. **Foster/Turner 3/0**

Public Comment No public comment

New Business No new business

Old Business

Continued Discussion Regarding 205 Binghampton St SE: Front Yard Fence Variance Request

City Planner presented his staff report regarding the variance request received from Shea Daugherty of Wayne's Propane. The variance request submitted to the City for the property of 205 Binghampton St SE requests a variance to the city code to install a 6-foot chain-link fence

along the frontage of the property. The staff recommendation given was to deny the variance as it does not meet the requirements of the Zoning Code Section 18.48.040.

Discussion followed as to other options for the applicant. The option discussed was to have the applicant build a building/storefront with a 6-foot fence around the sides and back of the property and building. The applicant stated that they have the intention of building a storefront but since they do not have the funds yet, they want to install a 20-foot-wide x 14-foot-deep prefabricated storage shed to be used as an office until they are able to obtain the funds to build a brick-and-mortar store to sell propane tanks (residential 120-1,000-gallon tanks).

City Planner explained that there is a landscaping code that would require landscaping to soften the barrier. Commissioner Elliott suggested that if the building were to be set back 24-feet off the frontage property line, put a 6-foot fence around the building per code, and install a 4-foot fence around the frontage, that might be possible. Discussion followed.

Commissioners asked to push this discussion to the next meeting to give the applicant time to submit a site plan, drawings, and more information on what their plan is for this project so the commission can make an informed decision.

A motion was made and seconded to table the discussion until the January 16, 2024 meeting.
Elliott / Turner 3/0

Applicants were also made aware that they will need to provide detailed plans for the Building Official to review before putting any structures on the property and will need to obtain a city endorsement.

Continued Discussion Regarding 203 Binghampton St SE: Front Yard Fence Variance Request

A motion was made and seconded to table the discussion regarding the front yard fence variance request submitted for 203 Binghampton St SE until the January 16, 2024 meeting so the applicant can be present if they wish. If they do not attend the meeting, a decision will be made regardless. **Elliott / Turner 3/0**

Adjournment

Meeting was adjourned at 6:33 p.m. **Foster/Turner 3/0**


Mike Elliott, Chair