

**City of Rainier
Rainier Planning Commission
August 3, 2021
7 p.m.**

Call to Order: Meeting was called to order by Mike Elliott at 7:00p.m.

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

Approval of Agenda: Motion to approve the 8/3/2021 Planning Commission agenda. Turner/Foster 3/0

Approval of Minutes: Motion to approve 7/20/2021 Planning Commission minutes. Foster/Turner 3/0

New Business

Public Hearing – Seattle Street Preliminary Plat PSD2021-01

Public hearing opened at 7:02pm

Commissioner Elliott read the disclosure for public hearing to each Commissioner to ensure that the hearing will be fair and equal; all confirmed. No audience member challenged the participation of any commissioner on the grounds of fairness. Commissioner Elliott handed the meeting off to the City of Rainier City Planner, Jim Gibson, to present his staff report to the Planning Commission.

The city and staff have reviewed the application and feel the project meets the standards for a preliminary plat within the city. There are, however, a series of conditions that the city has asked to be placed on the project. Conditions 1 – 16 are included in the attached staff report.

Commissioner Turner asked who is responsible for the fees for maintaining the streets. The road in the application is proposed to be a private road therefore will be maintained by the new subdivision Homeowner's Association (HOA).

The applicant was afforded a time to comment on the proposal; confirmed that it will be a private road as it is currently. The applicant has no issues or statements regarding the requirements placed on the project by the City.

Public Comment:

Robert Bergman: 309 Seattle Street W. – he shares the driveway with the applicant and property owner of the proposed project, Bill Turner. He expressed concerns about water runoff, expanded cul-de-sac encroaching on his property, and disruption of his water, electric, and gas lines. Additionally, he is concerned that he will have to maintain the newly paved private road to the proposed subdivision. City Planner and Commissioners addressed the comments and said that his property would not be affected by the proposal for a cul-de-sac. The expanding of the cul-de-sac will be within the 50-foot

easement that is recorded with the county. None of his connections to services will be negatively affected. A condition of approval will be added to ensure that he will not be required to join the HOA nor will he be responsible for the maintenance.

Cheri Davis: 701 3rd St – respects that he has submitted the application and that it meets the standards. Her concern is for the new growth within the city. For new proposals that come to the Planning Commission, please to consider that the community does not want growth of corporations coming into the town.

Loretta McCarthy: 308 Seattle St W – she wants to know if the new development will affect their water pressure. The Commissioners, Planner, and applicant all agreed that as the proposed subdivision will require the installation of an 8" water main, her water pressure will likely increase. An additional question was as to why the original builders/property owners were not able to build on this lot in the 1990's but the applicant is now able to and will the new road encroach on her property at all. Commissioner Elliott stated that the residential zoning has changed since then. She asked if there is enough water to serve this and future subdivisions? The City Planner and Commissioner Elliott stated that we now have additional wells, and our water is not in danger of running out and is monitored daily by our Public Works Supervisor. The new road will not encroach on her property.

Public Hearing closed at 7:51pm.

Motion was made to approve the preliminary plat PSD2021-01 for a 6-lot subdivision based upon finding that the request meets all applicable standards set forth in the Rainier Municipal Code with the conditions recommended by staff and modified by the Planning Commission, public comment with the addition that Mr. Robert Bergman is not associated with the maintenance of the road at any time.

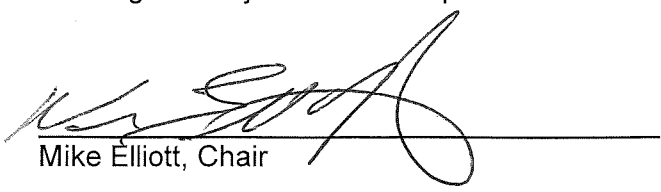
Motion was seconded by Commissioner Turner 3/0

Public Comment

Old Business

Adjournment

Meeting was adjourned at 7:54pm Foster/Turner 3/0


Mike Elliott, Chair