

Roll Call

Present

Jerry Cole, Mayor
Randy Hamlin
Ralph Painter
John Slape

Mike Avent
Steve Martin
Rob Piercy
Scott Taggart

Others Present

Chad Olsen, City Administrator
Dwayne Barnes, Director of Public Works
Nancy Norman, Secretary

H. B. Hamilton, Chief of Police
Carole Connell, Planner

The meeting was opened by Mayor Jerry Cole at 7:30 pm. Mayor Cole introduced Chris Hathaway of the Lower Columbia River Estuary Partnership who presented a power point presentation at the beginning of the Council meeting since there was not time for his presentation during the Work session. He requested that Rainier's transient tie up and moorage on the east side of town be designated as a non-motorized only boat launching and landing site. Cole directed Olsen to look into the Lower Columbia River Estuary's proposal and bring back a proposal to the Council.

Public Hearing(s)

Zone Map Amendment from Waterfront Commercial to Central Business District: Map 7-2-16-41; Tax Lot 301; North Side of "A" Street East of 4th Street

The Public Hearing opened at 8:00 pm.

Cole read the Public Hearings notice and asked if there was any exparte contact. There was none.

Carole Connell, City of Rainier Planner, gave an overview of the zone change request. The applicants, Deborah & Stephen Hov, are requesting to change the zone designation from Waterfront Commercial (WC) to Central Business District (CBD) on their property (the old Creamery Building) located between East 4th and East 5th on "A" Street. The reason for the request is to expand business opportunities for the site because they are interested in uses such as retail sales and services, office and residential that is offered as a permitted use in the CBD Zone. The Planning Commission recommended approval for the zone change.

Applicant, Deborah & Stephen Hov: Stated that Connell did an excellent job of presenting their desires for the site and they hope to replicate as close as possible the design of the old Creamery Building.

Proponents: None
Opponents: None

Motion by Avent, 2nd Slape to accept the Planning Commission's recommendation and direct Olsen to draft an ordinance for the next meeting. Motion passed unanimously.

Public Hearing closed at 8:20 pm.

Legislative Amendment to the Rainier Zoning Ordinance to Include Provisions for the Waterfront Mixed Use Zone (WMU); Flag Lots, Accessory Dwelling Units (ADU); Off-Street Parking; Approval Requirements for TSP Projects; Definitions, Application Extensions, Public Notice Areas, Land Use Fees and Final Plat Notice and Review Procedures

Public Hearing opened at 8:20 pm.

Cole asked is there any exparte contact. Avent declared a conflict of interest and abstained from voting.

Connell presented an overview of the zoning ordinance amendments. She stated that the City received a grant from the ODOT Transportation Growth Management (TGM) grant program to complete this project. Notice was sent to every property owner in the City of Rainier. The Planning Commission recommended approval of the Legislative Amendments to the Rainier Zoning Ordinance.

The following amendments are being proposed:

- Amend the Rainier Zoning Ordinance Section replacing the 3.8 Waterfront Mixed-Use Zone. Considers applying the new standards to only a portion of the existing WMU Zone.
- Amend the Rainier Land Division Ordinance #960 adding a new Section 165 and standards providing for flat lots.
- Amend Section 5.12 Minimum parking Requirements for certain uses.
- Amend Section 5.15 Approval Requirements for Transportation Improvements adding clarification to item C
- Add a new Section 5.16 Accessory Dwelling Units (ADU) providing standards and procedures for review. Amend Section 3.3 Medium Density Residential R-2 allowing ADU's by administrative approval.
- Amend Section 1.3 Definitions adding a definition for garage, density, and attached dwelling units.
- Amend Section 6.7 Design Review and Land Division Code Section 261 Subdivision approvals by permitting an applicant to request a two (2) year extension.

- Amend Sections 7.8 Type II, 7.9 Type III and 7.10 Type IV and Expedited Land Divisions, expanding the notice area to property owners within 250 feet, rather than 100 feet. Add that the area may be expanded beyond 250 feet for special circumstances.
- Establish a land use fee for extension requests (\$250.00); per application conference (actual cost of contracted expenses or \$250.00).
- Increase a land use fee for an Administrative Variance from \$50.00 to \$250.00. Increase the land use fee for subdivisions by adding, “*plus contracted expenses for engineering and plan review.*”
- Amend Zoning Code Section 7.8 Type II Land Decisions adding “*final subdivision plats*” as subject to notice and Type II procedures.
- Amend Land Division Ordinance 276 adding a requirement for a Type II decision procedure prior to approval of a final subdivision plat.

Connell stated that due to concerns by the property owner it was decided to overlay with the new amendments half of the WMU area (approximately 10-14 acres) and see how the new zoning works. There is not a demarcation line at this point. Olsen stated that in the ordinance there would be a marker where the line would be placed.

Avent voiced concerns regarding the fees proposal. Connell stated the fees were adjusted because they were not covering staff time, her time, and the engineer’s time. Olsen stated that the City should be reimbursed for the actual out of pocket expenses regarding the bigger applications the City processes.

Proponents: None
Opponents: None

Public Hearing ended 9:04 pm.

Motion by Hamlin, 2nd Taggart to accept the Planning Commission’s recommendations for the Legislative Amendments and directed Olsen to draft an ordinance.

Olsen stated that if there are issues with the amendments, they can be discussed at another work session.

Piercy feels that the City should go with the Public Hearing route on the Transportation System Plan instead of just going with the notification. He had concerns with “**Roadway improvement** projects specifically identified in **Figure 14** of the Transportation System Plan as not requiring further land use regulation, **provided that adjoining property owners are notified of the improvement project prior to construction.**” Piercy would like the roadway improvement projects to require further land use regulation.

Piercy requested that the Legislative Amendments be tabled and have another work session at the next meeting.

Roll Call

Hamlin		Aye		Slape		Nay
Piercy	Nay		Taggart	Aye		

Avent Abstained, Martin and Painter left the meeting early.

Cole Nay

Motion failed.

The following items will be discussed at a work session at the next meeting.

- Amend the Rainier Zoning Ordinance Section replacing the 3.8 Waterfront Mixed-Use Zone. Considers applying the new standards to only a portion of the existing WMU Zone. Discuss the demarcation line.
- Amend Section 5.15 Approval Requirements for Transportation Improvements adding clarification to item C.
- Establish a land use fee for extension requests (\$250); pre-application conference (actual cost of contracted expenses or \$250)
- Increase the land use fee for an Administrative Variance from \$50 to \$250. Increase the land use fee for subdivisions by adding, "*plus contracted expenses for engineering and plan review.*"

The Council requested that staff provide the fees that the other City's in the county charge for planning services at the work session.

Unfinished Business

Approval of May 15, 2005 Regular Meeting Minutes

Motion by Avent, 2nd Piercy to approve the May 16, 2005 regular meeting minutes. Motion passed unanimously.

Council Approval Report: April 2005

Motion by Avent, 2nd Taggart to approve the council approval report in the amount of \$807,483.74. Motion passed unanimously.

Visitor's Comments

Ingrid Jacobsen, Library Board Member, stated that the library board is recommending that the library be open on Saturdays from 11:00 am to 3:00 pm beginning July 30, 2005, the library will be staffed by teams of volunteers. There will be two (2) volunteers working together.

Motion by Avent, 2nd Taggart to approve the library being open on Saturdays from 11:00 am to 3:00 pm. Motion passed unanimously.

Darrell Whipple, Friends of Fox Creek, stated that the Friends of Fox Creek and Friends of Dibblee Point support dedicating the boat launch to non-motorized use. He also stated that brick sales for the footbridge project are ongoing and thanked the City for putting the information in the water bills. Friends of Fox Creek have two (2) work parties scheduled on June 9, 2005 and June 17, 2005 to work at the school site, all volunteers are welcome. The bank stabilization project is completed.

Mayor's Address

Mayor Cole said that he attended Saturday Market and was pleased with the good turn out. Mayor Cole read the names of fifty-one (51) fallen soldiers.

Staff Reports

Barnes stated that the City has received nuisance complaints regarding Fox Creek and the banks of the Columbia River, the City does not have anything that differentiates the greenways as compared to someone's tax lot, need to look at the standards. Barnes was directed to bring information to a future work session regarding this matter.

Barnes said that the crew is spending a lot of time in the Park, getting ready for Days in the Park.

Administrator's Report

Olsen stated that he was contacted by Columbia County Fairgrounds regarding borrowing a piece of skateboard equipment from the Skate Park. If there are no objections from the council, he will loan the equipment to the County.

ODOT is underwriting the cost of a study regarding rail traffic on "A" Street. Cogan Owens Cogan will meet with the property and business owners, citizens at large, the Council, REDCO, and Planning Commission and then prepare an assessment to identify issues and concerns and try to determine what it is going to take to reach a consensus. The interviews will be Wednesday, June 7, 2005 and Tuesday, June 14, 2005 and a general meeting on June 14, 2005 at 7:00 pm.

The value engineers for the wastewater treatment plant spent three (3) days in Rainier, a final report will be submitted within two (2) weeks, they will present the report to the Council at the July work session.

Meeting adjourned 9:51 pm.

Jerry Cole, Mayor

Attested:

Michelle Archibald, City Recorder