

**City of Rainier
Planning Commission Meeting
September 19, 2022
6 p.m.
Rainier City Hall**

Chair Erin O’Connell called the meeting to order at 6 p.m.

Commissioners Present: Erin O’Connell, Nick Gratzner, Paul Langner and Dena Nordstrom

Commissioners Absent: None

City Staff Present: City Recorder Sarah Blodgett, City Administrator W. Scott Jorgensen and City Planner Skip Urling

Visitors Present: Paul Vogel, Columbia Economic Team

Visitor Comments: There were no visitor comments at this time.

Consider Approval of the Consent Agenda: Consider Approval of the March 23, 2022 Regular Planning Commission Meeting Minutes—Commissioner Paul Langner moved to approve the consent agenda. That motion was seconded by Commissioner Dena Nordstrom and adopted unanimously.

New Business

- a. Introduction of Planner Skip Urling—Urling introduced himself to the commission. His previous work included a stint as the community development director for the City of Warrenton. Urling’s undergraduate degree was in political science and he earned a master’s in city planning at Georgia Tech. He has also worked as a planner for the Cowlitz-Wahkiakum Council of Governments (CWCOG) and served as a member of the Longview School Board. City Administrator W. Scott Jorgensen said the city has been contracting with the CWCOG but was unable to fulfill the terms of the agreement because it had a difficult time recruiting a planner. City Recorder Sarah Blodgett suggested having Urling contract as the city planner and the city council approved that agreement at its most recent meeting. Also introduced was new commissioner Nick Gratzner. He said he’s lived most of his life in Rainier and attended high school here. Gratzner began his career doing mortgage banking and commercial real estate and currently works as the operations manager for a roofing company. Jorgensen said the city also has a new Department of Land Conservation and Development (DLCD) representative and that Suzi Dahl with the county has some new employees to help her out. He advised that former commissioner Nina Phillips is back in town and has expressed interest in serving on the commission again.
- b. Sign Code Update—Jorgensen advised that Mayor Jerry Cole has asked him to update the sign code to allow for sandwich board signs. Business owners have reached out to Cole to make that request. The city’s current sign code doesn’t forbid them, but doesn’t specifically allow for them either. Blodgett said there should be standards. Urling said they shouldn’t block sidewalks. Nordstrom said the code should state clearly that the signs are temporary in nature. O’Connell said they need to be associated with an active business license. Urling suggested keeping the city’s approach simple. Langner said a definition for sandwich board signs could be added to code. They can be defined as

- temporary and taken down during non-business hours, a maximum of 12 square feet and limited to placement in front of the associated business in commercial zones. O’Connell said that sandwich board signs can be added to the section listing exemptions. Langner said there should not be a permit required for them. Commissioners agreed by consensus. Jorgensen said he would draft those changes and bring them back for the next meeting.
- c. Senior and Multigenerational Housing Subcommittee—Jorgensen announced that council has appointed members to the committee, which will be a planning commission subcommittee. Langner has agreed to serve as chair. The group is charged with examining the possible rezoning of some properties to encourage more housing development, developing a possible text amendment for the Central Business District code to allow for more flexibility and examining properties that could be added to the city’s Urban Growth Boundary to facilitate more housing. The subcommittee will make recommendations to the commission.

5. Old Business

- a. Shipping Container Discussion—Urling said that the City of Warrenton had a good ordinance, it just wasn’t well enforced. It required a façade and pitched roof so the container looked like the main building on the property. Gratzer said the use of some shipping containers is well done and would support allowing them, with appropriate place and manner restrictions. Urling said there was a mini-storage in Warrenton that used a shipping container and it worked out well. O’Connell said the design review process would still apply and it would be an accessory structure. Urling said a container would trigger building code review, if its proposed use was for particular purposes. Langner said they should be divided into three uses—temporary, storage and home. Gratzter said that for residential use, they should be treated like a mobile home. O’Connell said they would have to be connected to infrastructure. Gratzter wants to limit the total number of them that can be on a single lot. Jorgensen said he would find Warrenton’s code and bring it back for the next meeting.
- b. Urban Growth Boundary Update—Langer gave a brief overview of the history of Oregon’s land use laws. Unbuildable land was included in the city’s UGB when it was established. O’Connell said there is land on the west side of town zoned for light industrial. Some of it is in the UGB, but it’s beyond the city’s infrastructure. Langner said it would make sense to extend the city’s water and sewer lines to Dike Road. O’Connell said there are larger properties out that way, which could provide more housing opportunities. Paul Vogel from Columbia Economic Team said he’s been working on a project for almost a year. The challenge is that it requires 30 to 40 acres of buildable land. One large landowner is interested but their property is located outside of the UGB. DLCD may have found a pathway that could shorten the permitting process. The City can provide water to that property now, but not sewer. There’s still a question about how to annex the property into the City or have it in the UGB. He has a meeting scheduled later on in the week with DLCD, Regional Solutions, Business Oregon and other stakeholders. The business would create 110 jobs. O’Connell said there are failing septic and well systems on the west end of town. There is a mobile home park that needs to connect to the city’s system.
- c. Garage Code Discussion—Jorgensen said that Urling advised him a minimum of 240 square feet is standard for most cities. Blodgett said it’s currently 120. That standard is

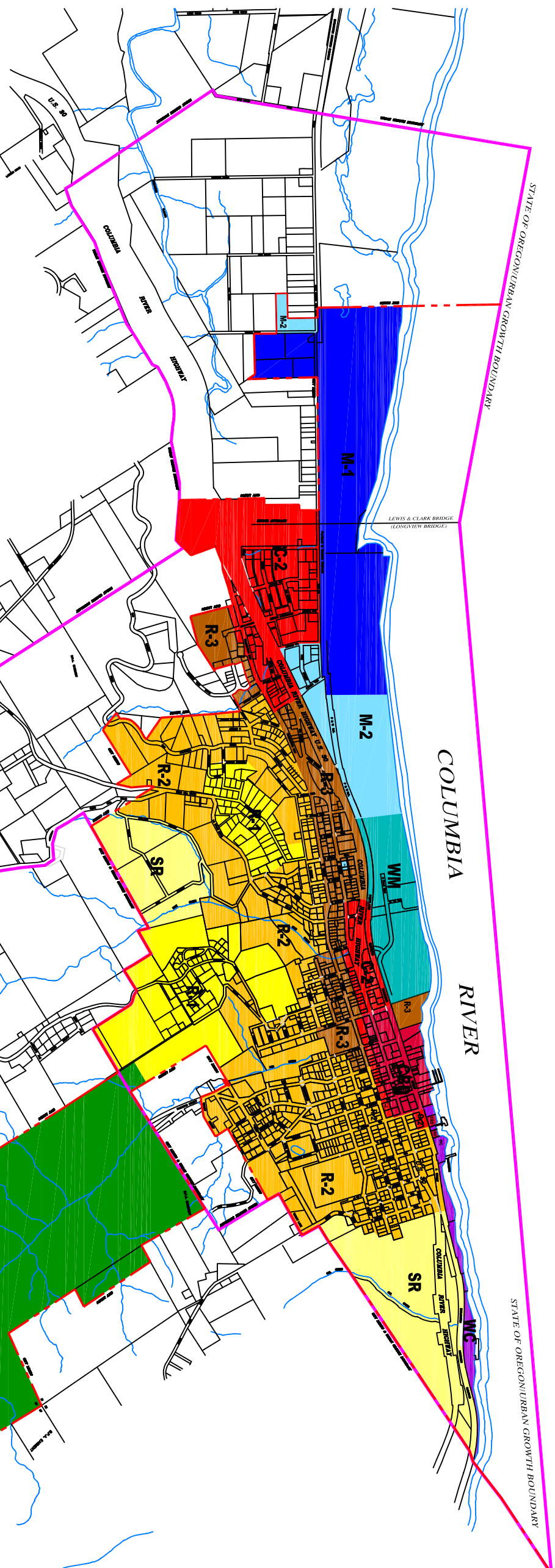
set in the definition of “garage” in the city’s code. She suggested that the definition be amended. Commissioners agreed by consensus.

O’Connell adjourned the meeting at 7:39 p.m.

Erin O’Connell, Chair

Sarah Blodgett, City Recorder

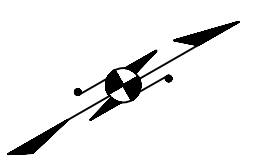
DRAFT



ZONING DISTRICTS

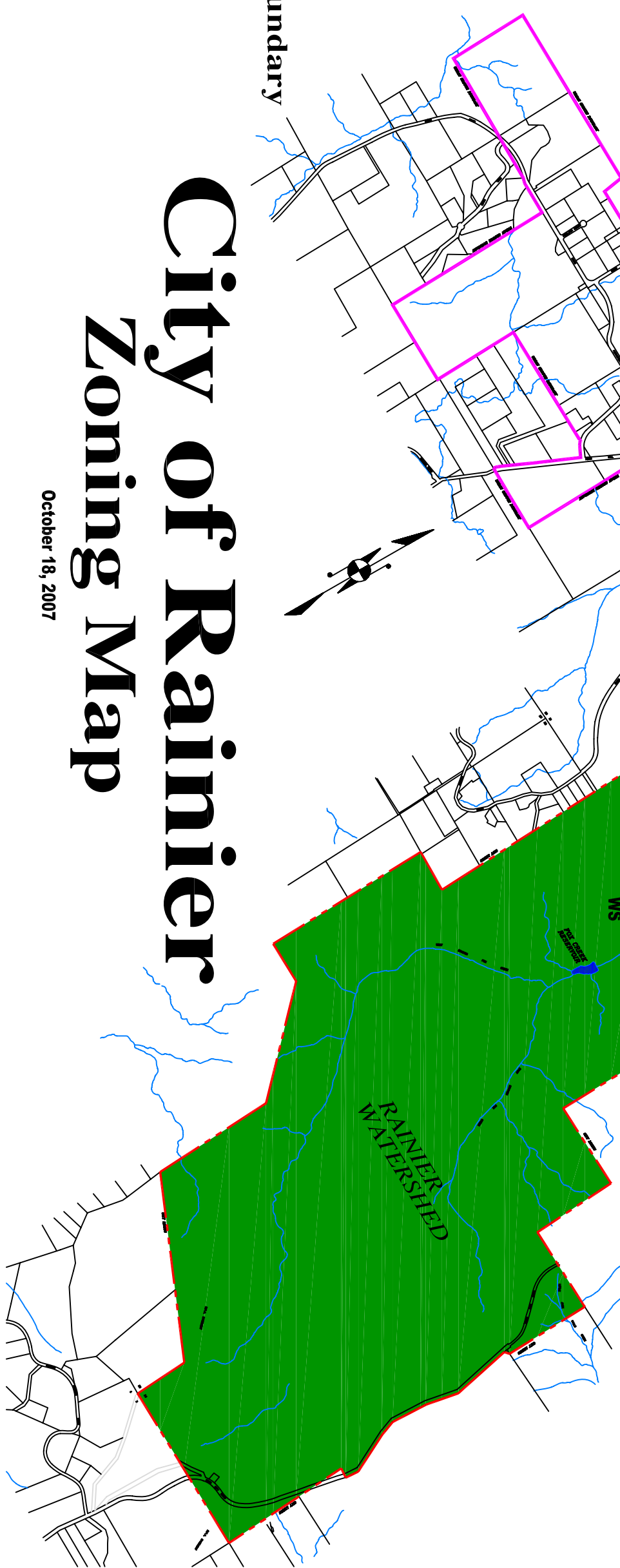
- SUBURBAN RESIDENTIAL ZONE (SR)
- LOW DENSITY RESIDENTIAL ZONE (R-1)
- MEDIUM DENSITY RESIDENTIAL ZONE (R-2)
- HIGH DENSITY RESIDENTIAL ZONE (R-3)
- CENTRAL BUSINESS DISTRICT ZONE (CBD)
- GENERAL COMMERCIAL ZONE (C-2)
- WATERFRONT COMMERCIAL ZONE (WC)
- WATERFRONT MIXED USE ZONE (WM)
- LIGHT INDUSTRIAL ZONE (M-2)
- HEAVY INDUSTRIAL ZONE (M-1)
- WATERSHED ZONE (WS)

- City Limits
- Urban Growth Boundary



City of Rainier Zoning Map

October 18, 2007



City of Rainier Planning Commission
Code Update Priorities for 2023

Already in Progress:

- Increase minimum square footage for garages from 120 to 240 feet
- Provide a definition for “sandwich board signs” and add them to the list of exempt signs

Continued Discussions:

- Shipping containers
- Tiny homes
- feather banners

Recommendations from Columbia County Housing Implementation Plan:

- Permit ADUs in Suburban Residential (SR), low density residential (R-1) and medium density residential (R-2) zones
- Permit cottage cluster housing in R-1, R2 and high density residential (R-3) zones
- Permit duplexes and/or two-unit townhouses in R-1 zones
- Reduce minimum lot size for duplexes and/or two-unit townhouses in R-1 zoning from 15,000 to 10,000 square feet
- Reduce minimum lot size for duplexes and/or two-unit townhouses in R-2 zoning from 15,000 to 6,000 square feet
- Reduce minimum lot size for townhouses with four or more units in R-2 zoning from 3,000 square feet/unit to 2,500 square feet/unit
- Reduce minimum lot size for duplexes and/or two-unit townhouses in R-3 zoning from 8,000 to 5,000 square feet
- Reduce minimum lot size for triplexes and/or three-unit townhouses in R-3 zoning from 11,000 to 7,000 square feet
- Reduce minimum lot size for townhouses with four or more units in R-3 zoning from 2,500 square feet/unit to 1,500 square feet/unit
- Reduce minimum lot size for multifamily in R-3 zoning for three units from 11,000 to 7,000 square feet/unit and four or more units from 2,000 square feet/unit to 1,500 square feet/unit
- Reduce parking requirements for 1 bedroom from 1.5 to 1; two bedrooms from 2 to 1.5 and guest from 1 per three units to none

Scott Jorgensen

From: skip@urlingplanning.com
Sent: Monday, December 5, 2022 11:21 AM
To: Scott Jorgensen
Subject: PC meetings

Chapter 2.15 PLANNING COMMISSION

2.15.110 Meetings. SHHRE

A. Location. All meetings shall be held in the Rainier city council chambers, Rainier City Hall, unless otherwise directed by the chairperson and appropriate notification to the media and public is provided. All meetings shall be open to the public.

B. Date and Time. Regular meetings shall be held on the second Tuesday of each month at 6:00 p.m. for the primary purpose of conducting formal public hearings on applications and petitions properly presented to the city.

C. Rescheduling Meetings for Holidays. When a regular meeting falls on a holiday or is preempted by a city council meeting, the meeting shall be rescheduled at the discretion of the chairperson.

D. Special Meetings and Workshops. Special meetings and workshops may be held at the discretion of the chairperson. Workshops shall be held for the development of long-range plans, updating ordinances, and other work programs deemed necessary by the planning commission or city council. No discussion of an application for development, action to recommend approval or denial of an application for development, or action to amend a long-range plan or city ordinance shall take place at a workshop.

Action to recommend approval or denial of an application for development or amend a long-range plan or city ordinance may take place at a special meeting; provided, that appropriate public notice and public hearing requirements are met.

E. Meeting Notice and Agenda. Written notice of all regular and special meetings or workshops shall be postmarked one week in advance of the meeting date. The notice shall include an agenda of the matters to be considered by the planning commission at the meeting.

F. Meeting Cancellation. If no matters over which the planning commission has jurisdiction are pending, a meeting may be canceled at the discretion of the chairperson. (Ord. 1075 § 6, 2020; Ord. 941 § 1, 1992)