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Planning
Commission*

**LA CENTER PLANNING COMMISSION
REGULAR MEETING
MAY 12, 2009**

I. CALL TO ORDER - The meeting was called to order at 7:00 pm.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Commissioners:

Chairperson, Greg Thornton	Absent
Vice-Chair, Al Luiz	Present
Secretary, Sandy Perrott	Present
Commissioner, Raymond Denny	Absent
Commissioner, Randall Williams	Present
Alternate, Amy Chase	Present

Staff:

Dale Miller, City Planner
Naomi Hansen, Finance Clerk

Guests:

Councilmember Bill Birdwell - PC Liaison to City Council
Les Greear

IV. APPROVAL OF MINUTES

MOTION MADE BY COMMISSIONER PERROTT, SECONDED BY COMMISSIONER WILLIAMS AND CARRIED UNANIMOUSLY TO APPROVE THE APRIL 14, 2009 MEETING MINUTES.

V. PUBLIC COMMENT

No comment

VI. UNFINISHED BUSINESS

A. Natural Gas Pipeline and Buffer Regulations

City Planner Miller presented the draft Hazardous Pipeline Overlay District Ordinance. Since the last meeting Williams Pipeline has reviewed the ordinance and requested a few changes. After a general discussion regarding single family

density concerns and restricted uses the Planning Commissioners decided to explore other incentives besides density transfers. City Planner Miller will make changes as discussed by the Planning Commissioners and will bring a new draft to the next meeting.

B. By-Laws/Rules of Procedure

The Planning Commissioners made a few minor changes to the current La Center Planning Commission Laws and Procedures so it would be consistent with the La Center Municipal Code. Commissioner Williams questioned if it was necessary to have a roll call vote with each action. City Planner Miller offered to research the matter and will provide an update at the next meeting.

VII. NEW BUSINESS

A. Public Hearing - Subarea Plan

In an effort to accommodate Les Gear, Al Luiz moved the public hearing up on the agenda and called the hearing to order at 7:08 pm.

Les Greear 30000 NE 31st Ave, Ridgefield, WA ~ Mr. Greear is concerned that he will be able to enjoy and stay on the property as it is now if the property is annexed into City Limits. Mr. Greear is concerned that this will lead to increased taxes and utility costs which could force him to leave. City Planner Miller located the property on the map for the Commissioners and explained that Mr. Greear's property is on the border of the UGA and could not be forced into annexing into city limits.

The public hearing was closed 7:09 pm since no additional comments were received.

City Planner Miller updated the Commissioners on Phase I of the Subarea Plan and provided the first draft of this report. The first of three open houses was conducted on May 6th at the Community Center. A summary of that open house has been provided to the Commissioners. Nobody at the meeting was keen on seeing development occur overnight but people were interested in being included in outlining the rules for future development.

On Wednesday May 26th another open house will be conducted in Council Chambers to address zoning issues in the NE quadrant. All stakeholder interviews are now complete. Mr. Luiz asked to see the results of the stakeholder interviews as soon as it becomes available.

City Planner Miller asked the Planning Commissioners to plan on hosting a public hearing on September 1st and September 8th to ensure that all materials are reviewed prior to the City Council meeting on September 9th.

VIII. DISCUSSION OF JUNE AGENDA

The Planning Commission will discuss the natural gas pipeline and buffer regulations, 2009 Subarea Plan update and Planning Commission By-laws/Rules of Procedure.

IX. ADJOURNMENT

Meeting was adjourned at 8:25 pm.

Chairperson, Greg Thornton

Dale Miller, Planner