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Planning
Commission*

**LA CENTER PLANNING COMMISSION
SPECIAL MEETING
SEPTEMBER 22, 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	Present
Vice-Chair, Al Luiz	Present
Secretary, Sandy Perrott	Present
Commissioner, Raymond Denny	Present
Commissioner, Randall Williams	Present
Alternate, Amy Chase	Present

Staff:

Dale Miller, City Planner
Janice Fowler, Finance Clerk

Guests:

Councilmember Bill Birdwell - PC Liaison to City Council
Susan Gilbert
Greg Gilbert
Mike Bedsole
Karen Ciocia, Normandeau Associates
Larry Humphrey
Josie Hubler

IV. APPROVAL OF MINUTES

MOTION MADE BY COMMISSIONER LUIZ, SECONDED BY COMMISSIONER WILLIAMS AND CARRIED UNANIMOUSLY TO APPROVE THE AUGUST 18, 2009 MEETING MINUTES.

V. PUBLIC COMMENT

Larry Humphrey ~ would like to know if his motorized ice cream truck business will be affected by the street vendor ordinance. The Planning Commissioners agreed to keep him updated.

Josie Hubler ~ would like to know if they would be allowed to put up a canopy at the Grange Hall to sell their baked goods. City Planner Miller indicated that a temporary permit and back ground check would be required. City Planner Miller agreed to talk to the city attorney about this issue.

Mike Bedsole ~ will be operating a mobile hotdog stand six days a week across the street from the tavern under a 60-day temporary use permit. Mr. Bedsole is concerned about the restrictions on operating hours. The Planning Commissioners agreed to get back to him.

VI. UNFINISHED BUSINESS

A. Subarea Plan Update

City Planner Miller reviewed the updates regarding sub-area plan. During the joint work session on August 22nd the City Council consented to the preferred alternative Y. While reviewing state law regarding the current use program staff discovered that when the property is annexed into another jurisdiction where agricultural use is prohibited the property owners would not be subject to penalties. In order to get around this issue and still allow agricultural use, the City could amend the code to prohibit agricultural zoning. Property Owners could continue to farm the land however it would be a non-conforming use. They would not be allowed to expand and if infrastructure was destroyed it could not be rebuilt.

Chapter 5 regarding infrastructure still needs to be amended to address the estimated costs to extend necessary utilities. This information will be available in October.

General discussion ensued amongst Planning Commissioners and City Planner Miller regarding tax, mining, and zoning regulations.

VII. NEW BUSINESS

A. Public Hearing – Sub-Area Plan

Susan Gilbert ~ 2600 NW 329th Street ~ Own 36 acres of agricultural land. If they are annexed into city limits and become nonconforming will that change their tax structure? City Planner Miller explained that it would not change. Mrs. Gilbert invited the Planning Commissioners to come out and look at the property.

Greg Gilbert ~ 2600 NW 329th Street ~ in round numbers they pay \$100 on 30 acres of farm land. Is that going to stay the same? City Planner Miller explained that it would not; it would revert back to the assessed value based on use.

Chairperson Thornton closed the public hearing at 7:49 pm.

Planning Commissioners and City Planner Miller continued to discuss property, the current use program and property taxes.

B. Public Hearing – Street Vendors

Commissioner Denny mentioned that they needed to examine the questions that were brought to their attention today. Commissioner Chase wondered why the City could not extend the permit an extra 60 days for more input. Commissioner Perrott was also concerned about the street vendors. If the proposed code remains the same the bread business would have to sell out of a trailer and not a canopy. Discussion ensued amongst the Commissioners and City Planner Miller. The Commissioners agreed that the code needs to address the following: size, noise, lights, mobile vs. tents, vehicles, hours, power, what needs to be contained, city revenue and limitations from existing businesses. At the request of Chairperson Thornton an Open House will be scheduled the week of October 18th to further discuss this issue.

C. Public Hearing – Farmers Markets

The Commissioners agreed to table this issue until December or January so they can focus on street vendors.

D. Public Hearing – Hazardous Pipeline Overlay District

Several Commissioners were concerned about titling this a Hazardous Pipeline and didn't want to frighten people. After a brief discussion regarding various alternative names the Commissioners agreed to call it a sensitive utility corridor.

MOTION MADE BY COMMISSIONER WILLIAMS, SECONDED BY COMMISSIONER PERROTT AND CARRIED UNANIMOUSLY TO CHANGE THE NAME TO SENSITIVE PIPELINE CORRIDOR AND SEND IT TO CITY COUNCIL.

VIII. REPORTS

IX. DISCUSSION OF OCTOBER AGENDA

A joint work session with City Council is scheduled for October 14th from 6 – 7pm to discuss the required Shoreline Master Program update.

During the next regularly scheduled meeting on October 13th The Planning Commission will discuss the sub-area plan and street vendors.

Alternative Chase suggested going out to look at the Gilbert property before the next meeting. City Planner Miller will setup and appointment with the Gilberts.

IX. ADJOURNMENT

Meeting was adjourned at 9:05 pm.

Chairperson, Greg Thornton

Dale Miller, Planner