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considered a  
DRAFT copy until  
approved by the  
Planning  
Commission*

**LA CENTER PLANNING COMMISSION  
SPECIAL MEETING  
AUGUST 18, 2009**

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**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  
Naomi Hansen, Finance Clerk

Guests:

Councilmember Bill Birdwell - PC Liaison to City Council

**IV. APPROVAL OF MINUTES**

**MOTION MADE BY COMMISSIONER WILLIAMS, SECONDED BY COMMISSIONER PERROTT AND CARRIED UNANIMOUSLY TO APPROVE THE JUNE 9, 2009 MEETING MINUTES.**

**V. PUBLIC COMMENT**

No comment

**VI. UNFINISHED BUSINESS**

**A. Subarea Plan Update**

City Planner Miller reviewed the updates regarding the preferred development report and reported that the Open House on August 11<sup>th</sup> was very well attended. At that meeting property owners concurred that Alternative Y was the preferred

plan. City Planner Miller noted that minor changes need to be made to the interchange maps. City Staff has recently spoken with Cowlitz Tribe representatives and the Washington Department of Transportation regarding interchange improvements.

City Planner Miller explained that Judge Harris decision to overturn the Hearings Board decision is currently in the court of appeals and will be hung up in that process for many months or years. In the mean time several property owners are interested in annexing into City Limits. Several of these property owners are involved in the state's tax deferral program for agricultural uses and will face financial penalties for opting out of the program. The City could amend the code to disallow agricultural zoning in that area thereby relieving property owners of this penalty and provide an incentive for property owners to annex into City Limits. The downside to this is continued agricultural use becomes non-conforming. These property owners continue agricultural uses but would be prohibited from expanding them.

City Planner Miller proceeded to outline several other code amendments that may need to be addressed in the coming year.

General discussion ensued amongst Planning Commissioners and City Planner Miller regarding various road and interchange issues including timing, cost, development as well as the interchange development occurring in Ridgefield. City Planner Miller explained several possible interim issues that could be implemented to address congestion and line of sight issues including traffic signals, access management and removing landscaping.

## **VII. NEW BUSINESS**

## **VIII. REPORTS**

### **A. Street Vendors and Farmers Market**

City Planner Miller explained that Clark County recently shut down the street vendors that were doing business on the other side of the bridge. This prompted these vendors to seek a place to do business within city limits. RCW 36.71.090 restricts the ability for cities to prohibit sales or require licenses for the sale of produce. The city does have the authority to license and regulate peddlers, solicitors, temporary and mobile vendors. Typical provisions for licensing include one year licensing, background checks, size limitations, time and place locations. City Planner Miller proposed holding public hearings in September to address both the proposed street vendors and farmers markets ordinances.

## **IX. DISCUSSION OF SEPTEMBER AGENDA**

The Planning Commission will have public hearings to discuss farmers markets, street merchants, the hazardous pipeline overlay district and the subarea plan.

**IX. ADJOURNMENT**

Meeting was adjourned at 8:15 pm.

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Chairperson, Greg Thornton

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Dale Miller, Planner