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Planning
Commission*

**LA CENTER PLANNING COMMISSION
REGULAR MEETING
OCTOBER 13, 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
Naomi Hansen, Finance Clerk

Guests:

Councilmember Bill Birdwell - PC Liaison to City Council
Mike Bedsole

IV. APPROVAL OF MINUTES

MOTION MADE BY COMMISSIONER DENNY, SECONDED BY COMMISSIONER WILLIAMS AND CARRIED UNANIMOUSLY TO APPROVE THE SEPTEMBER 22, 2009 MEETING MINUTES.

V. PUBLIC COMMENT

Mike Bedsole, 1230 E Reid Court ~ Thanked staff for all of the hard work on the street merchants municipal code and thanked the Planning Commissioners for allowing him to have a voice and listening to his comments and concerns.

VI. UNFINISHED BUSINESS

A. Subarea Plan Update

City Planner Miller reviewed the updates to Chapter 5 of the Sub-Area plan. The wastewater and financial section still need a little work. Once the entire package is complete another open house will be held. Two property owners have approached City Planner Miller regarding a number of concerns. Mr. Schrader is concerned about the zoning for his coffee cart at the junction and would like it to be zoned C-2 once annexed into the City of La Center. Mr. Miller is recommending that the City apply C-2 zoning. General discussion ensued amongst Planning Commissioners and City Planner Miller regarding infrastructure and zoning. Mr. & Mrs. Haveman are concerned about the mixed use zoning due to the number of critical areas surrounding their property. City Planner Miller recommends extending the LI/EC zoning district to include this parcel and the parcel immediately to the north. General discussion ensued regarding future roads and various alternatives and infrastructure needed to develop the junction area.

B. Street Merchants

City Planner Miller briefed the Planning Commissioners on the changes that were made after receiving several comments at and after the last meeting. City Planner Miller suggests limiting the space to 100 square feet to avoid unfair competition. An open house is scheduled for the 20th of October. Alternate Chase feels a \$200 fee is excessive. City Planner Miller explained that fees would be addressed by resolution and not the La Center Municipal Code. City Planner Miller agreed to look at all of the fees and come back with a recommendation. General discussion ensued amongst Planning Commissioners and City Planner Miller regarding fees and background checks. Commissioners came to the general consensus that they agreed with the staff recommendation of the definition, supply trailer/appurtenance, hours of operation, noise and lighting. Commissioner Williams asked about limiting the size. General discussion ensued amongst Commissioners and City Planner Miller regarding provisions for vendors requiring more than 144 square feet. Commissioners came to the general consensus that these would be addressed as an exception which would require a special event permit.

VII. NEW BUSINESS

VIII. REPORTS

The Subdivision and Sensitive Utility Corridor codes have been submitted for review by the State Department of Commerce. SEPA documents should be published shortly.

IX. DISCUSSION OF NOVEMBER AGENDA

During the next regularly scheduled meeting on November 10th The Planning Commission will discuss the Sub-Area plan, Street Merchants and Farmers Markets.

X. ADJOURNMENT

Meeting was adjourned at 8:50 pm.

Vice-Chairperson, Al Luiz

Dale Miller, Planner