

CITY OF LAFAYETTE  
PLANNING COMMISSION MEETING MINUTES FOR  
APRIL 16, 2009

**Call to Order:** Beth Cooke called the meeting to order at 7:02 p.m.

**Roll Call:** Lori Labb called the roll.

Present: Marian Chasse, David Gilbey, Ronald Kerr, Chad Gooch, Beth Cooke, Dwayne Brittell, Todd Holt

Absent: None

Staff Present: Jim Jacks and Lori Labb

Others: Darrell Flood

**Approval of Minutes:**

Chad Gooch made a motion to approve the March 19, 2009 meeting minutes. Todd Holt seconded the motion. Motion passed unanimously.

**Public Hearing:** Text Amendment 09-01. The City of Lafayette proposes citywide changes to the Zoning and Development Ordinance to (1) correct scrivener's errors, (2) correct erroneous Code citations, (3) clarify language, (4) make substantive changes to the planned unit development (PUD) provisions, including not allowing the PUD process for development in the Residential Acreage (RA) District, the Residential Low Density (R-1) District and the Residential Commercial (RC) District, and (5) add the Limited Land Use and Expedited Land Division processes.

Beth Cooke re-opened the hearing at 7:04 pm.

Jim Jacks gave a brief update from last month's meeting.

The Planning Commission discussed what the lot size requirements should be in a PUD.

Dwayne Brittell noted that he felt that the commission should consider dropping the minimum lot size down to 5,000 square feet.

Discussion ensued.

The Planning Commission discussed the possibility of defining recreational and open space.

Todd Holt felt that it should be a discretionary decision made by the Planning Commission rather than a definition.

Marian Chasse agreed with Todd, that it should be done on a case by case basis.

Ronald Kerr noted that trying to add definitions could cause further issues however having a definition could give the developer an idea of what people are expecting out of an open space or recreational area.

David Gilbey noted that he also agreed with Todd Holt that it should be left at the discretion of the Planning Commission. Definitions could end up getting us in more of a bind.

Discussion ensued.

Dwayne Brittell noted that having a general definition of open space and recreational area could give some sort of direction.

Discussion ensued.

The Planning Commission directed Jim Jacks to do some research on some definitions from neighboring cities for open space and recreation area. Also while doing the research, if any city has pros or cons for defining those items.

The Planning Commission discussed the minimum lot size for PUD lots.

The consensus of the majority of the Planning Commission was to keep the lot size at 6,000 square feet.

The Planning Commission discussed what the percentage of the lots could be 6,000 square feet.

Ron Kerr noted that he felt that no more than 25% of the lots in the PUD should be at the 6,000 square feet.

Marian Chasse noted that she felt that the percentage could go a little higher than 25% but no more than 50%.

David Gilbey noted that he felt that there should not be a minimum percentage; it would depend on the PUD under review.

Todd Holt agreed with David Gilbey, the percentage of lots should be decided by the Planning Commission based on the application presented.

Discussion ensued.

Jim Jacks noted that the code can read the decision authority will decide how small each of the smaller lots are and how many of the lots are allowed to be under the 7,500 square feet.

The Planning commission agreed with Jim Jacks statement and directed him to add the language to the code.

Dwayne Brittell noted that on page 13 Item D has a specific list of items for open space that should be removed.

The consensus of the Planning Commission was to remove the last sentence on page 13 of the staff report, item D that states "The *open space and outdoor recreation area should include school access routes, bicycle trails, natural or landscaped buffer areas, covered bus stops and the like, whenever practical or appropriate.*"

Marian Chasse referenced page 12 of the staff report Item C. #4; should development be stricken from the sentence. Jim Jacks agreed, #4 should read "*Multiply the N.B.S.A. by:*"

Jim Jacks referenced page 5 of the staff report, this section replaces the previous language from the last memo. The Planning Commission will have a hearing for subdivisions.

Darrell Flood 287 Canyon View Drive, referenced page 7 and 5 of the staff report regarding the notification requirements. He felt that 100 feet was not sufficient.

Discussion ensued.

The Planning Commission felt that 100 feet was sufficient along with the other means of notification that were already done. There was discussion about putting the hearing notices on the cities web site.

Jim Jacks went over the "handout" memo.

Ronald Kerr made a motion to leave the record open. David Gilbey seconded the motion. Motion passed unanimously.

**Adjourn:** Todd Holt made a motion to adjourn. Marian Chasse seconded the motion. Motion passed unanimously. 8:42 pm.