

CITY OF LAFAYETTE
PLANNING COMMISSION MEETING MINUTES
JANUARY 21, 2016

Call to Order: Marian Chasse called the meeting to order at 7:01 p.m.

Roll Call: Lori Martino, Community Development Clerk, called the roll.

Present: Lee Gilgan, Brienne Carpenter, Ron Kerr, Mike Karl, Marian Chasse, Sean Chase.

Absent: Doreen Vantyne (excused)

Staff Present: Preston Polasek, City Administrator; Lori Martino, Community Development Clerk; Jim Anderson, Public Works Foreman

Others: None

Approval of Minutes: Ron Kerr made a motion to approve the meeting minutes from October 17, 2015. Brienne Carpenter seconded the motion. Motion passed unanimously.

Lee Gilgan introduced himself and the Commissioners and staff introduced themselves to Lee.

Work Session: Amendment to the Lafayette Comprehensive Plan to update the capital improvement project list in the 2007 Water System Master Plan.

Preston Polasek went over the staff report. He also explained the process for a Comprehensive Plan amendment.

Marian Chasse asked if anything on the list that mentions street extensions means only paving. Preston Polasek noted that was not necessarily the case. It would usually mean full street improvements. What is listed on the updated CIP list to be included in the Water Master Plan only pertains to water. The Transportation System Plan would cover the Street improvements, the Sewer Master Plan would cover sewer improvements and the Parks Master Plan would cover parks.

Preston continued going over the staff report.

There was discussion regarding number 5 and 6 on the updated CIP list. This pertained to the Regional System through Yamhill Regional Water Association and the Regional System Intertie. Preston noted that number 5 is a city buy-in to a regional system that McMinnville Water and Light would actually construct. Sean Chase questioned how long the YRWA has been in effect. Preston noted that it had been about 3 years and was formed to acquire water rights for the cities within the association and to develop the regional water treatment facility. Sean questioned what the advantage was by going with a regional facility. Preston explained to the Commission the water sources that the City currently has. Brienne asked if one of the cities systems was used during one part of the year and the other system used during the other part of the year. Preston noted that during the winter, there is a ton of water coming from the springs; so much that

we are storing that water in an aquifer. We are storing that water for when we need it in the summer. We still use a lot of water out of the secondary system in the summer but we are pushing it to its limits. Discussion ensued. Sean Chase questioned if the regional system would include our water resources. Preston noted that the regional system, right now, would be built to serve McMinnville, Lafayette and Carlton. If a city wants to jump in later on, they can. Discussion ensued. Brienne questioned if the city would retain their systems or just depend solely on the regional system. Preston noted that he does not, in the long term future, see the city giving up the watershed. The joint well system, if it makes financial sense, then yes it may go. The wells are not producing effectively and that is one of the reasons to go with the regional system. He noted that the cost shown on the CIP list is the cost of a buy-in. These costs are still under negotiation. Ron Kerr noted that the 2.3 million shown was for Lafayette's cost of the system and McMinnville and Carlton would have their own costs and if a City wanted to buy in at a later day, they would have a buy-in cost as well. Preston noted that the figure is calculated by how much water Lafayette would pull from the system and how much McMinnville wants to charge us for that water. This figure is based on 10 million gallons of water a month. Discussion ensued.

Preston noted that one cost that Lafayette will have that Carlton will not is number 6. Carlton is already tied into McMinnville so Lafayette has that additional cost for the intertie. Discussion ensued.

Marian asked if there would be finding provided prior to the next meeting. Preston noted that the next meeting would be a hearing and that findings would be provided.

There was discussion on what McMinnville could charge for the water and where the money for the project would come from.

Preston informed the Commission that there would be a Public Hearing on the Comprehensive Plan Amendment next month.

New Business:

None

Old Business:

Preston noted that the council reappointed 4 positions on the Planning Commission. He also gave updates on the UGB process and the Downtown Design Standards. He noted that there would be a committee created that will be going over any submitted façade improvement applications. These meetings will most likely take place during the day and he asked if any of the Commission members would be interested in sitting as a member of the Committee. Brienne Carpenter noted that Doreen Vantyne may be interested and Marian Chasse and Ron Kerr both expressed interest.

Adjourn: Marian Chasse adjourned at meeting 8:42 pm.

CERTIFIED:

Marian Chasse
Chairperson, Marian Chasse

ATTESTED:

Lori Martino
Community Development Clerk, Lori Martino