

**City of Lafayette**  
**Planning Commission Meeting Minutes**  
**April 30, 2020 at 7:00 p.m.**

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1. **CALL TO ORDER:** Marian Chasse called the meeting to order at 7:00pm
2. **ROLL CALL:** Community Development Clerk Danielle Oliveira called the Roll
  - a. **Present:** Marian Chasse Chair (in person); Michael Karl, Vice-Chair; Jeff Bosworth; Lee Gilgan; Doreen VanTyne; Brienne Carpenter; Ronald Kerr (attended by phone)
  - b. **Excused:**
  - c. **City Staff Present:** Preston Polasek, City Administrator; Kevin Perkins, Asst. City Administrator; Danielle Oliveira, Community Development Clerk; Jim Jacks, City Planner
  - d. **Others:** Chris Goodell, AKS and Rand Waltz, AKS
3. **APPROVAL OF MINUTES:** Marian Chasse noted minutes would be reviewed at a later time.
4. **PUBLIC COMMENT ON ITEMS NOT ON THIS AGENDA.**  
None.
5. **PUBLIC HEARINGS:** Staff recommended that the Commission combine the four cases into one hearing to make the hearing process more efficient and the parties would not have to testify four times.
  - A. **Comprehensive Plan Map and Zone Map Amendment (CPC/ZC 2020-01)**
  - B. **Annexation (ANX 2020-01)**
  - C. **Subdivision (SUB 2020-01)**

Marian Chasse opened the public hearing at 7:02pm.

Marian Chasse and Jim Jacks read the hearing information and procedures into the record. Marian Chasse asked the Planning Commission to declare any conflicts to ex parte contact; none were declared.

Jim Jacks explained the four applications are being combined into one hearing, but will dealt with one at a time in the overall hearing. Jim entered the Comprehensive Plan Map and Zone Map Amendment (CPC/ZC 2020-01) staff report and its attachments, including the 3-ring binder of ASK Engineering and Forestry materials into the record. Jim noted that the Fair Housing Council sent in written comment in regards to Statewide Planning Goal #10.

**Applicant Testimony:** Chris Goodell, AKS, stated that the applicant concurs with the staff report. Chris noted that with respect to Statewide Planning Goal #10, they felt that with the Comprehensive Plan Map and Zone Changes, areas were shifted with a net result of increased medium-density land and a bit less low-density land.

**Proponents/Opponents Testimony:** due to the COVID-19 Emergency, public comment was required to be submitted in writing to city staff prior to the Public Hearing.

Jim Jacks entered the Annexation Application (ANX 2020-01) staff report into the record. Jim noted that neither Carlton or Dayton Fire Districts oppose withdrawing land from their districts, and fire protection will be provided by Lafayette Fire Department.

**Applicant testimony:** Chris Goodell, AKS; noted he has nothing to add with respect to the staff report.

**Proponents/Opponents Testimony:** Due the COVID-19 Emergency, public comment was required to be submitted in writing to city staff prior to the Public Hearing.

Jim Jacks entered the Subdivision (SUB 2020-01) Staff Report and Subdivision Addendum Staff Report, pertaining to average lot depth into the record.

Jim read two public comments into the record. First, Diane Shamburg's comment about concerns with the water system being equipped to handle this proposed development. He then entered public comment from Carol Paddock in regards to through lots.

Jim entered Subdivision Addendum #2 Staff Report Conditions of Approval into the record, which pertains to water supply and through lots. Jim Jacks continued with the Subdivision Staff Report, noting that all requirements are met.

**Applicant Testimony:** Chris Goodell, AKS, commented that they are okay with the Conditions of Approval. Chris explained the development will be done in six phases, with each phase having access to all utilities. Chris noted he would be happy to answer any questions the Commissioners may have in regards to the issues raised in Carol Paddock's letter.

**Proponents/Opponents Testimony:** Due the COVID-19 Emergency, public comment was required to be submitted in writing to city staff prior to the Public Hearing.

**Questions from Commission:** Brienne Carpenter asked the applicant to address Carol's recommendation to add stub streets to the North for future development and greenway spaces.

Chris Goodell explained that the properties to the North of the development, on John's Landing Road, are not in the Urban Growth Boundary. He stated that in speaking with those property owners in the past, they have no desire to have a street connecting to John's Landing Road. Jim Jacks noted that he agrees with Chris, property owners on John's Landing Road did not want to be a part of the UGB.

Marian Chasse asked the applicant to address Carol's concerns for access to "Tract A", the green space on the West side of the development if a fire emergency were to happen.

Chris Goodell explained that the development will have four or five access points between future homes for the Fire Department to access Tract A if needed. He noted that these points will be gated to keep people out.

Preston Polasek noted Carol Paddock's comments on the Rock property to the Southwest and stated that the easement will be for emergency access only.

Jim Jacks explained currently the applicant's material states the easement between lots 224-225 is for emergency access and for access and utilities to Tax Lot 1707, which is the John Rock property. Jim discussed the history of the John Rock property and noted that property is not a part of the current UGB and currently does not have access from the East side.

Marian Chasse discussed Carol Paddock's comments about the open space to the West of the proposed subdivision.

Jim Jacks explained that the applicant chose a subdivision over a Planned Unit Development (PUD), and while a subdivision does not require open spaces or designated recreation areas, 'Tract A' would not be able to be developed, so it has been designated as open space.

Brienne Carpenter asked what the open space and recreation requirements were for a PUD. Jim Jacks explained that 10% of the land would need to be open space, and half of that 10% would need to be useable recreation land. Discussion on open spaces continued.

Chris Goodell commented on the applicant's decision on choosing a subdivision over a PUD, stating that a PUD did not meet the applicant's goals of the project. Chris stated, if in the future the City wanted those open spaces turned into a recreational area, this project did not get in the way of that.

Brienne Carpenter asked with 238 homes, a number of which would likely be families, where are children going to be playing. She noted that families would have to come South into town to Perkins Park or a future developed Veteran's Park. She explained that she understands the reasons behind going through a subdivision, however by not applying for a PUD, the applicant may be going around the open space and recreation area requirements.

Chris Goodell explained that they did not intend to go around the PUD requirements, that the subdivision aligned best with their goal for the project.

Marian Chasse continued reviewing comments from Carol Paddock, discussion ensued.

Ron Kerr asked how the subdivision will be tied into the rest of the city, to allow for pedestrian travel without having to cross at Abbey Road.

Chris Goodell and Rand Waltz explained that between lots 8-9, North of Haylen Drive, there is a 30' wide easement for emergency access and pedestrian travel. 20' of the easement will be paved with 5' gravel shoulders on both sides. Chris also noted that Abbey Road frontage will have sidewalks per City standards.

Brienne Carpenter stated the goal is to create homes to grow the City but also to help create a sense of community and foster the ability to have a community. To be able to walk and not just be a commuter area. She asked what the Planning Commissions options were in terms of requiring open or recreational spaces.

Jim Jacks explained that the City has a System Development Charge (SDC) for parks, which is \$811.00 per dwelling unit. Which the City can use to acquire land for a park once the SDC's have been paid.

Marian Chasse commented the issue with the current open spaces proposed does not allow for access other than walking. Discussion continued on access to the proposed open spaces.

Marian Chasse proposed a continuance. Brienne Carpenter motioned to continue the hearing. Doreen VanTyne seconded the motion, which passed unanimously.

**6. NEW BUSINESS:** None

**7. OLD BUSINESS:** None

**8. NEXT MEETING:** 5/14/2020

**9. ADJOURNMENT**

Chair Marian Chasse adjourned the meeting at 9:02pm.

Minutes approved on 14 day of May, 2020.

CERTIFIED:

ATTESTED:

Marian Chasse  
Marian Chasse, Chair

Danielle Oliveira  
Danielle Oliveira, Community Development Clerk