

**City of Lafayette**  
**Planning Commission Meeting Minutes**  
**Thursday April 18, 2024, at 6:30 p.m.**

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1. **CALL TO ORDER:** Chairperson Ronald Kerr called the meeting to order at 6:33p.m.
2. **FLAG SALUTE:** Chairperson Ronald Kerr led the flag salute.
3. **ROLL CALL:** Chairperson Ronald Kerr called the Roll:  
*Present:* Ronald Kerr, Jon Meola, Stephan Belding, Roger Webb, Scott Adamson, David Rogers  
*City Staff Present:* Jasmine Garcia, City Development Clerk; Kennedee Richardson, City Recorder; Jim Jacks, City Planner  
*Others:* Russell Burrows
4. **CITIZEN INPUT ON NON-AGENDA ITEMS:**  
No citizen input.
5. **APPROVAL OF MINUTES**
  - a. March 21, 2024, Planning Commission Meeting Minutes  
Commissioner Belding moved to approve the minutes from the March 21, 2024, planning commission meeting; Commissioner Meola seconds. Motion passed unanimously.
6. **WORK SESSION**
  - a. Housing Legislative Amendments (LA 2024-01)  
City Planner Jacks goes over the city development code starting with definitions on page 8 of the Housing Legislative Amendments (LA 2024-01).  
Discussion is had about the purpose of RA zoning and if it is worth removing the language. Jacks continues to review the additions to the Lafayette Zoning and Development Ordinance (LZDO). He goes over adding Duplexes as a permitted use in all residential areas. Commissioner Webb asks if the LZDO has clickable links to each section within the Ordinances, and if not is that something the city plans on updating. City Planner Jacks went over the current website design and explained the LZDO is uploaded as a PDF. Community Development Clerk Garcia stated she will speak with the City Administrator regarding his request.

Commission Chair Kerr brings up the topic of duplexes, discussion is had about the change in density and the lots that would be affected. Commissioner Belding asks about the average square footage of residential lots, Jack says most are 8,000sqft.

Commission Chair Kerr comments on setbacks requirements (pg. 18 from staff report) Commission Chair Kerr has concerns that the way the garage set back is written could cause confusion changing wording to “setback X amount of feet from garage door”. Commission Chair Kerr also asks about setbacks being the 10ft in both R1 and R2. Discussion is had about this building verses zoning code and City Planner Jack explains why R1 and R2 have different garage setback lengths.

City Planner Jack mentions several lines starting at the bottom of page 19 of his staff report that a house bill has decided should be deleted. The deleted lines refer to affordable housing being allowed on property of a house of worship, this wording is being moved to a different Oregon Revised Statute (ORS).

Commission Chair Kerr asks City Planner Jack a couple of questions about accessory structures setbacks. Community Development Clerk Garcia stated the minimum requirement setbacks on accessory structures under 200 square feet is 3feet. City Planner Jack explains the intent of setback requirements.

Chair Kerr and Jim Jacks discuss fire walls for accessory structures.

Commissioner Adamson state he would like the wording regarding garage setbacks to be changed to add “door” to “garage.”

Commission Chair Kerr question, on page 22 states no accessory structure can be higher than primary building, he stated he does not see a problem with it. City Planner Jack references 2.9.010 from the LDZO regarding accessory structures and the height of a structure. Commissioner Meola stated he agrees with the current code regarding the height restrictions, his opinion is based off the impact of a large accessory structure blocking a neighbor’s view/natural light.

City Planner Jacks states on page 28 of his staff report section 38 references house bill 1537 and goes into detail as to the new verbiage regarding adjustments processes. Jacks states that this ordinance sunsets in 2032 and will not be required

by the State. Jacks adds that if the City of Lafayette does not amend their code to include this adjustment process then they do not have to but if someone requests an adjustment the City would have to apply the law directly and then it all goes away in 2032.

Discussion is had about wording added for Accessory Dwelling Units (ADU's) after it was discussed during last month's meeting.

## **7. NEW BUSINESS**

City Planner Jacks provides a modified staff report discussing single room occupancy (SRO). Mark ups start on page 9, City Planner Jacks goes over the provided documents. Discussion is had about the requirements to qualify as an SRO and the requirements that can be adjusted. The Planning Commission discussed the potential parking issues that may arise due to SROs in residential areas. After discussion on whether the lot size requirements should be lowered Commission Belding asked if there was any known interest with SROs in Lafayette. Community Development Clerk Garcia stated there is one on Bridge. Commissioners suggested continuing this discussion in the May meeting. Discussion regarding vision as a planning commission has for the future of Lafayette to present in June work session with City Council. Commissioner Adamson shares that the Budget Committee approved the financial side of future Planning Commission projects; he also mentions that the commission should be looking forward to what they want Lafayette to look like in the next 30 years.

## **8. COMMISSIONER COMMENTS**

Commissioner Webb shares update from the Willamette Valley River committee meetings.

## **9. Next Meeting**

- a. May 16, 2024

## **10. ADJOURNMENT:**

Commissioner Moela moved to adjourn; Commissioner Webb seconded the motion, which passed unanimously. No further discussion.

Minutes approved on the 16 day of May 2024.

CERTIFIED:

ATTESTED:

 16 MAY 2024  
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Ronald Kerr, Chairperson

  
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Jasmine Garcia, City Development Clerk