

CITY OF LAFAYETTE
PLANNING COMMISSION MEETING MINUTES FOR
JULY 21, 2011

Call to Order: Beth Cooke called the meeting to order at 7:08p.m.

Roll Call: Lori Martino called the roll.

Present: Marian Chasse (7:20) Samuel Dunn, Doug Cook, Ronald Kerr, Beth Cooke (7:07), Todd Holt and Jesse Huffman.

Absent:

Staff Present: Jim Jacks- City Planner and Lori Martino-Community Development Clerk.

Others: Chris Heisler, Chris Pagella.

Approval of Minutes:

Todd Holt made a motion to approve the May 19, 2011 and the June 16, 2011 meeting minutes. Ron Kerr seconded the motion. Motion passed unanimously.

Public Hearing:

Public hearing on Major Variance, File # 11-06-07. The Applicant is requesting a variance to allow a 6-foot high fence within 3 feet of the property line in a side yard adjacent to a street when Section 2.209.09 allow a 3.5- foot high fence within 10 feet of any property line adjacent to a street.

The applicant is also requesting a variance to place a deck within the required 15-foot side yard and rear yard setbacks. The deck is proposed to be placed no closer than 7-feet from the rear property line and no closer than 8-feet from the side property line.

Beth Cooke opened the hearing and stated the hearing procedures. (7:09)

Doug Cook excused himself from the Commission to join the audience as the applicant. (7:09)

Jim Jacks stated the hearing procedures.

Beth Cooke asked the audience if there was any objection to the notice that was sent for the case. There were no objections.

Beth Cooke asked if there were any objections to the jurisdiction of the Commission to hear and decide the case. There were no objections.

Beth Cooke asked if there were any declarations of ex-parte contact, conflict or bias by any members of the Commission. There were none.

Jim Jacks entered the staff report into the record and gave a summary of the report.

Applicant Testimony:

Doug Cook noted that he appreciated the Planning Commission for hearing the Major Variance application. He noted that he did not have anything additional to add to what was already presented in the staff report.

Beth Cooke questioned if Mr. Cook has had contact with his neighbor behind him that might be impacted by this application. Doug noted that he had spoke with them and there were no issues. Doug also noted that the proposed deck is at the same height as the existing deck so there would not be additional issues.

Jim Jacks asked if the Doug Cook could comment on the three large Conifer trees located on the plan at the rear property line. Doug noted that there are three large Douglas Fir trees located along the rear property line and those will be maintained.

Questions to Staff:

Ron Kerr noted that there is an 8 foot PUE within the 15 foot setback where the retaining wall and fence is currently located. There was further discussion on if the deck would encroach into the PUE. It was decided that the deck may slightly encroach into the PUE. Ron Kerr noted some suggestions on how to possibly rearrange the deck to allow additional room where the stairs descend. Doug noted that the reason he extended the deck and stairs out that far was for the view. Jesse Huffman questioned if there was any reason why the stairs could not be 3 feet instead of 4 feet. Doug noted that even at 4 feet, the stairs are not within the PUE.

There was a discussion on any line of sight issues with the proposed deck or fence. Jim Jacks noted that it was not within the vision clearance area.

There was a discussion on the setbacks noted on page 6 of the staff report. Sam Dunn noted that the information in the summary should match the information on page 6, IV narrative, regarding the north yard setback no closer than 7 feet from the property line.

Beth Cooke closed the hearing at 7:43 pm.

Ron Kerr made a motion to approve the application for the Major Variance, Planning File 11-06-07, to allow the placement of a solid-wood fence 6 feet in height no closer than 2 feet to the north side property line; allow a the deck to be no closer than 8 feet to the west rear property line; and allow the stairs to be no closer than 8 feet to the rear property line and no closer than 7 feet to the

north side property line. Todd Holt seconded the motion. Motion passed unanimously.

Hearing completed at 7:44 pm.

Review of Parks Survey

The Planning Commission went over the memo on the parks survey questionnaire.

Doug Cook suggested that on question 5, the words "not using" be capitalized. Ron Kerr suggested that also on question 5, have a line after "Feel unsafe" to explain why.

Ron Kerr suggested that a map of the parks be placed near question 4. Beth Cooke noted that there was probably not enough room but asked Lori Martino to see if it may be possible to place a map on the newsletter.

Doug Cook suggested moving "Park Name" down a box on question 4 and eliminating the extra column.

Doug Cook noted that on question 7, there should be a Y and an N to be able to circle for a yes/no answer.

The Planning Commission discussed the wording in question number 8. It was decided to change the wording to say: Prioritize the following from 1 to 8 with 25 possibilities listed.

There was further discussion on the parks memo.

Marian Chasse suggested that there be extra lines for answers placed below questions 13 & 14.

Beth Cooke noted that the periods should be removed after the numbers in question 12.

Marian Chasse made a motion to approve that parks questionnaire with the mentioned changes. Todd Holt seconded the motion. Motion passed unanimously.

Jim Jacks told the Commission that there was an update to discuss. He noted that the City Administrator had asked him to talk to the Commission regarding the Redtail espresso that was going in at 2nd and Madison. He noted that the developer was in the process of doing the last bit of paving however there was an issue with the street lighting. Although the sidewalks that had been deferred

for 3 years, the developer decided to install the sidewalks now. The City Administrator is looking into deferring the street light due to the cost in lieu of the sidewalks being installed.

After a brief discussion amongst the Planning Commission and staff, the consensus of the Commission was that someone would need to come to the Commission with a specific recommendation or a request for a variance.

Adjourn: Todd Holt made a motion to adjourn. Marian Chasse seconded the motion. Motion passed unanimously. Meeting adjourned at 9:11 pm.