

CITY OF LAFAYETTE
PLANNING COMMISSION MEETING MINUTES
JUNE 20, 2013

Call to Order: Mike Karl called the meeting to order at 7:04 p.m.

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

Present: Marian Chasse, Sean Chase, Michael Karl, Sam Dunn, and Laura Erickson (came in at 7:10).

Absent: Todd Holt and Ron Kerr (both excused)

Staff Present: Jim Jacks, City Planner; Lori Martino, Community Development Clerk

Others: None

Approval of Minutes:

Moved to next meeting.

Discussion: • **UGB Issues:** "Safe Harbors" for determining residential land need.

Safe Harbors for discussion

- Persons per household.
- Estimate Government-assisted Housing Separately.
- Estimate manufacture homes separately.
- Estimate manufactured home parks separately.
- Housing vacancy rate.
- Determine housing needs.

Jim Jacks explained what a "Safe Harbor" was.

Jim Jacks went over the staff report with the Planning Commissioners.

Marion Chasse questioned if the city had the option to use none, all or just some of the safe harbors. Jim Jacks noted that the city could choose which safe harbors they would like to use.

Mike Karl note that his only question regarding the safe harbors was if the city saw any foresaw any major changes in the demographics for the community. He did not see any big growth and new building in the immediate future, so using the 2010 census would seem fairly accurate. Lori Martino noted that the City has continued, even with the economy, to grow. While other jurisdictions have slowed or have not received any new build permits, Lafayette has continued to maintain steady inflow of new residential homes and has started to pick up the last couple of months. Laura Erickson noted that Lafayette was lower as far as home values go and that it is a perfect time to buy.

Sean Chase questioned what the census calculated for average person per household in 2010. Jim Jacks noted that for most communities it was around 3 per household.

Discussion ensued.

Jim Jacks continued going over the staff report.

Jim Jacks noted that he would need to do some number crunching on determining housing needs.

Marian Chasse made a motion to accept staff's recommendations. Mike Karl seconded the motion. Motion passed unanimously.

New Business

None.

Old Business

None

Adjournment

Mike Karl made a motion to adjourn. Marian Chasse seconded the motion. Motion passed unanimously. Meeting adjourned at 7:46 p.m.