

CITY OF LAFAYETTE  
PLANNING COMMISSION MEETING MINUTES  
FEBRUARY 16, 2017

**Call to Order:** Ron Kerr called the meeting to order at 7:06 p.m.

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

*Present:* Lee Gilgan, Brienne Carpenter, Ron Kerr, Sean Chase, Doreen Vantyne.

*Absent:* Mike Karl, Marian Chasse

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

*Others:* Don Leard

**Approval of Minutes:** It was noted that evasive species should be changed to invasive species in the October meeting minutes. Brienne Carpenter made a motion to approve the meeting minutes from October 20, 2016 with the corrections. Sean Chase seconded the motion. Motion passed unanimously.

Brienne Carpenter made a motion to approve the meeting minutes from November 17, 2016. Sean Chase seconded the motion. Motion passed unanimously.

**Work Session:** Lafayette Zoning and Development Ordinance Amendments

Jim Jacks went over the staff report.

There was concern over the phrasing of public and private schools under the conditional use in R-1, R-2. Both public and private schools were listed under Public facility or government structure. It was suggested to add another item letter under conditional use specifically for the school facilities. There were no objections from the commissioners. Section 2.102.03, and Section 2.103.03, will now have a separate subsection for private and public schools.

Staff report continued.

Jim Jacks noted that there were a few errors throughout the staff report. There are places that note "refuge screening" these should be changed to refuse screening.

Staff report continued.

There was a discussion on item 29, Section 2.103.05, D, 4 and item 47, Section 2.104.05, C, 4. The proposed language will not allow a duplex on a corner lot to access both streets sides if one of the access point would be from a Collector or Arterial street. There was concern on the limiting of duplex access on a corner lot but also concern of allowing additional driveways to properties. The majority of the Commission felt that a duplex on a corner lot should be allowed to have access off of both adjacent streets as long as they are a collector or local street. After further discussion the commissioners

agreed to change the language to add language that limits access to the lowest classified street.

Staff report continued.

There was a discussion regarding the allowance of K-12 public and private schools in the commercial zones. The majority of the Commission agreed to leave the K-12 schools out of the commercial zones but to change it to a permitted use in the R-C Zone.

Staff report continued.

It was noted that in November's staff report, there was a section (2.209.06) addressed on uncovered decks and patios. Although it is not shown in the current staff report, the height restriction should be changed from 3' to 2 ½' to meet building code standards.

Staff report continued.

There was a lengthy discussion on item 118. *2.209.10 B, 1 Accessory Structures*. The LZDO currently required accessory structures to be allowed only in a rear yard. After a long discussion, the majority of the commission agreed to allow accessory structures in a side yard. On corner lots, the accessory structure would need to maintain a minimum of 10' setback from the side property line adjacent to the street.

Staff report continued.

There was a lengthy discussion on item 119. *2.209.10 B, 3 Accessory Structures*. In the staff report, it was proposed to add language stating that structures that are 200 square feet or less in area and are 10 feet or less in height do not need a building permit. It was also proposed to reduce the 5 foot interior side and rear yard setback requirements for accessory structures less than 200 square feet and less than 10 feet in height to 3 feet which is the minimum setback in the Oregon Fire Code and Oregon Building Codes. It was noted that the 200 square foot accessory structure size limit for a permit, was limited to residential use only. The majority of the Commission agreed to reduce the setback for an accessory structure under 200 square feet and no more than 10' tall to 3' from an interior side yard and rear yard and 0 separation from the primary structure as long as it is not attached. For larger accessory structures it will maintain a setback of 5' from the interior side yard and rear yard line and 5' from the primary structure.

The Commission decided to continue on page 17 at the next meeting.

### **New Business:**

It was noted that there will be a hearing for the Washington Street subdivision coming up in the near future.

**Old Business:**

Jim Jacks gave an update on the UGB process.

**Adjourn:** Brienne Carpenter made a motion to adjourn. Sean Chase seconded the motion. Motion passed unanimously. Meeting adjourned at 9:39 pm.

CERTIFIED:



Chairperson, Marian Chasse

ATTESTED:



Community Development Clerk, Lori Martino