

CITY OF LAFAYETTE
PLANNING COMMISSION MEETING MINUTES
JULY 20, 2017

Call to Order: Marian Chasse called the meeting to order at 7:00 p.m.

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

Present: Brienne Carpenter, Ron Kerr, Mike Karl, Marian Chasse, Wade Witherspoon.

Absent: Lee Gilgan (Excused), Doreen Vantyne (Excused).

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

Others: None

Approval of Minutes: Wade Witherspoon noted that under the public hearing section, 4th paragraph down, second sentence, should read "There were no objections". Mike Karl made a motion to approve the April 20, 2017 meeting minutes with corrections. Ron Kerr seconded the motion. Motion passed with 4 yes votes. Brienne abstained from the vote.

Wade Witherspoon introduced himself to the Commission and the Commission introduced themselves to Wade.

Work Session: Lafayette Zoning and Development Ordinance Amendments

Jim Jacks went over the staff report.

There was a discussion on the exterior finish requirements of accessory structures. It was noted that there may be prohibitions in the building code that would not allow a metal roof building with the 200 square foot regulations without a permit. This will be looked into and confirmed at the next meeting. There was further discussion on what to allow for the exterior finish of an accessory structure. The consensus was to change Section 2.209.10, B, 6, to read similar to; Exterior Finish: "Accessory structures shall have exterior wall and roof materials that are residential in character and corrugated metal siding and roofing is prohibited."

The Planning Commission and staff had a long discussion on Section 2.209.10, B, 5, Building Size. A majority of the commission were leaning towards breaking the section down further. Item a, would be for properties 1 acre or less. *Accessory structures shall be limited to the greater of the following: 20% of the gross floor area (excluding garage) for the primary building or 600 square feet. The 20% square foot figure may be exceeded provided a Conditional Use Permit is approved.* Item b, for 1 acre or more. *Accessory structures shall be limited to the greater of the following: 20% of the gross floor area (excluding garage) for the primary building or 900 square feet. The 20% and 900 square feet may be exceeded provided a Conditional Use Permit is approved.* Item C, *An accessory structure shall not occupy more than 20% of an interior side yard, a side yard adjacent to a street or a rear yard. The building size limitation shall be considered the maximum allowable area permitted for each accessory structure. The*

Commission wanted to review the square footage limitations further at the next meeting. Jim Jacks noted that he would review some options and bring them to the next meeting. Jim Jacks referenced page 1 of the handout. He noted that section 2.209.10 1, b, & c would need to be deleted.

Discussion ensued.

The Planning Commission decided to have another work session before scheduling the hearing.

New Business:

Jim Jacks went over the new Senate Bill that requires ADU's be allowed in all residential zones. He noted that the Commission would be addressing this in the near future.

Old Business:

Jim Jacks gave an update on the UGB process.

Adjourn: Brienne Carpenter made a motion to adjourn. Ron Kerr seconded the motion. Motion passed unanimously. Meeting adjourned at 9:03 pm.

CERTIFIED:


Chairperson, Marian Chasse

ATTESTED:


Community Development Clerk, Lori Martino