

City of Lafayette

486 Third Street, P.O. Box 55

Lafayette, Oregon 97127

Phone: (503) 864-2451 Fax: (503)864-4501



LAFAYETTE JOINT PLANNING COMMISSION & CITY COUNCIL MEETING

NOTICE OF PUBLIC MEETING

THE PLANNING COMMISSION AND CITY COUNCIL OF THE CITY OF LAFAYETTE WILL MEET IN JOINT WORK SESSION THURSDAY, JANUARY 21, 2016 AT 7 PM IN THE CITY HALL MEETING ROOM AT 486 THIRD STREET (99W), LAFAYETTE, OREGON.

AGENDA IS AS FOLLOWS:

1. CALL MEETING TO ORDER
2. ROLL CALL
3. APPROVAL OF MEETING MINUTES; October 17, 2015.
4. **WORK SESSION:** Amendment to the Lafayette Comprehensive Plan to update the capital improvement project list in the 2007 Water System Master Plan.
6. NEW BUSINESS:
7. OLD BUSINESS:
8. NEXT MEETING: FEBRUARY 18, 2016
9. ADJOURNMENT

The location of this meeting is accessible to the disabled. If you will need any special accommodations to attend or participate in the meeting, please notify City Hall, at (503) 864-2451, at least 24 hours before the meeting.

CITY OF LAFAYETTE
PLANNING COMMISSION MEETING MINUTES
OCTOBER 15, 2015

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.

Planning Commissioners present: Doreen Vantyne Brienne Carpenter, Ron Kerr, Mike Karl, Marian Chasse and Sean Chase.

Absent: none

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

Others: Daniel Danicic, Stacey Goldstein (Siegel Planning), Don Leard, Marie Sproul, Larry Pritchett, Kimberly Carr.

Approval of Meeting Minutes:

Ron Kerr noted that on page 2 paragraph 1, there was a typo. Lori noted that the typo was already corrected and the correction was not shown in the Commissioners copy. Ron Kerr made a motion to approve the September 17, 2015 meeting minutes with the correction. Mike Karl seconded the motion. Motion passed unanimously.

Public Hearing: Legislative Amendment 2015-01. Amending the Lafayette Zoning and Development Ordinance for downtown design and residential infill standards and adopting other code revisions.

Marian Chasse opened the public hearing at 7:03 pm.

Jim Jacks entered the staff report into the record. Jim then went over the staff report.

Stacey Goldstein (Siegel Planning) noted she would like to thank Jim Jacks for putting together a great and thorough staff report. Stacey asked Chairman Chasse if the Commission would like to go over the proposed changes or open up for questions. Marian noted that the changes that have been proposed that have not been discussed in previous meetings should be discussed now. Stacey noted that there were only two items listed that had not previously been discussed but is explained in the staff report. First being the addition of parks in the C-1 permitted uses. This addition was brought up after the joint work session. This change allows public parks and open spaces to be placed in the C-1 zone. Marian noted that Hotel and Motel were another addition. Jim noted it was proposed because it is not currently listed in the C-1 zone. Marian noted that the paint palettes were also an addition. She noted that it seemed to be a fairly large color palette.

Marian asked the Commissioners if there were any questions regarding the changes. Mike Karl questioned if Marijuana sales were going to be listed as a permitted use since they are popping up in cities in the area. Preston Polasek noted that the

Council has already adopted time, place, and manner regulations for medical marijuana and dispensaries. The recreational side has not yet been worked out by the State. That is forthcoming and once the State has listed those rules, the council will then decide time, place and manner for recreational. Discussion ensued. Jim Jacks noted that since Marijuana dispensaries was not an listed addition for the Public Hearing, it would not be right to add something that the Public has no say in. Jim also noted that the Medical Marijuana regulations were added to the Municipal Code not the Zoning Code. Lori noted that the medical marijuana sales would be covered in the Zoning and Development Ordinance under retail sales, so no change would need to be made.

Marian asked the audience if there were any comments. Don Leard (220 Madison Street) questioned if Miller paint was the only place to buy the paint on the color palettes. Ron Kerr noted that the proposed language states that "Paint colors do not have to be used however paint colors must be similar." Stacey Goldstein noted that it would not have to be that specific vendor. Marie Sproul (1282 3rd Street) voiced her concern regarding some of the colors on the palette. Don Leard also questioned if a building permit would be required for painting. Lori Martino noted that a building permit is not required for painting. Jim Jacks noted that it would be for new construction only and that it would be reviewed during the required Site Development Review. Discussion ensued.

Marian asked if there was any further public testimony. There was none. Marian closed the Public Hearing at 7:35 pm.

Planning Commission Deliberation: Marian asked the commission if there were any questions or concerns. Ron Kerr noted that he felt there should not be a palette, maybe have a suggested palette. Marian asked Lori if there were any requirements now for the painting of buildings. Lori answered that there were not. Discussion ensued. Marian noted that she would like to see the color palette left off and discuss and add it at a different time. She then asked for opinions from the Commission. Sean Chase noted that he thought the color palette was fine, that you will never get consensus for the colors and there are plenty of colors to choose from. Brienne Carpenter noted that many communities have similar restrictions and the choices given are pretty broad. A person is going to have a significant amount of choices and still follow our objective of a unified look of the downtown area. Doreen Vantyne noted that she agreed with Brienne's comment. Mike Karl noted that he has seen some strange colors on some buildings and feels it should be restrictive. He agreed with having a color palette. Discussion ensued.

Ron Kerr made a motion that the Planning Commission recommend to the City Council to approve the proposed amendments to the LZDO, adopt the findings and direct staff to prepare a Planning Commission Order for the Planning commission Chairperson's signature. Sean Chase seconded the motion. Motion passed with a 5-1 with Ron Kerr voting against.

Continuation of Public Hearing: Planning File no. PAR/VAR 2015-02. Partition/Major Variance 225 Haylen Drive.

Marian Chasse opened the hearing at 7:46 pm.

Jim Jacks went over the staff report. Jim entered a photo he submitted of Tract E into the record. He continued with the staff report and also went over staff report #2.

Marian asked if there was any testimony from the audience. Dan Danicic (Del Boca Vista, representative for the applicant) noted that he had read through the conditions and the proposed revisions and did not have any objections. He supports the staff's recommendations.

Marian Chasse closed the public hearing at 8:07 pm.

Commission Deliberation: Marian noted that her questions and concerns from the last meeting have been satisfied. Ron Kerr noted that the two previous major questions have been addressed.

Ron Kerr made a motion that the Planning Commission approve the applications, adopting the findings and conditions contained in the staff reports, and direct the staff to prepare a Planning Commission Order for the Planning Commission Chairperson's signature based upon the decision of the Planning Commission. Sean Chase seconded the motion. Motion passed unanimously.

New Business:

Lori Martino noted that the date has been set for the Planning Commission training. The date is November 7th from 9-4 at the Lafayette Community Center. Discussion ensued.

Lori noted that there is a new Planning Commissioner coming on board as of November 1st.

Jim Jacks noted that staff is putting together a list of code corrections that need to be done. He asked that the Planning Commission notify staff of items that need to be looked at.

Old Business:

None

Adjourn: Marian Chasse adjourned the meeting at 8:23 p.m.

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TO: LAFAYETTE PLANNING COMMISSION

FROM: JIM JACKS, CITY PLANNER, MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

SUBJ: COMPREHENSIVE PLAN - WATER MASTER PLAN UPDATED PROJECT LIST LEGISLATIVE AMENDMENT CASE # LA 2016-01

DATE: JANUARY 21, 2016

PURPOSE

The purpose of the January 21, 2016 Planning Commission meeting is to conduct a work session to ensure the Planning Commission is familiar with the amendments discussed below prior to the Commission's public hearing on February 18.

The City Administrator, Preston Polasek, and the City Public Works Foreman, Jim Anderson, will be in attendance on January 21 to answer questions.

The purpose of this legislative amendment (Case # LA 2016-01) is to update the Public Facilities portion of the Lafayette Comprehensive Plan by updating Policy 12-5 and updating the capital improvement project list set forth in the 2007 Lafayette Water System Master Plan.

BACKGROUND

On February 8, 2007 the Lafayette City Council adopted the 2007 Water System Master Plan prepared by Westech Engineering, Inc., Salem, OR.

Since 2007 several projects in the Master Plan's capital improvement project list have been completed and the city has an updated water system project list dated December 24, 2015 to replace the old list.

SUMMARY OF PROPOSED CHANGES

The proposed changes are to Policy 12-5 of the Lafayette Comprehensive Plan (#1 below) and to the list of capital improvement projects in Chapter 7 of the 2007 Lafayette Water System Master Plan (#'s 2 and 3 below).

1. The Public Facilities portion of the Lafayette Comprehensive Plan, Public Facility Policy 12-5, is proposed to be updated to refer to the 2015 capital improvement project list.

Proposed deletions are shown in ~~strikeout~~ and additions are shown in **bold underlining**.

Policies

12-5. The City shall consider the **December 24, 2015 updated** capital improvement plan **project list** in the 2007 Water System Master Plan, ~~Section 7.1.2, p. 7-3.~~

2. Attachment 1 to this staff report is the capital improvement project list from page 7-3 of the 2007 Water System Master Plan. It shows Table 7-1 which is the recommended project priorities with estimated costs in two categories, i.e., Priority 1 and Priority 2.
3. Attachment 2 to this staff report is the December 24, 2015 Water System Capital Improvement Project list. It shows 17 projects, priorities and estimated budgets.
4. Attachment 3 to this staff report is a list of the Goal 12 Policies.

FINDINGS -- Will be provided for the Commission's 2/18/16 public hearing.

STAFF RECOMMENDATION

Staff recommends the Commission review the December 24, 2015 updated water system capital improvement project list. The City Administrator, Preston Polasek and the City Public Works Foreman, Jim Anderson, will be in attendance to answer questions.

Attachment 1. CIP list from the 2007 Water System Master Plan.

Attachment 2. December 24, 2015 Water System CIP list.

Attachment 3. List of the Goal 12 Policies.

Table 7-1: Recommended Project Priorities

Project	Priority	Recommended Project Budget*
Water Management and Conservation Plan	1	\$20,000
Aquifer Storage & Recover Program	1	TBD (study pending)
2.2 Million Gallon Watershed Reservoir	1	\$3,318,000
Existing Watershed Reservoir Improvements	1	\$271,000
Dayton Wellfield (Well 2 & 5) Drilling & Development	1	\$450,000
Dayton Wellfield (Well 2 & 5) Methane Stripper System	1	\$163,000
Bluebird Spring waterline	1	\$240,000
Reservoir to Duniway, Duniway to 11 th Street	1	\$1,209,000
Duniway Road (11 th Street to Stoller Road)	1	\$139,000
7th Street Extension (Duniway to Monroe)	1	\$310,000
7th Street (Monroe to Madison)	1	\$54,000
Madison Street (7 th to 3 rd)	1	\$168,000
Market Street (2 nd to 3 rd , Hwy 99W crossing)	1	\$73,000
Adams Street (2 nd to 4 th , Hwy 99W crossing)	1	\$97,000
Pioneer Drive (Hwy 99W to Pioneer Loop)	1	\$30,000
Priority 1 Subtotal		\$6,542,000
6 th Street (Pioneer Loop to existing 8 th)	2	\$33,000
Water Master Plan Update (±2017)	2	\$40,000
Priority 2 Subtotal		\$73,000
PRIORITY 1 & 2 SUBTOTAL		\$6,615,000
Pioneer Drive alignment to industrial area south of railroad (Hwy crossing, railroad crossing)	3	\$212,000
Grant Street (north of 15th to UGB)	3	\$75,000
16th Street (Grant Street to east of Jackson)	3	\$97,000
17th Street (Bridge Street to Millican Creek)	3	\$294,000
Priority 3 Subtotal		\$678,000
GRAND TOTAL		\$7,293,000

*Costs are 2006 dollars and assume dry weather construction. ENR 20 Cities Index = 7763 (September 2006)
TBD = To Be Determined once a scope of work is defined.

7.2. Recommended Capital Improvement Plan

All priority 1 and priority 2 projects should be included in the Water System Capital Improvements Plan. The City should plan on undertaking all of these projects at some point during the planning period. The City should aggressively work toward implementing the priority 1 improvements early in the planning period. The remaining priority 2 improvements may be implemented as funding becomes available. However, the City should plan to complete the projects before the end of the planning period. From **Table 7-1**, the total budget for the priority 1 and priority 2 improvements is \$6,615,000.

The priority 3 improvements are largely driven by growth in the community. As such, a significant portion of the costs for these improvements is likely to be borne by private developers.

CITY OF LAFAYETTE

Water System Capital Improvement Plan Update

December 24, 2015

Based on the 2007 Water Master Plan, a 20-year CIP and Budget.

The 2015 Adjusted Budget column contains estimates, adjusted for inflation.

The 2007 plan costs are based on 2006 dollars with an ENR 20 Cities Index of 7763.

ENR 20 Cities Index for July 2015 is 10037; and the 2015 Inflation Index is 1.29293.

After the first 5 years, the projects are listed in non-priority order.

No.	Project	2007 CIP Priority	2015 5 Yr CIP	Original Budget	2015 Adjusted Budget
1	Bluebird Spring Waterline	1	X	\$ 240,000	\$ 150,000
2	Existing Watershed Reservoir Improvements	1	X	\$ 271,000	\$ 350,000
3	Pringle Spring Line Replacement (4")	--	X	--	\$ 90,000
4	Park Well air stripping & well rehabilitation	--	X	--	\$ 100,000
5	Regional System through YRWA	--	X**	--	\$ 2,340,000
6	Regional System Intertie	--	X**	--	\$ 700,000
7	New 1.0 MG reservoir	1	--	--	\$ 2,000,000
8	Reservoir to Duniway, Duniway to 11th	1	--	\$ 1,209,000	\$ 1,560,000
9	Duniway Road (11th Street to Stoller Road)	1	--	\$ 139,000	\$ 180,000
10	7th Street Extension (Grant to Monroe)	1	--	\$ 310,000	\$ 270,000
11	7th Street (Monroe to Madison)	1	--	\$ 54,000	\$ 70,000
12	Madison Street (7th to 3rd)	1	--	\$ 168,000	\$ 220,000
13	Market Street (Hwy 99W crossing)	1	--	\$ 73,000	\$ 60,000
14	Pioneer Drive (Hwy 99W to Pioneer Loop)	1	--	\$ 30,000	\$ 40,000
15	Water Master Plan Update (2020)	2	--	\$ 40,000	\$ 50,000
16	Pioneer Drive to industrial area (99W & RR crossing)	3	--	\$ 212,000	\$ 270,000
17	Convert meters to radio read	--	--	--	\$ 350,000
Total: 20-Year Plan					\$ 8,800,000

**A partial amount of funding for project nos. 5 and 6 is expected to be committed during the first 5 years of the CIP.

Project Number notes:

1 - MODIFIED: The remaining section of this project is to replace the line from Well 10 to Reservoir with an 8" main. The estimate is for a bid project, but the City Public Works crew may be involved in the installation.

2 - MODIFIED: Additional external improvements have been identified.

3 - This new project replaces 1,880 feet of undersized and old pipe. The estimate is for a bid project, but the City Public Works crew may install.

4 - This new project was identified in 2014 as the best value investment for increasing production from existing sources.

5 - This item provides access to 10 million gallons per month (\$7/gallon x 333,334 gals/day) from the YRWA system.

6 - Placeholder for future intertie with the YRWA system.

7 - MODIFIED: The Water Master Plan and the Technical Memo (attached) from Gordon Munro, City Engineer, both identify a need for additional reservoir capacity. The size has been reduced from 2.2 mg to 1.0 mg.

10 - MODIFIED: Approximately one-third of the project has been completed.

13 - MODIFIED: Only the Highway 99 crossing remains for this project.

17 - This new project is upgrading existing meters with autoread and system software.

ATTACHMENT 2

Goal Statement

- 12-A. To provide an orderly and efficient arrangement of water, sewer and storm drainage services to the City.

Policies

- 12-1. Water, sewer and storm drainage service shall be adequately provided and maintained in order to meet the residential, commercial and industrial needs for the City.
- 12-2. The City shall provide public facility services in the most energy efficient manner and encourage prudent use of such services.
- 12-3. The City shall support and cooperate with appropriate State and Federal agencies in order to maintain acceptable standards regarding water quality and sewage disposal.
- 12-4. The City shall require new development to provide water, sewer, storm drainage and collection systems within the development.
- 12-5. The City shall consider the capital improvement plan in the 2007 Water System Master Plan, Section 7.1.2, p. 7-3.
- 12-6. The City shall participate in the process, to consider a joint water distribution plan for the north Yamhill County.
- 12-7. The City shall work to ensure the public water system is operated and maintained in an economical and value efficient manner.

ATTACHMENT 3