

CITY OF LAFAYETTE
PLANNING COMMISSION MEETING MINUTES
OCTOBER 19, 2017

Call to Order: Marian Chasse called the meeting to order at 6:59 p.m.

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

Present. Brienne Carpenter, Lee Gilgan, Ron Kerr, Mike Karl, Marian Chasse, Wade Witherspoon, Doreen Vantyne

Absent:

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

Others: Don Leard

Approval of Minutes:

Ron Kerr made a motion to approve the minutes from August 17, 2017. Mike Karl seconded the motion. Motion passed unanimously.

Public Hearing: Planning File No. LA 2017-01: Amend development code, Housekeeping, Procedural inconsistencies. Updated procedures & updates for Legislative bills, but no 2017 Legislative bills. Sections 1.103; 1.200; 2.101, .102, .103,.104,.105,.106,.107,.108; 2.202,.204,.205,.207,.208,.209,.210; 2.301; 3.101;,.102,.103,.104,.105,.106,.107; 3.201, .201, .2.05

Marian Chasse opened the hearing at 7:01 pm.

Jim Jacks noted that he would like to enter the staff report into the record.

Jim Jacks went over the staff report.

Jim Jacks noted that the City Council will be having a work session in November to discuss the changes before they have their first public hearing. Any recommended changes after the hearing tonight can be emailed to him so he can have them ready for City Council.

Don Leard, 220 Madison Street, noted that he was concerned with the screening of garbage requirement (Section 2.207.05, A, 3. There is no diagram on what it means and it needs to be more specific. Lori Martino read the current code requirements. There was a discussion on how the wording could be more specific. After deliberation, the majority of the Commission decided to add the same language listed in 2.207.05, C, 4 to the requirements for the screening of garbage and recycling.

Don Leard, 220 Madison Street, noted that in the R-C zone, a commercial building that abuts a residential zone must screen/ buffer from property line to property line to obscure the commercial building from the residential home. He felt that the first 20 feet of the front property line screening requirement should be dropped to at least a 4' high due to vision clearance. Don used the example of the commercial buildings that he recently constructed by pioneer park. With the 6' foot tall required screening fence, it blocks the view of vehicles exiting onto 99W. There was a discussion on if or what changes should be made to the code. After a long discussion, the majority of the Commission felt that the proposed code language was sufficient.

The Commission revisited the garbage and recycling screening requirements in the Multi-family section (page 36 & 37). The majority of the Commission agreed to add the same language from Section 2.104.05C,5,c; (*Refuse and recycling containers shall be screened with a 100 percent sight obscuring fence or masonry wall at least 6 feet high.*) to section 2.104.05,D,2.

Marian Chasse closed the hearing at 8:08 pm.

Wade Witherspoon made a motion to recommend the City Council approve the amendments as changed by the Planning Commission. Ron Kerr seconded the motion. Discussion: clarification of the additional changes proposed. Page 36 and 37 of the staff report, Section 2.104.05, C, 5, C should be added to Section 2.104.05, D, 2. No further discussion. Motion passed unanimously.

New Business:

Jim noted that there would be ADU discussions coming up in the near future due the new Legislative amendment. The Commission decided to have a work session in November to jump start the process.

Old Business:

None

Adjourn: Ron Kerr made a motion to adjourn. Brienne Carpenter seconded the motion. Motion passed unanimously. Meeting adjourned at 8:25 pm.

CERTIFIED:



Wice Chairperson, Mike Karl

ATTESTED:



Community Development Clerk, Lori Martino