

CITY OF LAFAYETTE
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 15, 2018

Call to Order: Mike Karl called the meeting to order at 7:00 p.m.

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

Present: Brienne Carpenter, Lee Gilgan, Ron Kerr, Mike Karl, Doreen Vantyne, Wade Witherspoon

Absent: Marian Chasse (excused).

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

Others:

Approval of Minutes:

Brienne Carpenter made a motion to approve the January 18, 2018 meeting minutes with corrections. Ron Kerr seconded the motion. Motion passed unanimously.

Work Session: Accessory Dwelling Units

Jim Jacks went over the staff report. He noted that anywhere in the staff report that shows SB 1056 should be changed to SB 1051.

Screening and Buffering item number 20, page 3. There was a discussion on if screening and buffering should be required. The consensus was to leave the presented language that states “*the city may require a landscape hedge or fence be installed on the property line..... cont.*”.

Converting nonconforming structures, item number 24, page 4. There was a discussion on if a nonconforming structure should be allowed to be converted into an ADU. The majority (5-1) agreed to prohibit the conversion of a nonconforming detached structures but to allow an ADU addition to a nonconforming dwelling as long as it meets current setbacks and does not expand the nonconforming use.

Building Separation, item number 28, page 4. After a discussion, the consensus was to require a minimum of 6’ separation between the primary dwelling unit and a detached ADU.

Jim Jacks continued going over the staff report.

2.313.02 page 4, item number 30. The consensus was to keep figure 4 (page 13) but change the size requirements.

Staff report continued.

Section 2.101.06, 2.102.06, 2.103.06, 2.104.06. After a long discussion, the Commission consensus was to switch number 7 & 8 under House of Worship Uses. Also to add the language “*In accordance with 2017 Senate Bill 1051, Housing or space for housing in a building.....*”

There was a clarification on garage conversions. The consensus was to not allow any type of garage conversion.

Staff report continued.

2.312.02, M: page 12; it was noted that what was decided at the previous month's meeting was that ADU's could be located in the side yard adjacent to a street as long as it met the required setbacks.

Jim Jacks noted that there will be a Planning Commission Hearing in April on the ADU amendments.

New Business:

None.

Old Business:

Jim Jacks noted that there is a nail salon building being proposed next to the old Erickson's auto parts store.

Adjourn: Wade Witherspoon made a motion to adjourn. Ron Kerr seconded the motion. Motion passed unanimously. Meeting adjourned at 9:02 pm.

CERTIFIED:



Vice Chair, Mike Karl

ATTESTED:



Community Development Clerk, Lori Martino