Record of Proceedings City of Lafayette Planning Commission Tuesday March 26, 2013

Vice Chair Wong called the meeting to order at 7:00 p.m. Those in attendance included: Vice Chair Wong and Commissioners Benson, Knuth, Nickell, Steinbrecher and Wilgus.

Absent: Chairperson Patzer

Staff present included Community Development Director Phillip Patterson, Planning Manager Karen Westover, Code Compliance Specialist Jon Hoffman, and Recording Secretary Michelle Verostko

II. Items from the Public Not on the Agenda

None.

III. Meeting Minutes for February 26, 2013

Commissioner Knuth moved the Planning Commission approve the meeting minutes for February 26, 2013. Commissioner Benson seconded the motion. All voted in favor of the motion.

IV. Scheduled Items

A. Development Code Amendments – Section 25-99 Backyard Chickens and Table 26A Permitted Uses

Code Compliance Specialist Jon Hoffman entered the staff report into the record. Mr. Hoffman stated that this requests is for a code amendment to allow backyard chickens at schools. He explained that a preschool owner requested that the City amend the Municipal Code to allow backyard chickens at schools for educational purposes.

Mr. Hoffman explained that in order to allow backyard chickens at schools, Municipal Code Chapters 25 *Animals and Fowl* and Chapter 26 *Development and Zoning* will have to be amended. He presented the proposed code amendments and reviewed what would change, how school is defined, and that schools would be required to obtain a backyard chicken license and follow the same regulations. He noted that the complaints in regard to backyard chickens in the two years that they have been allowed have been minimal and that all complaints have been resolved in a timely manner. Staff does not believe that backyard chickens at schools will increase staff workload. Mr. Hoffman explained how chickens would give schools the opportunity to educate students.

Staff recommended the proposed additions and amendments to Chapter 25 and Chapter 26 of the Code of Ordinances be adopted.

Vice Chair Wong opened this portion of the meeting for public testimony at 7:10 p.m. No one addressed the Commission therefore Vice Chair Wong closed the public hearing.

The Planning Commission asked staff whether a school representative would be able to sign for the school for the backyard chicken license, whether the chickens would be allowed to walk around the school yard, whether staff knew if there has been an increase in predators in residential areas because of backyard chickens, would fencing be required at the school to keep out predators, and whether the Boulder Valley School District has a policy on chickens.

The Planning Commission discussed the potential for an increase in predators and expressed concern about predators being in close proximity to small children, and whether the schools will want to have more than six chickens.

Motion

Commissioner Nickell moved the Planning Commission recommend the City Council adopt the proposed amendments to Chapter 25 and Chapter 26 of the Code of Ordinances finding that the proposal is in the best interest of the City. Commissioner Knuth seconded the motion. All voted in favor of the motion.

B. Development Code Amendments – Section 26-8-1 Definitions (Brew Pubs and Breweries) and Table 26A, Permitted Uses

Community Development Director Phillip Patterson entered the staff report into the record. He stated that this application is a request for code amendments to Chapter 26, Development and Zoning Code pertaining to brew pubs, micro brew pubs, breweries and micro breweries. The amendments include proposed definitions for four new uses and the zoning districts where such uses would be permitted, permitted with a special use review or prohibited.

Mr. Patterson reviewed the research staff did to determine how to best define and regulate this industry in Lafayette. He reviewed the four definitions, the proposed changes to Table 26 A, Permitted Uses and noted where the four uses would be a permitted use, a special use or prohibited use in the various zoning districts and explained the reasoning behind those determinations. He explained that once the code amendments to Chapter 26 were made he would recommend the Urban Renewal Authority also make appropriate changes to their land use regulations. He reviewed those proposed changes.

Vice Chair Wong opened this portion of the meeting for public testimony at 7:30 p.m.

Ron Spaulding, 597 Casper Drive, Lafayette, spoke in support of the proposed code amendments.

Vice Chair Wong closed the public hearing.

The Planning Commission asked how staff would determine whether this use could be permitted without the code changes. Other questions focused on the zoning for the VFW located on Emma and Public Road and the SoLa Subdivision.

Motion

Commissioner Wilgus moved the Planning Commission recommend the City Council approve the proposed code amendments, finding that the proposed amendments are in the best interest of the City of Lafayette. Commissioner Benson seconded the motion. All voted in favor of the motion.

C. Presentation on Proposed Growth Management Regulations

Community Development Director Phillip Patterson explained the results of the recent election regarding the Charter amendment and growth management. Mr. Patterson presented the proposed growth management regulations and asked the Commission for their feedback.

The Planning Commission asked staff to review what was voted on in November. Other questions focused on the allocation process and how it would work, whether it would be adjusted mid-year, whether a developer can sell development rights, whether staff considers the permit allocation a property right, and whether the developer could change their product mix and still keep their allocation. The Commission asked staff how the development community was reacting to the recent changes.

V. Other Business

A. Commission Comments / Committee Reports

Commissioner Knuth summarized the topics discussed at the March 12 Lafayette Energy Sustainability Advisory Committee. Commissioner Wilgus added that some of the items they want to see done are already addressed in the building codes.

B. Department Comments

None.

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Commissioner Benson moved to adjourn the meeting to a workshop seconded by Commissioner Wilgus. All voted in favor of the motion. The meeting adjourned to a workshop at 8:15 p.m.

	City of Lafayette	
Attest:	Brian Wong, Vice Chair	
Michelle Verostko Recording Secretary		