

**Record of Proceedings  
City of Lafayette  
Planning Commission  
Tuesday, June 26, 2018**

Chair Wong called the meeting to order at 7:00 p.m. Those in attendance included: Chair Wong, Vice Chair Godfrey and Commissioners Fischer, Kusjanovic, Thomas, Varley, and Viers  
Staff present included Planning Manager Jana Easley, Senior Planner Greg Thompson, City Planner Jon Hoffman, and Recording Secretary Michelle Verostko

**II. Workshop – Solar Code Amendments**

Planning Manager Jana Easley introduced Antoinette Maes of Lafayette Energy Sustainability Advisory Committee (LESAC) and noted Ms. Maes would be discussing proposed code changes which would further implement solar opportunities into the community.

Antoinette Maes gave an update on what has transpired since the May 24, 2017 Planning Commission workshop. She explained at that workshop, the Planning Commission and LESAC discussed the SolSmart criteria, potential definitions and other code changes. Ms. Maes noted that Lafayette received a SolSmart Solar Gold designation and a 2017 SolSmart Special Recognition Award because the community exceeded the solar standards established by SolSmart.

Ms. Maes stated on June 20, 2018, LESAC sponsored a community meeting to receive feedback from citizens concerning the proposed code changes. Some of the issues which arose included allowing agricultural uses and solar to exist together, allow medium and large sized arrays in residential zones, and potentially requiring solar on all new principal buildings.

Ms. Maes reviewed the propose code amendments which included definitions, general provisions for accessory buildings, structures and dwelling units, a new Section on Solar Energy Systems, and additions to Table 26A Permitted Uses. She summarized the purpose of the code amendments. She reviewed some of the comments from the public input.

The Planning Commission, staff and Ms. Maes discussed the location of medium scale solar arrays, solar resources, direct hours of sunlight and solar access guidelines. Chair Wong recommended the Planning Commissioners let staff know what specific documentation they want to see.

Chair Wong adjourned the workshop.

**III. Regular Meeting**

**IV. Items from the Public Not on the Agenda**

None.

**V. Meeting Minutes for May 22 and May 23, 2018**

*Vice Chair Godfrey moved to approve the May 22, 2018 meeting minutes, seconded by Commissioner Viers. Vice Chair Godfrey and Commissioners Fischer, Kusjanovic, Thomas and Viers voted in favor of the motion and Chair Wong and Commissioner Varley abstained.*

*Vice Chair Godfrey moved to approve the May 23, 2018 meetings minutes, seconded by Commissioner Viers. Chair Wong and Vice Chair Godfrey and Commissioners Fischer, Kusjanovic, and Viers voted in favor of the motion and Commissioner Thomas and Varley abstained.*

## **VI. Scheduled Items**

### **A. 811 Baseline Apartments – Vacation of Easement**

City Planner Jon Hoffman entered the staff report into the record. He explained this application is a request to vacate three easements. The property is located at 811 East Baseline Road, just north of Baseline Road between Burlington Avenue and Brooks Avenue. Mr. Hoffman showed an aerial view of the area to help illustrate the location of the property. He gave a brief background of the prior approvals for the property.

Mr. Hoffman explained that with the 2018 *Access, Utility, and Drainage* easement in place, the prior 2016 *Access, Utility, and Drainage* Easement is no longer necessary. To ensure clean title work and as recommended by the City, the applicant is proposing to vacate the 2016 *Access, Utility, and Drainage* easement.

Mr. Hoffman explained that during a title search on the property, it was discovered that a water easement and utility easement, both recorded in 1979, still exist on the site. These easements do not affect the proposed development and are no longer needed. The 6-inch asbestos cement water line and utility easement onsite no longer serve a purpose as they were rerouted with the Josephine Commons development to the north. All easements that are required for the 811 Baseline Apartments have been granted and the 1979 easements are no longer necessary.

Mr. Hoffman reviewed the procedure for vacating easements. He reviewed the proposal against the code criteria outlined in Section 26-14-20. He explained that the applicant has dedicated new utility easements that will not conflict with the locations of the buildings. Staff has reviewed the request and found that adjacent properties in the neighborhood will not be affected by the vacation and that with the dedication of the easements that the project can be served with utilities.

Staff finds that the vacation meets the requirements of Section 26-14-20(c) of the Development and Zoning code and the vacation criteria.

Chair Wong opened this portion of the meeting for public testimony at 7:50 p.m. No one addressed the Planning Commission. Chair Wong closed this portion of the public hearing.

### **Motion**

*Vice Chair Godfrey moved the Planning Commission recommend City Council approve the requested vacation of the Access, Utility, and Drainage easements, finding that the request complies with Section 26-14-20 of the Code. Commissioner Thomas seconded the motion. All voted in favor of the motion.*

## **VII. Other Business**

### **A. Commission Comments / Committee Reports**

Chair Wong stated that it was an honor and pleasure for him to serve on the Planning Commission. He recommended the Planning Commission learn the City's code, use the Code to make their decisions and that disagreement can be a good thing. The Planning Commissioners thanked Chair Wong for his service and guidance while on the Planning Commission. Commissioners Fischer, Kusjanovic, and Viers noted that they would not be in attendance for the July meeting.

**B. Department Comments**

Planning Manager Easley stated she wished she had the opportunity to have gotten to know Chair Wong better. She noted that staff appreciated Chair Wong's time, dedication, service and wished him well.

**VIII. Adjournment**

*Chair Wong moved to adjourn the meeting, seconded by Commissioner Kusjanovic. All voted in favor of the motion. The meeting adjourned at 8:00 p.m.*

City of Lafayette

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Brian Wong, Chair

Attest:

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Michelle Verostko, Recording Secretary