

**Record of Proceedings  
City of Lafayette  
Planning Commission  
Tuesday July 30, 2013**

Chairperson Patzer called the meeting to order at 7:30 p.m. Those in attendance included: Chairperson Patzer, Vice Chair Wong, and Commissioners Benson, Godfrey, Knuth, and Steinbrecher.

Absent: Commissioner Nickell

Staff present included Planning Manager Karen Westover, Planner Paul Rayl, Planner Roger Caruso, and Recording Secretary Michelle Verostko

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

None.

**III. A. Election of Chair and Vice Chair**

Nomination for Chair

Commissioner Benson nominated Eric Patzer for Chair and Commissioner Knuth seconded the nomination. There were no other nominations. All voted in favor of the nomination.

Nomination for Vice Chair

Commissioner Knuth nominated Brian Wong for Vice Chair and Commissioner Benson seconded the nomination. There were no other nominations. All voted in favor of the nomination.

**B. Committee Liaison Appointments**

Planning Manager Karen Westover explained that committee liaison appointments to both the Lafayette Open Space Advisory Committee (LOSAC) and the Historic Preservation Board (HPB) are typically made at the first meeting in July. She noted that Commissioner Knuth was serving on LOSAC and former Commissioner Wilgus served on the Historic Preservation Board.

Chairperson Patzer asked for any volunteers. He also asked whether Commissioner Knuth was interested in continuing to serve on LOSAC. The Planning Commission decided to keep the positions open until next month.

**IV. Meeting Minutes for June 25, 2013**

*Vice Chair Wong moved the Planning Commission approve the meeting minutes for June 25, 2013. Commissioner Steinbrecher seconded the motion. All voted in favor of the motion.*

**V. Scheduled Items**

**A. Comprehensive Plan Update**

Planning Manager Karen Westover explained that staff has been working on the Technical Comprehensive Plan Update for the past couple of years and met with various City departments, City boards, commissions, and committees as well as holding several workshops with the Planning Commission. She added that City Council also held a workshop this past May. Information was also collected from the most recent Community Survey (2012), Census (2010), Denver Regional Council of Government (DRCOG), the Downtown Vision Plan (2010), the CDOT 2013 Planning Environmental Linkage (PEL) Study, and the Parks, Recreation, Open Space, & Trails (PROST) Master Plan (2013). The objective of this update is to bring the 2003 Comprehensive Plan current with existing and projected conditions. She stated that the main portion of the Comprehensive Plan is the Goals and Policies section and the Land Use Map.

Ms. Westover reviewed some of the comments from various City boards that were not included in the update and explained some of the reasoning behind those decisions. She discussed some of the major changes to the goals and policies starting with the Transportation Section. She explained that the changes in the Transportation section are in response to the 2013 CDOT PEL Study, the Boulder County Transit Service Enhance Plan and changes to the FasTracks plan.

Ms. Westover stated that a new section has been added called Environmental Sustainability which includes many policies from the existing Environmental Quality and Natural Resources section and reflects additional comments from various boards, committees and commissions and City staff. She reviewed the three goals in this section.

Ms Westover stated that under the Land Use and Development section, the main focus was the changes to the Mixed-Use Parcels. She explained that the existing Land Use map identifies 13 parcels that were anticipated to be developed with a mix of uses and each parcel had been assigned a prescriptive ratio of what type of land use would be required as part of the overall development. Since the ratios do not necessarily reflect market conditions or result in development that is compatible with surrounding land uses, the Planning Commission and staff did on-site visits to each mixed-use parcel and conducted a SWOT (Strength, Weakness, Opportunity and Threat) analysis. As a result of the analysis, seven parcels are proposed as a specific land use designation such as commercial or reflect a land use designation consistent with an approved development plan and the remaining six parcels have been identified as Opportunity Parcels on the updated Land Use map. Ms. Westover reviewed the narrative description and list of development considerations for each of the six Opportunity Parcels referred to as A through F.

Ms. Westover explained that the existing Comprehensive Plan notes that properties designated on the Land Use map as “Proposed City Open Space/Park” also have an underlying land use designation. In the event that the City of Lafayette does not acquire or otherwise preserve these areas as open space/park, the underlying land use will prevail. The identification and prioritization of open space and parks should be maintained by the Parks, Open Space and Golf (POG) Department and be reflected in the PROST Master Plan rather than shown on the Land Use map.

Ms. Westover discussed the Super IGA (Intergovernmental Agreement) between Boulder County, Lafayette and Erie. She noted that the Town of Erie has provided notice that they intend to withdraw from the Super IGA and Lafayette has done the same.

Chairperson Patzer opened this portion of the meeting for public testimony at 8:00 p.m. No one addressed the Planning Commission; therefore Chairperson Patzer closed the public hearing.

The Planning Commission questions to staff focused on what happens to some of the parcels within the Intergovernmental Agreement when it expires, whether the City gives a new land use designation at the time the IGA expires and whether the IGA was similar to a legal document. The Commission asked whether either the City of Broomfield or Town of Erie could annex Parcels E and F. The Commission also asked staff to explain what the process would be for changing the City’s Planning Area Boundaries.

Ms. Westover answered the Commission’s questions and noted that Staff would incorporate any additional comments and changes to the update and then bring the Technical Comprehensive Plan Update back to the Planning Commission for another public hearing in the near future.

## **V. Other Business**

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

Chairperson Patzer welcomed the new Planning Commissioner Doug Godfrey to the Planning Commission. Commissioner Steinbrecher noted that it is a balancing act to look at everything and added that it is important to hear all comments. The Commissioners thanked the public for coming to the open house and public hearing. Vice Chair Wong welcomed Commissioner Godfrey to the Planning Commission and congratulated Commissioner Knuth on being reappointed to the Commission. He recognized former Commissioner Van Wilgus for his service on the Planning Commission.

Commissioner Knuth asked the public to pay attention when development is happening and attend the meetings. He added that it is useful to the Commission to hear the public comments and opinions on various issues. It was noted that if the public can't attend meetings, then correspond through letters or email to the Commission.

**B. Department Comments**

Planning Manager Westover noted there would be a meeting in August.

**VI. Adjournment**

*Vice Chair Wong moved to adjourn the meeting, seconded by Commissioner Knuth. All voted in favor of the motion. The meeting adjourned at 8:10 p.m.*

City of Lafayette

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Eric Patzer, Chairperson

Attest:

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Michelle Verostko, Recording Secretary