City of Lafayette
486 Third Street, P.O. Box 55
Lafayette, Oregon 97127
Phone: (503) 864-2451 Fax: (503)864-4501

LAFAYETTE PLANNING COMMISSION

THURSDAY, SEPTEMBER 15, 2022, 7:00 p.m.
LAFAYETTE CITY HALL, 486 3RD STREET

AGENDA

1. CALL MEETING TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES: July 21, 2022
4. PUBLIC COMMENT ON ITEMS NOT ON THIS AGENDA:
5. PUBLIC HEARING:
    a. NCU 2022-01, Grittman Property Management
6. NEW BUSINESS:
7. OLD BUSINESS:
8. NEXT MEETING: October 20, 2022
9. ADJOURNMENT

The Council Chambers is accessible. If you need an accommodation to attend or participate in a meeting, please notify the City at (503) 864-2451 at least 24 hours prior to the meeting.
Any proposed ordinance is available for public inspection at City Hall

City of Lafayette
Planning Commission Meeting Minutes
July 21, 2022 at 7:00 p.m.

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1. **CALL TO ORDER:** Chair Ron Kerr called the meeting to order at 7:04 pm
2. **ROLL CALL:**
   - **a.** ***Present:*** Ron Kerr, Jo Johnson, Michael Shaw, Jon Meola, Doreen VanTyne, Michael Karl
   - **b.** ***Absent:*** George Larsen
   - **c.** ***City Staff Present:*** Community Development Clerk, Danielle Oliveira
   - **d.** ***Others:*** Elaine Howard (Elaine Howard Consulting, LLC)

3. **APPROVAL OF MINUTES:**
   Michael Karl made a motion to approve the June 16, 2022 minutes. Jon Meola seconded the motion, which passed unanimously.

4. **COMMENT ON ITEMS NOT ON THIS AGENDA:**
   None

5. **ACTION ITEM:**
   - **a. Lafayette Urban Renewal District:**

   Elaine Howard, with Elaine Howard Consulting, LLC introduced herself and provided a review of the Urban Renewal District (URD) information that was presented at the June 16, 2022 meeting.

   Michael Shaw asked if there is an objective stress and it is not outlined in the Comprehensive Plan, what does that do to the Urban Renewal Plan. Elaine explained the Urban Renewal Plan does not have to reiterate the same language that is in the Comprehensive Plan, it needs to not be contrary to the Comprehensive Plan. She provided the example of transportation. The goals for transportation in the Comprehensive Plan are for a well-developed street network that is safely accessible and efficient for motorist, pedestrians, bicyclist and the transportation disadvantaged in Lafayette; encouraging and inviting pedestrian and bicycle family streetscape. Within that goal there are proposed projects within the Urban Renewal Plan that will provide or implement that portion of the Comprehensive Plan. She stated the goals and objectives in the Urban Renewal Plan don't have to come directly from the Comprehensive Plan, they cannot be counter to the Comprehensive Plan.

   Michael Shaw asked if Elaine could provide an example of what would be contrary to the comprehensive plan and what that would do to the process. Elaine explained when an Urban Renewal Plan is developed, they work to make sure it conforms to the Comprehensive Plan, so they try to never put in a project that wouldn't be supported. Discussion continued.

   Jon Meola asked who controls the funds for a project. Elaine explained that her consulting group helps write and revise the plans, they do not administer funds. Funds are administered through the Lafayette Urban Renewal Agency which is comprised of Lafayette's Mayor and City Council.

Ron Kerr made a motion that the Lafayette Planning Commission finds, based on the information provided in the staff report and the provided attachments, the Lafayette Urban Renewal Plan conforms with the Lafayette Comprehensive Plan. Michael Shaw seconded the motion, which passed unanimously.

6. NEW BUSINESS:

a. Michael Shaw stated he noticed in the three years he has been in Lafayette, that the downtown business area has the highest vacancy rate he has seen. He asked what is being done about it. Jon Meola stated that with the Urban Renewal District getting started it should help bring businesses into those areas. Discussion continued.
Michael Shaw stated he feels that it is the Planning Commissions responsibility to periodically review ordinances. Ron Kerr suggested coming up with a list of ordinances he thinks need reviewed, then they can be presented to City Council to see if they feel it would be beneficial to make changes to those ordinances. Michael Shaw suggested if there is nothing on the agenda, that the Planning Commission hold a work session to discuss ways to be proactive. Discussion continued.

7. OLD BUSINESS: None

8. NEXT MEETING: July 21, 2022

9. ADJOURNMENT:

Jon Meola made a motion to adjourn the meeting. Michael Karl seconded the motion, which passed unanimously. Meeting was adjourned at 8:01pm.

Minutes approved on _____ day of _____, 2022.

CERTIFIED:

_____
Chairperson, Ron Kerr

ATTESTED:

_____
Community Development Clerk, Danielle Oliveira

City of Lafayette
486 Third Street, P.O. Box 55
Lafayette, Oregon 97127
Phone: (503) 864-2451 Fax: (503) 864-4501

TO: LAFAYETTE PLANNING COMMISSION

FROM: JIM JACKS, CITY PLANNER

SUBJ: NONCONFORMING USE, NCU 2022-01

DATE: SEPTEMBER 15, 2022

I. APPLICATION SUMMARY

The applicant requests a Nonconforming Use approval to allow the existing 720 square foot nonconforming use building to be demolished and replaced with a new larger building with conforming permitted uses and the 720 square foot area for the nonconforming auto repair area to be enlarged.

II. FINDINGS -- GENERAL

A. APPLICANT: Steve Grittman, Lafayette Auto Body, 204 E. 3rd Street, Lafayette.

B. PROPERTY OWNER: Grittman Property Management, LLC, PO Box 146, Lafayette

C. PROPERTY LOCATION: 395 N. Adams Street at the southwest corner of N. Adams and E. 4th Street. The County Assessors map is T4S, R4W, Section 12AA, Tax Lot 100. See the vicinity map on p. 2.

D. REQUEST: The applicant requests a Nonconforming Use approval to allow the existing 720 square foot nonconforming use building (garage) to be demolished and replaced with a new 4,200 square foot building (58' x 72') on the subject property in the Commercial Core (C-1) District. The new building would include office space and an auto parts counter and inventory which are permitted uses in the C-1 District. The new building would also allow the 720 square foot nonconforming auto repair use to be enlarged to 1,280 square feet in the new building. The nonconforming auto repair use would be two paint booths totaling 1,280 square feet where vehicles would be painted.

The enlarged auto repair area would be a 16' x 30' or 480 square foot paint booth area in the new building with a second 16' x 50' or 800 square foot paint booth area, also in the new building. The existing 720 square foot grandfathered-in nonconforming use would become a 1,280 square foot nonconforming use area, a 78% increase in nonconforming use area.

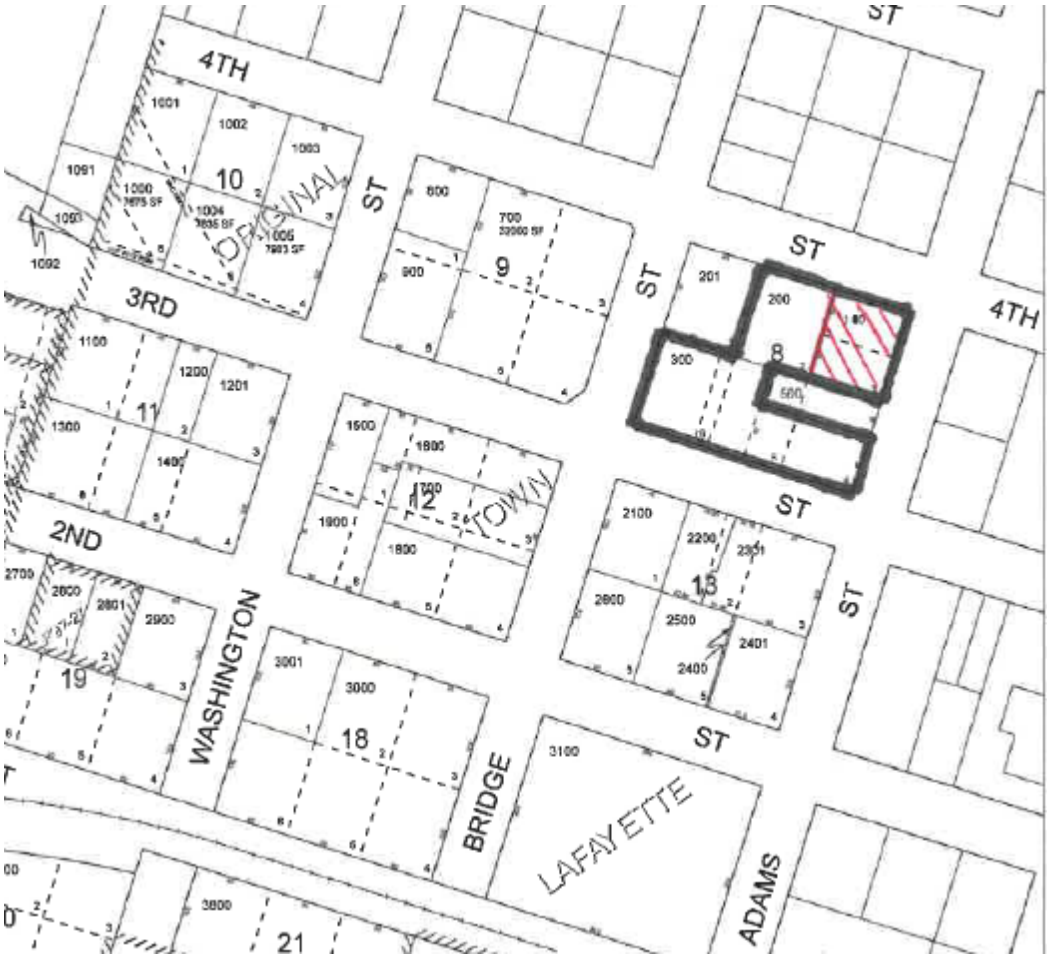
The new 4,200 square foot building would be 3,480 square feet larger than the existing 720 square foot garage, but only 1,280 square feet of the new building would be a nonconforming use, i.e., the two paint booths related to auto repair.

Vicinity Map.

The total ownership of Grittman Property Management Company (Lafayette Auto Body) is within the heavy black border. The NCU 22-01 subject property (Tax Lot 100) is shown in red diagonal lines.

Tax Lot 200 abutting the subject property to the west is developed with an older 928 square foot (per the revised Site Plan) mobile home that is proposed to be retained. The Site Plan labels it as "Caretaker House." The southern portion of Tax Lot 200 is proposed to be parking and on-site circulation for the new building and the existing Lafayette Auto Body operations on Tax Lot 300 to the south which has frontage on 3rd Street.

Tax Lot 500, the enclave to the south of the subject property, is developed with an older smaller detached single family dwelling in the C-1 District.



E. PARCEL SIZE: The subject property is 8,000 sq. ft. (80' x 100') (0.18 ac) at the southwest corner of N. Adams and 4th Street.

F. ZONING: The entire block, including the subject property, is in the Commercial – Core District (C-1).

G. EXISTING DEVELOPMENT: The subject property was previously developed with a smaller older dwelling at the corner and a smaller older garage near the south property line. The dwelling was demolished several weeks ago, but the garage was retained because it contained the grandfathered-in 720 square feet of nonconforming use. See Item J for prior land use actions.

H. ADJACENT ZONING AND LAND USES: The property across 4th to the north is in the R-2 District and is developed with a detached single family dwelling.

The property across N. Adams to the east is in the Cj-1 District and is developed with a parking lot related to a retail store that fronts on 3rd Street.

The property abutting to the south is in the C-1 District and is developed with a detached single family dwelling.

The property abutting to the west is in the C-1 District and is developed with smaller older mobile home. This property is also owned by Grittman Property Management.

I. DECISION CRITERIA: Lafayette Zoning and Development Ordinance (LZDO) Section 3.109.06 for alteration, restoration or replacement of a nonconforming use.

J. PRIOR LAND USE DECISIONS:

1994 Conditional Use Permit. In 1994 the subject property was in the Residential-Commercial (RC) District. The property was developed with an older smaller detached single family dwelling at the corner and an older garage near the south property line.

The RC District allowed auto repair as a conditional use. The then owner applied for and the Planning Commission approved a conditional use permit application for an auto repair use in the then existing 720 square foot garage (24' x 30') near the south property line.

Later the zoning district was changed by the City from RC to Commercial Core (C-1) which does not allow auto repair, therefore, the 1994 approved auto repair became a grandfathered-in nonconforming use. The rezoning of the property was part of a large area that was rezoned to C-1 to encourage downtown development along 3rd Street.

The current nonconforming use application requests that an area greater than the grandfathered-in 720 square feet be approved for auto repair.

2022 Property Line Adjustment. In mid-2022 Steve Grittman representing Grittman Property Management applied for, and on August 17, the City issued an Administrative Decision granting the property line adjustment to eliminate the common property line between Tax Lots 100 (the subject property for NCU 22-01) and Tax Lot 200 abutting to the west. The applicant's purpose was to eliminate the common property line between the 8,000 square foot Tax Lot 100 and the 8,000 square foot Tax Lot 200. The result would be a consolidated property of 16,000 square feet in the C-1 District. The one consolidated lot would include a new commercial building and the mobile home for a caretaker.

Even though the property line would be eliminated, the 1994 conditional use permit subject property remains the 80' x 100' area at the southwest corner of N. Adams and 4th Street. Only in the 8,000 square foot area can the nonconforming auto repair (paint booths) be located. The auto repair and paint booths cannot be in the area of the former Tax Lot 200.

The application proposes a new building with auto repair work area and the two paint booths totaling 1,280 square feet in the 80' x 100' area that was the subject property for the 1994 conditional use permit. The new building would also include office space and auto parts retailing which are permitted uses in the C-1 District.

III. FINDINGS – NONCONFORMING USE

The NCU 22-01 application focuses on whether an increase in the area devoted to nonconforming uses, i.e., "auto repair" should be allowed, and if it is allowed, how many square feet should be allowed.

Where the Commission allows an increase in the area of the nonconforming auto repair use, a Site Development Review (SDR) application would be the next step. A SDR application is an Administrative Decision by staff. The Planning Commission is not charged with the task of reviewing the future development of the site as part of the NCU 22-01 application.

The nonconforming use provisions are in the Lafayette Zoning and Development Ordinance (LZDO) Section 3.109. The regulations for the alteration, restoration or replacement of a nonconforming use are at Section 3.109.06, which states:

3.109.06 Alteration, Restoration, or Replacement

A. Restoration, alteration or replacement of a nonconforming use or structure may be approved when restoration, alteration or replacement is made necessary by fire, casualty, or natural disaster, provided the physical restoration, alteration or replacement is lawfully commenced within one (1) year of the damage or destruction.

FINDINGS: Section 3.109.06, A, addresses restoration, alteration or replacement of a nonconforming use when restoration, alteration or replacement has been made necessary by fire, casualty, or natural disaster. The restoration, alteration or replacement must commence within 1-year of the damage or destruction. Section 3.109.06, A, does not apply because there has been no fire, casualty, or natural disaster.

B. Alteration of a nonconforming use or structure may be approved provided the applicant demonstrates the proposal satisfies the following criteria:

1. The alteration of the use or structure would result in a reduction in the nonconformity of the use or structure, or would have no greater adverse impact on the neighborhood [Emphasis added.]

FINDINGS: Section 3.109.06, B, 1, addresses a situation where the alteration of a nonconforming use should be approved.

INITIAL ISSUE: Does "alteration" include the demolition of an existing building where the grandfathered-in nonconforming use has been located and the construction of a new building where the grandfathered-in nonconforming use would be located with other permitted uses in the C-1 District?

One might contend "alteration" means altering an existing building, not the demolition of an existing building and constructing a new building.

On the other hand one might contend "alteration" can include a demolition and new construction.

The LZDO, Section 1.200.02, Definitions includes a definition of "Alteration, Structural" as follows.

> *Alteration, Structural: Any change in the exterior dimensions of a building or a change or repair which would affect or materially change a supporting member of a building, such as a bearing wall, column, beam, or girder*.

The definition appears to be related only to structural alterations within the context of a building code, not within the context of a building containing a nonconforming use.

The Commission should consider the issue of what constitutes an "alteration" for nonconforming purposes initially because if the Commission's determination is that "alteration" does not include a demolition and constructing a new building, then any grandfathered-in nonconforming use on the subject property would be limited to alterations to the existing 720 square foot garage, not the demolition of the garage. Is the important element the garage building itself or the square footage that is grandfathered-in for the nonconforming use.

Returning to the approval criteria, Section 3.109.06, B, 1, addresses a situation where the alteration of a nonconforming use can be approved. provided the proposal meets B, 1 and B, 2.

Subsection B, 1, is where the alteration of the use would result in a reduction in the area of the nonconforming use OR where the alteration would have no greater adverse impact on the neighborhood. Criterion B, 1, includes the word "or," therefore, it includes two options, i.e., a reduction in the nonconforming use, OR no greater adverse impact on the neighborhood.

The application proposes the 720 square foot nonconforming use area be increased to 4,200 square feet per the Narrative or to 4,680 square feet per the revised Site Plan (see below), therefore, the first option in B, 1, would not be met. The applicant recognizes the first option would not be met and does not contend the proposed increased nonconforming area would be a reduction because it is an increase.

Instead the applicant addresses the second option in B, 1, which is the proposed increase in the nonconforming area would have no greater adverse impact on the neighborhood.

Setting aside for now the "no greater adverse impact" criterion, a basic concern is the application materials do not present a clear proposal.

The materials include an August 30 revised Site Plan showing a building 72 feet east to west – the dimension is labeled on the building's south wall. It also shows the north to south dimension is 95 feet – the dimension is labeled on the building's west wall. The 95 foot dimension comes from the Site Plan showing a 30 foot label on the west wall for the office and parts portion of the building (the permitted uses) and a 65 foot label on the west wall for the two paint booths and "work space" (the nonconforming uses).

The 72' x 95' dimensions result in a 6,840 square foot building where 2,160 square feet (30' x 72') would be the uses permitted in the C-1 District (office and parts retailing) and 4,680 square feet (65' x 72') would be the nonconforming uses (work area and two paint booths).

The August 30 Narrative states, in part:

4. Dimensions are now clearly listed. Building is more clearly labeled. Because most of the space is conforming, the non-conforming space needed is approximately 4200sq ft. (max).
5. See #4
6. We request more than 720sq ft. We request an additional 3480sq ft. in order to add an additional paint booth and work area to our expansion.

The Narrative states, "because most of the space is conforming, the non-conforming space needed is approximately 4200sq ft. (max)." But the revised Site Plan shows most of the space is nonconforming. The Site Plan shows the nonconforming "Work Area" for vehicle repair which includes the two paint booths, is 65' x 72' or 4,680 square feet.

The Site Plan shows the conforming use "Office" and "Parts" area is 30' x 72' or 2,160 square feet.

The nonconforming 65' x 72' or 4,680 square foot "Work Area" is greater than the conforming 30' x 72' or 2,160 square foot "Office" and "Parts" area. Therefore, the statement that "most of the space is conforming" is not accurate.

Additionally, the above states "the non-conforming space needed is approximately 4200sq ft. (max)." But the revised Site Plan shows the nonconforming "Work Area" for vehicle repair which includes the 16' x 30' (480 sq. ft.) paint booth and the 16' x 50' (800 sq. ft.) paint booth, is 65' x 72' or 4,680 square feet. The Site Plan's 4,680 square foot area is significantly larger than the Narrative's 4,200 square feet area for the nonconforming uses.

Finally, the above states "We request more than 720sq ft. We request an additional 3480sq ft. in order to add an additional paint booth and work area to our expansion."

The quote above says an additional 3,480 square feet are need for the nonconforming uses ("work area" for vehicle repair and two paint booths). The grandfathered-in 720 square feet and the requested additional 3,480 square feet would total 4,200 square feet for the non-conforming space (work area and paint booths).

The 4,200 square foot area is not consistent with the revised Site Plan which shows a 65' x 72' or 4,680 square foot area for the nonconforming uses (work area and two paint booths).
The revised Site Plan's 4,680 square foot area is significantly larger than the Narrative's 4,200 square feet area for the nonconforming use.

Returning to the "No Greater Impact" Criterion, before this criterion is addressed, it would be appropriate for the inconsistencies noted above to be rectified. Once the area of the nonconforming uses is clearly set forth by the applicant and the total size of the building is clarified, the Planning Commission could determine if the proposed new building would have no greater adverse impact on the neighborhood.

It is not known what the size of the building will be. The figures of 4,200 square feet and 6,840 square feet are mentioned in the Narrative and shown in the revised Site Plan. Given the different square footages, the new building's proposed size isn't clear.

It is likely the new building will be an improvement in the neighborhood and that the removal of the existing garage, combined with the prior removal of the house, will improve the neighborhood. However, until the inconsistencies are rectified, it would be premature for the Commission to determine if additional nonconforming area should be allowed.

2. If a change in use is requested, the non-conforming use would not be replaced by another non-conforming use. Replacement of a non-conforming use by a use in the same land use category shall not be considered a change of use.

FINDINGS: Section 3.109.06, B, 2, addresses a situation where a change in use is requested. The applicant does not request a change in use. The grandfathered-in use is "auto repair" which is a general term that includes uses in the same category, for example, vehicle repair, painting, body work, windshield and side window replacement, engine repair, driveline repair, transmission repair, air conditioning repair, brake repair, power steering repair, etc. Section 3.109.06, B, 2, does not apply because no change of use is requested.

IV. STAFF RECOMMENDATION

Staff recommends the Commission continue the public hearing to October 20, 2022 at 7:00 p.m. to provide the applicant with time to rectify the noted inconsistencies.

V. PLANNING COMMISSION ACTION

A. The Planning Commission has the following options:

1. Continue the hearing to a date time certain to allow additional information to be entered into the record of the hearing.

2. Deny the requested nonconforming use application.

B. Sample motions are:

1. I move the Planning Commission continue the hearing to October 20, 2022 at 7"00 p.m. to allow additional information to be entered into the record of the hearing.

2. I move the Planning Commission deny the application and adopt findings related to the information in the staff report.

Attachment: 1. Application materials.

City of Lafayette

Community Development Department
486 Third Street, P.O. Box 55
Lafayette, Oregon 97127
Phone: (503) 864-2451 Fax: (503) 864-4501

OFFICE USE ONLY

FILE #: NONCONFORM 2022-01
FILE NAME: _____
TYPE: Type II RECEIVED BY: Dawn
FEE: NON-REFUNDABLE $200.00
REIMBURSEMENT DEPOSIT $250.00
TOTAL FEE $450.00
FEE PAID: 8-12-2022 CHECK/CASH: CK (530612)
LAND USE DESIG: _____
APPLICATION ACCEPTED AS COMPLETE 8-12-2022

DEVELOPMENT APPLICATION – NONCONFORMING USE

IF THE CITY OF LAFAYETTE INCURES EXPENSES THAT EXCEED THE AMOUNT OF THE INITIAL REIMBURSEMENT FEE, THE APPLICANT SHALL BE RESPONSIBLE FOR PAYMENT OF THE ADDITIONAL COST, PER RESOLUTION 99-1. BY SIGNING BELOW, YOU AGREE TO THESE TERMS.

ALL OWNERS MUST SIGN THIS APPLICATION OR SUBMIT A LETTER OF CONSENT AUTHORIZING ANOTHER INDIVIDUAL TO MAKE THE APPLICATION. INCOMPLETE OR MISSING INFORMATION MAY DELAY THE REVIEW PROCESS.

APPLICANT: ☐ *Use mailing address for meeting notification.* ☑ *Check box if Primary Contact*

COMPANY: Grittman Property Management, LLC
ADDRESS: P.O. Box 1416
(CITY, STATE, ZIP) Lafayette, OR 97127
PHONE: (503) 864-2344 FAX: (503) 864-4250 E-MAIL: steve@lafayetteautobody.com
SIGNATURE: _____ CONTACT: Stephen Grittman
(Original Signature Required)

APPLICANT'S REPRESENTATIVE: ☐ *Check box if Primary Contact*

COMPANY: _____
ADDRESS: _____
(CITY, STATE, ZIP) _____
PHONE: _____ FAX: _____ E-MAIL: _____
SIGNATURE: _____ CONTACT: _____
(Original Signature Required)

PROPERTY OWNER(S): ☐ *Attach separate sheet if needed.* ☐ *Check box if Primary Contact*

COMPANY: _____
ADDRESS: _____
(CITY, STATE, ZIP) _____
PHONE: _____ FAX: _____ E-MAIL: _____
SIGNATURE: _____ CONTACT: _____
(Original Signature Required)

NONCONFORMING USE

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 395 Adams St.

AREA TO BE DEVELOPED (s.f.): 8001

EXISTING USE OF SITE: Automotive shop - nonconforming

PROPOSED DEVELOPMENT ACTION: See attached.

ASSESSOR'S MAP & TAX LOT #	LOT SIZE	ZONING DISTRICT
R4412AA-100	8001sqft	C1

REVIEW CRITERIA

Section 3.109.06, of the Lafayette Zoning and Development Ordinance establishes findings that must be addressed before granting approval of a nonconforming use. The applicant must provide a written response to the following:

A. The alteration of the use or structure would result in a reduction in the nonconformity of the use or structure, or would have no greater adverse impact on the neighborhood.

B. If a change in use is requested, the non-conforming use would not be replaced by another nonconforming use. Replacement of a non-conforming use by a use in the same land use category shall not be considered a change of use.

APPLICATION REQUIREMENTS

☑ A. Completed and signed application form.

☑ B. Written response to the review criteria above.

☑ C. Five copies of the site plan drawn to scale. The site plan must include the following Information (where applicable):

1. North arrow, scale and date of plan.
2. Points of access, interior streets, driveways, vehicular circulation and parking areas.
3. Existing and proposed structures including dimensions.
4. All dimensions including setbacks, parking spaces, driveways and distance between buildings.

☒ 5. Location, quantities, size (diameter breast height), genus and species of Significant Trees and Groves, Historic Trees, Trees within a Significant Natural Resource Area, Landscape Trees, Street Trees, and Community Trees, as applicable.

☒ 6. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. Wetlands must be professionally delineated.

☑ D. Names and addresses of all property owners within 100 feet of the boundaries of the property. A title company or the Yamhill County Assessor must provide this list.

☑ E. Copy of the latest deed, sales contract, or title report indicating property ownership.

Original Narrative replaced by thr 8/30/22 Narrative

In regards to our Development Application – Nonconforming use: We would like to take the existing 720 sq. ft. of nonconforming space replace it with 4200 sq. ft. We would remove the existing building. The plan is to build a new, aesthetically pleasing building, including the required 6% of landscaped area. This would lower traffic impact from both Bridge Street and 3rd Street. This would allow for a new professional building with an area for retail parts & accessories available to the public. This attracts more of our customers to town, who can also patron other business here. We will also add curbing and a sidewalk on Adams Street. Street parking would be reduced by adding interior & exterior parking on the property, including added handicap access parking, and handicap access to our office. This building allows the relocation of our parts department, which would allow for deliveries to be on Adams Street instead of 3rd Street, lessening traffic congestion. Also lessening traffic congestion will be the option to move vehicles within the property. Moving the paint department from Bridge Street to Adams Street will lessen the impact of the traffic on Bridge Street, which is a higher traffic street. With this change, vehicles will be parked inside and on the property instead of outside or on the street. This new expansion will definitely give us more access for indoor and outdoor parking, repair space, storage and work area. Additional cameras on our property would add to the security of the city. Our expansion also adds employment opportunities to the city. Since 1977 Lafayette Auto Body has been here, family owned and operated, proudly supporting the city, schools, youth, and special programs in the area. We look forward to creating a safer, more appealing environment for our town. We humbly ask for your consideration in this matter as we would prefer to stay in the city of Lafayette and expand in the location we have been for over 40 years.

Revised Narrative

Steve Grittman
Grittman Property Management, LLC
PO Box 146
Lafayette, OR 97127

August 30, 2022

City of Lafayette
486 Third Street, PO Box 55
Lafayette, OR 97127

RE: Completeness Determination – Application Case Number NCU 22-01, 395 N. Adams Street.

To Whom It May Concern:

I have prepared the following answers to your requests for further information:

1. Lines are now labeled.
2. Dimensions are now shown.
3. Property size/dimensions are now shown.
4. Dimensions are now clearly listed. Building is more clearly labeled. Because most of the space is conforming, the non-conforming space needed is approximately 4200sq ft. (max).
5. See #4
6. We request more than 720sq ft. We request an additional 3480sq ft. in order to add an additional paint booth and work area to our expansion.
7. Property and building lines are now labeled.
8. Parking is more clearly labeled. Tax lots being combined have been approved. Deed not yet available. The image (as proposed) has parking available and the required parking cannot yet be determined/calculated, but the amount of parking available will be sure to exceed the requirements.
9. Apologies for listing Adams St instead of 4th St. for parts. A correction has been made. Parts deliveries do not create unsafe situations or congestion. Our delivery drivers pull to the side of the street and deliver parts to our building. The ability to enter our building from 4th Street simply means the drivers won't be parking their vehicles on the side of the street/highway or trying to cross the busy highway while carrying parts. These are situations that could slow traffic that would no longer arise. This would not affect the flow of traffic on 4th Street.
10. Paint booths are now labeled. As stated, we plan to be able to move vehicles <u>within</u> the property with this expansion. The placement of the new paint booths is essential for this to be possible.
11. The parking spaces in question are no longer on the plans.

In regards to our Development Application – Nonconforming use: We would like to take the existing 720 sq. ft. of nonconforming space replace it with 4200 sq. ft. We would remove the existing building. The plan is to build a new, aesthetically pleasing building, including the required 6% of landscaped area. This would lower traffic impact from both Bridge Street and 3rd Street. This would allow for a new professional building with an area for retail parts & accessories available to the public. This attracts more of our customers to town, who can also patron other business here. We will also add curbing and a sidewalk on Adams Street. Street parking would be reduced by adding interior & exterior parking on the property, including added handicap access parking, and handicap access to our office. This building allows the relocation of our parts department, which would allow for deliveries to be on ~~Adams~~ then Street instead of 3rd Street, lessening traffic congestion. Also lessening traffic congestion will be the option to move vehicles within the property. Moving the paint department from Bridge Street to Adams Street will lessen the impact of the traffic on Bridge Street, which is a higher traffic street. With this change, vehicles will be parked inside and on the property instead of outside or on the street. This new expansion will definitely give us more access for indoor and outdoor parking, repair space, storage and work area. Additional cameras on our property would add to the security of the city. Our expansion also adds employment opportunities to the city. Since 1977 Lafayette Auto Body has been here, family owned and operated, proudly supporting the city, schools, youth, and special programs in the area. We look forward to creating a safer, more appealing environment for our town. We humbly ask for your consideration in this matter as we would prefer to stay in the city of Lafayette and expand in the location we have been for over 40 years.

Entire Property
100 x 160
16,000 sq ft

CONCEPT DRAWING

Adams Street