

**City of Blue Lake  
Planning Commission Minutes  
July 17, 2017**

**The Blue Lake Planning Commission was called to order at 7:00 p.m. at Skinner Store**

**Commissioners Present:** Richard Platz, Earl Eddy, Dennis Whitcomb, Bob Chapman, and Elaine Hogan

**Commissioners Absent:** None

**Staff Present:** City Manager Amanda Mager, City Planner Garrison Rees, and Planning Commission Secretary Cheryl Gunderson.

**Staff Absent:** None

**Public Present:** Tina Catalina Corcoran, Elizabeth Mackay, Summer Daugherty, and Kit Mann.

**1. Approval of Minutes: June 19, 2017**

- a. Motion (Eddy, Chapman) to approve the minutes as written.
- b. Motion passed unanimously.

**2. Public Input on Non-Agenda Items**

- a. None received.

**3. Approval of the Agenda**

- a. Motion (Whitcomb, Chapman) to approve agenda as written.
- b. Motion passed unanimously.

**Discussion/ Action:**

**4. Public Hearing/Planning Commission Action: Amendment of the General Plan and Zoning Ordinance to add an Opportunity Designation and Zone that would allow commercial, manufacturing, and residential uses.**

- a. Planner Rees presented a rough draft of the Opportunity (O) Zone to the Commission and explained the intent of the zone, which is to allow a mixture of uses including commercial, manufacturing, and residential.
- b. Planner Rees explained that public hearings are required for General Plan and Zoning Ordinance amendments. He further explained the process for approving these amendments requires a recommendation from the Planning Commission to the City Council, with the Council making the final decision on whether to adopt the amendments.
- c. City Manager Mager added that the O Zone will allow economics to drive the development in the Business Park. She explained that the development would lend itself to a sustainable, live/work community environment. This would result in less

- reliance on long commutes and could improve the City's revenues.
- d. Chair Platz opened the Public Hearing.
  - e. Kit Mann, Blue Lake resident, spoke in favor of the O Zone on behalf of himself and his neighbors, which are the closest residents to the proposed O Zone. He requested that the 60-foot maximum height standard be reduced to 45 feet, or that greater setbacks be required from the property lines if structures are over 45 feet. He also requested that the following sentence from Section D(3) of the draft zone be removed, "No lighting shall produce an illumination level greater than one-foot candle beyond the property boundary of a business." Mr. Mann requested that the lighting performance standard in the O zone include a statement that lighting shall not shine on adjacent natural areas. Additionally, he requested that no sound level greater than 65 decibels be allowed and that he was concerned about cumulative noise impacts from multiple businesses. He spoke on his research of back-up alarms and requested that businesses be required to request CalOSHA to allow other Administrative Controls instead of the use of back-up alarms. Mr. Mann also requested that the City require verification from OSHA that their agency has determined a particular business must use back-up alarms.
  - f. Planning Commissioners discussed the concept of the O Zone. Comments included the necessity to exclude the cannabis industry and protect adjacent natural areas (e.g. Powers Creek) from cumulative noise effects.
  - g. Commissioner Platz explained that existing City General Plan policies discourage residential uses near industrial uses. Commissioner Platz further stated that the City should not allow residential uses near heavy industrial uses such as Blue Lake Power. Commissioner Platz also stated that residential uses should not be principally permitted in the Business Park and that the density of 1 unit per 2,000 s.f. is too high and may have growth inducing impacts. Commissioner Platz also recommended that residential uses be required to be part of a business.
  - h. The Commissioners discussed the Planner's role in determining whether a Use Permit is required per Section B(1) of the draft zone. The Commissioners recommended that Section B(1) be revised to state: "Listed uses that are not specifically principally permitted in the O Zone or not determined by the City Planner to be consistent with other principally permitted uses in the O Zone."
  - i. Commissioner Platz explained that in order to prevent the noticing of another public hearing, that the public hearing held tonight should be continued.
  - j. Motion (Platz, Chapman) to continue the Public Hearing to the next Planning Commission meeting.
  - k. Motion passed unanimously.
  - l. Mr. Mann requested that the neighbors be specifically noticed of the meeting.
  - m. Planner Rees will prepare a revised version of the O Zone for the next meeting with the comments from the Planning Commission and public incorporated.

## **5. Planning Commission Action: Vote on Chair and Vice-Chairman**

- a. Motion (Eddy, Chapman) for Richard Platz to continue as Planning Commission Chair.
- b. Motion passed unanimously.
- c. Motion (Chapman, Whitcomb) for Earl Eddy to continue as Planning Commission Vice-Chair.

d. Motion passed unanimously.

**6. Miscellaneous Planner Items.**

a. Planner Rees and Manager Mager had no items to report.

**7. Upcoming Planning Commission Meetings for the next 3 months will be on August 21, September 18, and October 16, 2017.**

a. The Commissioners discussed whether they would be able to attend the August 21<sup>st</sup> meeting. Several of the Commissioners may be out of town to observe the solar eclipse.

b. The Commissioners agreed that the August 21<sup>st</sup> meeting should be canceled and a special meeting should be held on August 14<sup>th</sup>.

c. Motion (Platz, Eddy) to cancel the August 21<sup>st</sup> meeting and schedule a Special Meeting for August 14, 2017.

d. Motion passed unanimously.

e. The continued Public Hearing for Item 4 on the agenda will be continued to the August 14<sup>th</sup> meeting.

**8. Adjournment by 9:00 pm unless extended by the Planning Commission.**

a. Motion (Platz, Chapman) to adjourn.

b. Motion passed unanimously.

c. Meeting adjourned at 8:08 p.m.