

**City of Blue Lake
Planning Commission Minutes
June 19, 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, and Elaine Hogan

Commissioners Absent: Bob Chapman

Staff Present: City Manager Amanda Mager and City Planner Garrison Rees.

Staff Absent: Planning Commission Secretary Cheryl Gunderson.

Public Present: Diana Hudson, Tom Hinz, and Jon Fechner.

1. Approval of Minutes: March 20, 2017

- a. The Commissioners suggested that item 7(C) be revised to add the sentence "Earl Eddy will remain as Vice-Chair."
- b. Planner Rees noted that the numbering of the items were incorrect and should be revised.
- c. Motion (Eddy, Whitcomb) to approve the minutes with the requested revisions.
- d. Motion passed unanimously.

Approval of Minutes: April 17, 2017

- a. The Commissioners requested that David Glen's name be removed from the list of Commissioners who were present at the meeting since he is no longer on the Commission.
- b. Motion (Whitcomb, Eddy) to approve the minutes with the requested revision.
- c. Motion passed unanimously.

2. Public Input on Non-Agenda Items

- a. Tom Hinz and Jon Fechner thanked the Commissioners for contributing to the community by volunteering to serve as Planning Commissioners.

3. Approval of the Agenda

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

Discussion/ Action:

- 4. Planning Commission Action: 025-071-012/2017 Site Plan Approval for Diana Hudson for construction of a duplex in the Mixed Use (MU) Zone. Located on an approximately 6,600 s.f. parcel at 221 Railroad Avenue (APN 025-071-012). The project is categorically exempt from CEQA per §15303 (Class 3) of the CEQA Guidelines which al-**

lows the construction and location of limited numbers of new, small facilities or structures.

- a. Planner Rees provided the history of the MU Zone and explained the allowable uses and development standards of the Zone.
- b. Planner Rees presented the Staff Report for the project to the Commissioners. Planner Rees explained that the project essentially will redevelop an underutilized property in the City's downtown with two residential units and an extensive landscaping area that will be visible from Railroad Avenue.
- c. The Commissioners asked several questions about the project related to parking, pedestrian access, hazardous materials contamination, landscaping, and drainage.
- d. Commissioner Platz suggested that conditions #4 and #7 be revised to add the sentence "prior to the issuance of the certificate of occupancy by the Building Department" to the end of the conditions.
- e. Planner Rees presented Resolution No. 1-2017 to the Planning Commission which contains the findings for approval of the Hudson Duplex Site Plan Approval application to allow the construction of a duplex on property zoned Mixed-Use (MU) in the City's Downtown area.
- f. Commissioner Platz and Planner Rees discussed whether the finding for the waiver of off-street parking should be included in Resolution 1-2017. It was agreed that the finding should be included and that item 2 of the Resolution should be revised to state that waiver for off-street parking is "...confirmed and approved based on the following..."
- g. Motion (Whitcomb, Eddy) to adopt Resolution 1-2017, as amended, approving the Hudson Duplex Site Plan Approval application.
- h. Motion passed unanimously.
- i. Planner Rees explained the appeal period timeline for the project to the applicant.
- j. The applicant thanked the Commission for approving the project.

5. Planning Commission Discussion: Creation of an Opportunity Zone for the northern portion of the Business Park that would allow commercial, manufacturing, and residential uses.

- a. Planner Rees presented the concept of the Opportunity (O) Zone and Staff's reasoning for proposing creation of a new zone that allows commercial, manufacturing, and residential uses.
- b. Manager Mager discussed the work the City is doing to develop a design concept for the Business Park and which businesses have approached the City about moving into the Park.
- c. Commissioner Platz expressed concern about allowing residential uses near heavy industrial uses in the Business Park and explained that it would be a reversal of several decades of City policy. Commissioner Platz suggested that if revisions were to be made to the zoning in the Business Park, that both the Industrial (M) and Light Industry (ML) zones be addressed.
- d. The Commissioners discussed concerns about having residential uses in close proximity to industrial uses in depth.
- e. Planner Rees explained that residential uses in the Business Park would be located and designed to minimize potential impacts of noise and lighting from nearby indus-

trial uses.

- f. Manager Mager explained that some of the businesses interested in locating in the Business Park were excited about the potential for having housing adjacent to their business to encourage a live-work environment for employees.
- g. Planner Rees went through the draft Opportunity Zone and explained the differences between the Opportunity (O) Zone and the City's existing Light Industry (ML) Zone.
- h. Commissioner Platz requested that item 2(B) of the draft O Zone be revised to state the following "This includes any other use which in the opinion of the Planning Commission, is consistent with the intent of the zone, and will not constitute a nuisance or be detrimental to the district or surrounding land uses."
- i. The Commission and staff discussed next steps for moving the O Zone forward through the adoption process.
- j. Commissioner Platz suggested that staff present two versions of the O Zone at the next meeting; one that allows residential uses and one that doesn't.
- k. Staff explained that one of the main goals of the O Zone is to allow residential uses and promote a live-work environment.
- l. It was agreed between the Commission and staff that the immediate next step would be to hold a public hearing at the next meeting to gather input from the public on the proposed O Zone.
- m. Motion (Eddy, Whitcomb) to direct staff to notice the next meeting for a public hearing and present the draft O Zone with the recommended revision to item 2(B).
- n. Motion passed 3-1.

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 July 17, August 21, and September 18, 2017.

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

- a. Motion (Eddy, Platz) to adjourn.
- b. Motion passed 3-1.
- c. Meeting adjourned at 9:05 p.m.